



ISG
WORLD®

P R E S E N T S

SHOMA
say



SOUTH VIEW



SOUTH VIEW

30+

YEARS
EXPERIENCE
EST. 1988

\$6+

BILLION IN
REAL ESTATE
TRANSACTIONS

10,000+

TOTAL
RESIDENCES

RECORDS

AWARDS

WINNER OF
AMERICA'S TOP
BUILDER'S AWARD

WINNER OF
SOUTH FLORIDA
BEST BUILDER'S AWARD

FACA BEST
ENTRANCE
NAUTICA

CERTIFICATE OF
RECOGNITION AND
EXCELLENCE FOR
THE BETTERMENT OF
DORAL ON CITYPLACE

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.



CITY PLACE



SANCTUARY



TEN30



SHOMA BAZAAR



OASIS PARK SQUARE



SHOMA VILLAGE





RECENTLY COMPLETED PROJECTS





EVOLUTION OF NORTH BAY VILLAGE



NORTH BAY VILLAGE 2025
\$1.5BIL IN NEW CONSTRUCTION
5 NEW CONDO DEVELOPMENTS / 947 RESIDENCES

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

By Katherine Kallstab



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).

infobae

La Asociación del Fútbol Argentino desembarcó oficialmente en Miami

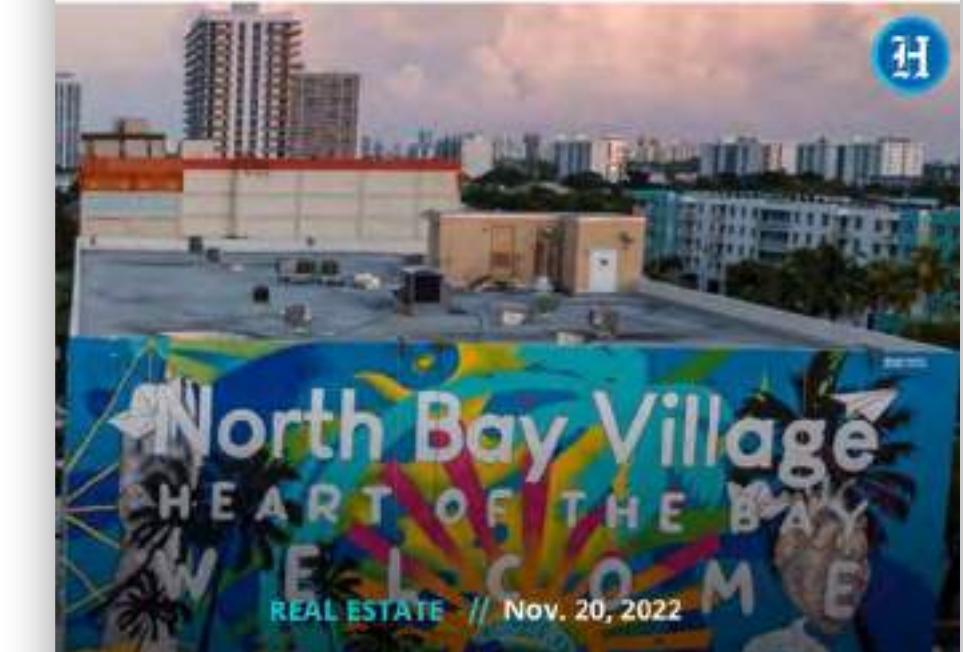
El presidente de la AFA, Claudio Tapia, firmó un contrato con la municipalidad de North Bay Village para la construcción de canchas de fútbol, un centro comunitario y una academia



Claudio "Chiqui" Tapia habla durante la ceremonia de firma del contrato con la municipalidad de North Bay Village (Nacho Martín / infobae)

Se trata de un **acuerdo público-privado**, que tanto se aprecian en el sur de la Florida. La Asociación del Fútbol Argentino (AFA) **inició esta noche su asociación con la municipalidad de North Bay Village**, una pequeña localidad dentro del condado de Miami Dade ubicada sobre unas islas en la bahía de Biscayne, para el **desembarco de la primera academia de fútbol argentino en los Estados Unidos**.

The Miami Herald



REAL ESTATE // Nov. 20, 2022

North Bay Village's residents divided over bold development push to ditch bygone era



Liked by danielcrealestate and 872 others
miamiherald Developers seem to have found their next gold mine in North Bay Village.



1 NORTH BAY VILLAGE

2 BAY HARBOR ISLANDS

3 NORTH MIAMI

4 MIAMI BEACH

5 SOUTH MIAMI

6 PORT OF MIAMI

7 BRICKELL

8 DOWNTOWN MIAMI

9 EDGEWATER

10 WYNWOOD

11 DESIGN DISTRICT

12 MIMO

13 MIAMI INT. AIRPORT

PROJECT DESCRIPTION

- 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 35,037 sq.ft. Publix, the project will boast a 24-story, 333-unit modern apartment community and 6,325 sq.ft. of retail space. Including a rooftop restaurant and a Shoma Bazaar food hall.
- Residences range in size from 346 Square-foot furnished studios to 2,700 square-foot three bedroom residences plus duplex penthouses.
- 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.



**1850 John. F. Kennedy Causeway
North Bay Village, Florida**

SHOMA
bay

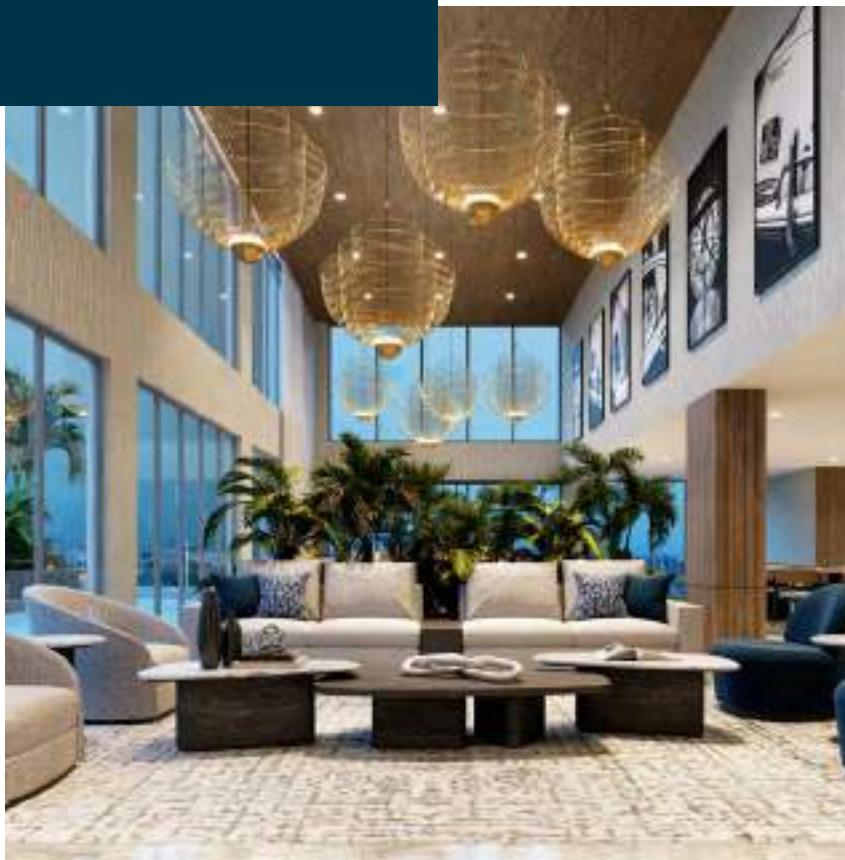
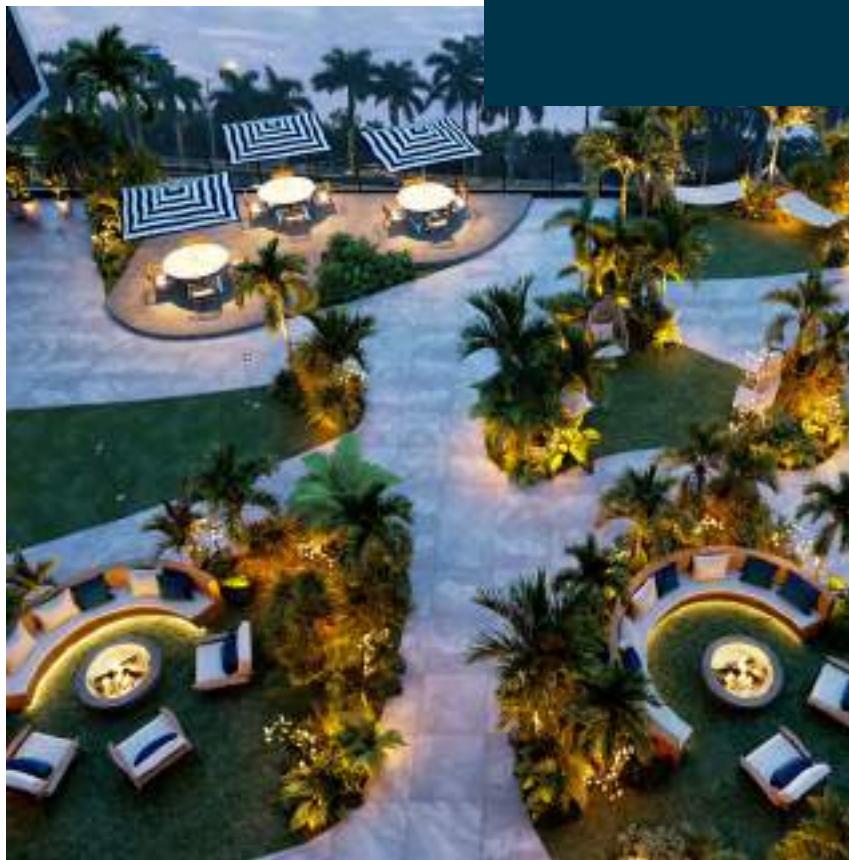


FACADE NORTH VIEW

SHOMA
bay



FACADE NORTH VIEW



AMENITIES

AMENITIES

- Zen Garden
- Wine Cellar & Cigar Club
- Heated Swimming Pool
- On-Site Restaurant (Shoma Bazaar)
- Yoga Center
- Spa, Sauna & Steam Room
- Movie Theater
- Kid Club (Kid's playroom)
- Sun Deck & Roof-Top Terraces
- Pet Spa & Pet's Park
- State of the Art Fitness Center - Technogym Equipped
- Golf Simulators
- Valet Parking
- Business Center & Co-Working Spaces



SHOMA
bay

ENTRANCE

SHOMA
bay



LOBBY

SHOMA
bay



LIBRARY

SHOMA
bay



CO-WORKING SPACES

SHOMA
bay

GYM



SHOMA
bay

OWNERS LOUNGE



SHOMA
bay

OWNERS LOUNGE



SHOMA
bay



OWNERS LOUNGE

SHOMA
bay

ZEN GARDEN

SHOMA
bay

ZEN GARDEN



SHOMA
bay

SHOMA
Pet Spa  By Pukka

PET SPA

SHOMA
bay

MOVIE THEATER

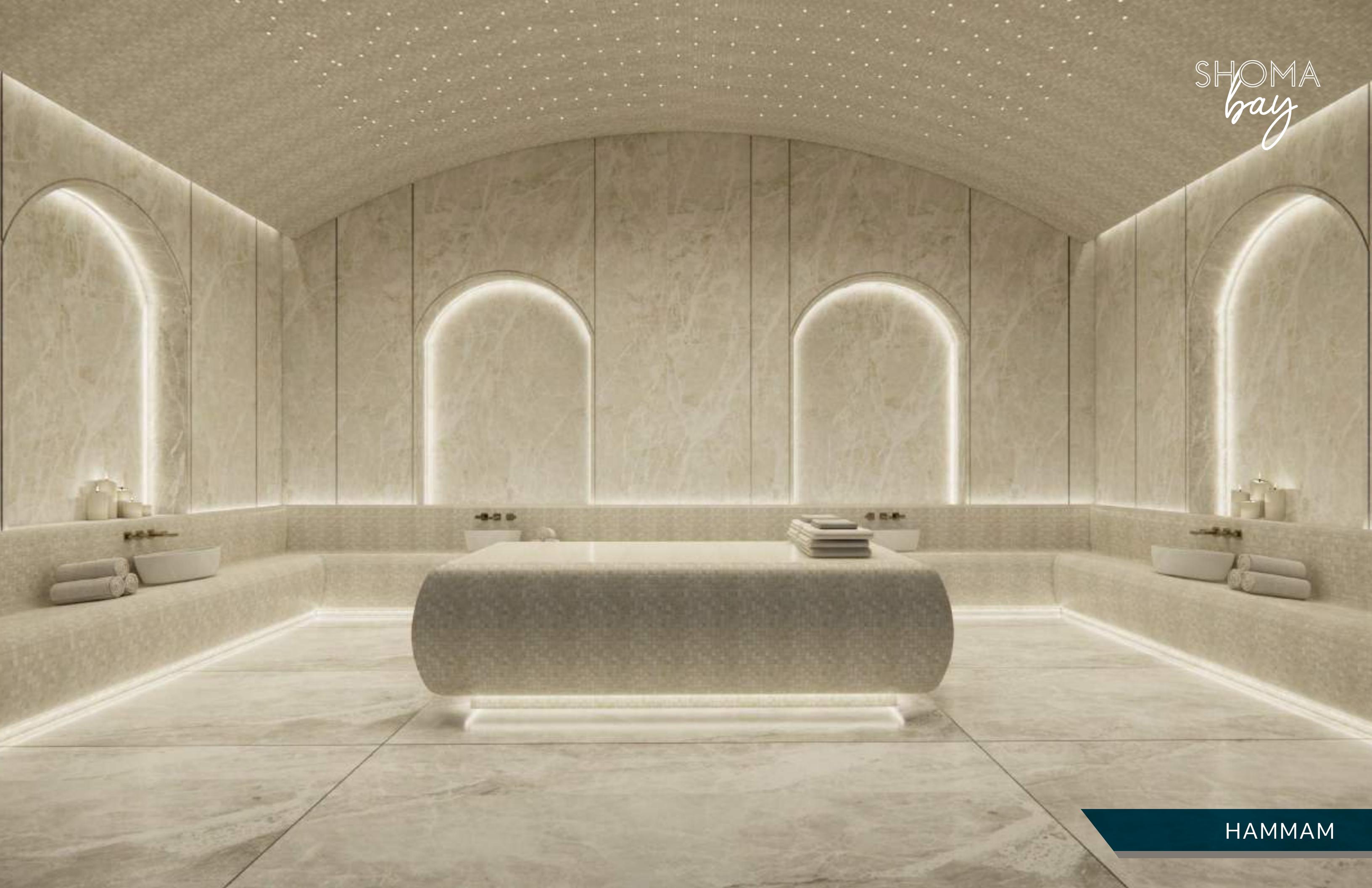


SHOMA
bay

SHOMA
Wellness Spa

WELLNESS SPA

SHOMA
bay



HAMMAM

SHOMA
bay

CIGAR CLUB

SHOMA
bay



WINE CELLAR

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



SHOMA
bay



ROOFTOP POOL

SHOMA
bay



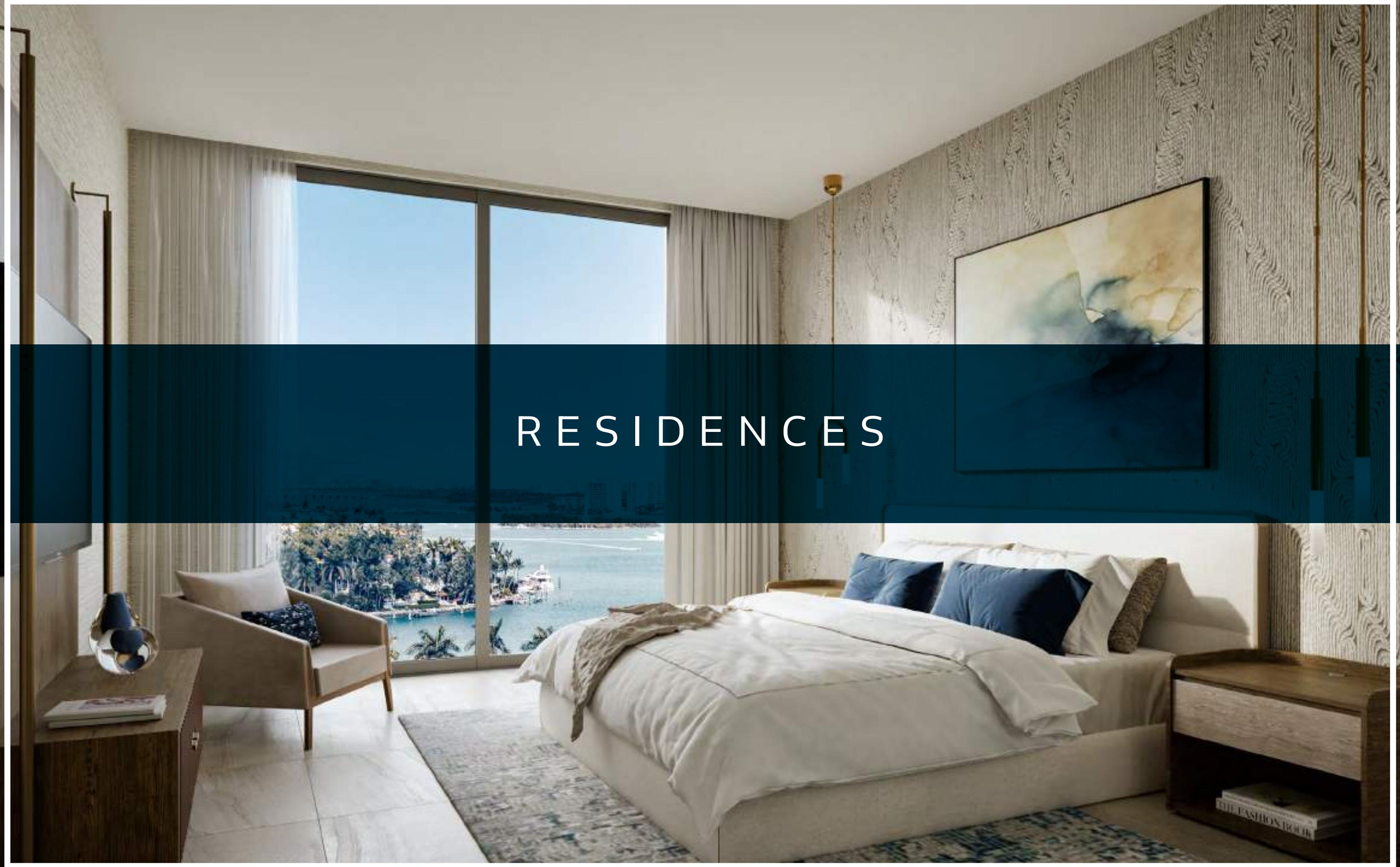
ROOFTOP POOL

SHOMA
bay



ROOFTOP POOL

RESIDENCES



RESIDENCE FEATURES



- Spacious Floor Plans
- Walk-in Master Closets*
- Digital Programmable Thermostats
- Front Load Full-Size Washer & Dryers
- Private Balconies
- Chef-Caliber Kitchens
- Quartz Counter-Tops
- Italian Cabinetry
- Stainless Steel High-Efficiency Appliances
- Spa Inspired Baths
- Contemporary Bath Hardware
- Designer Vanities with Lighted Mirrors
- Glass Shower Enclosures*
- Full Height Porcelain Wet Walls in Shower & Tubs
- Rain Showers in Master Bath*
- Oversize Bathtubs*

* SELECTED UNITS

SHOMA
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CORRIDOR

SHOMA
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STUDIO

SHOMA
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LIVING ROOM

SHOMA
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BATHROOM

SHOMA
bay

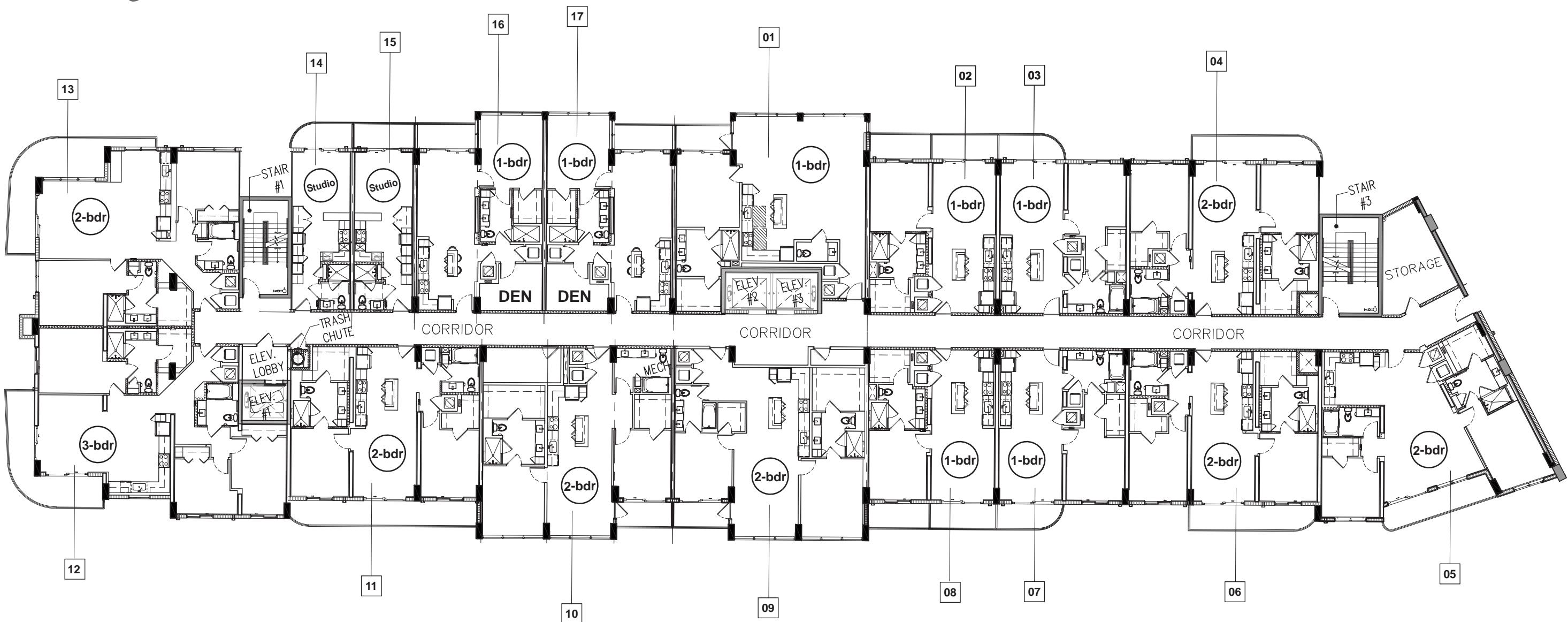
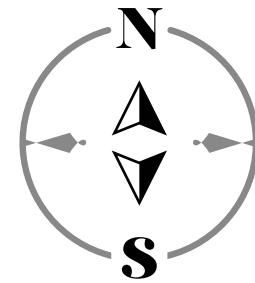
BEDROOM



FLOOR PLANS



SHOMA *bay*



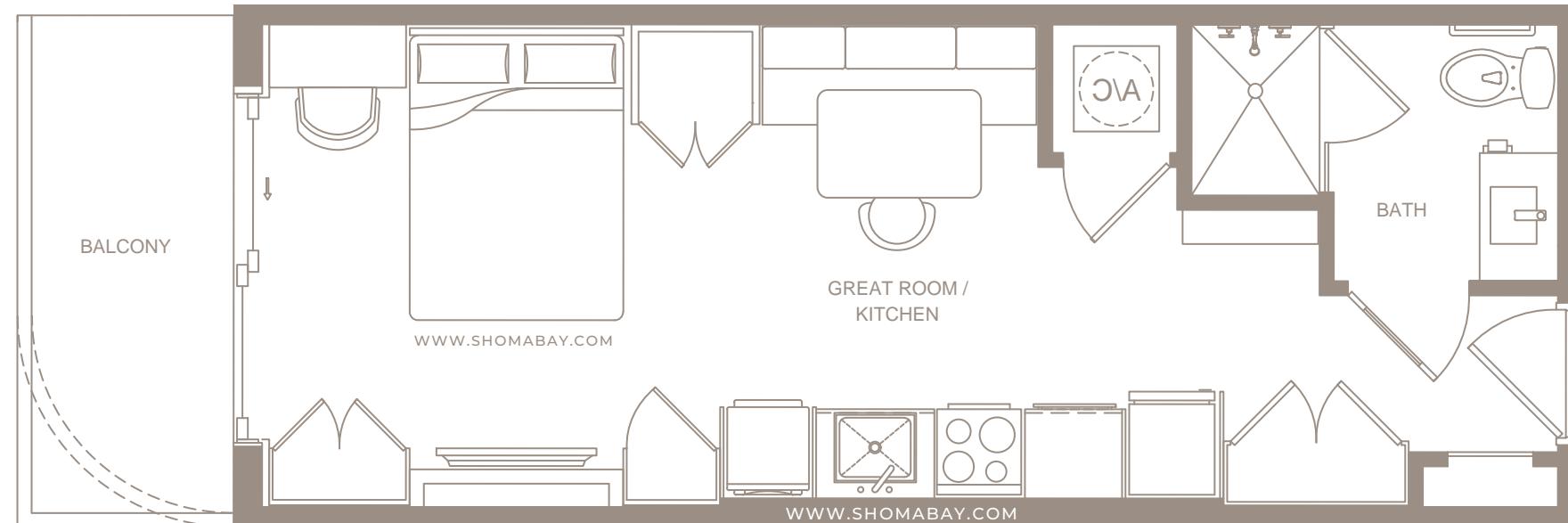
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OVERALL LEVEL 8 - PLAN

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.

SHOMA
bay



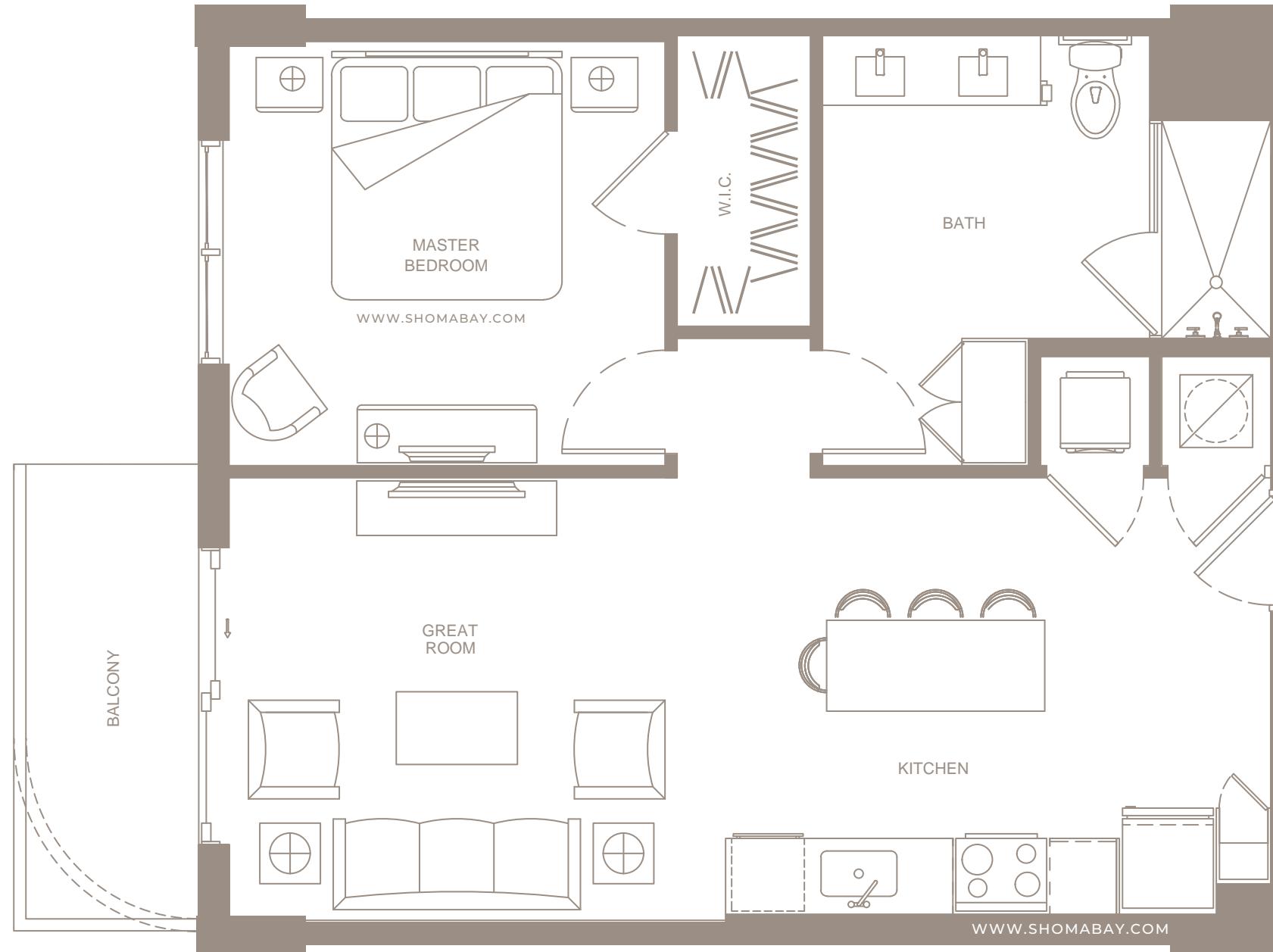
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STUDIO (0BD / 1BTH)

GROSS AC AREA: 381 SQ.FT (35.4m²)
BALCONY: 50 SQ.FT (4.6m²)

Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units nor the views from any of the Units. 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.

SHOMA
bay



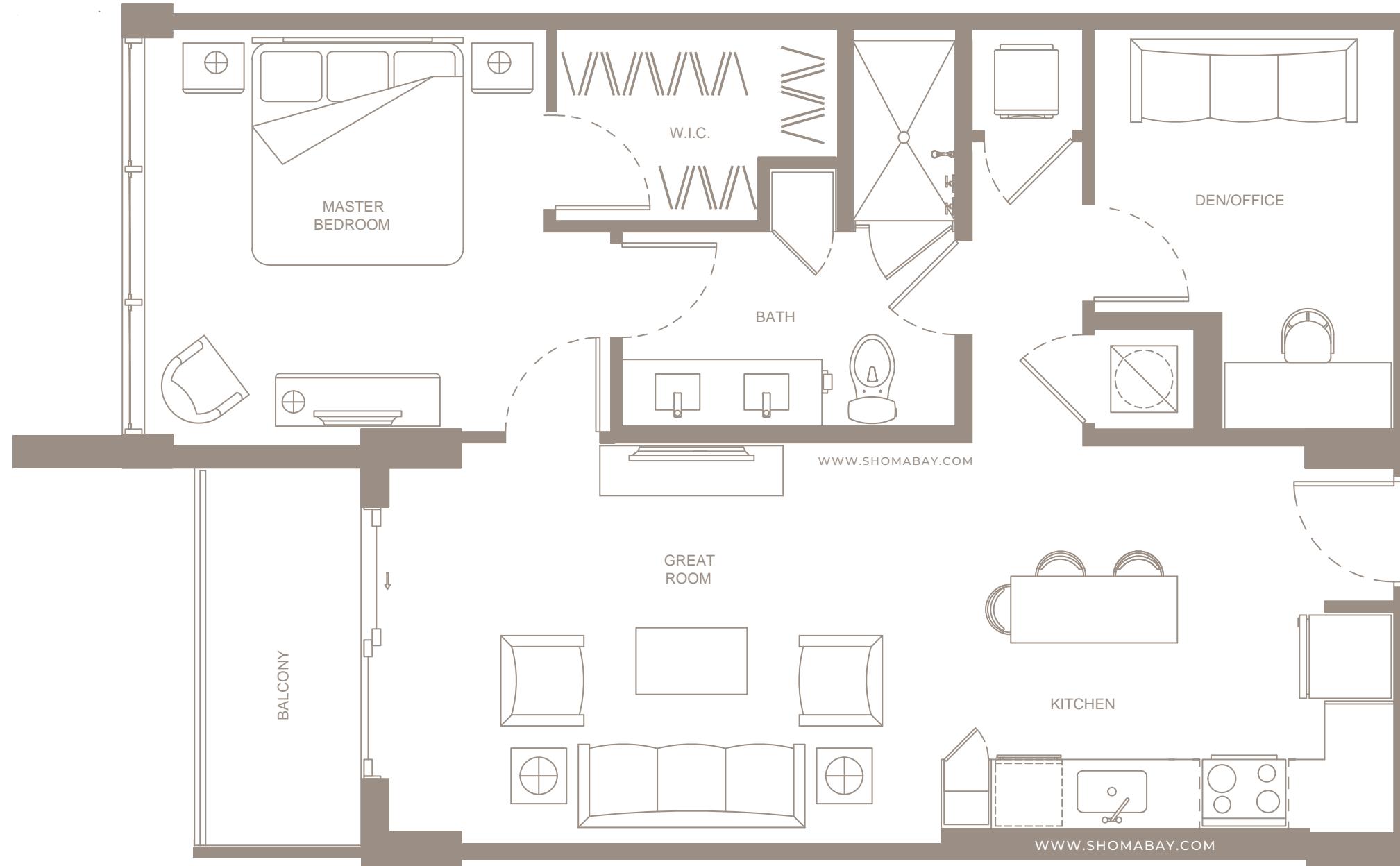
UNIT A1 (1BD / 1BTH)

GROSS AC AREA: 750 SQ.FT(69.7m²)
BALCONY: 64 SQ.FT(5.9m²)

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SHOMA
bay



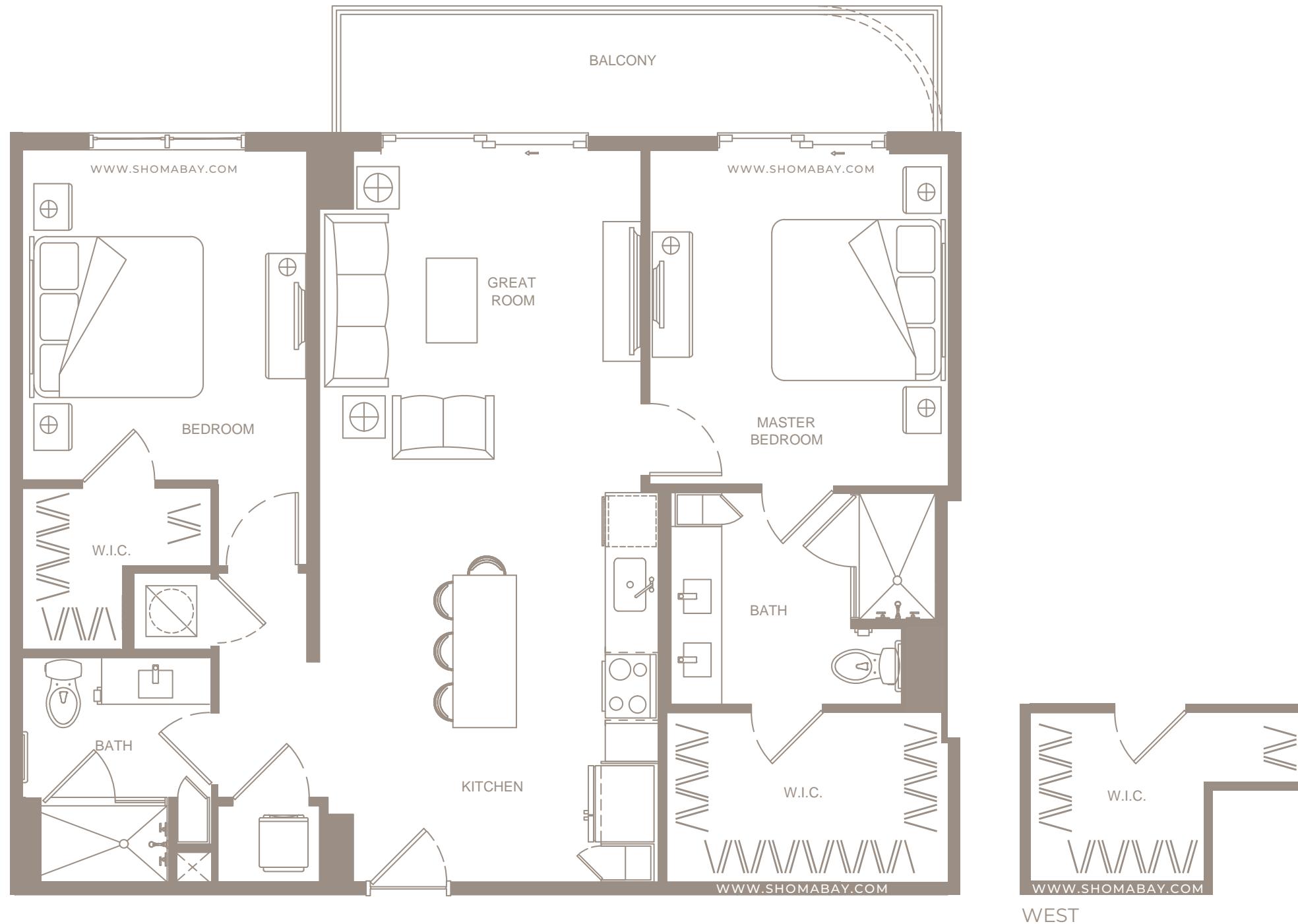
UNIT A2 (1BD / DEN / 1BTH)

GROSS AC AREA: 884 SQ.FT(82.1m²)
BALCONY: 57 SQ.FT(5.3m²)

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SHOMA
bay



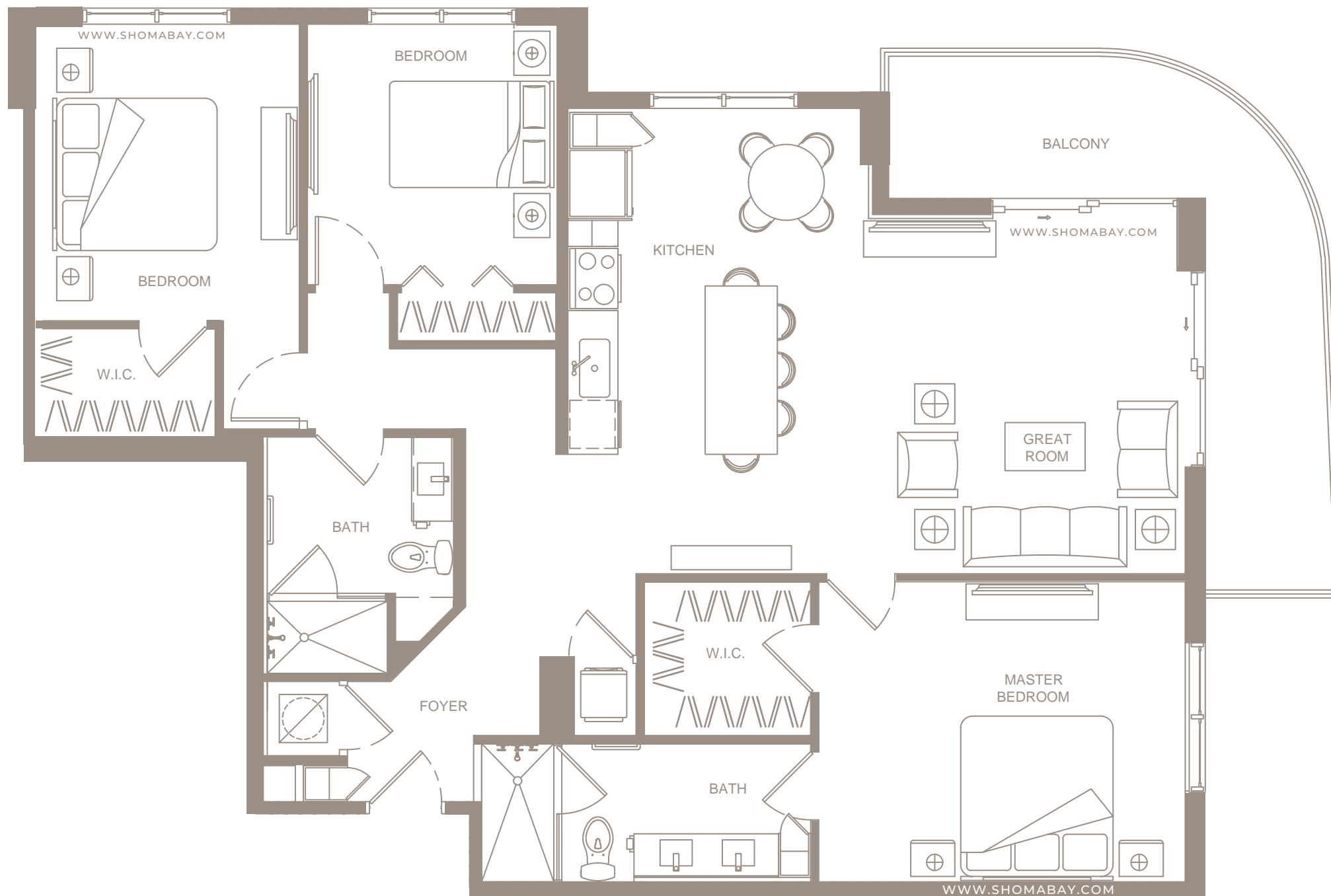
UNIT B1 (2BD / 2BTH)

GROSS AC AREA: 1110 SQ.FT (103.1m²)
BALCONY: 120 SQ.FT (11.1m²)

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UNIT C1 (3BD / 2BTH)

GROSS AC AREA: 1440 SQ.FT (133.8m²)
BALCONY: 186 SQ.FT (17.3m²)

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VIEWS



NORTH VIEW



SOUTH VIEW



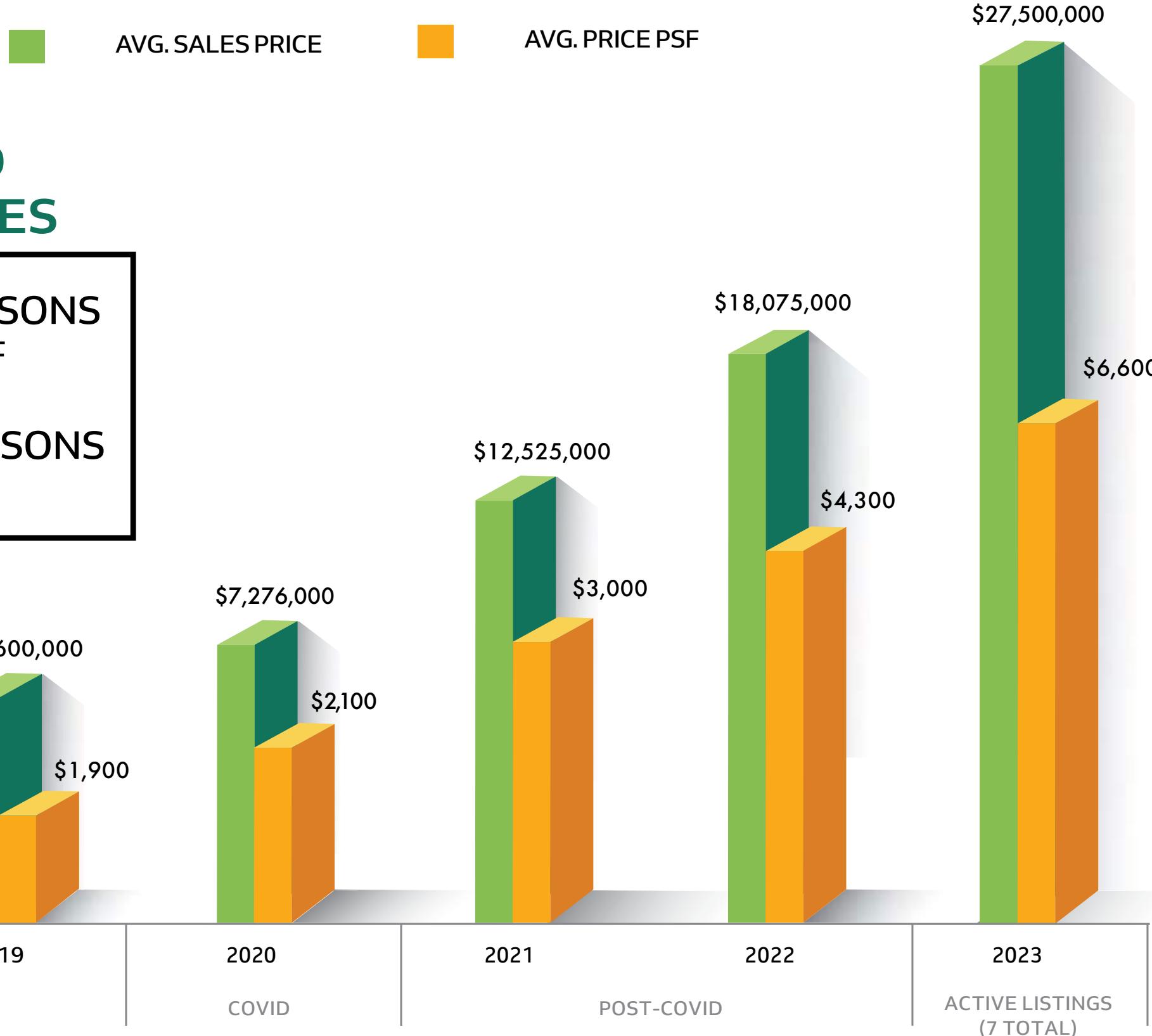
SOUTH SKYLINE



SOUTH SKYLINE

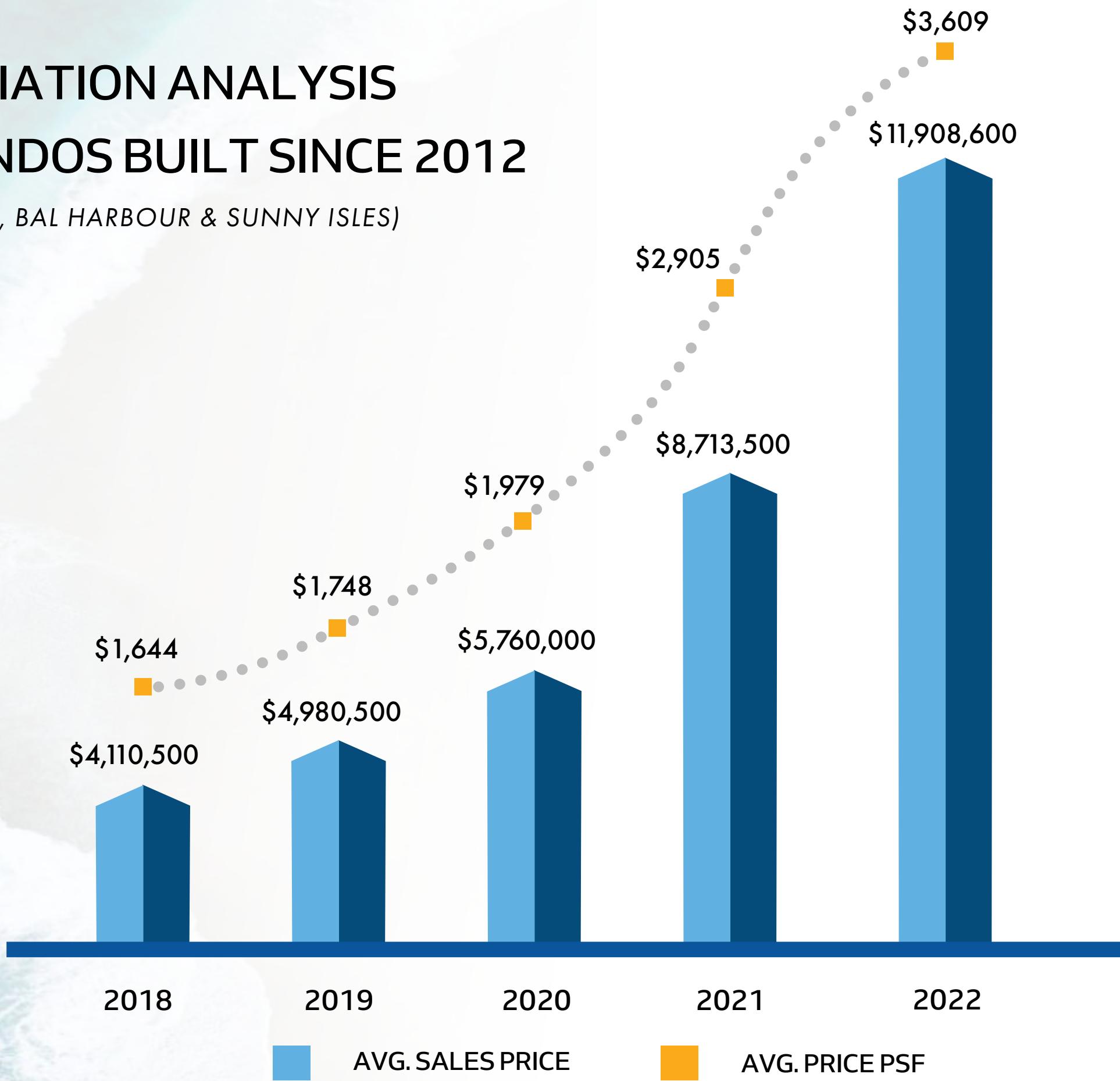
COMPETITIVE ANALYSIS

SURFSIDE CLOSED SALES PRICE ANALYSIS FOR NEW CONDOS BUILT SINCE 2012



RESALE PRICE APPRECIATION ANALYSIS FOR OCEANFRONT CONDOS BUILT SINCE 2012

(MIAMI BEACH, SOUTH BEACH, SURFSIDE, BAL HARBOUR & SUNNY ISLES)



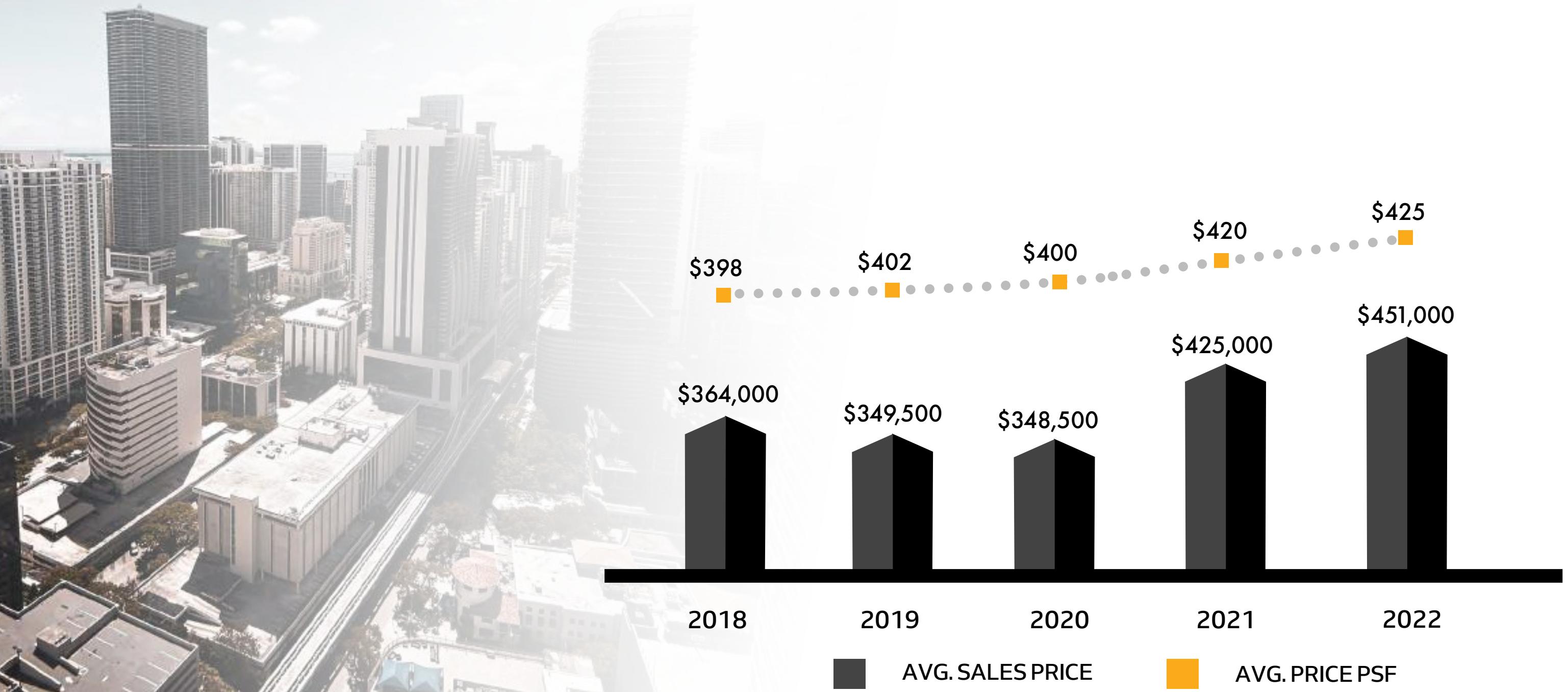
RESALE PRICE APPRECIATION ANALYSIS FOR BAYFRONT CONDOS BUILT SINCE 2012

(MIAMI-DADE, EAST OF I-95)

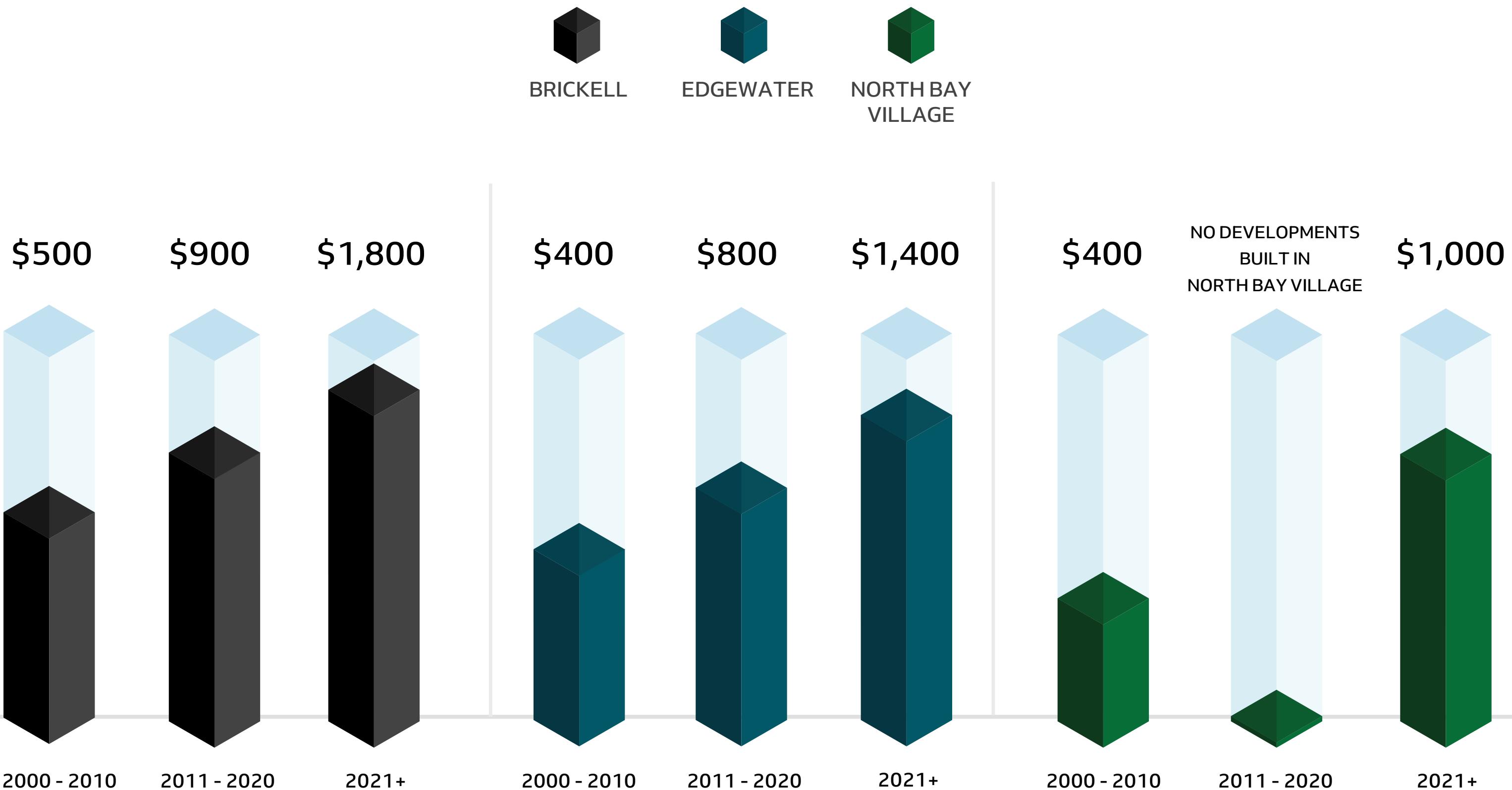


RESALE PRICE APPRECIATION ANALYSIS FOR MAINLAND MIAMI CONDOS BUILT SINCE 2012

(MIAMI-DADE, EAST OF I-95)



PRICE EVOLUTION OF BRICKELL, EDGEWATER AND NORTH BAY VILLAGE



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