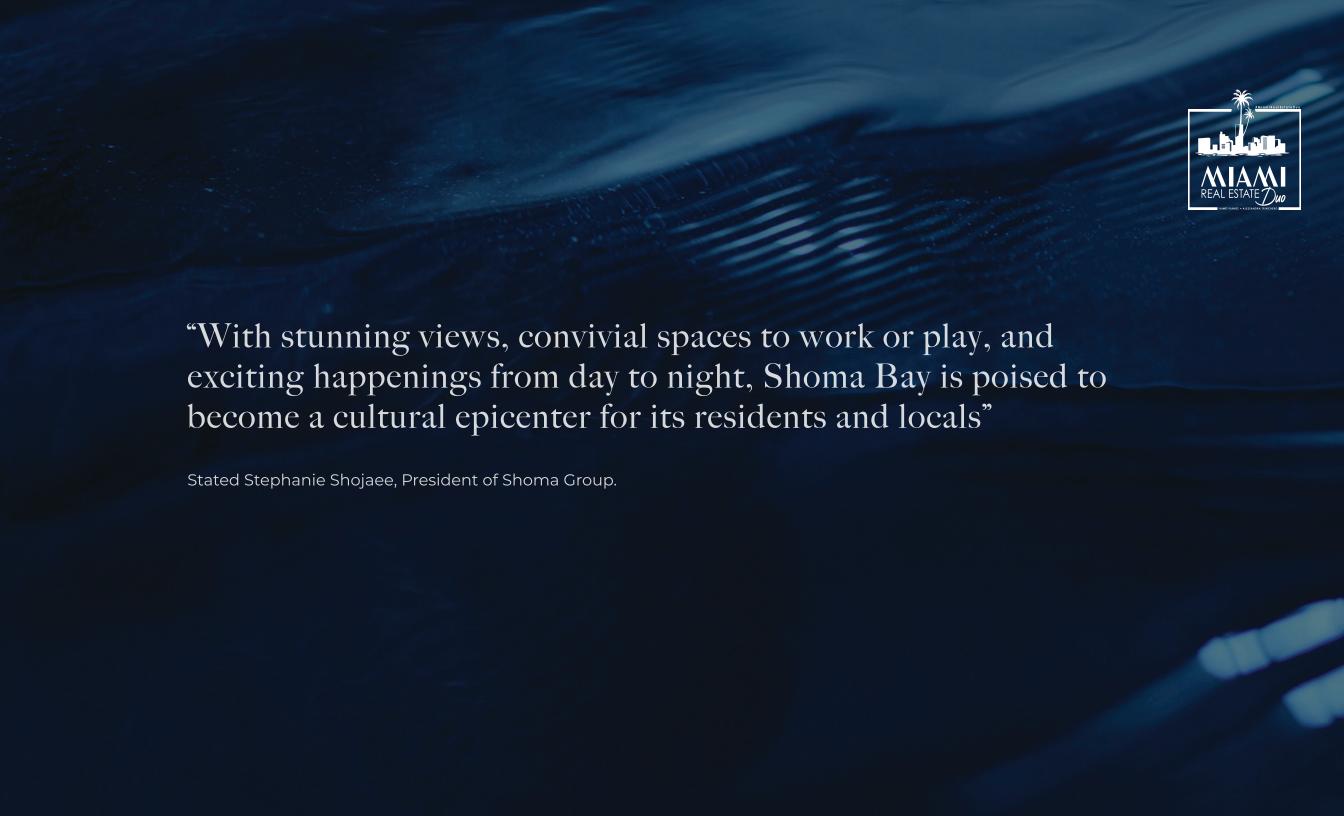
SHOMA













(pscale RESIDENCES

All with stunning views of the city skyline and the bay. Each unit boasts high-end finishes and modern appliances, making it the perfect home for those looking for luxury and comfort.



STUDIOS · 1-BEDROOMS · 1-BEDROOMS + DEN · 2-BEDROOMS 3-BEDROOMS · PENTHOUSES

- · Open light-filled layouts with 9-foot · Premium Miele Kitchen appliance ceilings on regular residences and double height on Penthouses
- · Floor-to-ceiling sliding glass door onto spacious balconies
- · Smart Home Technology

- package on regular residences & Exclusive Gaggenau Appliance package for Penthouses
- · Porcelain flooring throughout the residences

NO DETAIL HAS BEEN OVERLOOKED



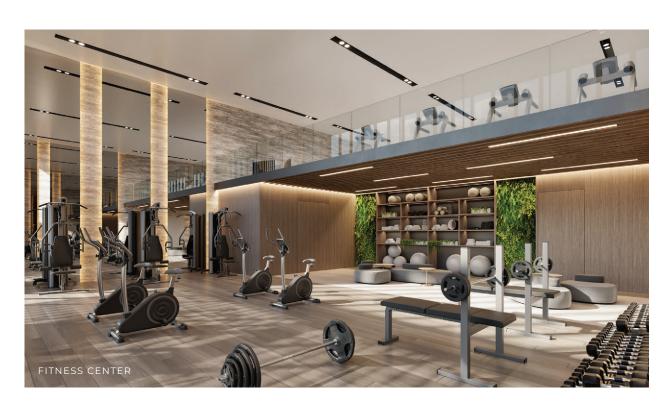
"We have created an iconic and elegant design highlighting North Bay Village's natural beauty. Our goal was to connect lifestyle and luxury, with comfort and well-being at the real essence."

Adriana Hoyos, Creative Director of Adriana Hoyos Design Studio









Juxurious AMENITIES

Amenities will include an Owners Lounge and Bar, Zen Garden, Spa, Hammam, Golf Simulator, Fitness Center, Pet Spa, Kids Club & more.

Residents will access a 6,030-Sqft pool deck with panoramic water views overlooking Biscayne Bay, with cabanas, outdoor showers and a summer kitchen.

Other development elements will include a library, a coworking business lounge, a Nespresso coffee bar, and areas for gaming and movie watching. Assigned gated parking, electric vehicle charging stations, a designated bike room, and storage spaces will also be available.











"This visionary project is guaranteed to provide its few, fortunate owners with a lifestyle experience unique to our islands, a coveted existence rivaled only by our trademark Miami skyline and 360 water views that can only be had here in North Bay Village - the Heart of the Miami Bay."

Brent Latham, North Bay Village Mayor

SHOMA



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.