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PRESENTA

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# ANÁLISIS COMPETITIVO



# ANÁLISIS DE PRECIO DE VENTA CERRADA DE SURFSIDE PARA NUEVOS CONDOMINIOS CONSTRUIDOS DESDE 2012

PRECIO PROMEDIO DE VENTA

PRECIO PROMEDIO POR PIE CUADRADO

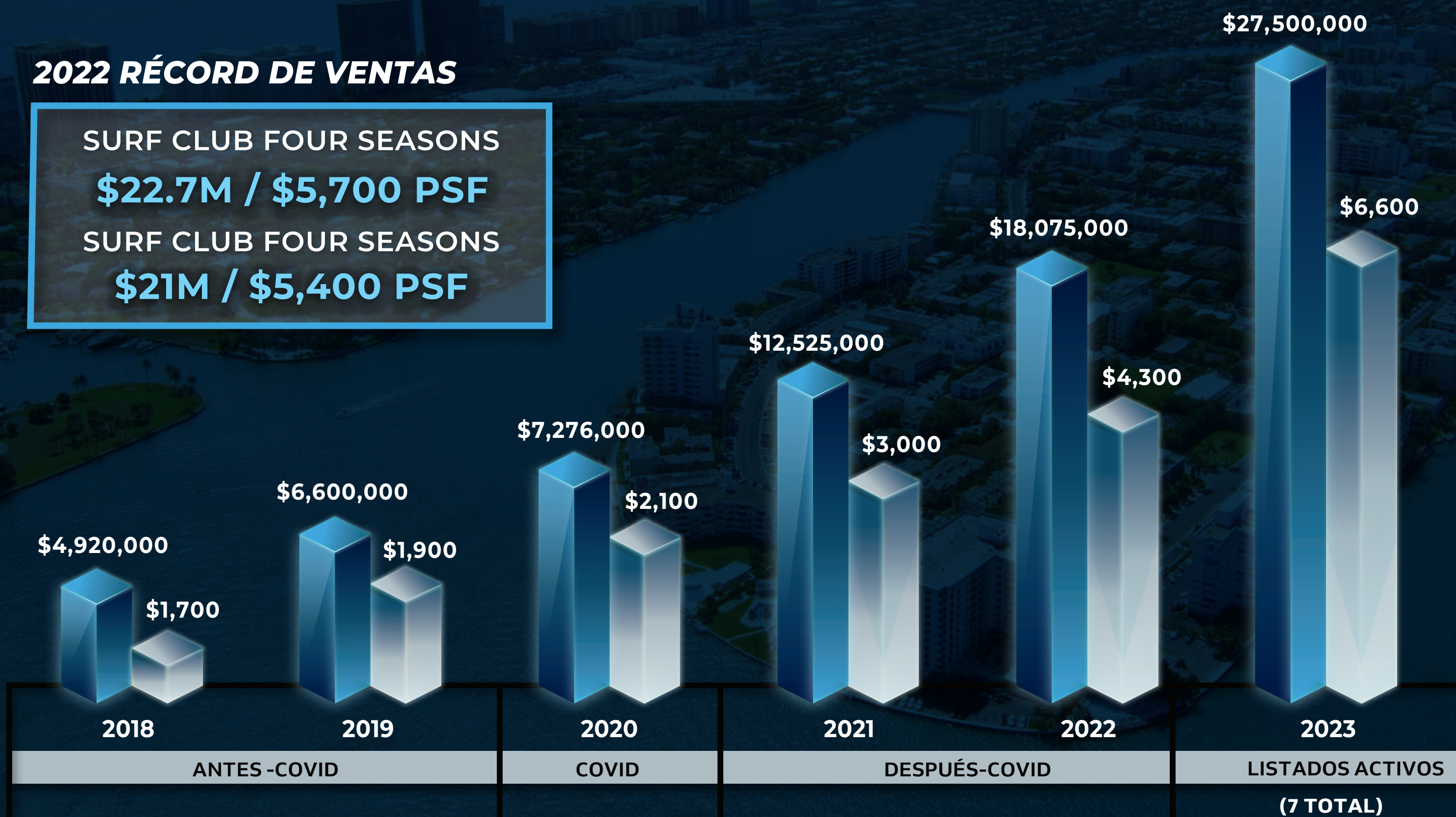
## 2022 RÉCORD DE VENTAS

SURF CLUB FOUR SEASONS

**\$22.7M / \$5,700 PSF**

SURF CLUB FOUR SEASONS

**\$21M / \$5,400 PSF**



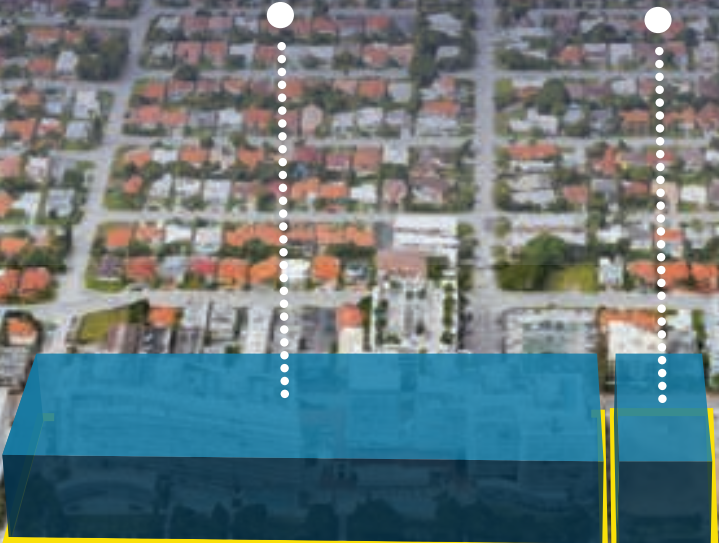
DAMAC



ARTE  
SURFSIDE



FOUR  
SEASONS



SEAWAY  
VILLAS



FENDI CHATEAU  
RESIDENCES





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SURFSIDE



 15 MINUTOS | 4 MILLAS

RUTA: FLORIDA A1A S/ HARDING AVE & NORMANDY DRIVE

# EVOLUCIÓN DE MIAMI





FOUR AMBASSADORS

BRICKELL - 1980



FOUR  
AMBASSADORS

BRICKELL - 2021





SUNNY ISLES SUR - 1970



SUNNY ISLES SUR - 2021

# EVOLUCIÓN DE NORTH BAY VILLAGE

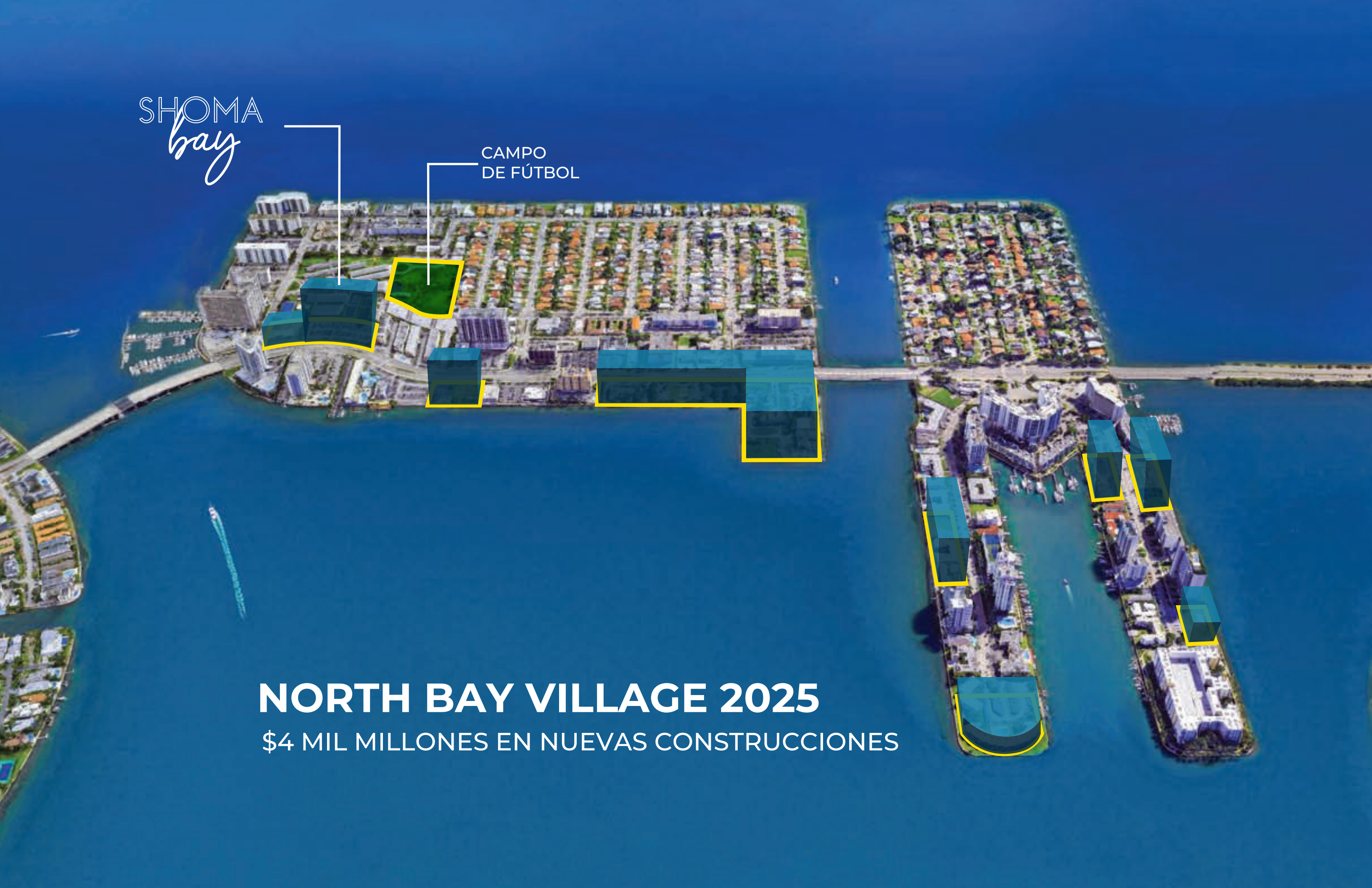


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CAMPO  
DE FÚTBOL

# NORTH BAY VILLAGE 2025

\$4 MIL MILLONES EN NUEVAS CONSTRUCCIONES





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- |                      |                  |                    |                       |
|----------------------|------------------|--------------------|-----------------------|
| 1 NORTH BAY VILLAGE  | 5 SOUTH MIAMI    | 9 EDGEWATER        | 13 MIAMI INT. AIRPORT |
| 2 BAY HARBOR ISLANDS | 6 PORT OF MIAMI  | 10 WYNWOOD         |                       |
| 3 NORTH MIAMI        | 7 BRICKELL       | 11 DESIGN DISTRICT |                       |
| 4 MIAMI BEACH        | 8 DOWNTOWN MIAMI | 12 MIMO            |                       |

## THE REAL DEAL

### Victory in North Bay Village for billionaire Ansin family's Sunbeam Properties

Developer plans 2K resi units, up to 300 hotel rooms, up to 870K sf of office, retail

By Katherine Kallergis



Andy Ansin and renderings of project in North Bay Village (Sunbeam)

The billionaire Ansin family's Sunbeam Properties secured the final vote needed to build a taller 7.3 million-square-foot development on 13 acres it owns in North Bay Village.

Despite residents' opposition to the height increases, North Bay Village commissioners voted in favor of **three ordinances**, on second reading after midnight Tuesday. The ordinances allow the developer to build up to 650 feet high, which could be as tall as 65 stories, on the waterfront properties in Sunbeam's Special Area Plan (SAP).



## The Athletic



### Argentina prepares to build Miami training facility as it targets major U.S. expansion

Felipe Cardenas Apr 20, 2023

Four months ago, Gonzalo Montiel's game-winning penalty sent Doha's Lusail Stadium into delirium. A group of Argentina players surrounded their captain, Lionel Messi, in an embrace, as their countrymen and women in the stadium celebrated in a frenzy.

His teammates remained kneeling on the pitch, still in disbelief, when [Messi](#) managed to wiggle away and jog toward the far touchline.

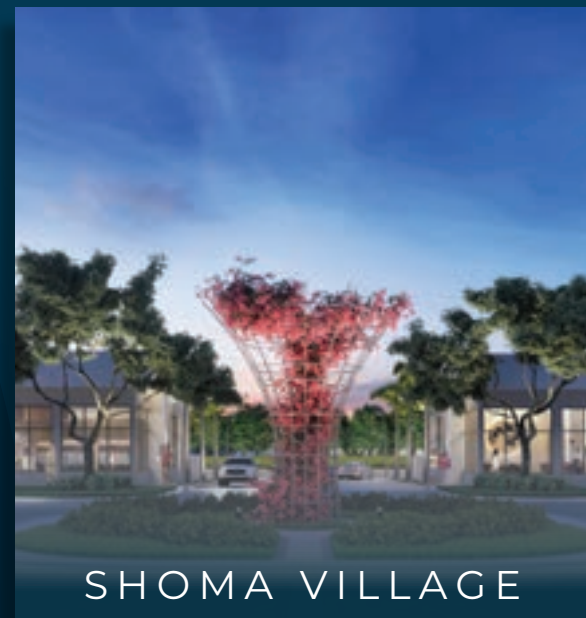
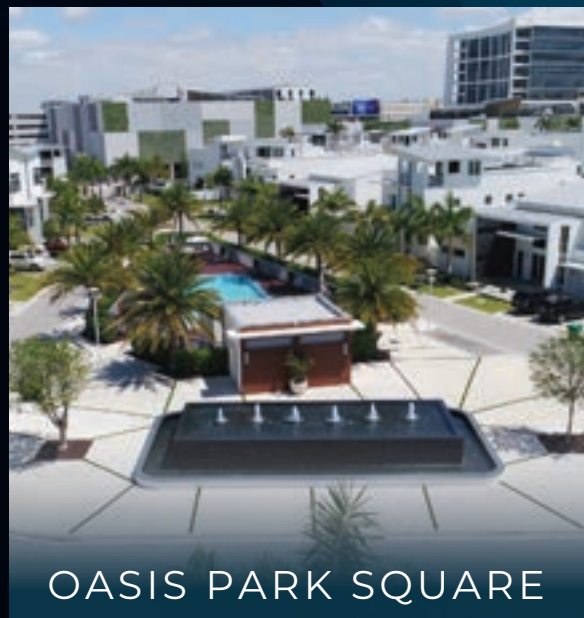
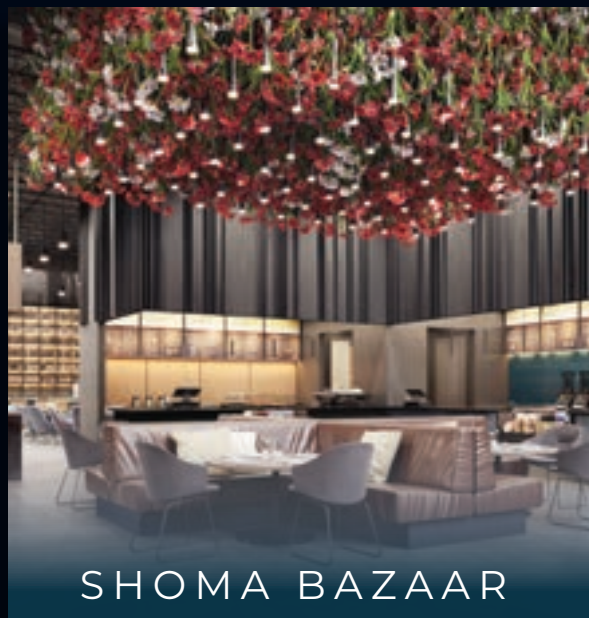
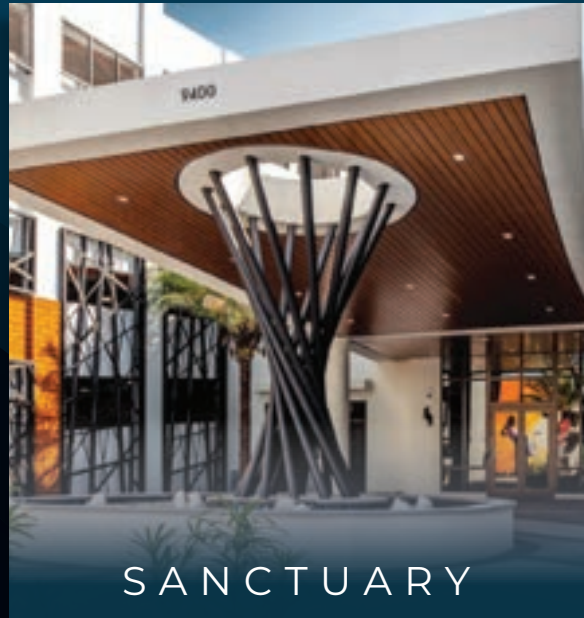
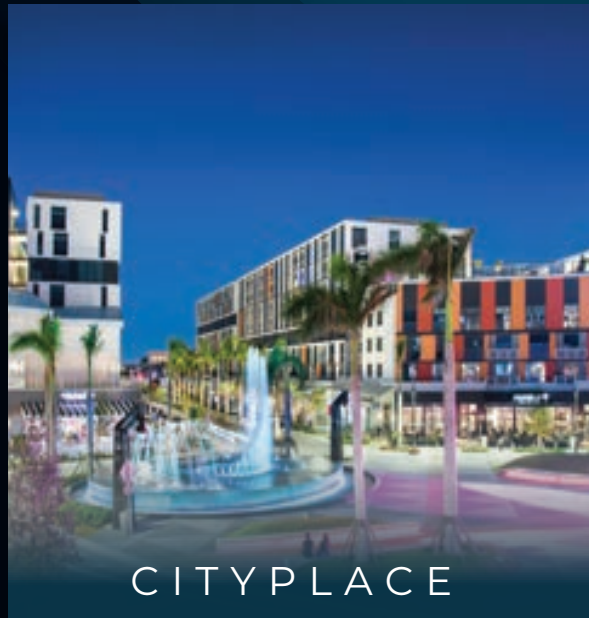
- [Lionel Messi transfer live updates: Follow the latest as World Cup winners nears Inter Miami move](#)
- [Inter Miami pushing to land Lionel Messi over Barcelona, per sources](#)

He searched for his family, who were seated high above near the Lusail suites, and when he found them, Messi waved his arms above his head and said "[¡ya está, ya está.](#)"



# SHOMA

Bajo la dirección del Presidente de la Junta Directiva, Masoud Shojaee, Shoma Group ha forjado una reputación como uno de los desarrolladores más confiables del sur de la Florida. Fundado en el principio básico de que las propiedades deben enriquecer las vidas y comunidades de las personas que disfrutan de ellas, Shoma ha dominado el arte y el oficio de la construcción tanto de viviendas como de propiedades comerciales..





# PROYECTOS RECIENTEMENTE COMPLETADOS



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FACHADA VISTA NORTE

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SHOMA BAY

SHOMA BAY

FACHADA VISTA NORTE

SHOMA  
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FACHADA

SHOMA  
*bay*



FACHADA

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RELOJ

# AMENIDADES



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ENTRADA PRINCIPAL



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SHOMA  
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BREEZEWAY

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LOBBY

SHOMA  
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SALÓN SOCIAL



SALÓN SOCIAL















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JARDÍN ZEN

SHOMA  
*bay*



JARDÍN ZEN

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JARDÍN ZEN





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SHOMA  
Wellness Spa

SPA DE BIENESTAR







SHOMA  
Cigar Club







# UN VISTAZO A SHOMA BAZAAR

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SHOMA  
BAZAAR  
MIAMI

Shoma Bazaar es un espacio comunitario para eventos locales, donde una colección inigualable de chefs locales establecen la norma de la excelencia culinaria en Miami.

15  
VENEDORES

14,000  
SQ.FT.

01  
LUGAR COOL  
DONDE ESTAR





SHOMA  
BAZAAR  
MIAMI





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PISCINA CLIMATIZADA

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PISCINA CLIMATIZADA

# RESIDENCIAS



# CARACTERÍSTICAS DE LA RESIDENCIA

- **MAGNÍFICAS VISTAS PANORÁMICAS AL AGUA CON VISTAS A LA BAHÍA DE BISCAYNE**
- **TECNOLOGÍA DE CASA INTELIGENTE CON CERRADURA DE PUERTA INTELIGENTE LATCH**
- **VENTANAS Y PUERTA CORREDIZA DE VIDRIO DE PISO A TECHO EFICIENTES ENERGÉTICAMENTE**
- **PREINSTALACIÓN PARA DATOS DE ALTA VELOCIDAD**
- **DISTRIBUCIONES ABIERTAS LLENAS DE LUZ CON TECHOS DE MÁS DE 9 PIES DE ALTURA**
- **SUELOS DE PORCELANA MODERNA**
- **PAREDES Y SUELOS A PRUEBA DE SONIDO**
- **ARMARIOS PRINCIPALES DE GRAN TAMAÑO**
- **PUERTA CORREDIZA DE VIDRIO DE PISO A TECHO QUE LLEVA A BALCONES ESPACIOSOS**
- **TECHOS DE DOBLE ALTURA PARA RESIDENCIAS EN EL PENTHOUSE**



SUELOS DE PORCELANA MODERNA



VISTAS PANORÁMICAS AL AGUA



COUNTERTOP Y BACKSPLASH DE DEKTON



BAÑOS INSPIRADOS EN SPA







# CARACTERÍSTICAS DE LA COCINA

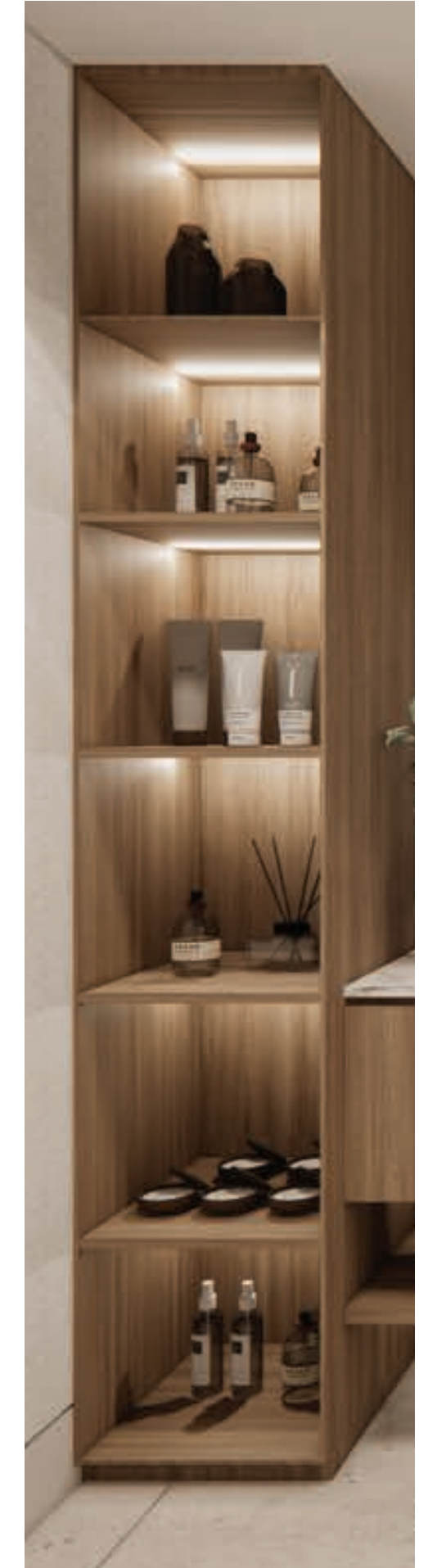
- MUEBLES MODERNOS DE COCINA ITALIANOS
- COUNTERTOP DE DEKTON Y BACKSPLASH
- GRIFERÍA CROMADA
- SISTEMA DE FILTRACIÓN DE AGUA
- PAQUETE DE ELECTRODOMÉSTICOS PREMIUM MIELE





# CARACTERÍSTICAS DEL BAÑO

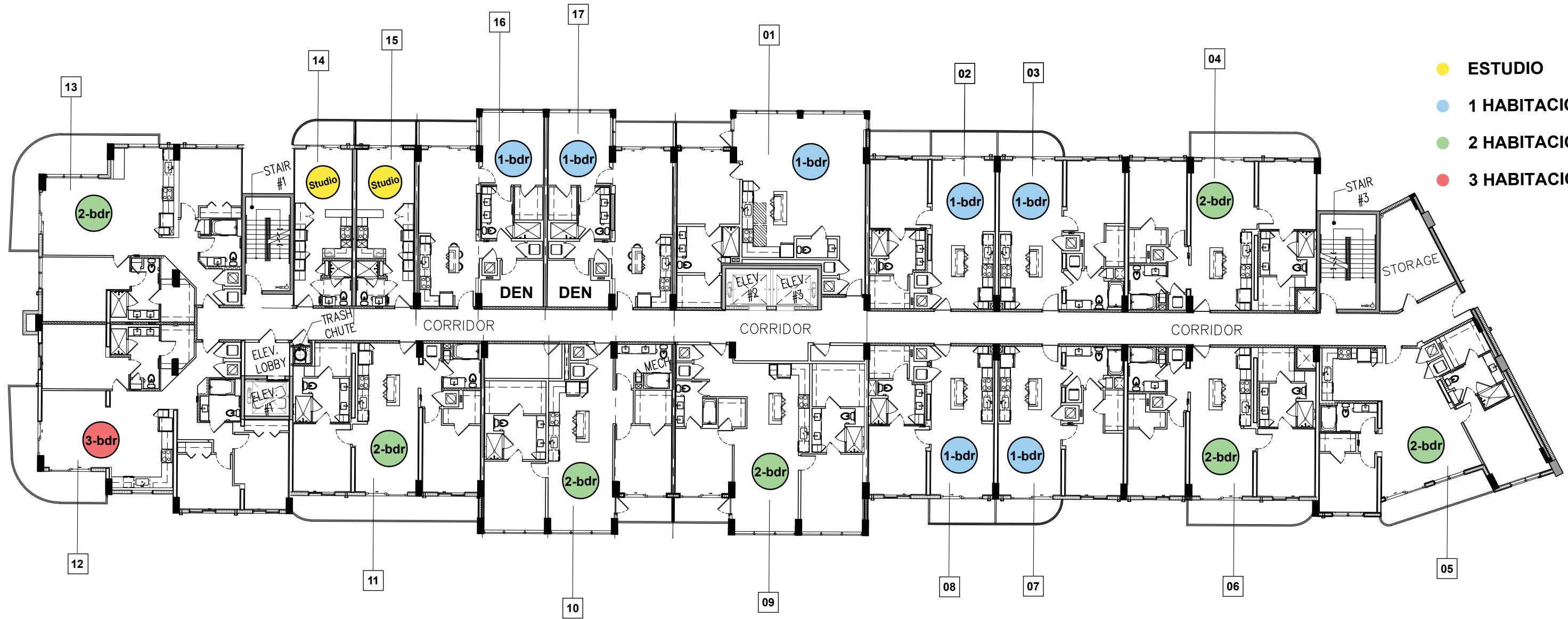
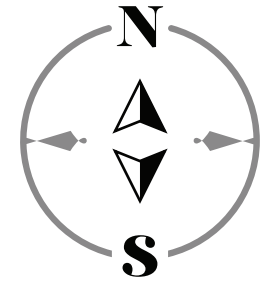
- ACABADOS INSPIRADOS EN SPA CON GRIFERÍA CROMADA HANSGROHE Y TECNOLOGÍA INNOVADORA ECORIGHT
- MUEBLES DE COCINA MODERNOS CON ALMACENAMIENTO Y LAVABOS DOBLES DE DISEÑO
- SUELOS DE PORCELANA DE 24 X 48 PULGADAS
- COLECCIÓN EXCLUSIVA DE BAÑO ROCA, ESPEJOS RETROILUMINADOS Y DUCHAS CON CAÍDA DE LLUVIA SIN MARCO
- INODORO DURAVIT Y LAVABO SEMI EMPOTRADO





# PLANOS





- ESTUDIO
- 1 HABITACION
- 2 HABITACIONES
- 3 HABITACIONES

Ventas & Mercadeo Exclusivos por **ISGWORLD®**



## OVERALL LEVEL 8 - PLAN

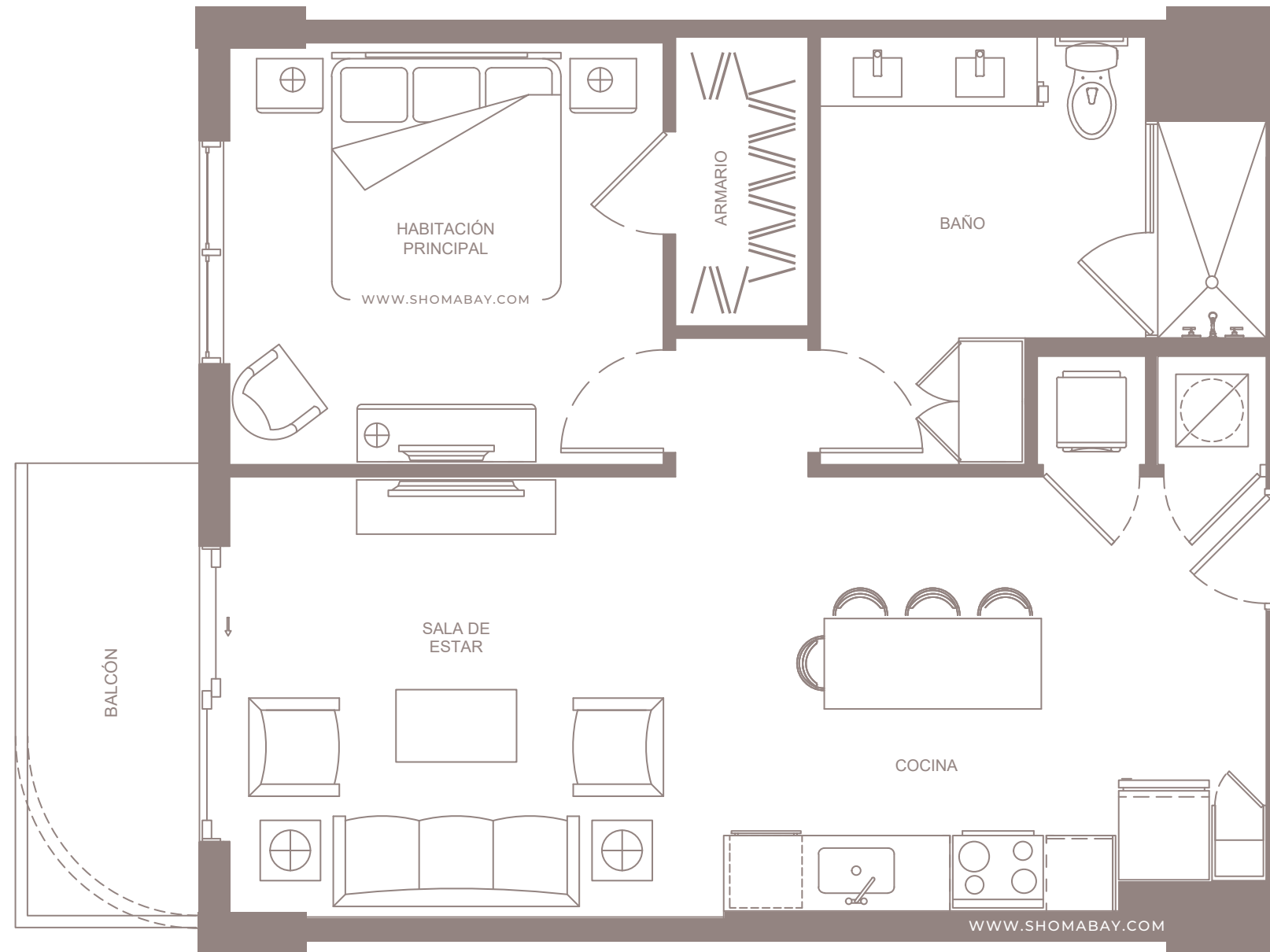
17 UNITS

SCALE: 1/20" = 1'-0"

All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents by the developer. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained are proposed only. We reserve the right to modify, revise or withdraw any or all of same in our sole discretion and without prior notice.







**UNIDAD A1 (1HAB / 1BAÑO)**

INTERIOR: 750 SQ.FT (69.7 m<sup>2</sup>)

EXTERIOR: 60 SQ.FT (5.6 m<sup>2</sup>)

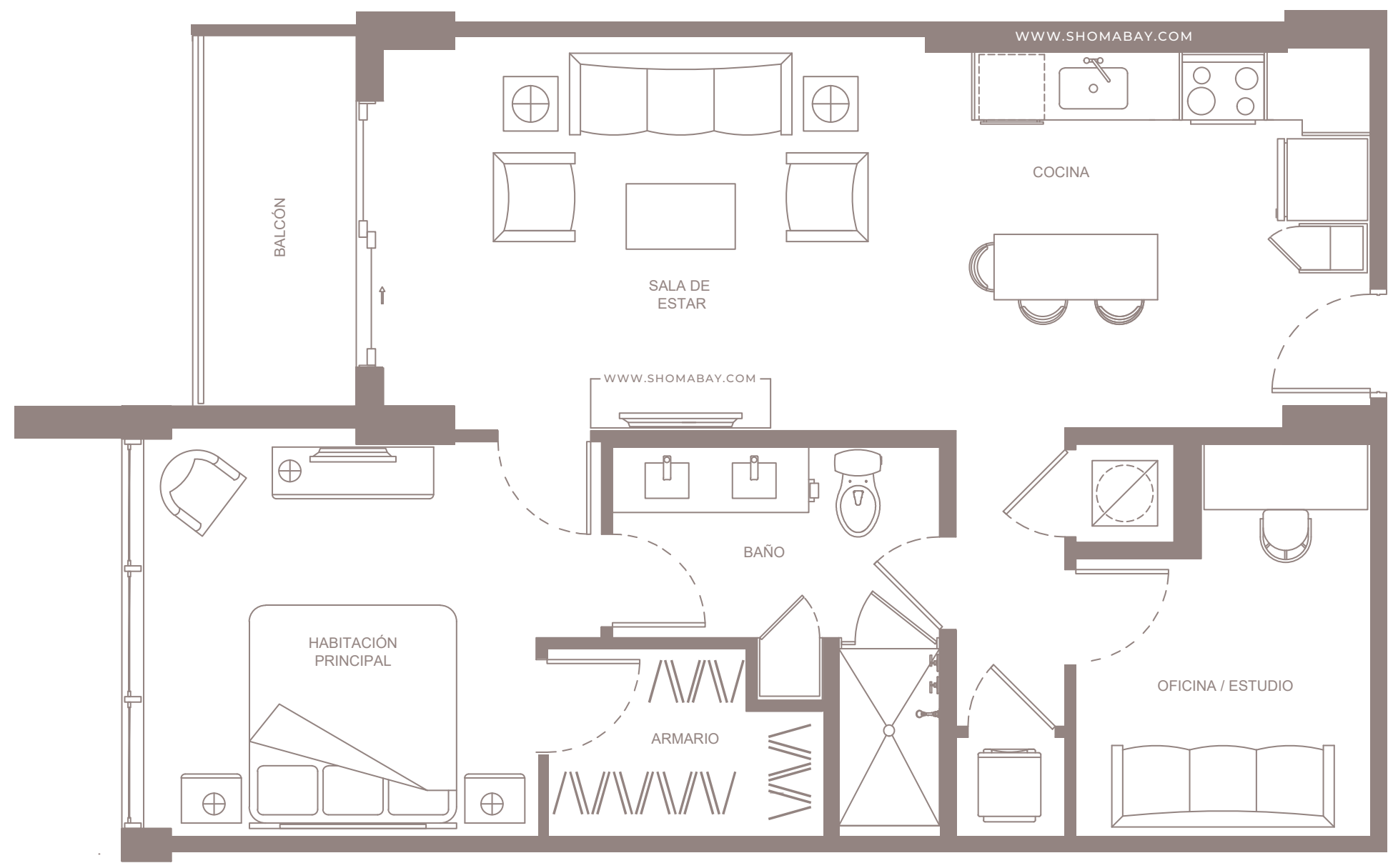


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**UNIDAD A2 (1HAB / ESTUDIO / 1BAÑO)**

INTERIOR: 881 SQ.FT (81.8 m<sup>2</sup>)

EXTERIOR: 57 SQ.FT (5.3 m<sup>2</sup>)

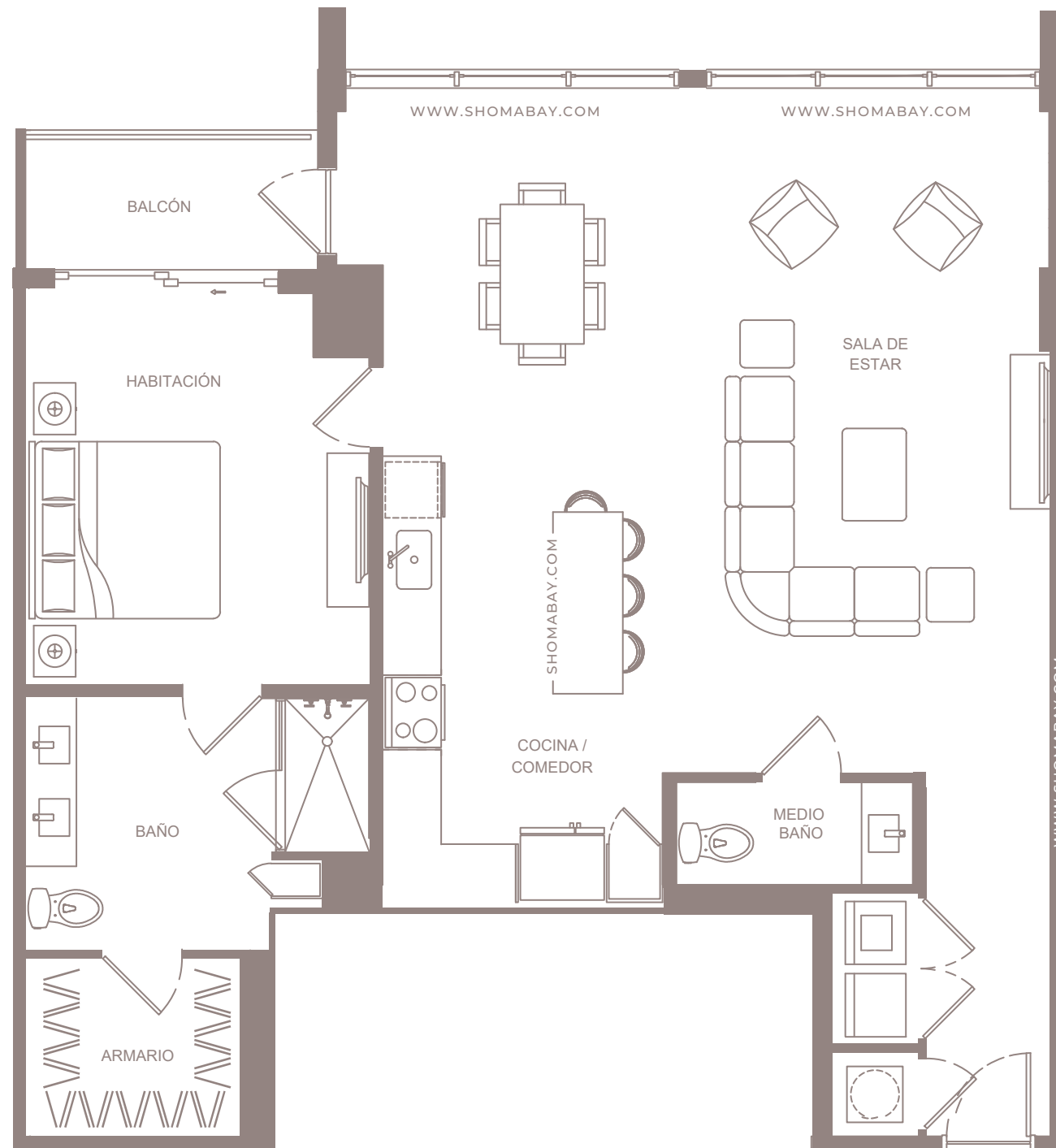


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**UNIDAD A3 (1HAB / 1.5BAÑOS)**

INTERIOR: 1,187 SQ.FT (110.3 m<sup>2</sup>)

EXTERIOR: 53 SQ.FT (4.9 m<sup>2</sup>)

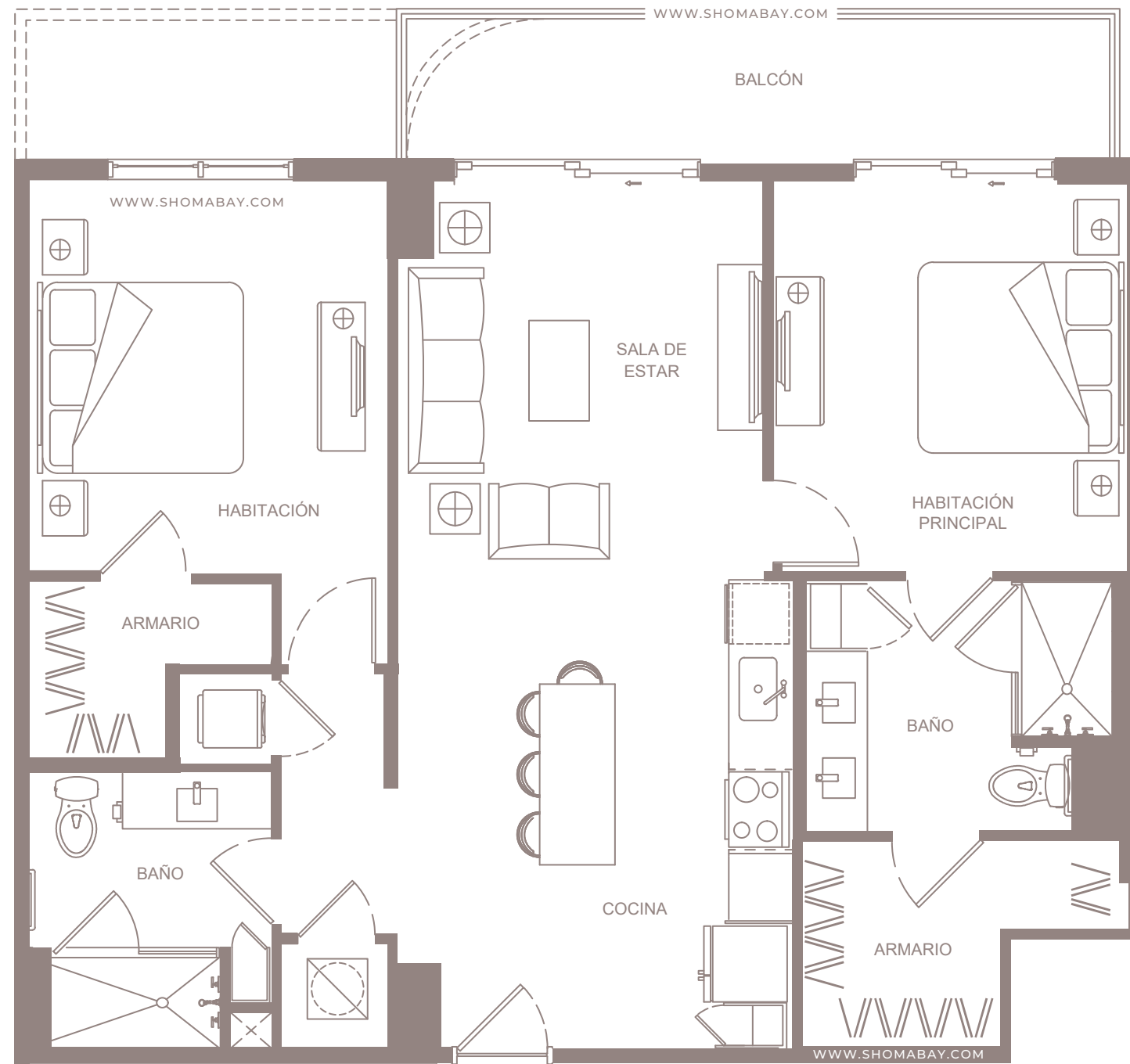


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**UNIDAD B1 (2HAB / 2BAÑOS)**

INTERIOR: 1,085 SQ.FT (100.8 m<sup>2</sup>)

EXTERIOR: 115 SQ.FT (10.7 m<sup>2</sup>)

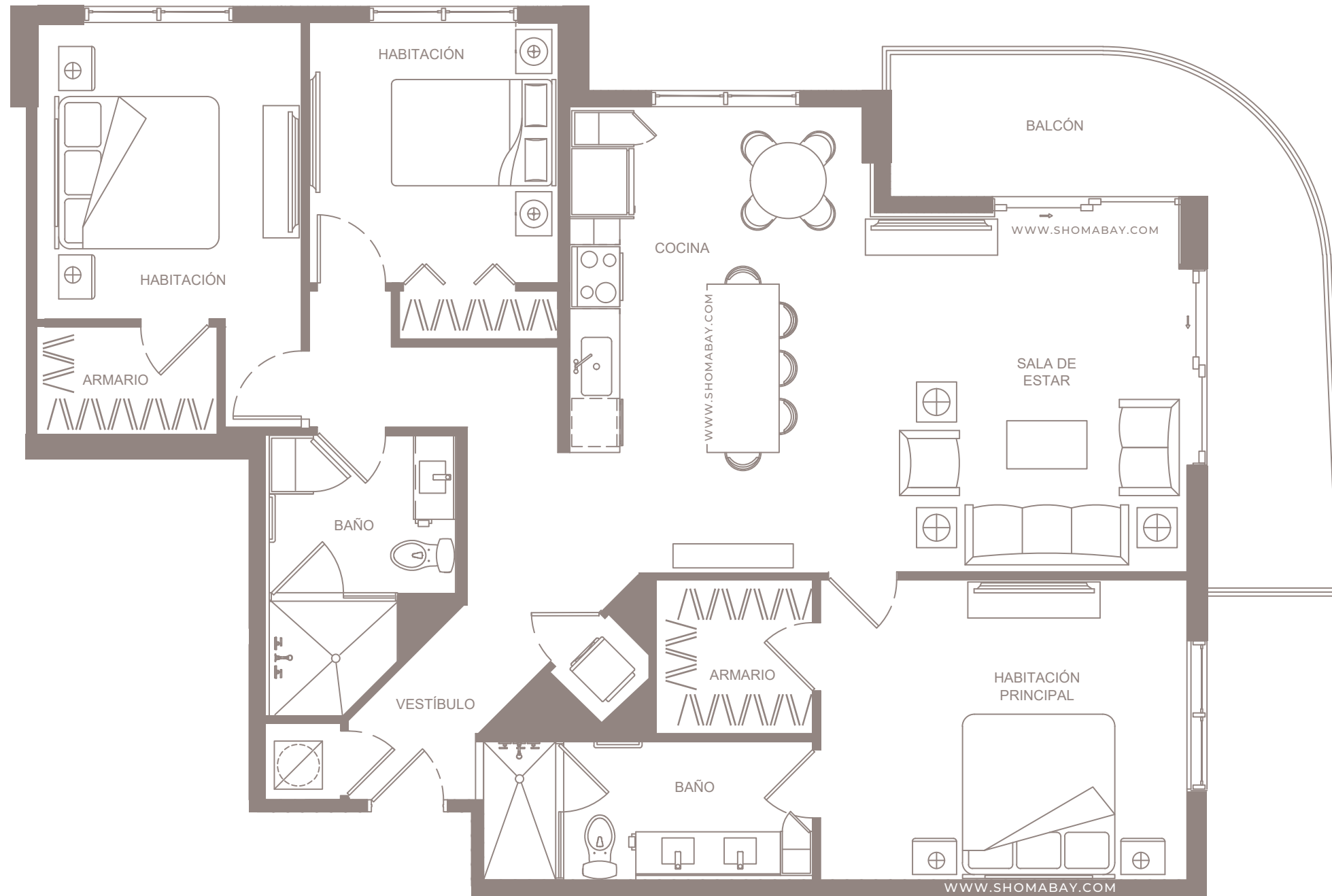


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**UNIDAD C1 (3HAB / 2BAÑOS)**

INTERIOR: 1,443 SQ.FT (134 m<sup>2</sup>)

EXTERIOR: 205 SQ.FT (19 m<sup>2</sup>)



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VISTAS

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VISTA SUR



VISTA SURESTE





VISTA NORTE



VISTA SUR

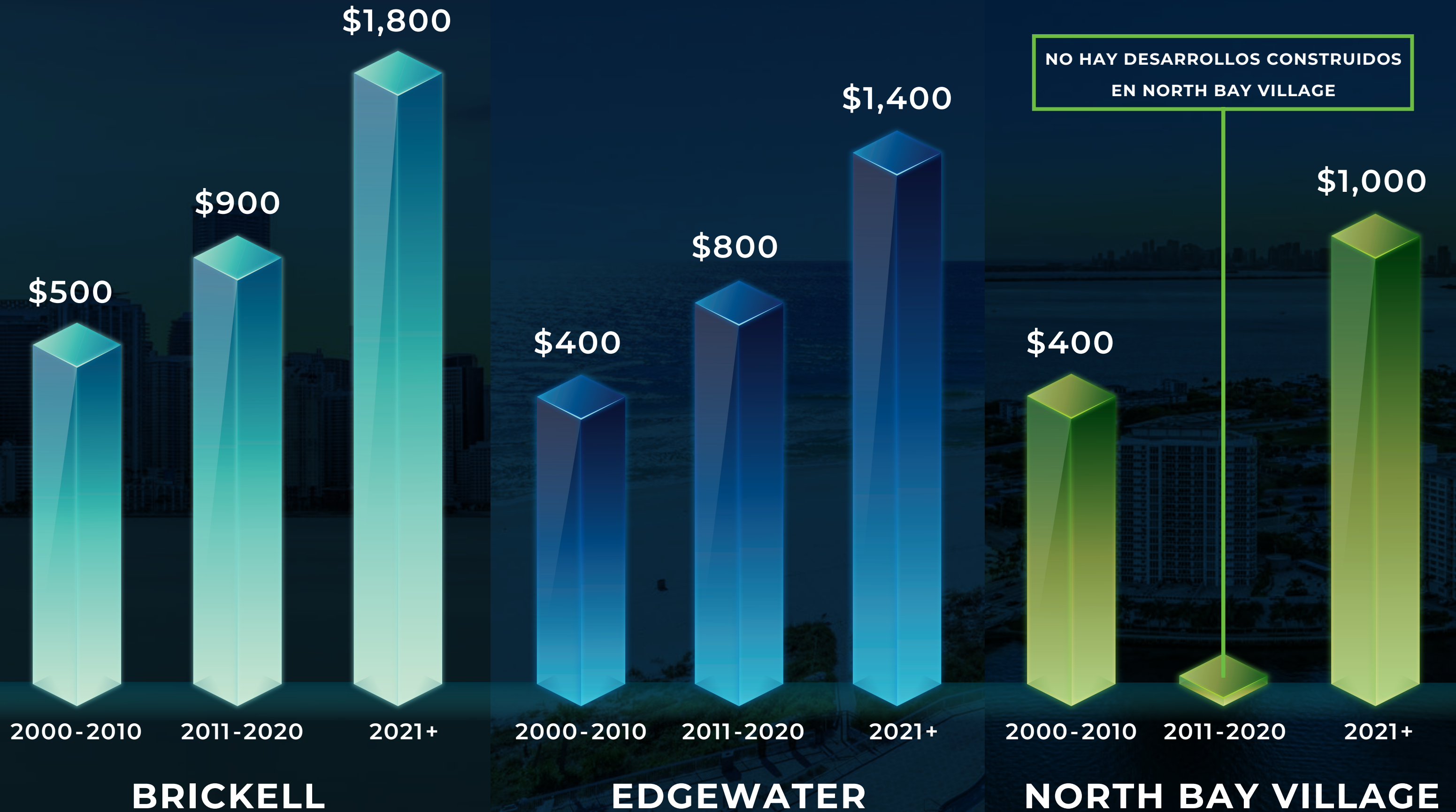


HORIZONTE SUR



HORIZONTE SUR

# EVOLUCIÓN DEL PRECIO DE BRICKELL, EDGEWATER & NORTH BAY VILLAGE



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VENTAS Y MERCADEO EXCLUSIVO DE

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SEDE PRINCIPAL

2875 Northeast 191<sup>st</sup> Street 2<sup>nd</sup> Floor  
Aventura, FL 33180



La información presentada, incluyendo precios, renders y detalles, es únicamente informativa y está sujeta a cambios sin previo aviso. Todos los datos financieros están expresados en dólares estadounidenses.