



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 3F

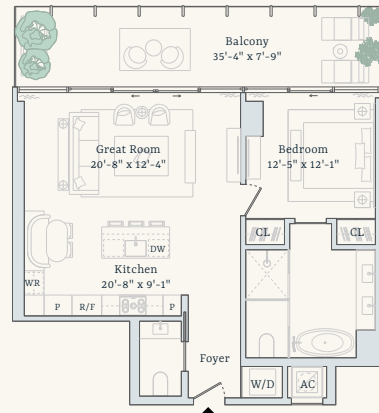


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 3F

One Bedroom **Interior:** 952 square feet / 88 square meters
 One Bathroom **Exterior:** 263 square feet / 24 square meters
 One Powder Room **Total:** 1,215 square feet / 113 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

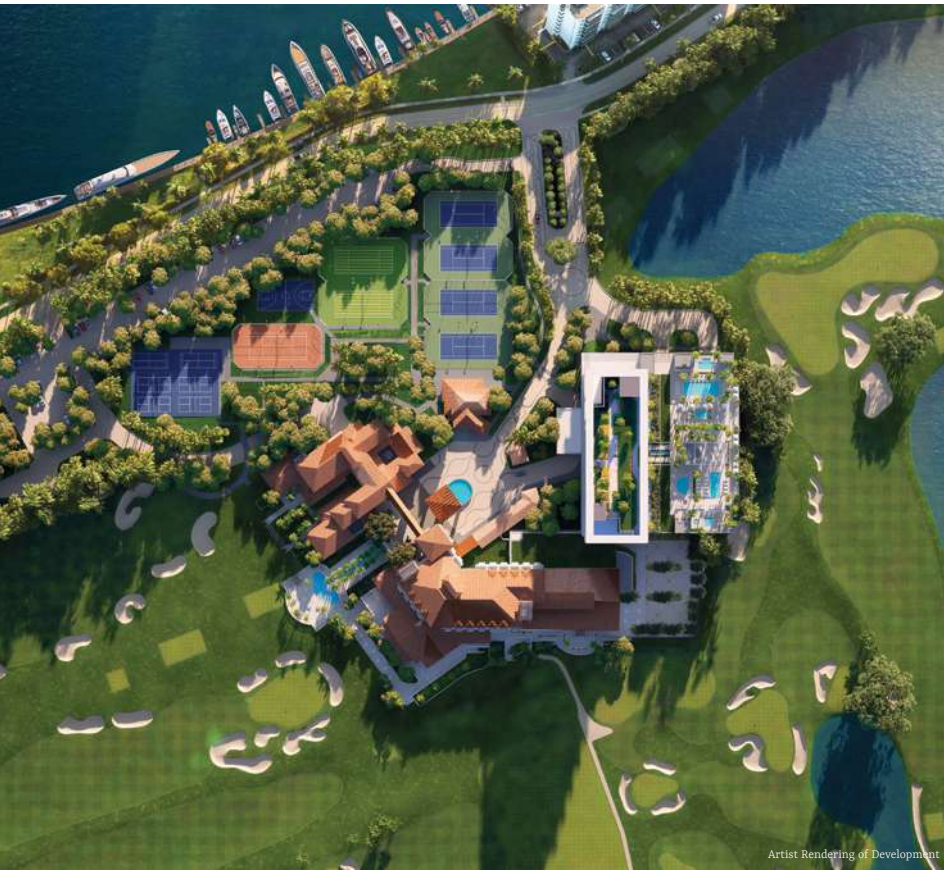
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Development Marketing



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Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



GREG NORMAN CHAMPIONSHIP GOLF COURSE

The Greg Norman-designed Championship golf course features a 12-acre practice facility, including a 9-hole Par 3 course. The Championship tees will measure 7,300 yards—making this one of the longest golf courses in South Florida.

RACQUET CLUB

The Shell Bay Racquet Club is one of the few facilities in the world to feature all four Grand Slam surfaces. Its offerings include European red and green clay, grass, padel, and pickleball courts.

YACHT CLUB

The private 48-slip marina features a boutique market for boating provisions and an iconic dockside cocktail bar.

MEMBERS' PAVILION

Experience 18,000 square feet of wellness and fitness amenities, with indoor-outdoor spaces to work out and unwind, and a dedicated team of specialists to rejuvenate body and mind.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



Artist Rendering of Development

With sport and wellness offerings conceptualized by world-renowned experts, Shell Bay is a playground for peak performance and boundless potential.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5E

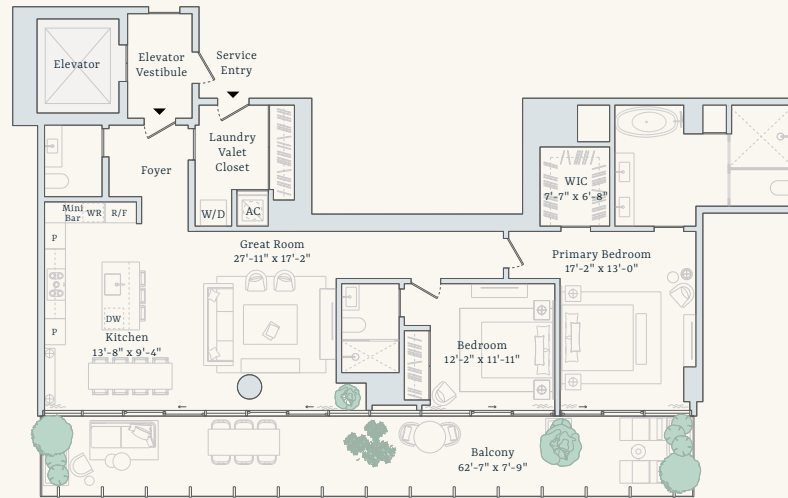


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5E

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 1,692 square feet / 157 square meters
Exterior: 468 square feet / 43 square meters
Total: 2,160 square feet / 201 square meters

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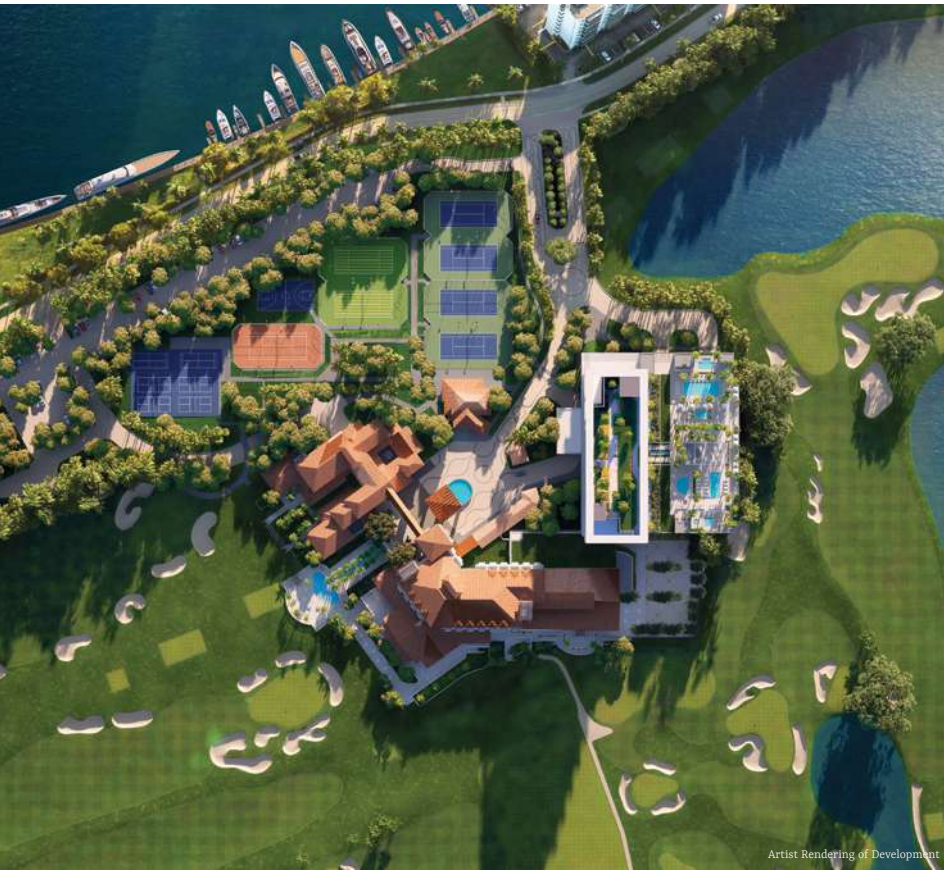
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20 stories

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Exquisite residences with a variety of floor plans

180-day

Occupancy term



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All 4

Grand Slam tennis
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12-acre

Practice facility including
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48-slip

Private marina featuring
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cocktail bar



Artist Rendering of Development

With sport and wellness offerings conceptualized by world-renowned experts, Shell Bay is a playground for peak performance and boundless potential.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5-14B



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5-14B

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,605 square feet / 242 square meters
Exterior: 805 square feet / 75 square meters
Total: 3,410 square feet / 317 square meters

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Residential and Hospitality Manager
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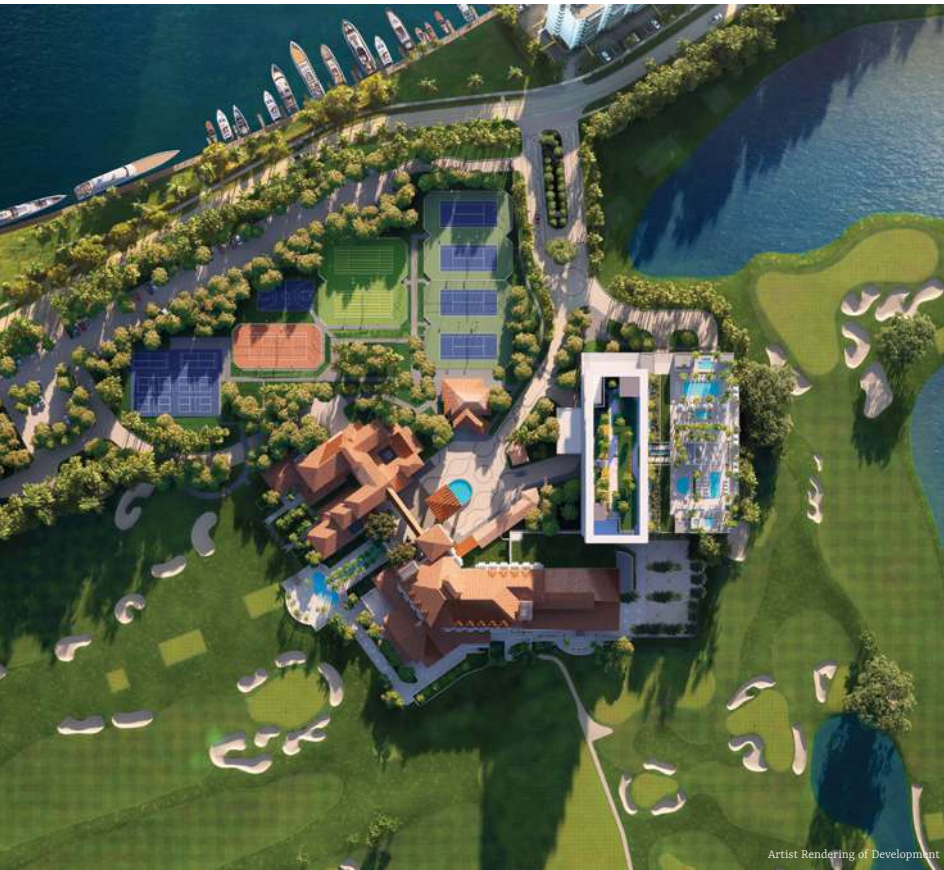
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RESIDENCE FEATURES

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20 stories

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108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



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LEISURE OFFERING

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7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



Artist Rendering of Development

With sport and wellness offerings conceptualized by world-renowned experts, Shell Bay is a playground for peak performance and boundless potential.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14D

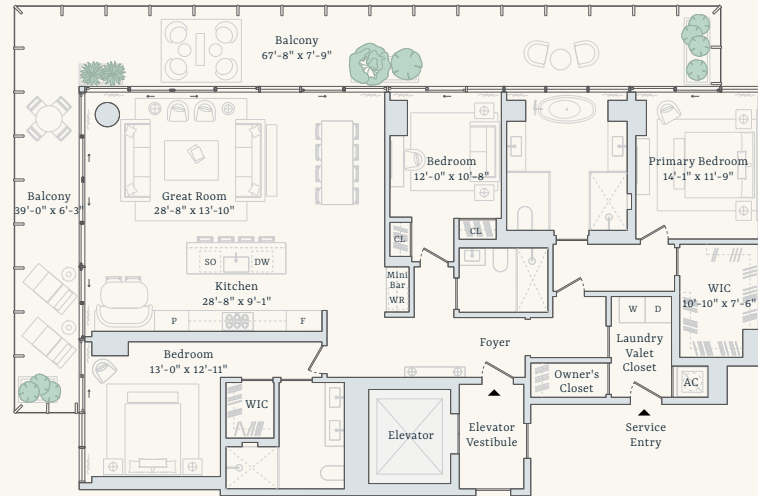


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14D

Three Bedrooms
Three Bathrooms
Interior: 2,162 square feet / 201 square meters
Exterior: 690 square feet / 64 square meters
Total: 2,852 square feet / 265 square meters

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Residential and Hospitality Manager
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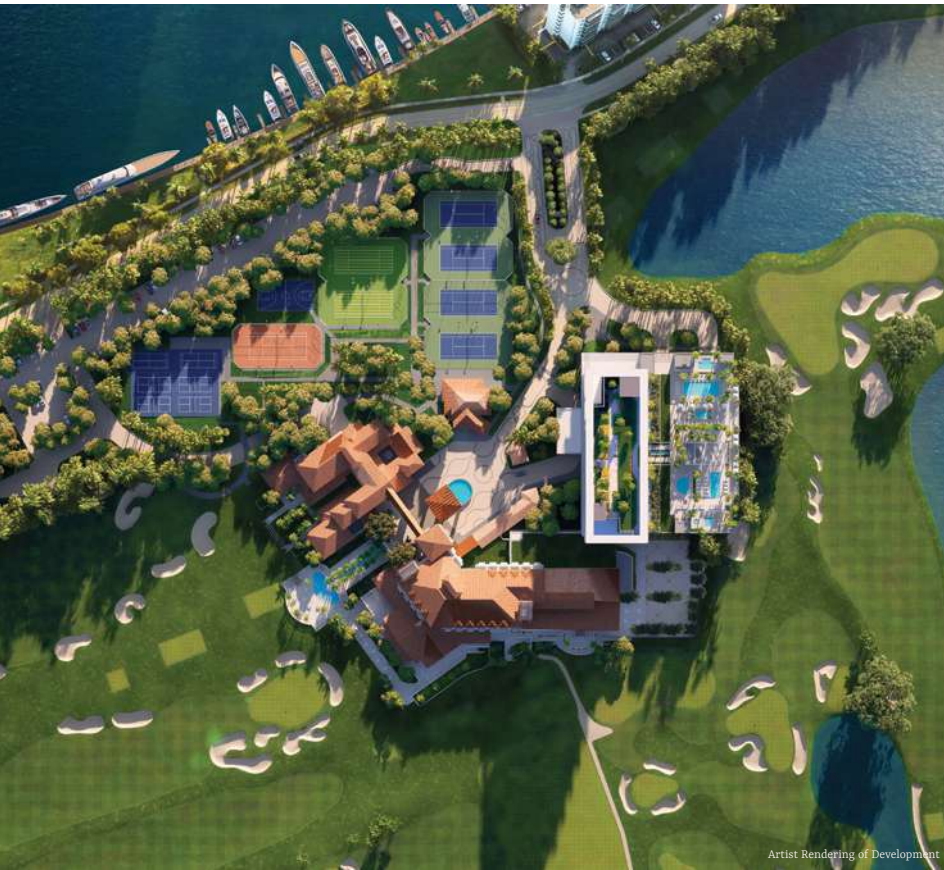
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180-day

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Residence 6-14C

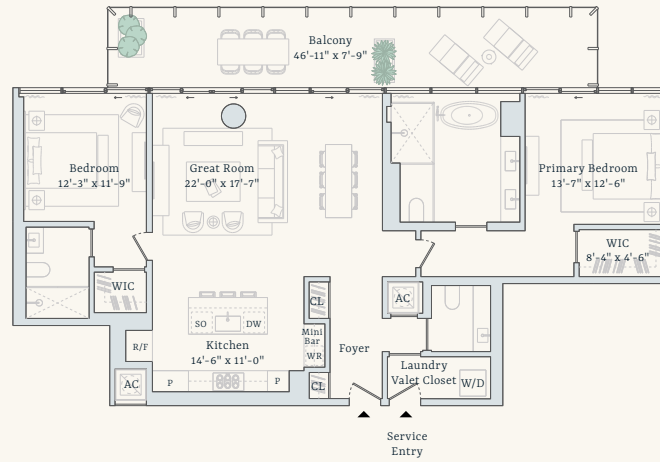


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Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14C

Two Bedrooms **Interior:** 1,626 square feet / 151 square meters
Two Bathrooms **Exterior:** 353 square feet / 33 square meters
One Powder Room **Total:** 1,979 square feet / 184 square meters

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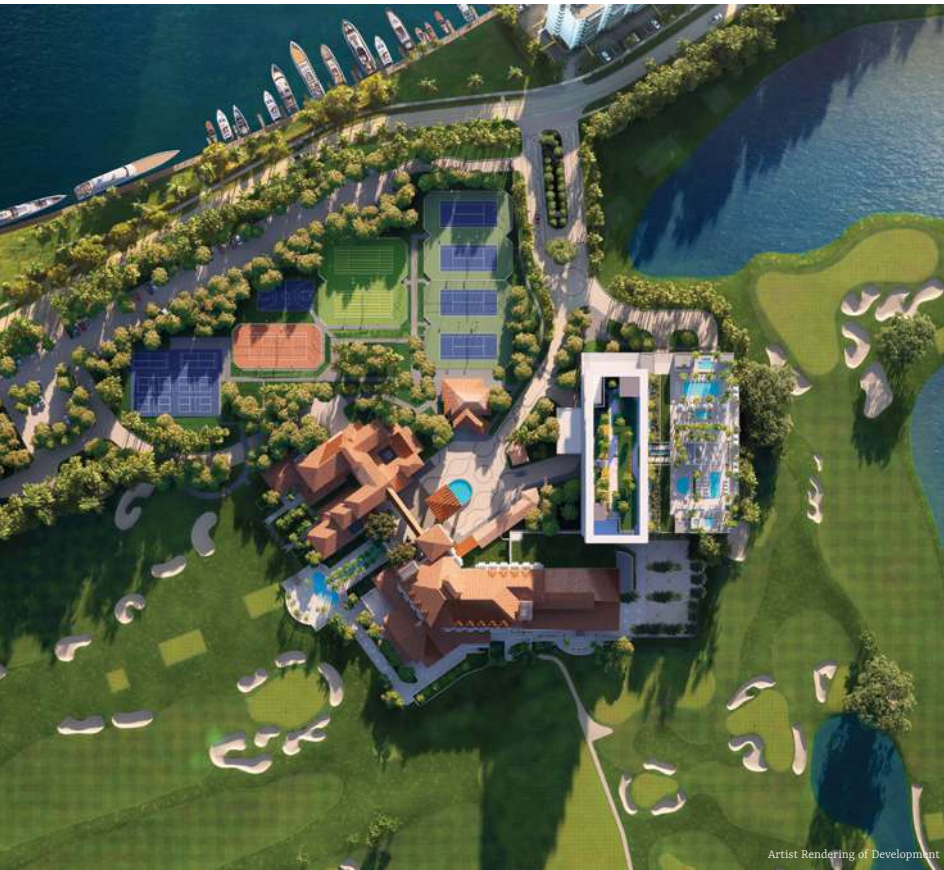
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20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



GREG NORMAN CHAMPIONSHIP GOLF COURSE

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RACQUET CLUB

The Shell Bay Racquet Club is one of the few facilities in the world to feature all four Grand Slam surfaces. Its offerings include European red and green clay, grass, padel, and pickleball courts.

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All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
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Artist Rendering of Development

With sport and wellness offerings conceptualized by world-renowned experts, Shell Bay is a playground for peak performance and boundless potential.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



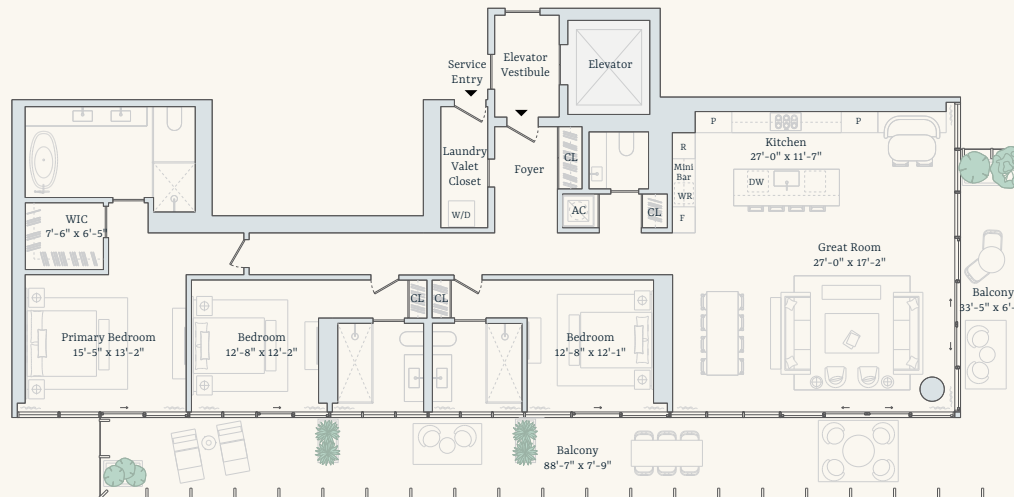
Residence 16-18A



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18A

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,401 square feet / 223 square meters
Exterior: 814 square feet / 76 square meters
Total: 3,215 square feet / 299 square meters

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Residential and Hospitality Manager
Auberge Resorts Collection

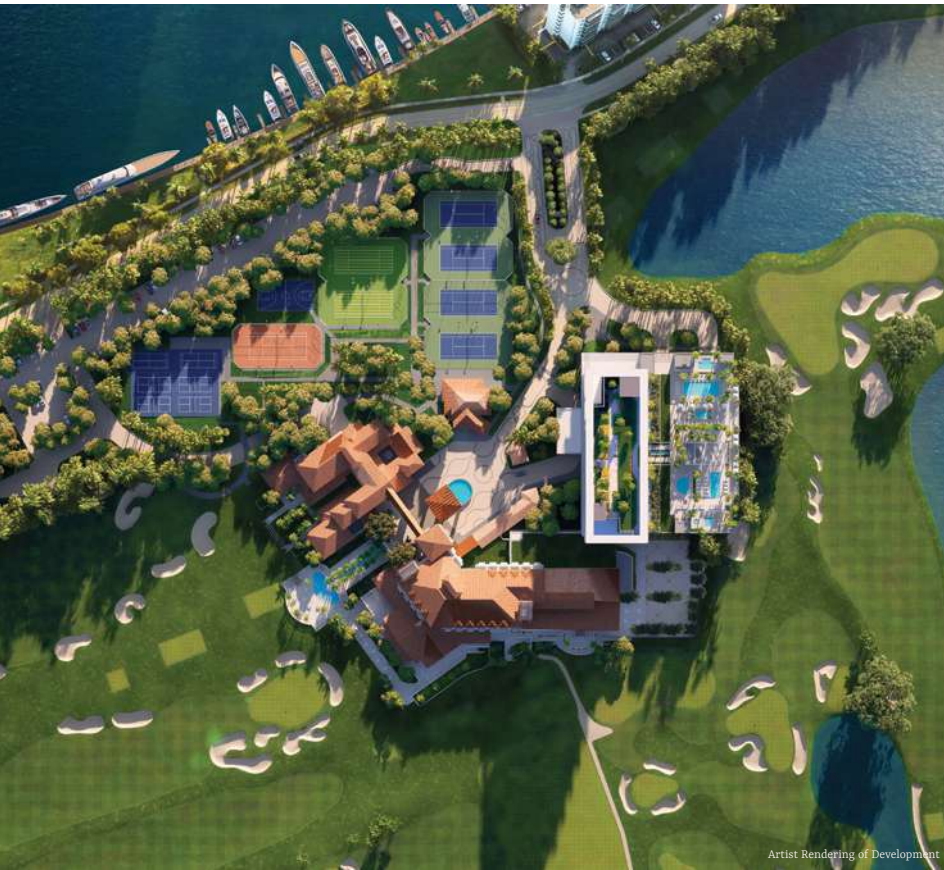
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Witkoff
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Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

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The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Penthouse B

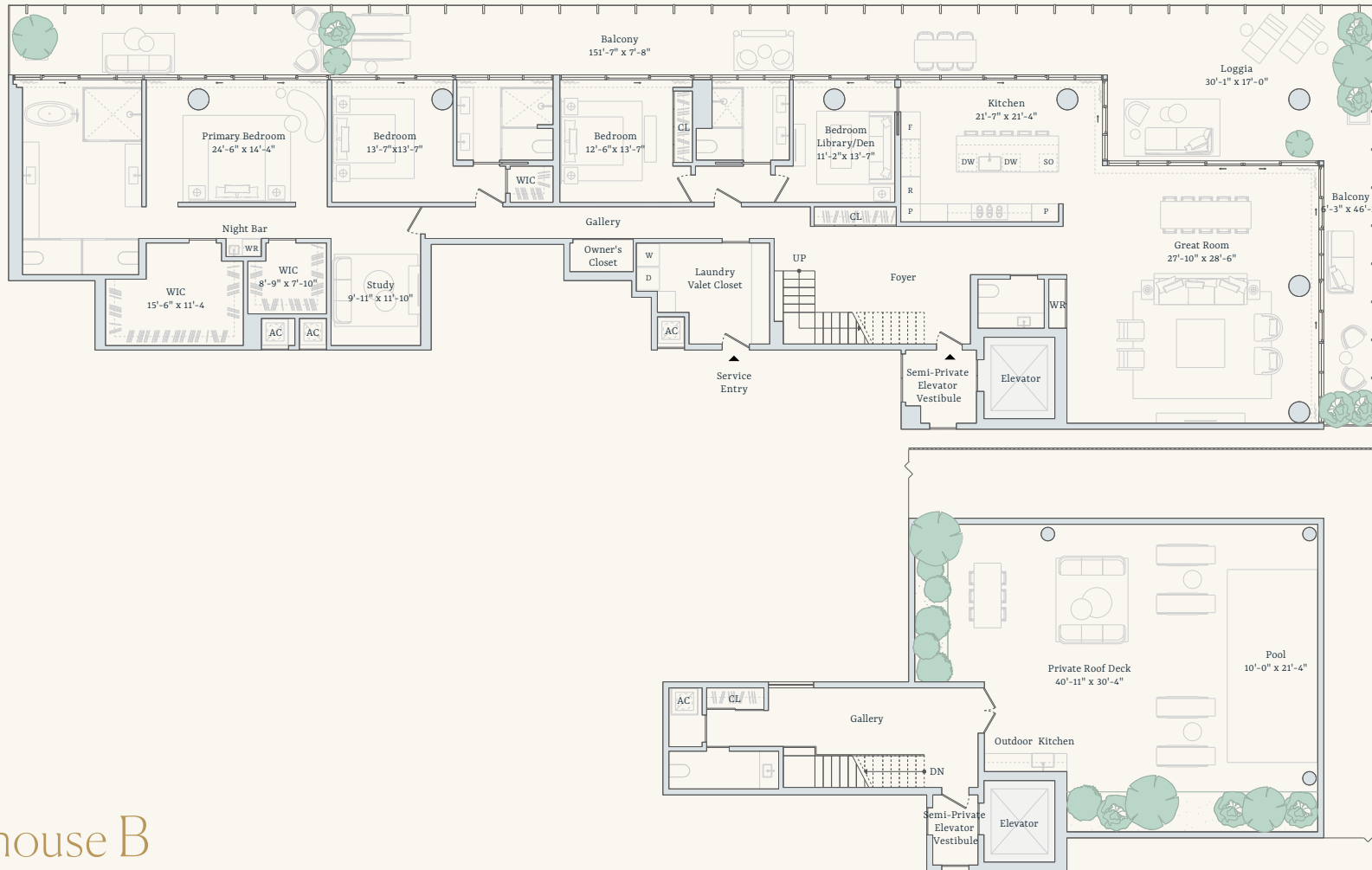


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Penthouse B

Four Bedrooms **Interior:** 4,546 square feet / 422 square meters
 Three Bathrooms **Exterior:** 2,909 square feet / 270 square meters
 Two Powder Rooms **Total:** 7,455 square feet / 692 square meters

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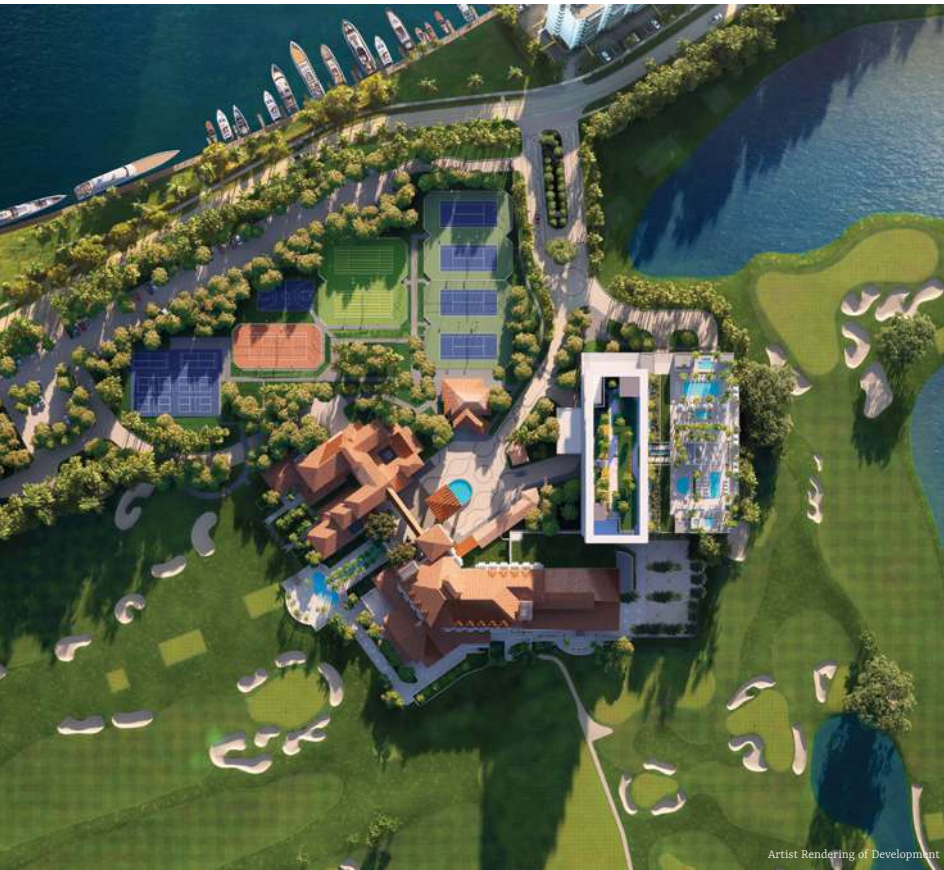
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