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PRESENTS

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COMPETITIVE ANALYSIS



SURFSIDE CLOSED SALES PRICE ANALYSIS FOR NEW CONDOS BUILT SINCE 2012



AVG. SALES PRICE



AVG. PRICE PSF

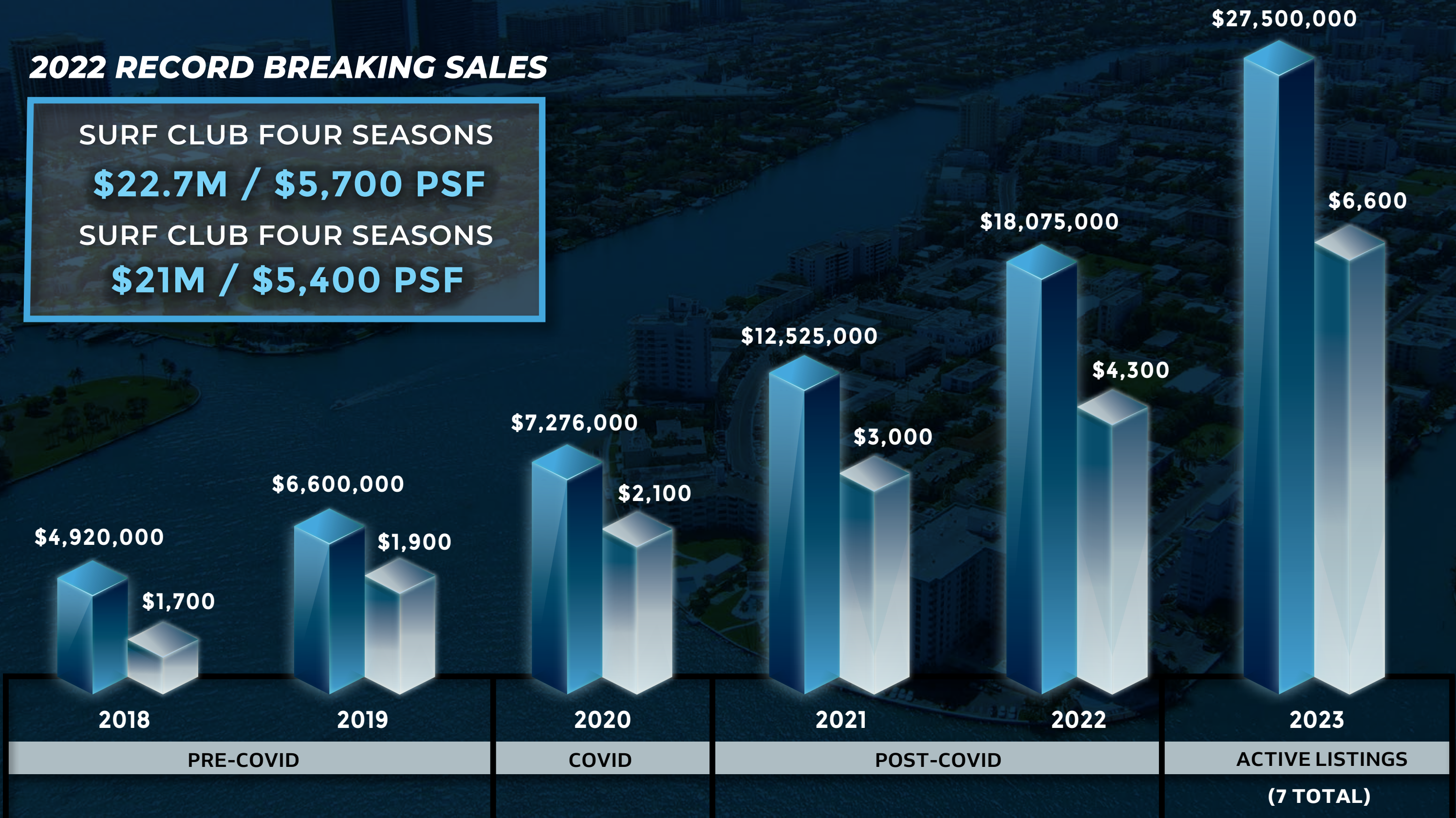
2022 RECORD BREAKING SALES

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

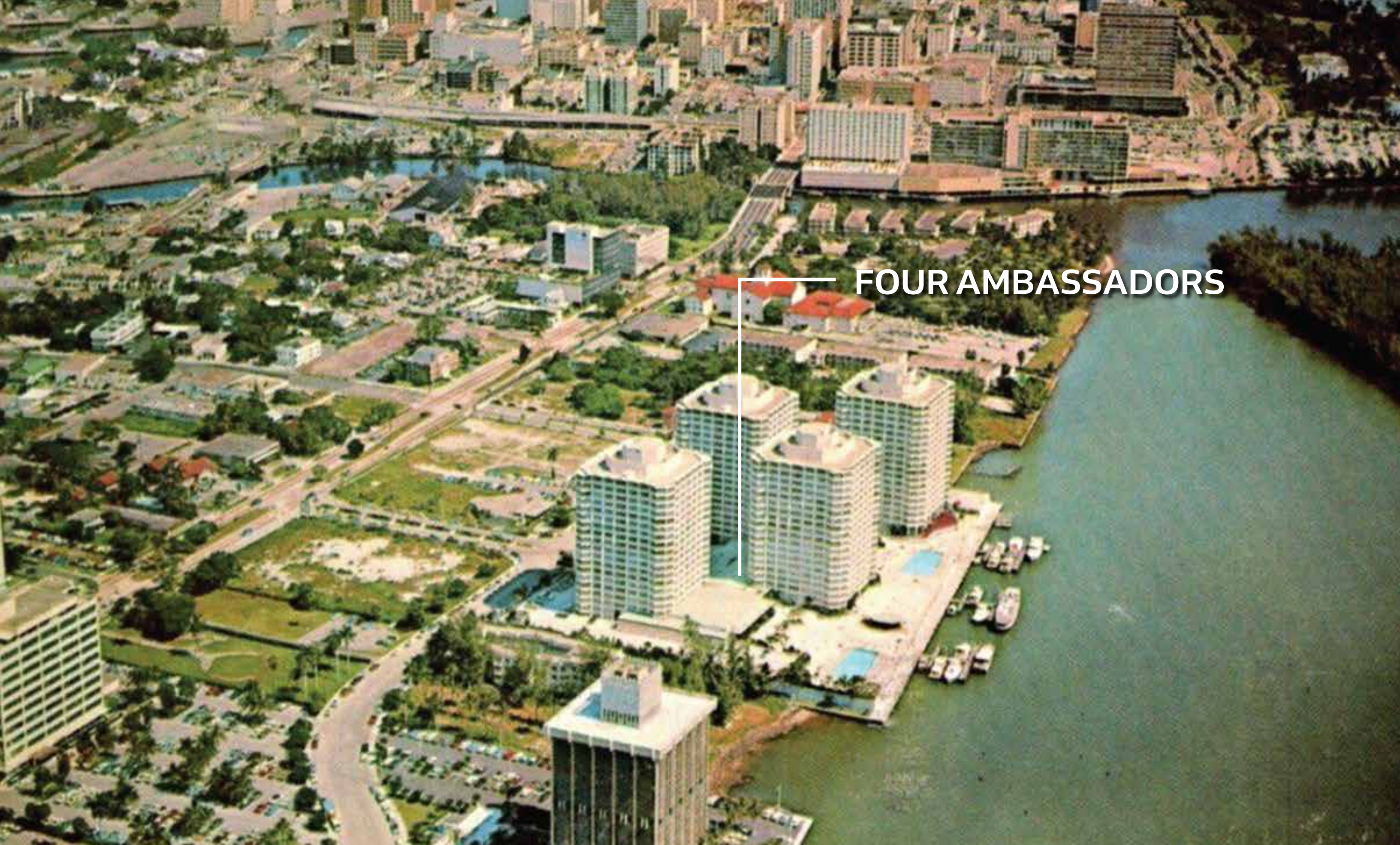


15 MINUTES | 4 MILES

ROUTE: FLORIDA A1A S/ HARDING AVE & NORMANDY DRIVE

EVOLUTION OF MIAMI NEIGHBORHOOD





FOUR AMBASSADORS

BRICKELL - 1980



FOUR
AMBASSADORS

BRICKELL - 2021



SOUTHERN SUNNY ISLES - 1970



SOUTHERN SUNNY ISLES - 2021

EVOLUTION OF NORTH BAY VILLAGE



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SOCCER
FIELD

NORTH BAY VILLAGE 2025

\$2 BIL IN NEW CONSTRUCTION





- | | | | |
|----------------------|------------------|--------------------|-----------------------|
| 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 | |

NORTH BAY VILLAGE

IN THE NEWS

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

Miami / 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).



NORTH BAY VILLAGE

IN THE NEWS

The Athletic



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

Felipe Cardenas Apr 26, 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.

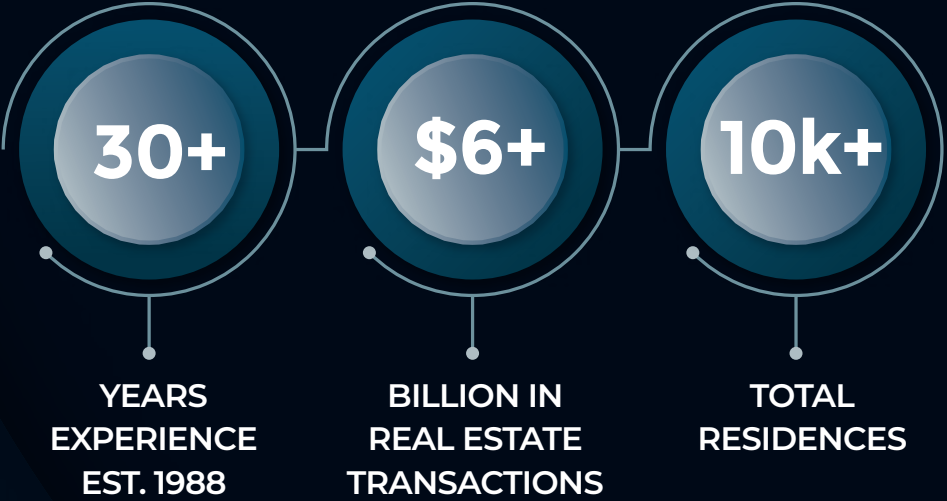
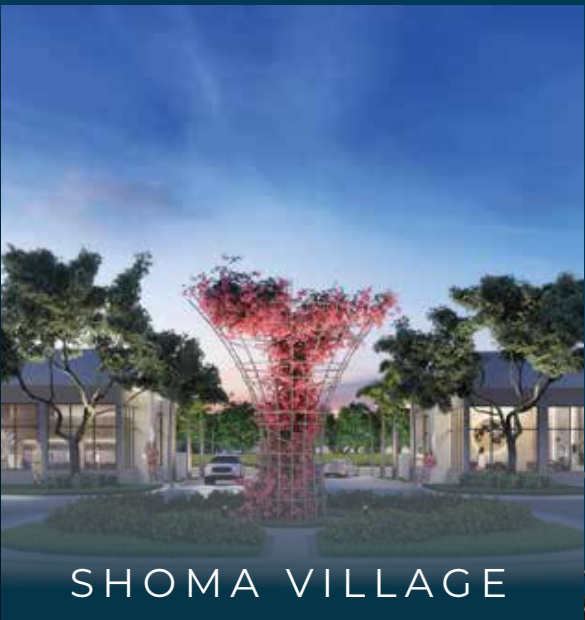
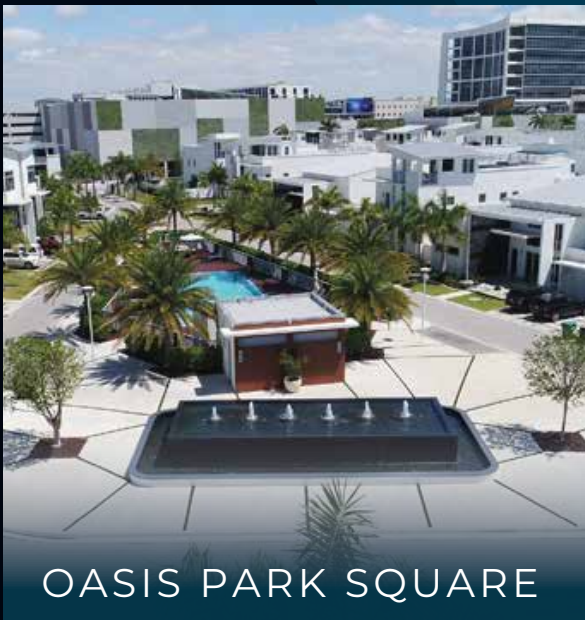
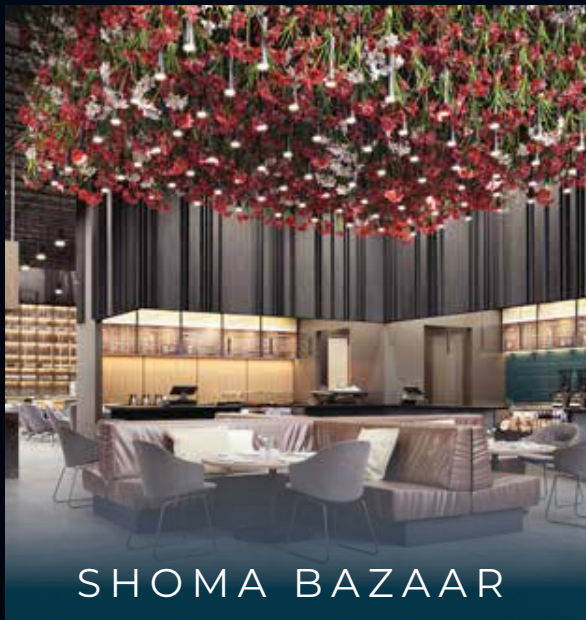
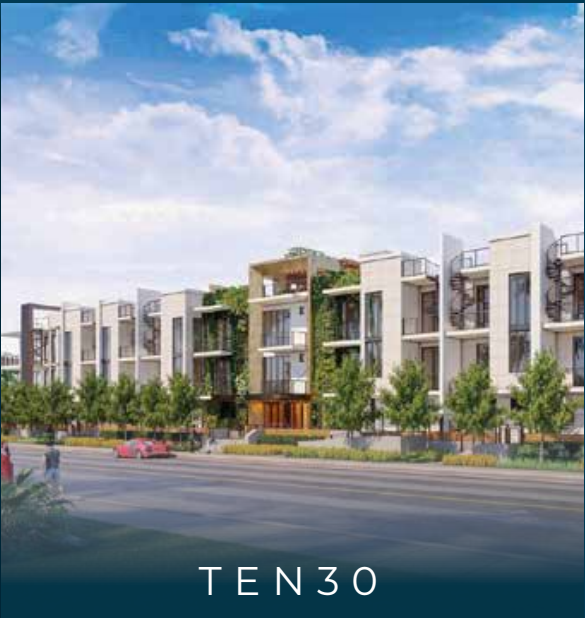
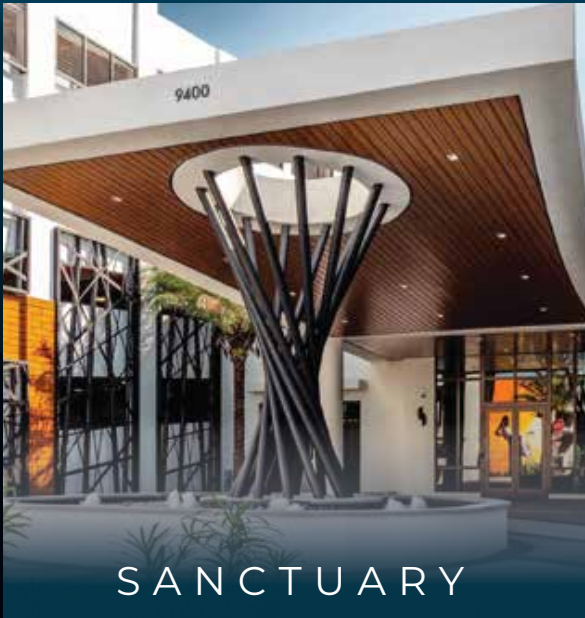
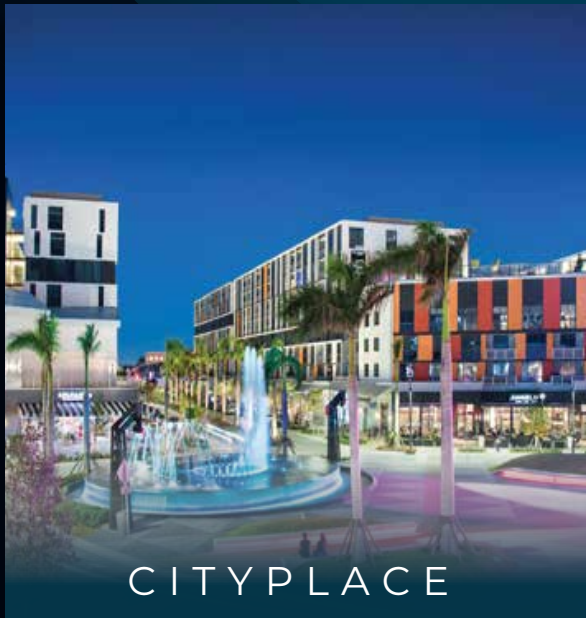
- [Lionel Messi transfer live updates: Follow the latest as World Cup winners nears Inter Miami move](#)
- [Inter Miami pushing to land Lionel Messi over Barcelona, per sources](#)

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

Led by President and Chairman of the Board Masoud Shojaee, Shoma Group has built a reputation as one of South Florida’s most trusted developers. Founded on the simple principle that properties should enrich the lives and communities of the people within them, Shoma has mastered the art and craft of home and commercial building.



RECENTLY COMPLETED PROJECTS



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FACADE NORTH VIEW

SHOMA
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SHOMA BAY

shomabix

FACADE NORTH VIEW

AMENITIES



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ENTRANCE

SHOMA
bay

SHOMA
bay

BREEZEWAY



SHOMA
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OWNER'S LOUNGE



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OWNER'S LOUNGE







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FITNESS CENTER



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ZEN GARDEN

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ZEN GARDEN

SHOMA
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ZEN GARDEN

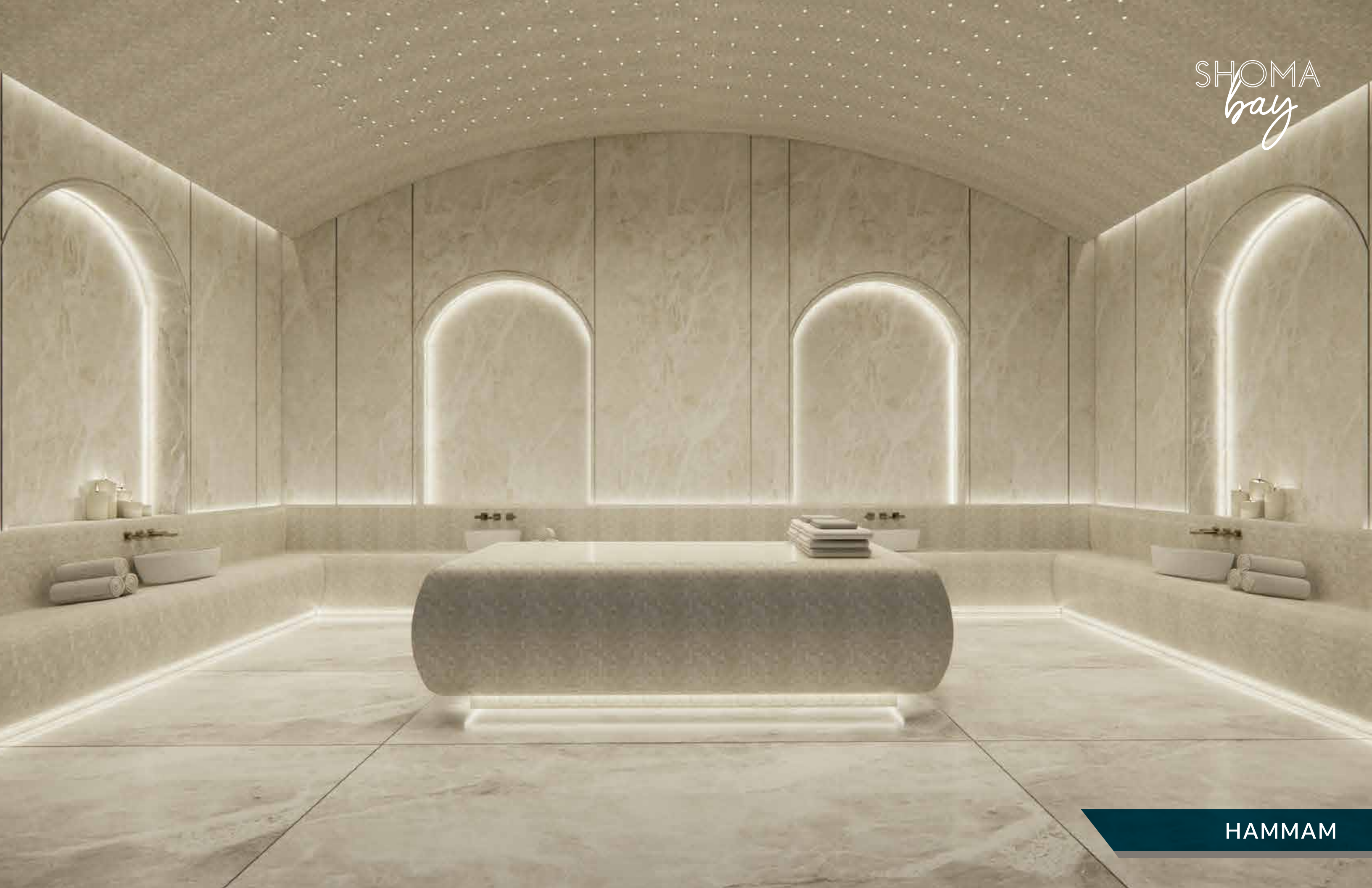




SHOMA
bay

SHOMA
Wellness Spa

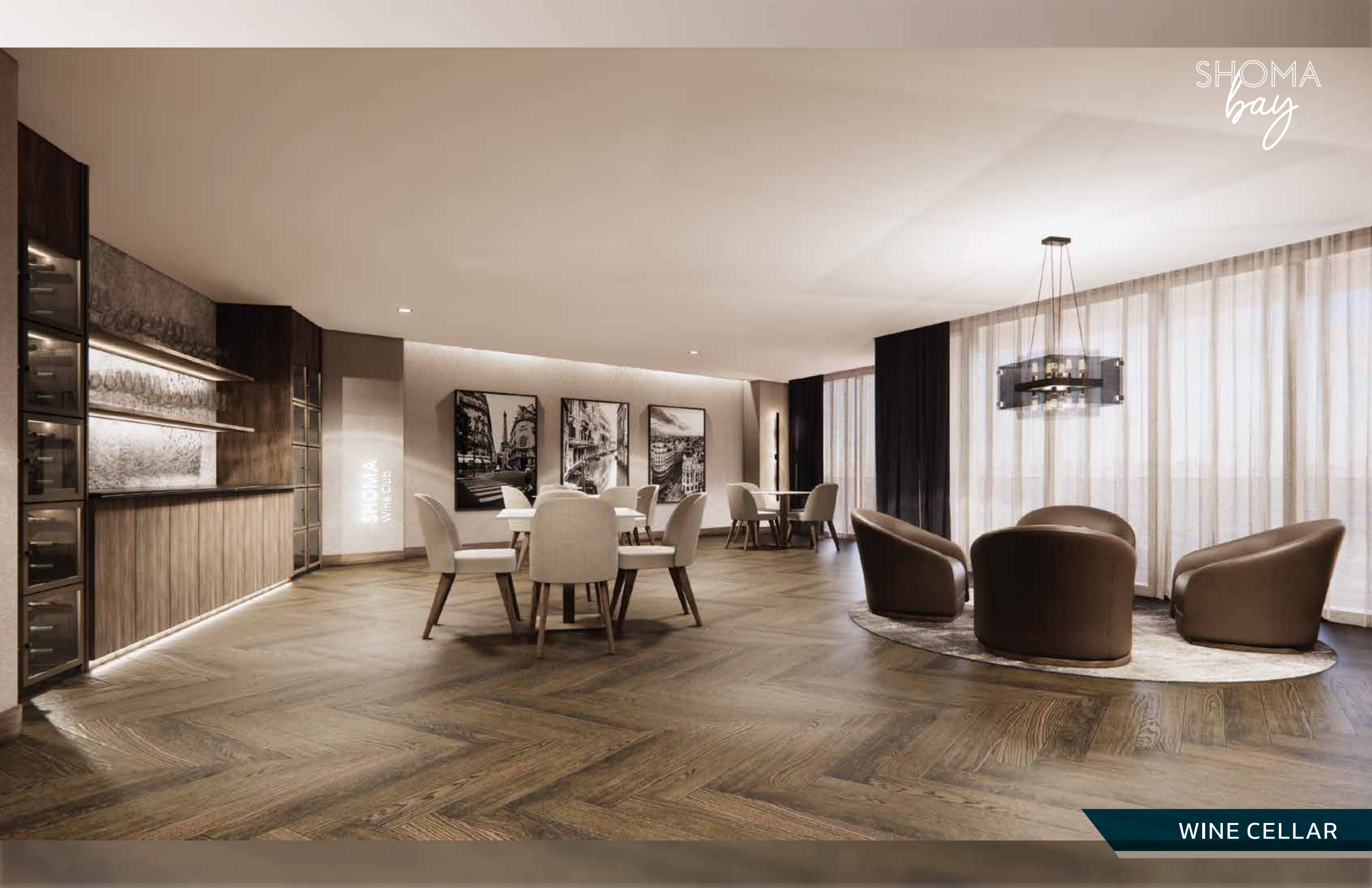
WELLNESS SPA











SHOMA
Wine Club

A TASTE OF SHOMA BAZAAR



Shoma Bazaar is a community hub
for local happenings, where an
unprecedented collection of local
chefs set the standard for culinary
excellence in Miami

15	14,000	01
VENDORS	SQ.FT.	COOL PLACE TO BE



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ROOFTOP POOL

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ROOFTOP POOL



SHOMA
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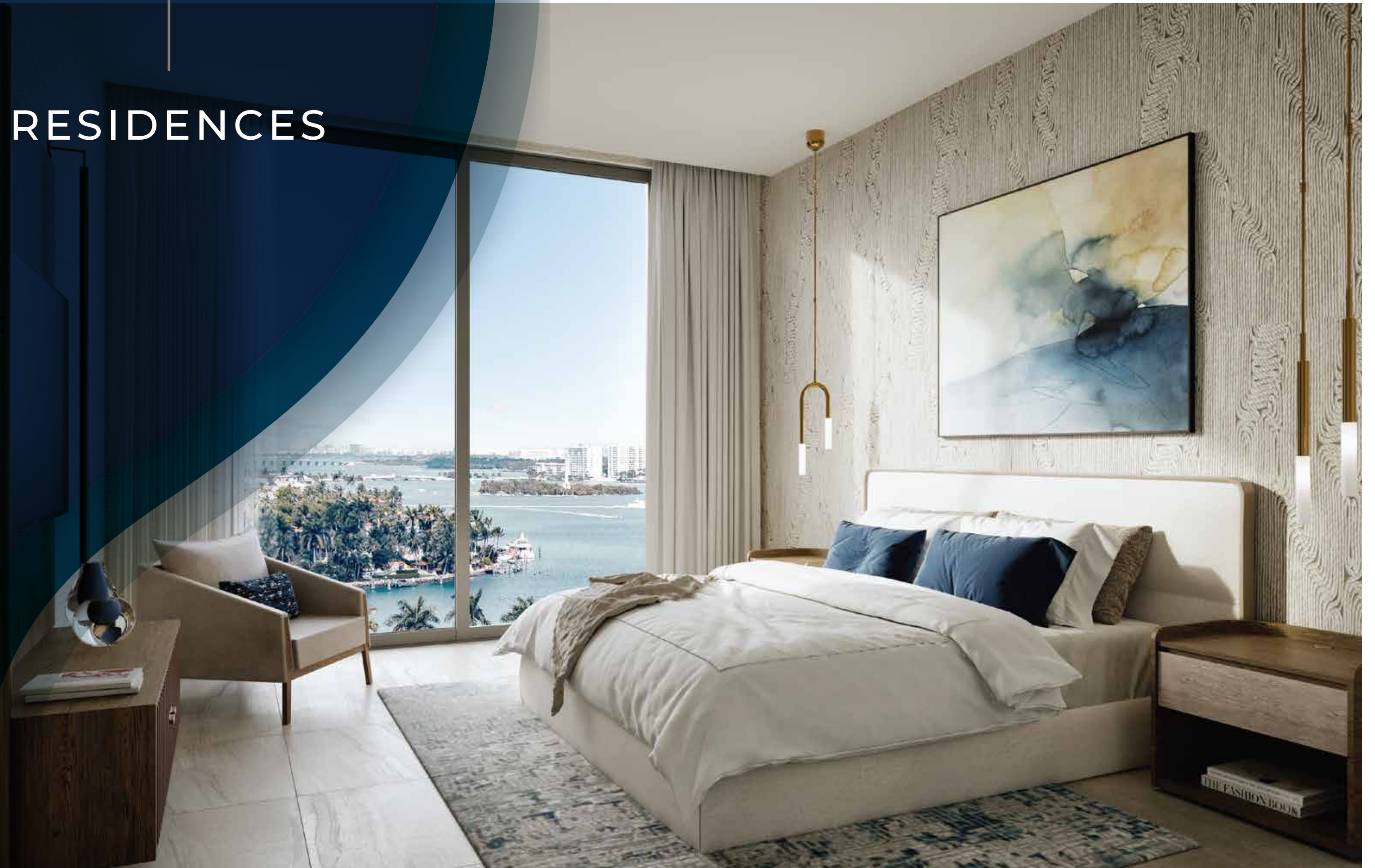
ROOFTOP POOL

SHOMA
bay



ROOFTOP POOL

RESIDENCES



RESIDENCE FEATURES

- MAGNIFICENT PANORAMIC WATER VIEWS
OVERLOOKING BISCAYNE BAY
- SMART HOME TECHNOLOGY WITH LATCH SMART
DOOR LOCK
- ENERGY-EFFICIENT FLOOR-TO-CEILING WINDOWS
AND SLIDING GLASS DOOR
- PRE-WIRED FOR HIGH-SPEED DATA
- OPEN LIGHT-FILLED LAYOUTS WITH 9-FOOT-PLUS
CEILINGS
- MODERN PORCELAIN FLOORING
- SOUND INSULATED WALLS AND FLOORS
- OVER-SIZED MASTER CLOSETS
- FLOOR-TO-CEILING SLIDING GLASS DOOR ONTO
SPACIOUS BALCONIES
- DOUBLE HEIGHT CEILINGS FOR PH RESIDENCES







KITCHEN FEATURES

- MODERN ITALIAN CABINETRY
- DEKTON COUNTER TOPS & BACKSPLASH
- CHROME FIXTURES
- WATER FILTRATION SYSTEM
- PREMIUM MIELE APPLIANCES PACKAGE





BATHROOM FEATURES

- SPA-INSPIRED FINISHES WITH HANSGROHE CHROME FIXTURES AND INNOVATIVE ECORIGHT TECHNOLOGY
- MODERN CABINETRY WITH STORAGE & DESIGNER DOUBLE VANITIES
- 24 X 48 PORCELAIN FLOORING
- ROCA EXCLUSIVE BATHROOM COLLECTION, BACKLIT MIRRORS & FRAMELESS RAIN SHOWERS
- DURAVIT TOILET AND SEMI FLUSH SINK

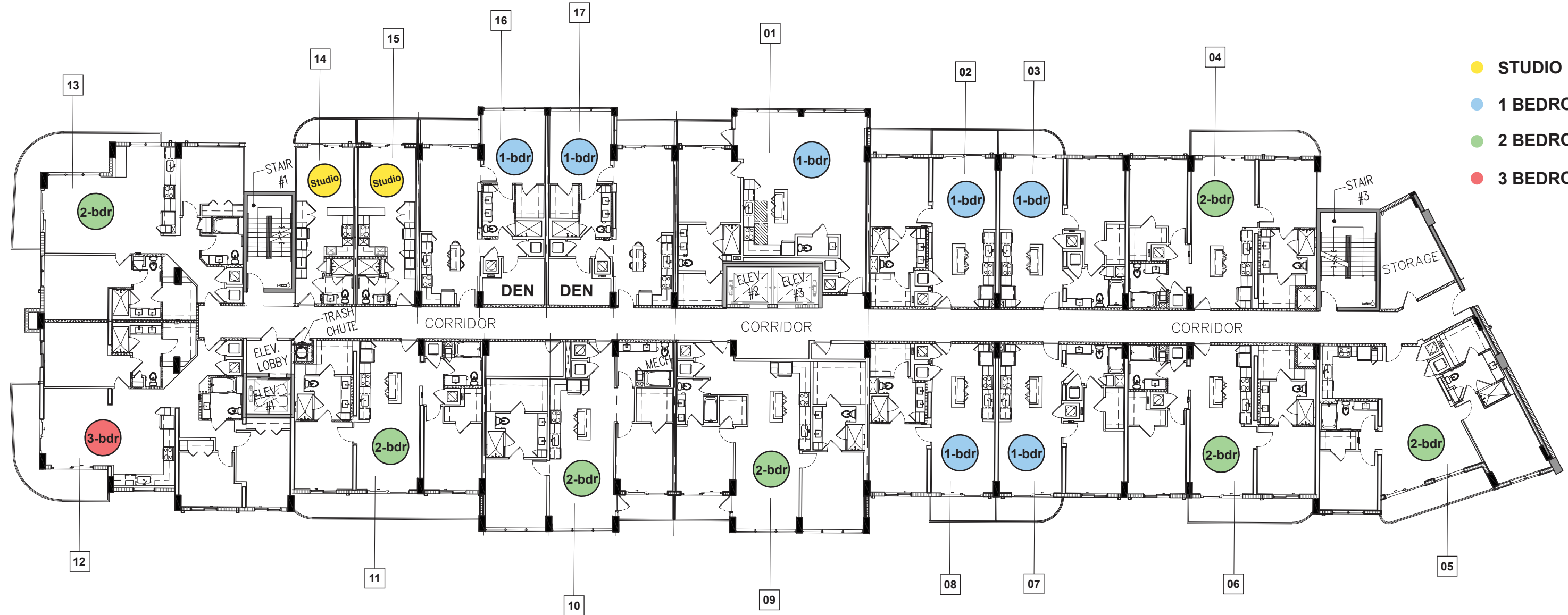
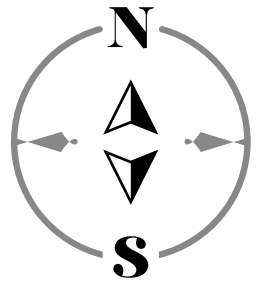




BEDROOM

FLOOR PLANS





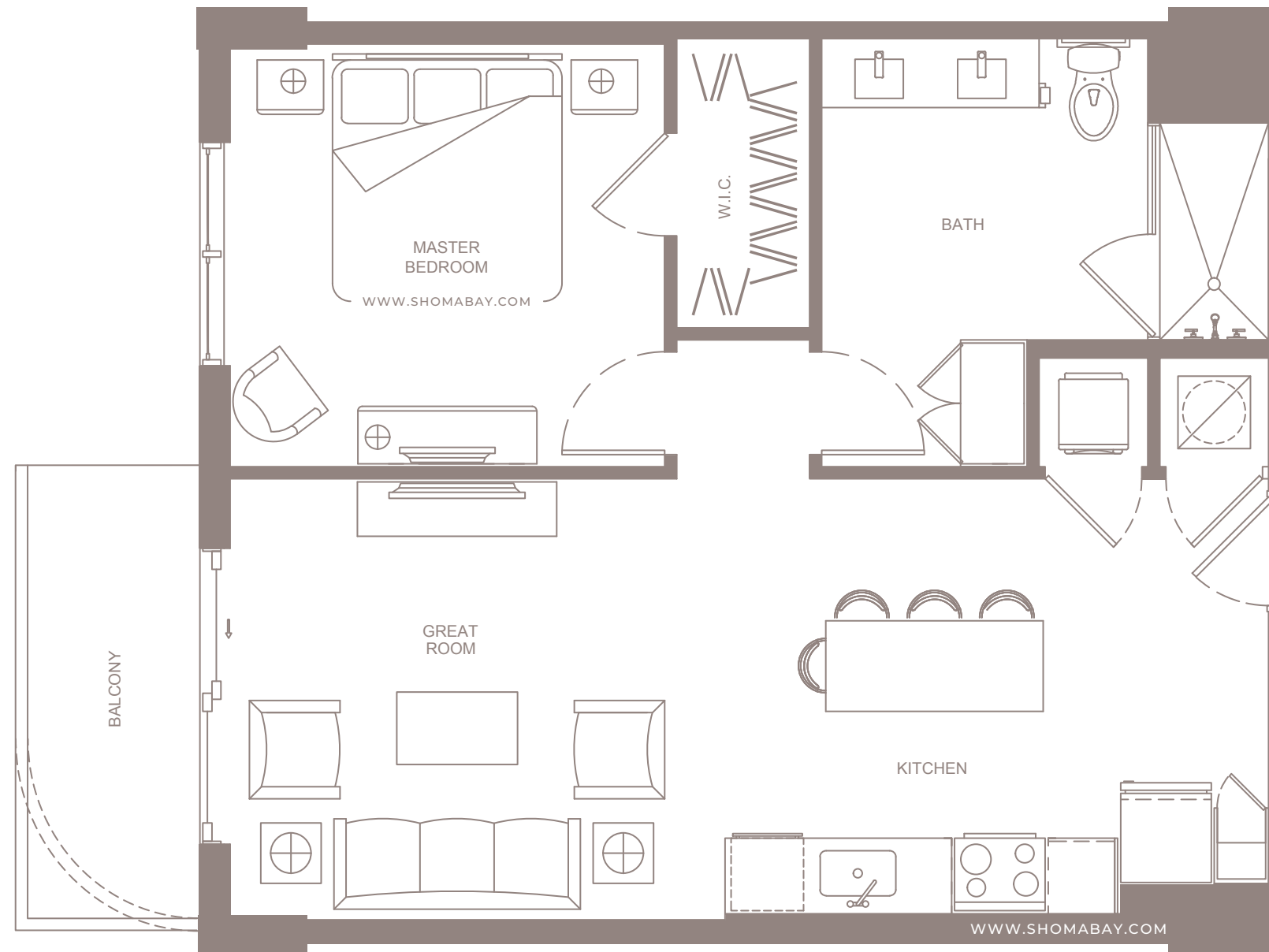
OVERALL LEVEL 8 - PLAN

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.





UNIT A1 (1BD / 1BTH)

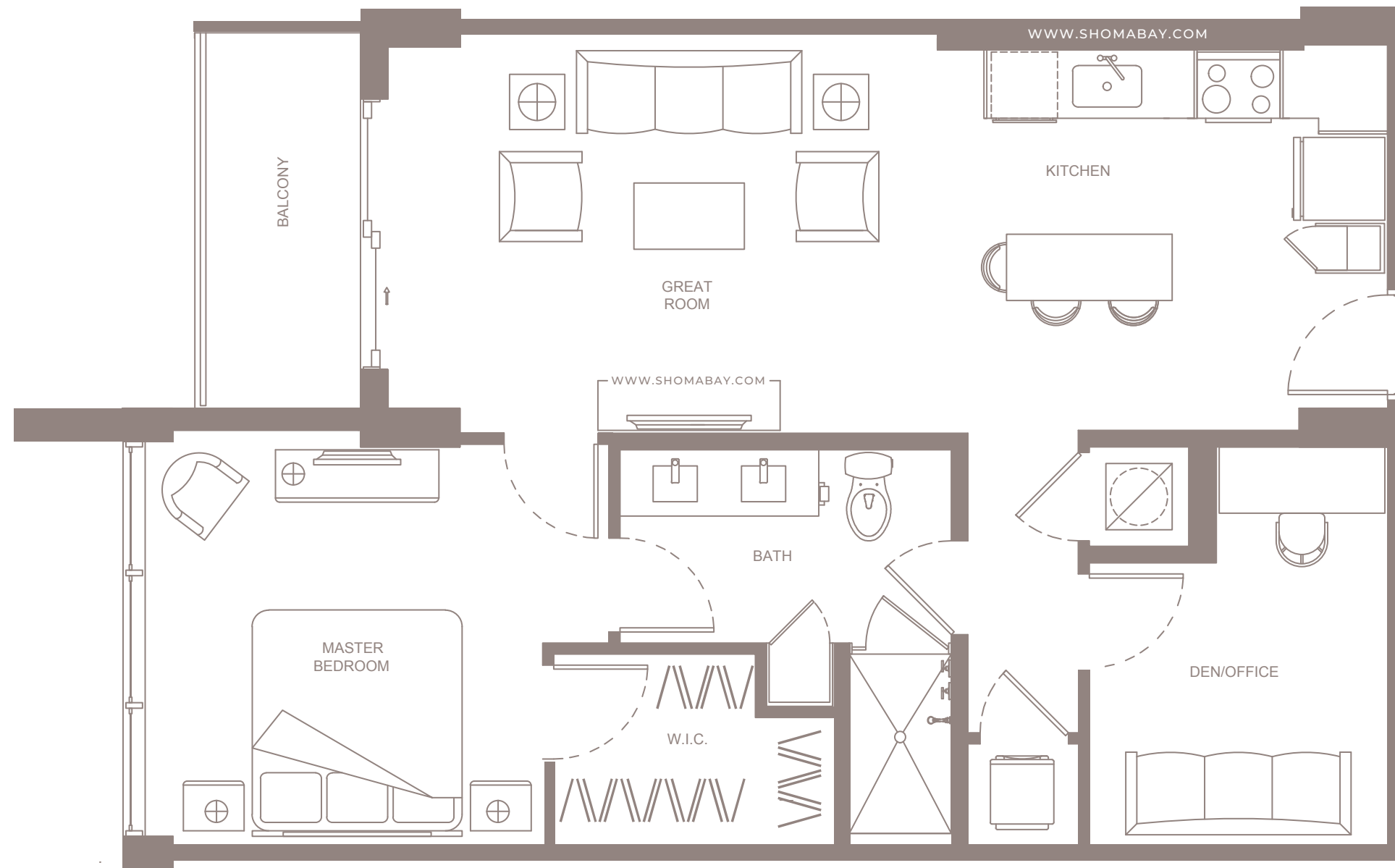
INTERIOR: 750 SQ.FT (69.7 m²)

EXTERIOR: 60 SQ.FT (5.6 m²)



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UNIT A2 (1BD / DEN / 1BTH)

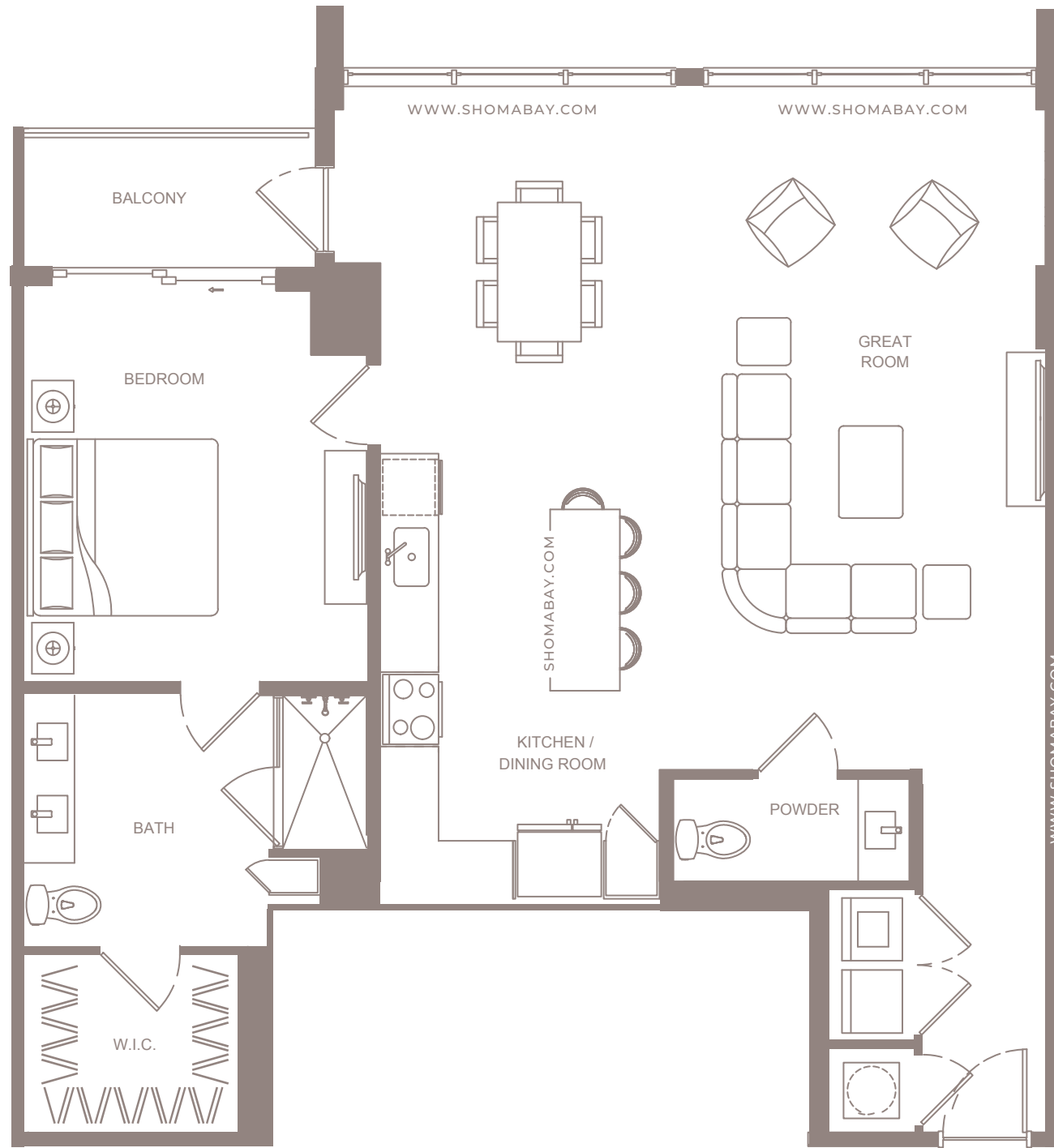
INTERIOR: 881 SQ.FT (81.8 m²)

EXTERIOR: 57 SQ.FT (5.3 m²)



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UNIT A3 (1BD / 1.5BTH)

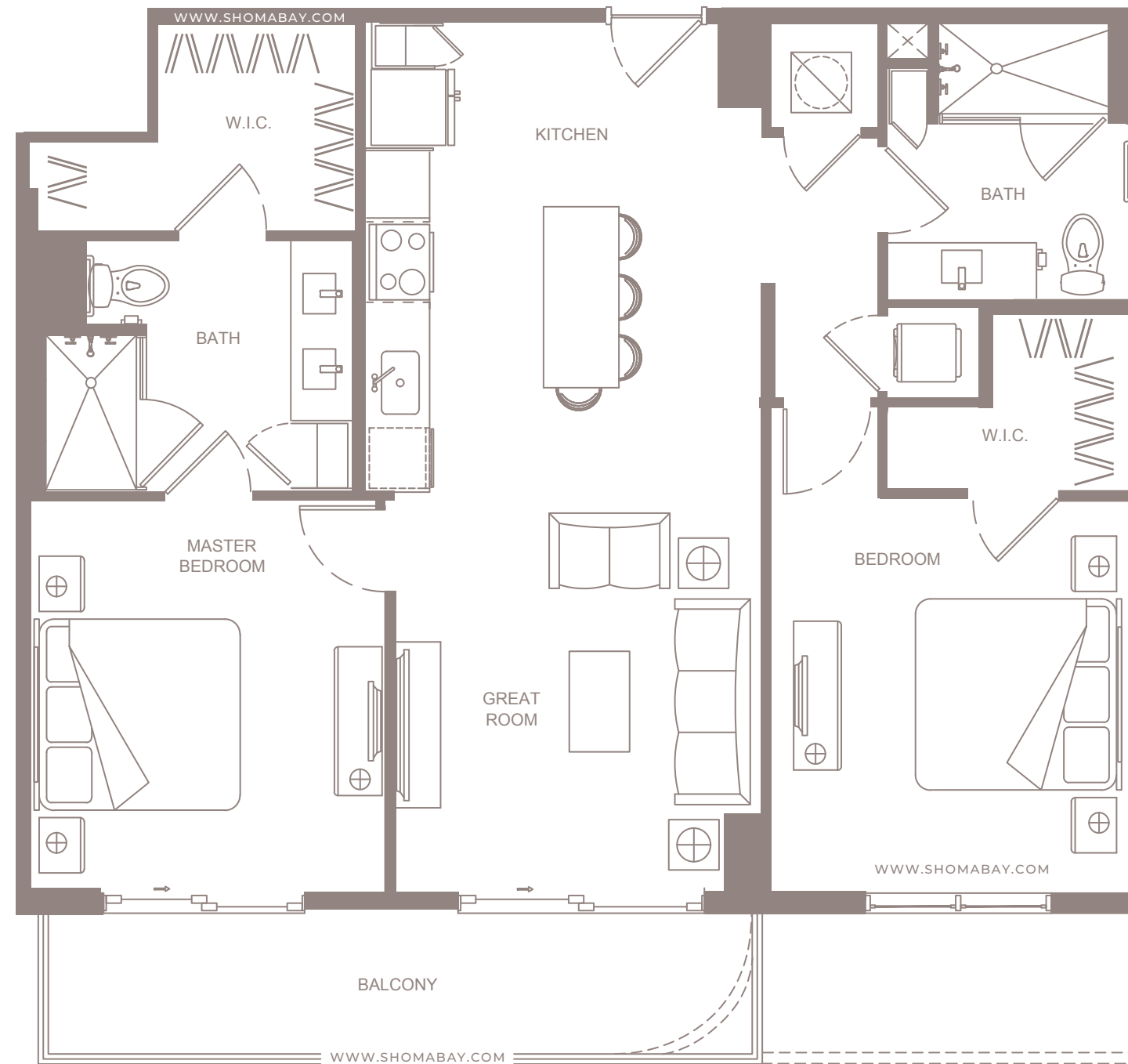
INTERIOR: 1,187 SQ.FT (110.3 m²)

EXTERIOR: 53 SQ.FT (4.9 m²)



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UNIT B1 (2BD / 2BTH)

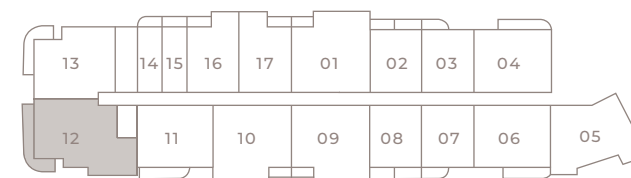
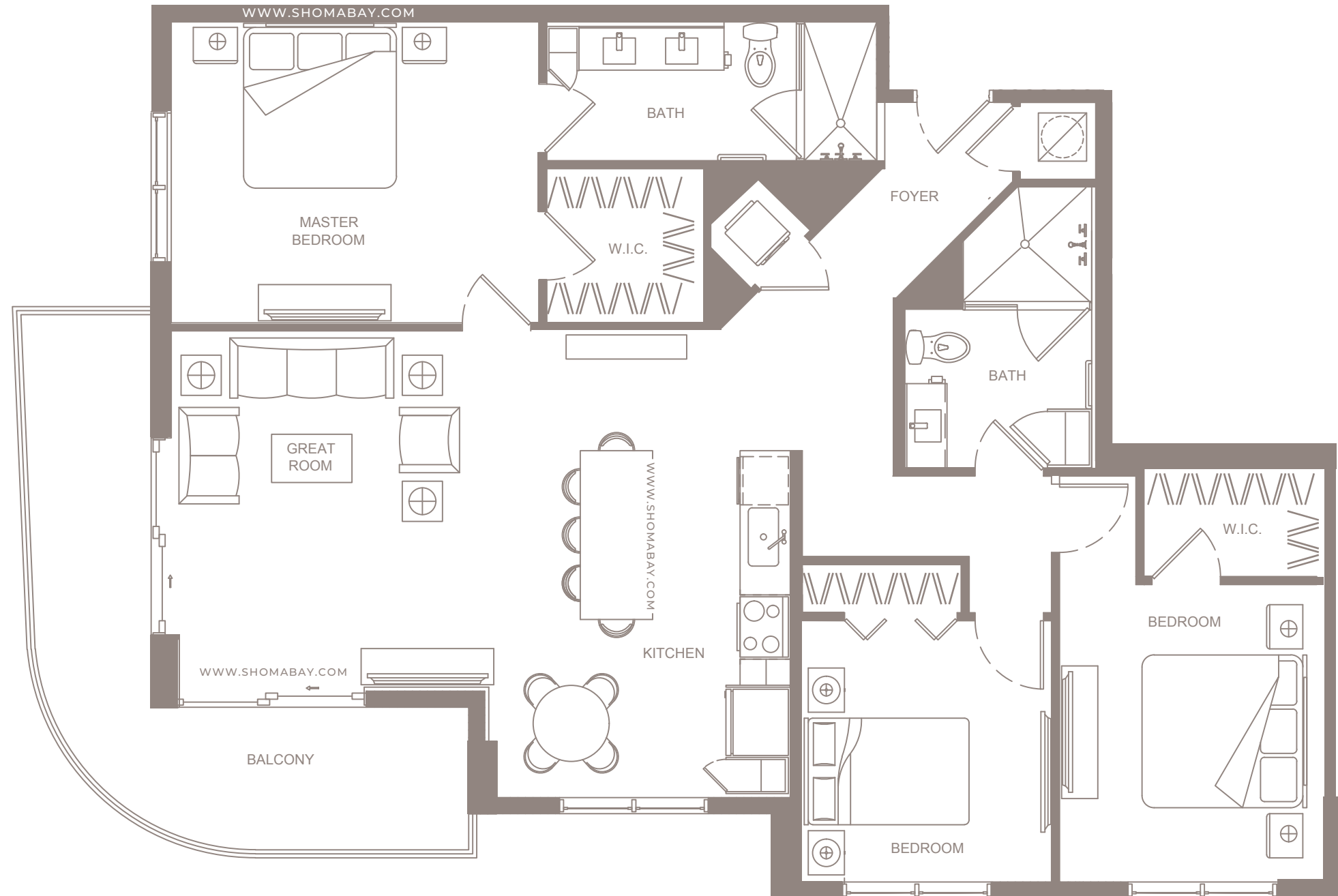
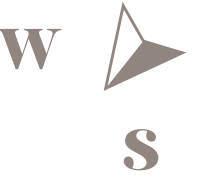
INTERIOR: 1,085 SQ.FT (100.8 m²)

EXTERIOR: 115 SQ.FT (10.7 m²)



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UNIT C1 (3BD / 2BTH)

INTERIOR: 1,443 SQ.FT (134 m²)

EXTERIOR: 205 SQ.FT (19 m²)



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PENTHOUSES





PH2 - GREAT ROOM



PH2 - GREAT ROOM



PH2 - GREAT ROOM



PH2 - BEDROOM



PH7 - GREAT ROOM



PH7 - KITCHEN



PH7 - BEDROOM



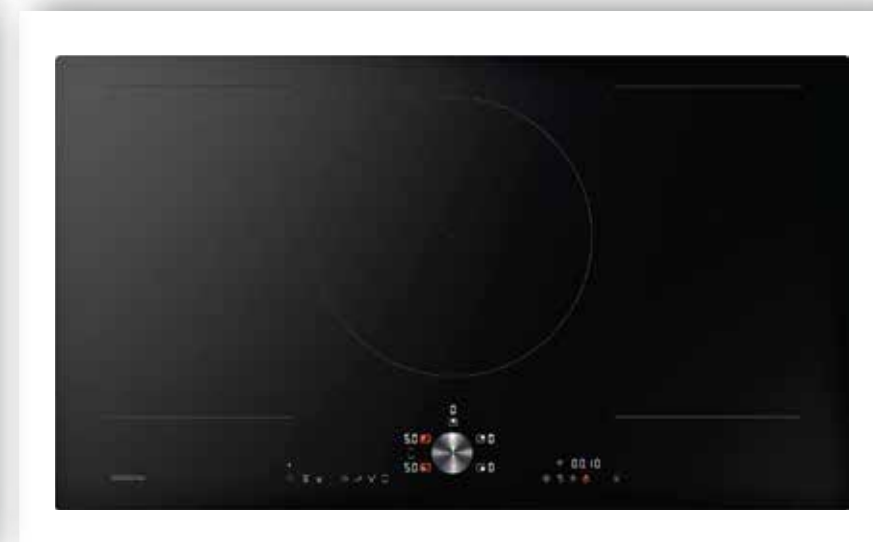
PENTHOUSE FEATURES



PENTHOUSE KITCHEN FEATURES

EXCLUSIVE GAGGENAU APPLIANCE COLLECTION:

- FRENCH DOOR PANEL READY REFRIGERATOR & FREEZER
- PANEL READY DISHWASHER
- WALL OVEN
- INDUCTION COOKTOP



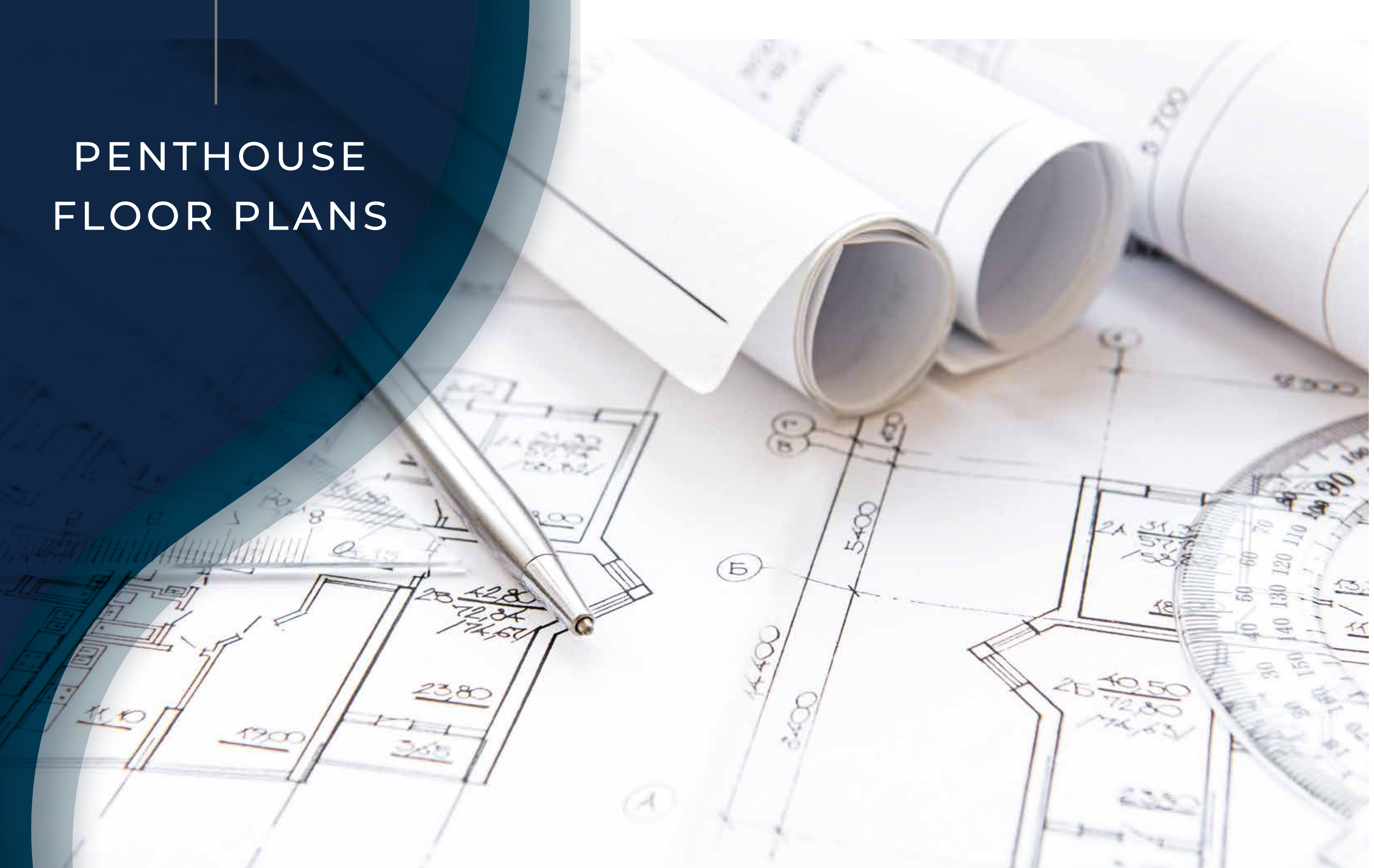
PENTHOUSE BATHROOM FEATURES

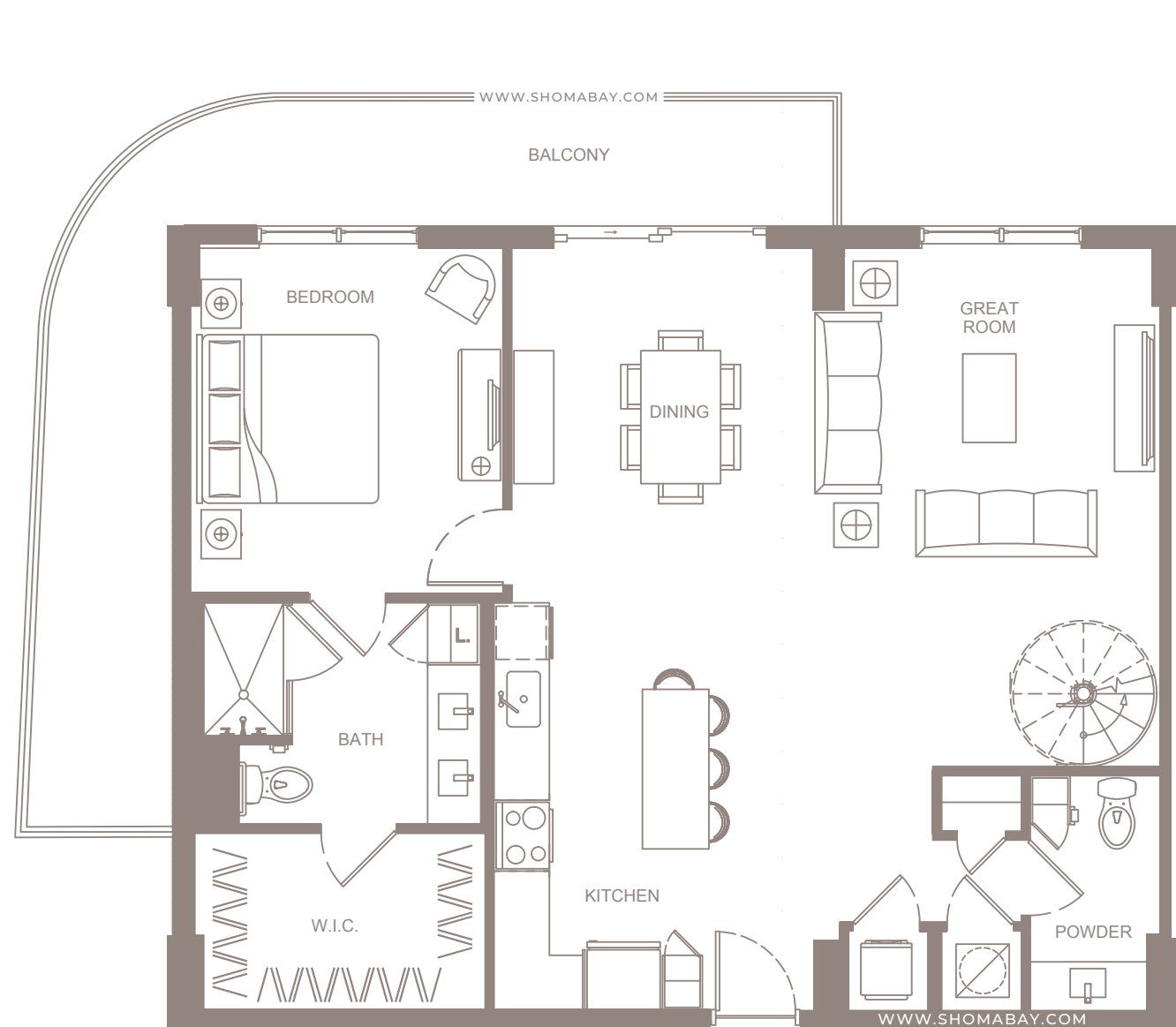
EXCLUSIVE ARMANI BATHROOM
COLLECTION:

- FRAMELESS RAIN SHOWER
- DESIGNER SOAKING TUBS

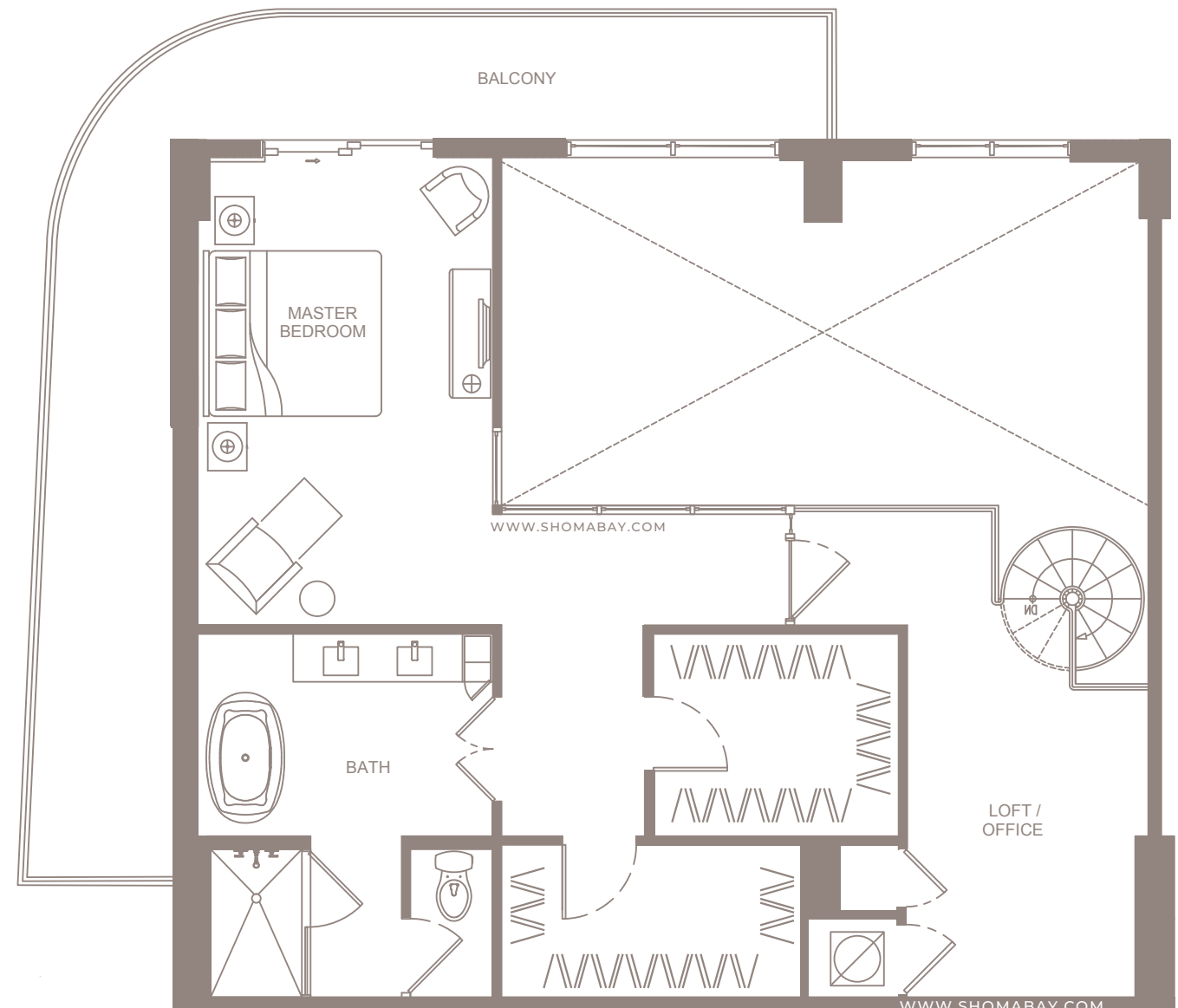


PENTHOUSE FLOOR PLANS





LEVEL 1



LEVEL 2



LEVEL 1



LEVEL 2

UNIT P1 - PENTHOUSE (2BD / OFFICE / 2.5BTH)

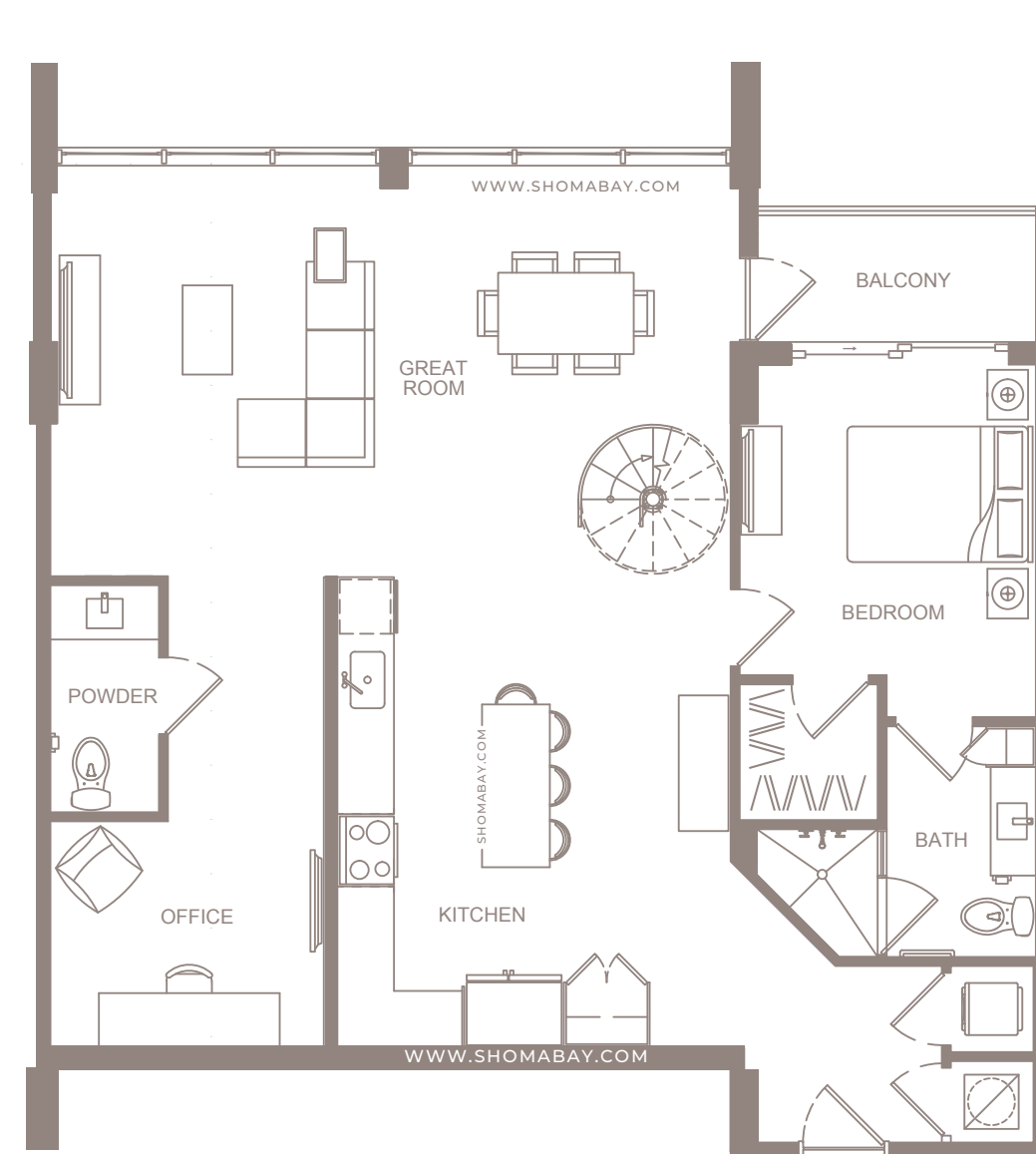
INTERIOR: 1,979 SQ.FT (183.9 m²)

EXTERIOR: 535 SQ.FT (49.7m²)

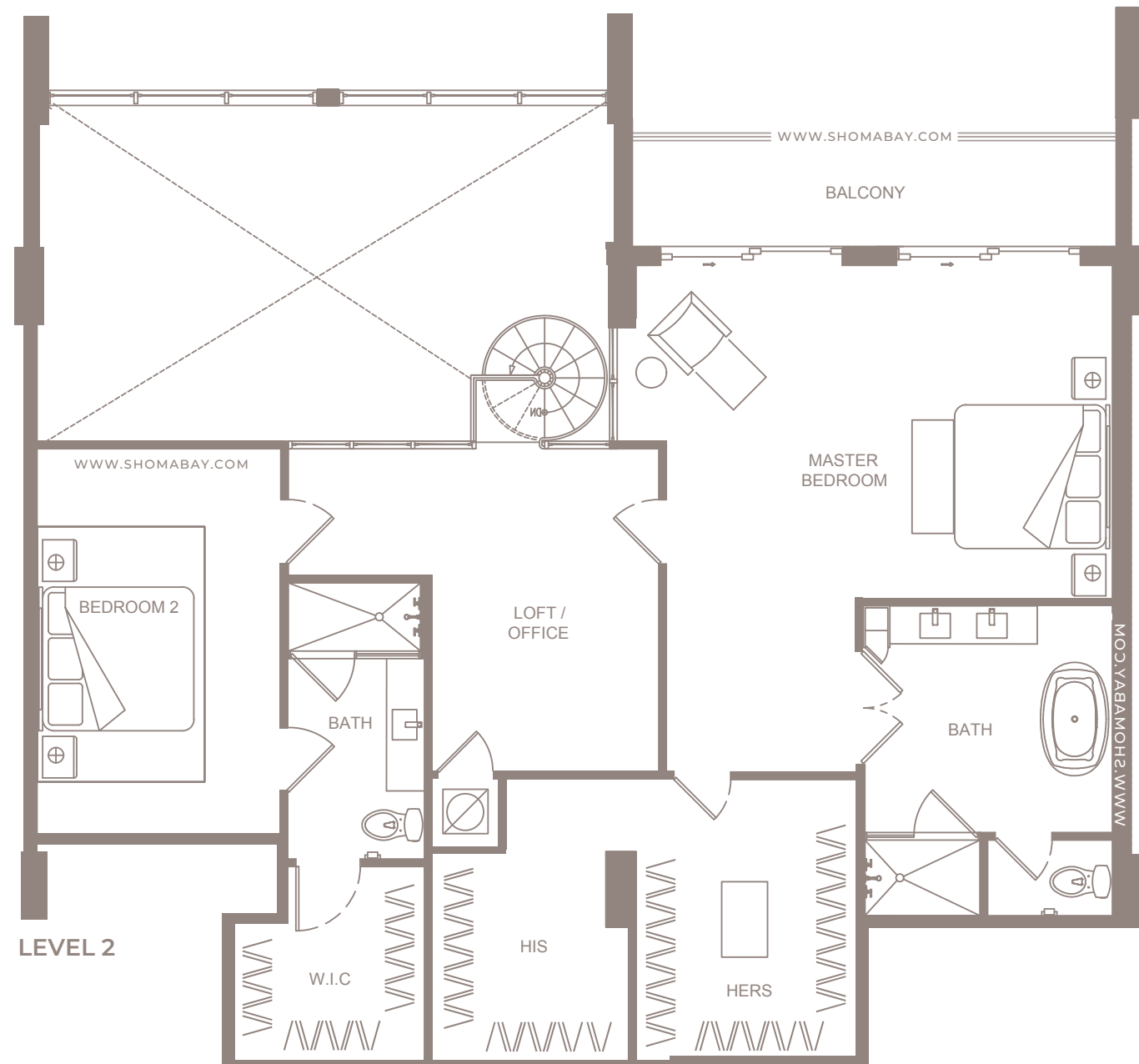
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LEVEL 1



LEVEL 2



LEVEL 1



LEVEL 2

UNIT P3 - PENTHOUSE (3BD / 3.5BTH / 2 OFFICES)

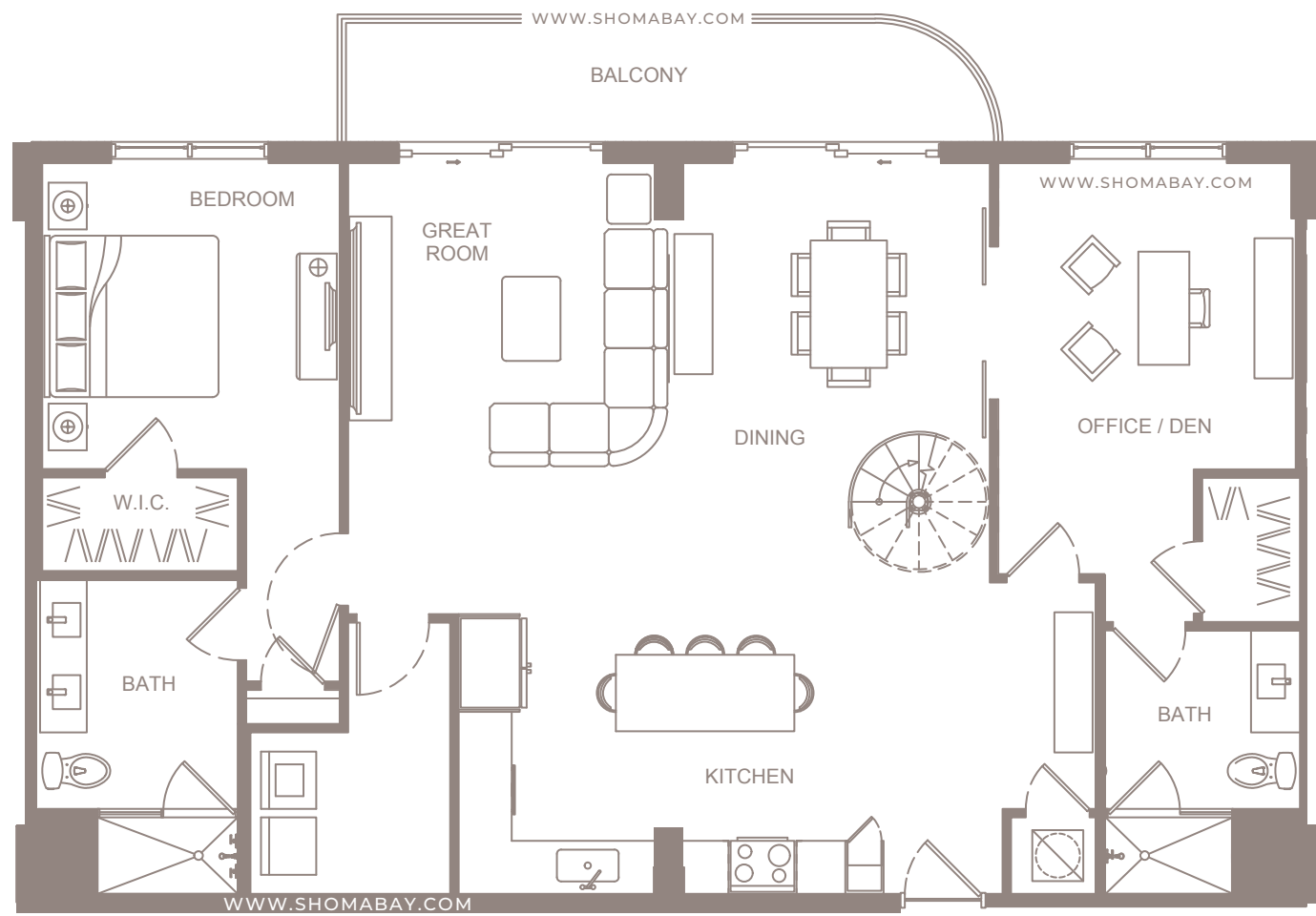
INTERIOR: 2,592 SQ.FT (240.8 m²)

EXTERIOR: 160 SQ.FT (14.8 m²)

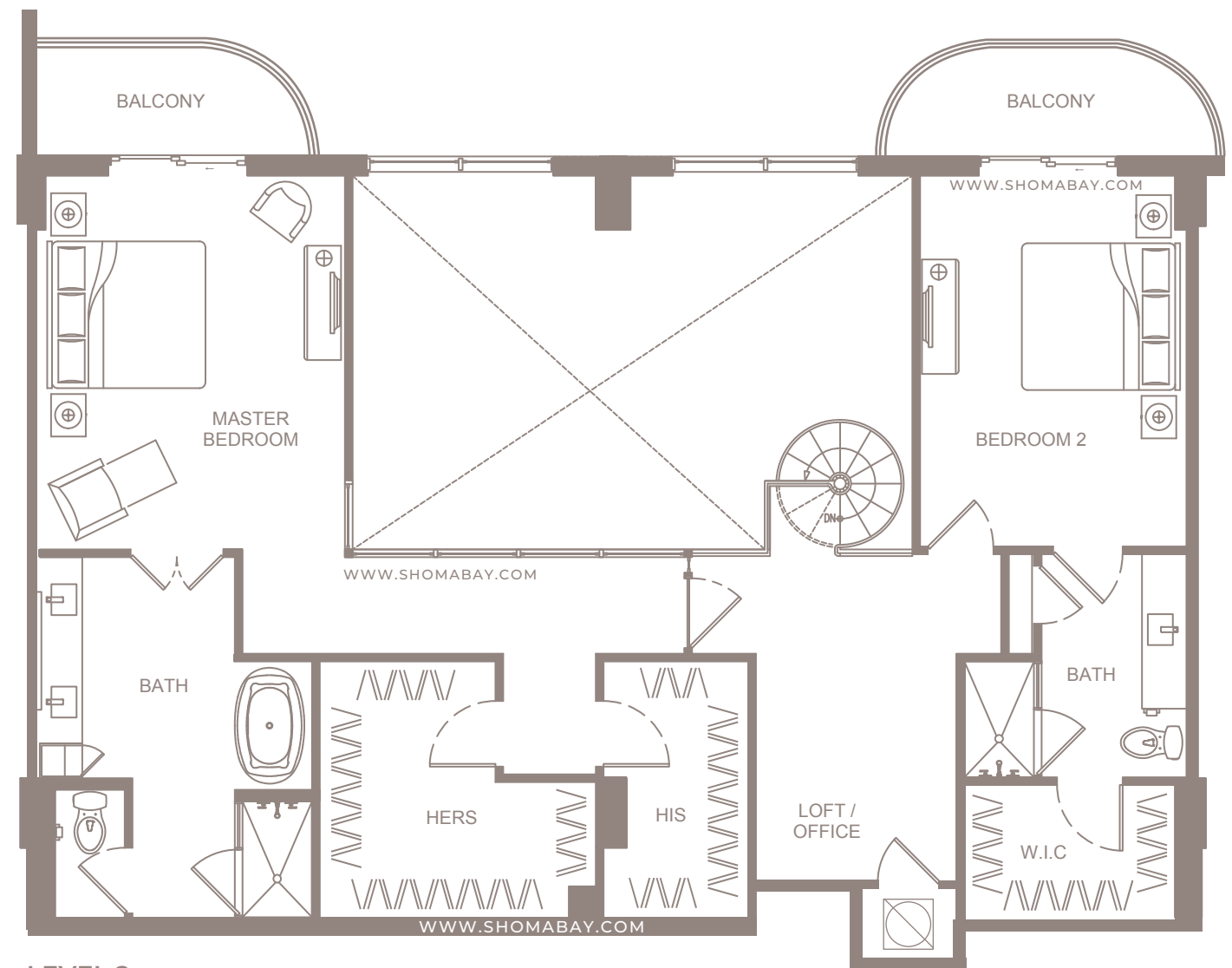
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LEVEL 1



LEVEL 2



LEVEL 1



LEVEL 2

UNIT P7 - PENTHOUSE (3BD / DEN / OFFICE / 4BTH)

INTERIOR: 2,760 SQ.FT (256.4 m²)

EXTERIOR: 302 SQ.FT (28 m²)

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VIEWS

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SOUTH VIEW



SOUTH EAST VIEW



NORTH VIEW



SOUTH VIEW



SOUTH SKYLINE



SOUTH SKYLINE

PRICE EVOLUTION OF BRICKELL, EDGEWATER & NORTH BAY VILLAGE



BRICKELL



EDGEWATER



NORTH BAY VILLAGE



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HEADQUARTERS

2875 Northeast 191st Street 2nd Floor
Aventura, FL 33180



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