

## ABOUT THE DEVELOPER

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### SHOMA GROUP

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.

- Award-winning real estate development company
- Specializing in Residential and Commercial Projects
- Established in 1988
- Developed more 10,000 homes and condominiums
- More than one million square feet of retail and office space
- \$5 billion in completed real estate transactions
- Completed projects:
  - Ten30 South Beach
  - City Place Doral
  - The Flats
  - Park Square
  - One Park Square at Doral
  - Sanctuary Doral
- Current projects:
  - Shoma Bay
  - Shoma Bazaar
  - Shoma Village
  - Shoma One

SHOMA



An aerial photograph of a coastal city at sunset. The foreground shows a peninsula with numerous palm trees and residential buildings, some with private docks. The middle ground features a large body of water with several high-rise apartment buildings and commercial structures. In the background, a distant city skyline is visible under a sky with soft, colorful clouds. The text "PROJECT SUMMARY" is centered in the middle of the image.

## PROJECT SUMMARY



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SOUTH MIAMI

DOWNTOWN MIAMI

PORT OF MIAMI

SOUTH BEACH

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EDGEWATER

WYNWOOD

MID TOWN

BUENA VISTA

DESIGN DISTRICT



LITTLE HAITI

SOUTH BEACH

MIMO

NORTH BAY VILLAGE

UPPER EAST SIDE

INDIAN CREEK COUNTRY CLUB

NORTH BEACH

MIAMI GARDENS

INDIAN CREEK COUNTRY CLUB

SOPHIE  
BAY HARBOR

ALANA BAY  
BAY HARBOR

LA BAI  
BAY HARBOR

BAY HARBOR ISLANDS

NORTH MIAMI









## PROJECT DESCRIPTION

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- Miami-based developer Shoma Group is excited to announce SHOMA BAY, a 2.8 acre mixed use development in the thriving waterfront community of North Bay Village
- Anchored by a 36,068 sq.ft. Publix, the project will boast a 21-story, 327-unit modern apartment community and 6,315 sq.ft. of retail space including a rooftop restaurant and a Shoma Bazaar food hall
- Residences range in size from 324-square-foot furnished micro studios to 1,435 square-foot three bedroom residences
- Located on the corner of the 79th Street Causeway and East Treasure Drive, Shoma Bay is in proximity to nearby shopping, dining and schools, with direct access to the main highway that connects North Bay Village to Miami Beach and the MiMo District

## LOCATION

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1850 John. F Kennedy Causeway  
North Bay Village, Florida

## DEVELOPMENT TEAM

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SHOMA GROUP





SHOMA BAY

UNIT MIX - PROJECT SUMMARY

MICRO RESIDENCES			
Unit Type	# of Units	Saleable Sq. Ft.	Avg. Sq. Ft.
Micro Residences	40	14,400	360
Sub-Totals	40	14,400	360

  

SHOMA BAY RESIDENCES			
Unit Type	# of Units	Saleable Sq. Ft.	Avg. Sq. Ft.
One Bedrooms	140	107,560	768
Two Bedrooms	128	141,793	1,108
Three Bedrooms	19	27,493	1,447
Sub-Totals	287	276,846	965

  

Totals	327	291,246	891
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Unit Mix and Sqft based on Site Plan



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A wide-angle photograph of a modern rooftop pool and lounge area. In the foreground, a wooden deck features a lounge chair with a folded towel and a small wicker basket. The pool is a large, rectangular infinity pool with a dark blue tile border. To the right of the pool, there are four glass-enclosed lounge cabanas with white cushions and blue pillows. In the background, a city skyline is visible across a body of water, with several boats on the water. The sky is a clear, pale blue. The overall atmosphere is one of luxury and relaxation.

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## AMENITIES



# AMENITIES

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- Lobby Lounge
- Game Area
- Pet Spa
- Library
- Co-working Area
- Pool w/ Waterfront View
- Pool Cabanas
- Summer Kitchen
- Kids club
- Spa
- Sky Lounge w/Bar, Game & Movie





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## RESIDENCE FEATURES





## RESIDENCE FEATURES

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- Spacious floor plans
- Walk-in master closets \*
- Digital programmable thermostats
- Digital key-less entry
- Designer lighting fixtures
- Linen closets \*
- Front load full-size washer & dryers
- Private balconies
- Chef-caliber kitchens
- Quartz counter-tops
- Italian cabinetry with under-cabinet lighting
- Island area for entertainment\*
- USB charging stations
- Italian cabinet pantry\*
- Multi-feature kitchen faucet
- Stainless steel high-efficiency appliances
- Spa inspired baths
- Contemporary bath hardware
- Designer vanities with lighted mirrors
- Frame-less glass shower enclosures \*
- Full height porcelain wet walls in showers & tubs
- Rain showers in master bath \*
- Oversize bathtubs\*

\* SELECTED UNITS

