

ISG
WORLD®

P R E S E N T S

SHOMA
bay



SOUTH VIEW



SOUTH VIEW

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



RECORDS

30+

YEARS
EXPERIENCE
EST. 1988

\$6+

BILLION IN
REAL ESTATE
TRANSACTIONS

10,000+

TOTAL
RESIDENCES

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



RECENTLY COMPLETED PROJECTS



The image is a composite of two aerial photographs of North Bay Village, Florida. The top photograph shows a wide view of the city skyline, including several high-rise buildings, situated along a coastline with a large body of water in the foreground and a blue sky with scattered white clouds. The bottom photograph provides a closer view of the city's layout, showing a dense residential area with many smaller houses and several prominent high-rise buildings, all surrounded by water. A dark blue horizontal band with white text is superimposed over the middle of the image.

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 sq ft of office, retail

By Katherine Haller



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



Liked by danielcrealestate and 872 others

miamiherald Developers seem to have found their next gold mine in North Bay Village.



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

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.



SHOMA
bay

**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



GYM

SHOMA
bay



OWNERS LOUNGE

SHOMA
bay



OWNERS LOUNGE

SHOMA
bay



OWNERS LOUNGE

SHOMA
bay



ZEN GARDEN

SHOMA
bay



ZEN GARDEN



SHOMA
Pet Spa  By Petline



SHOMA
bay

SHOMA
Wellness Spa

WELLNESS SPA







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



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
bay



STUDIO



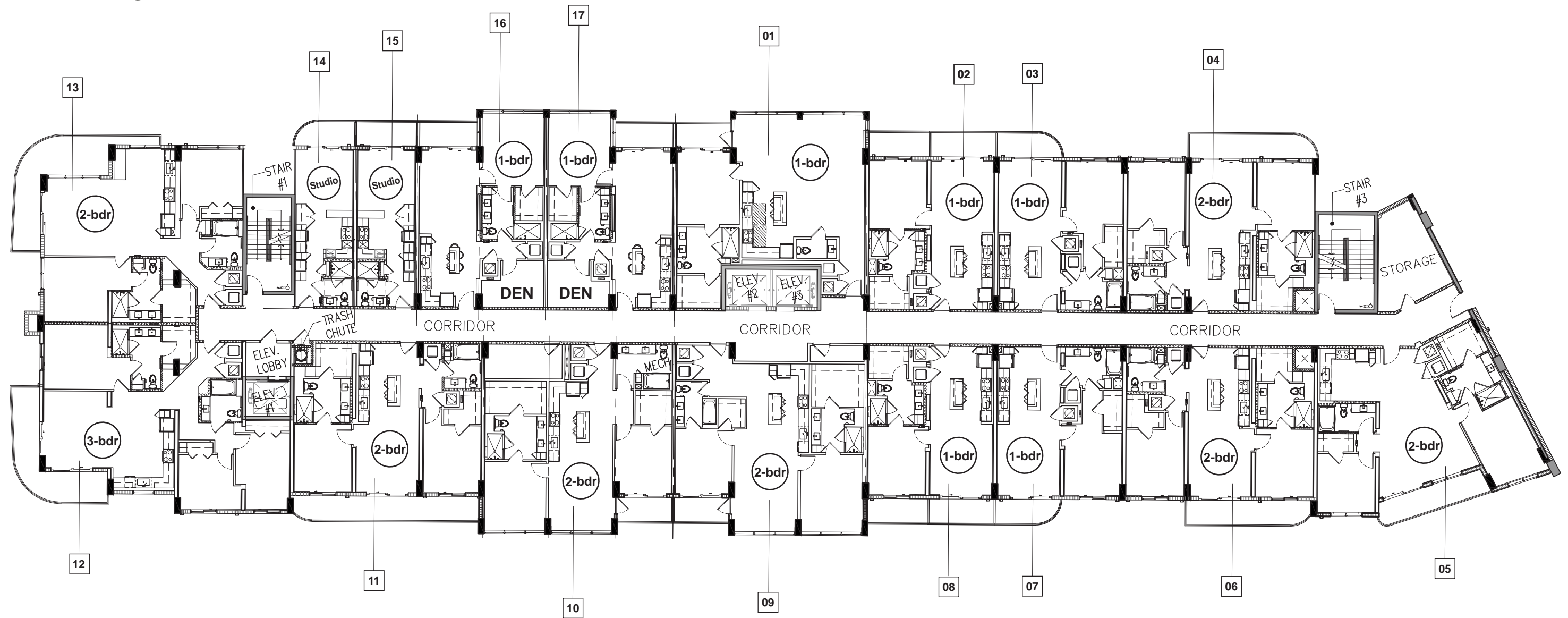
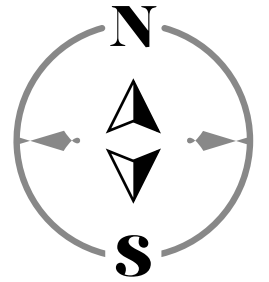




BEDROOM

A close-up photograph of a hand holding a black pen, pointing at a detailed architectural floor plan. The plan includes various rooms such as 'MEN WASHROOM', 'WOMEN WASHROOM', and 'HOUSE'. It also features technical drawings of doors, windows, and structural elements, along with numerical annotations like '[2524]', '[152]', and '[1841]'. A semi-transparent dark blue horizontal band is overlaid across the middle of the image, containing the text 'FLOOR PLANS' in white capital letters.

FLOOR PLANS

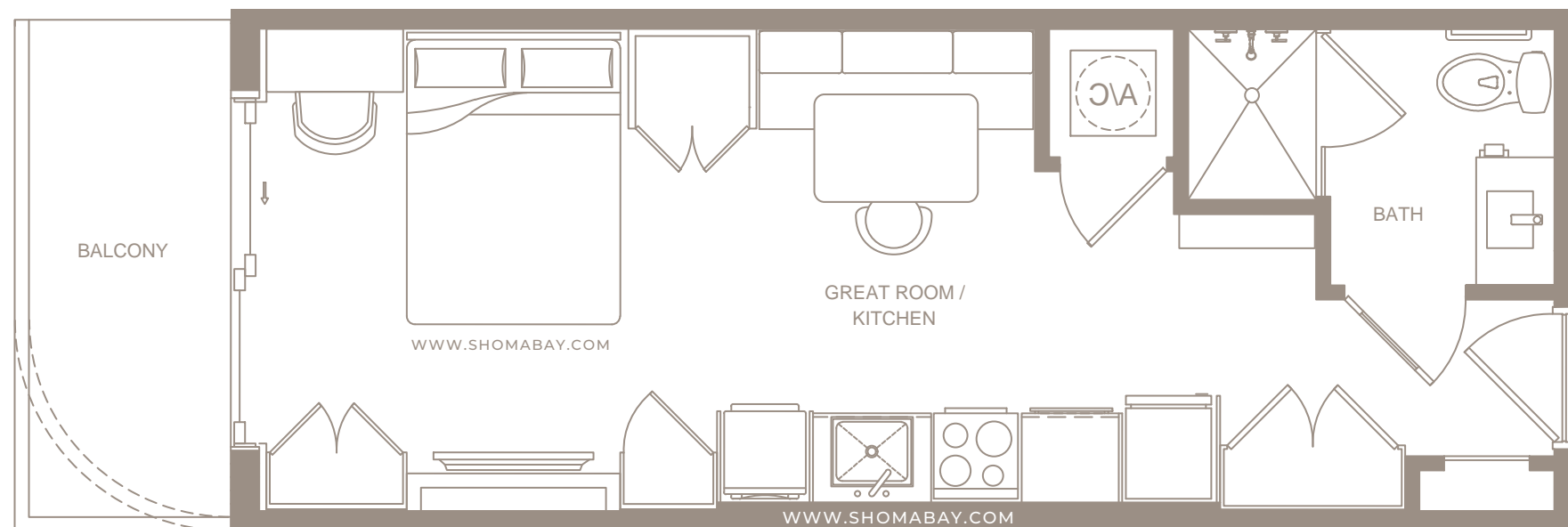


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OVERALL LEVEL 8 - PLAN

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.



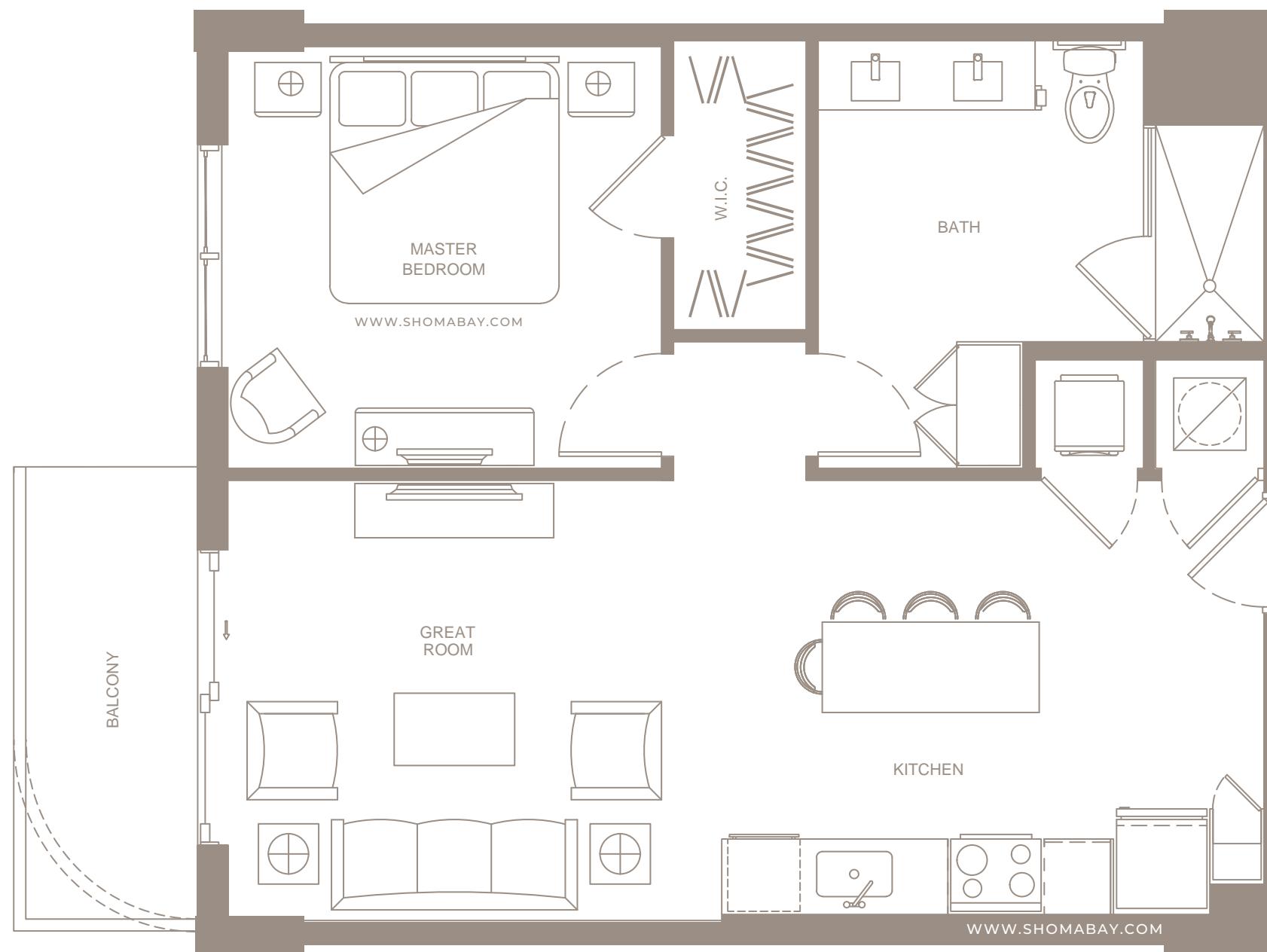
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STUDIO (0BD / 1BTH)

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.



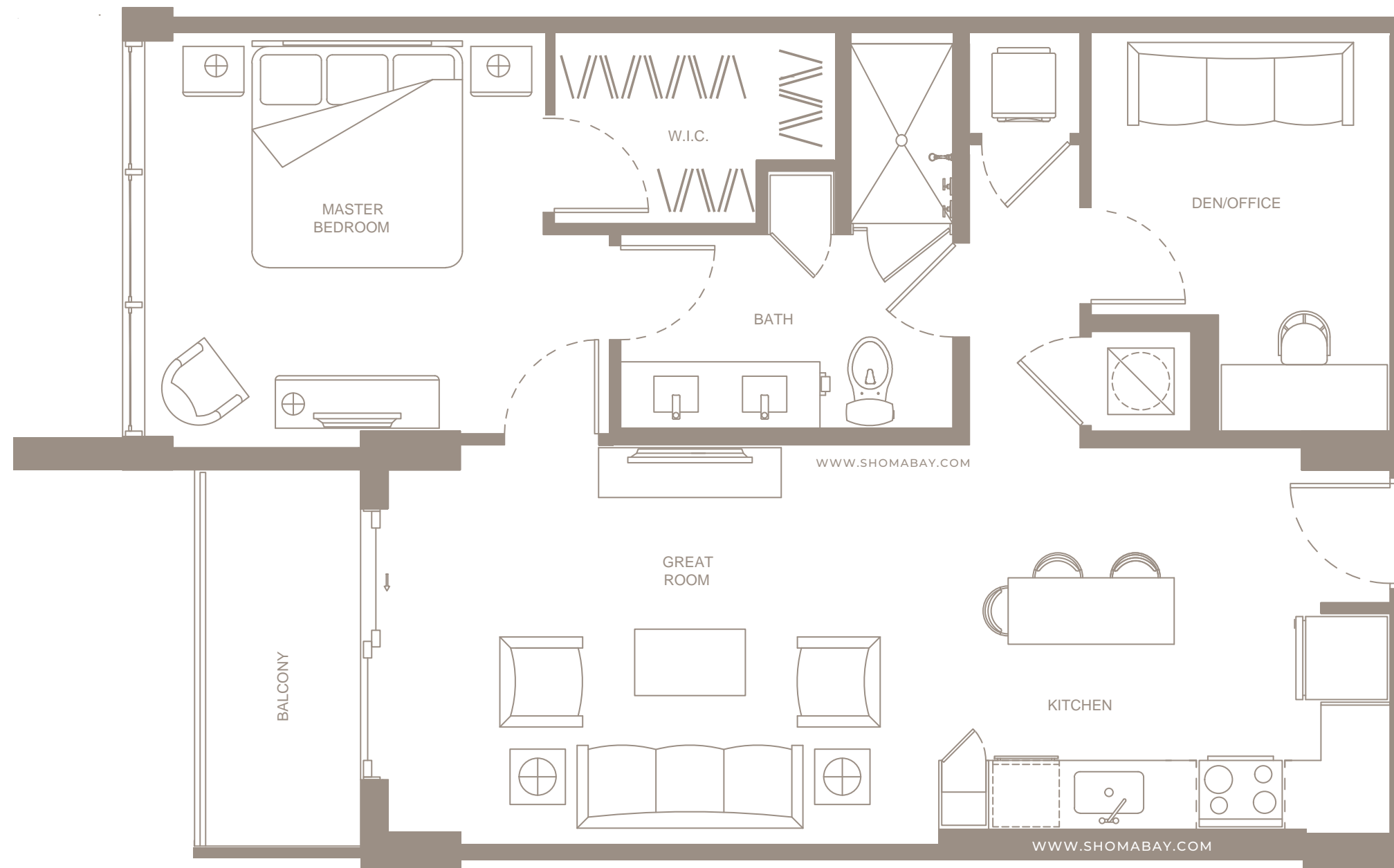
UNIT A1 (1BD / 1BTH)

GROSS AC AREA: 750 SQ.FT(69.7m²)

BALCONY: 64 SQ.FT(5.9m²)

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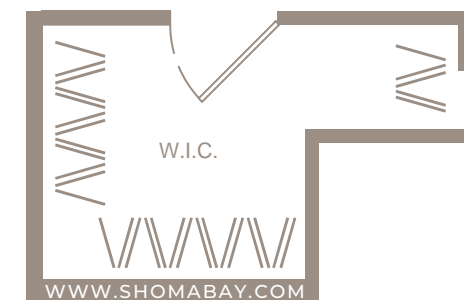
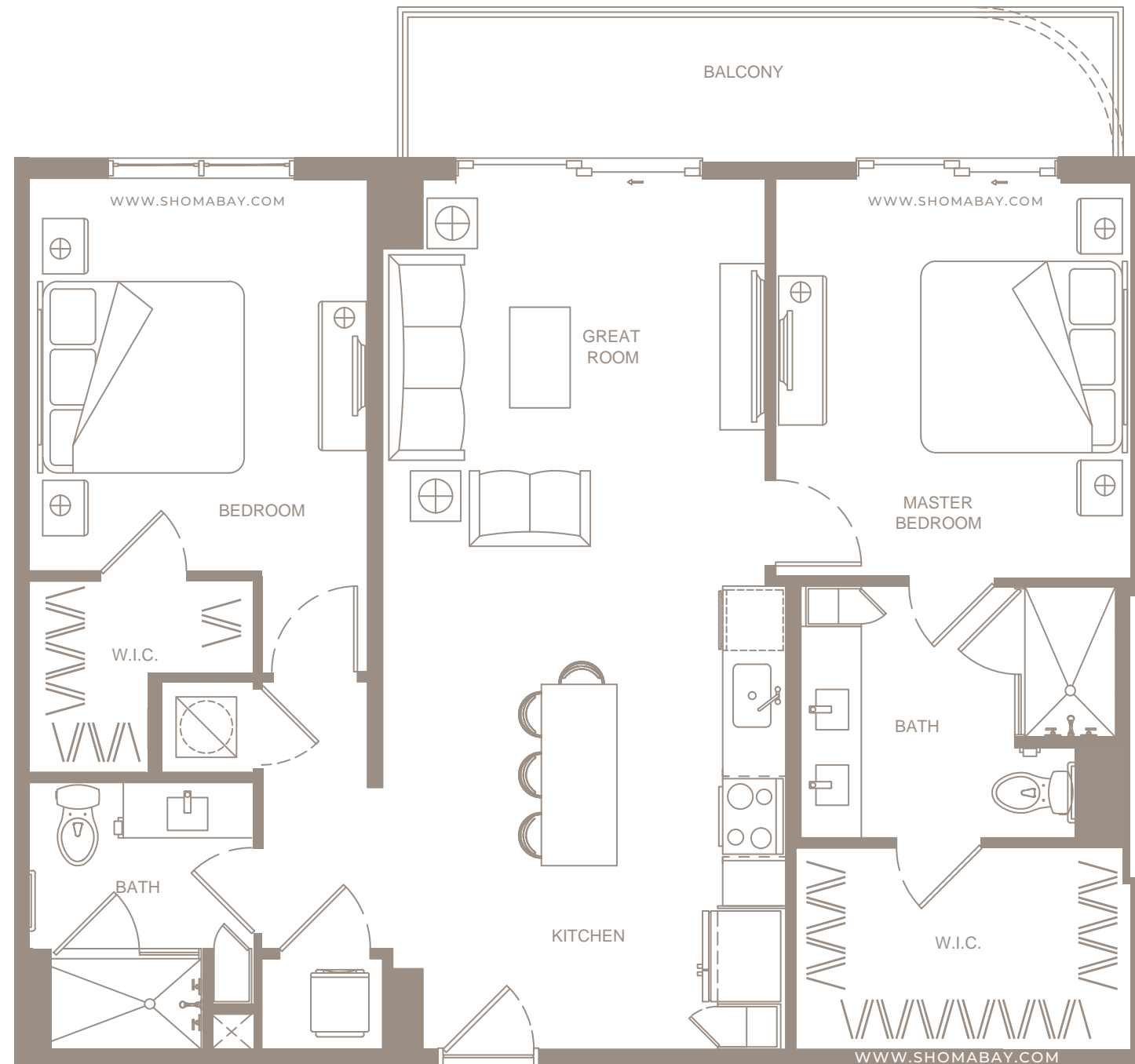
UNIT A2 (1BD / DEN / 1BTH)

GROSS AC AREA: 884 SQ.FT(82.1m²)

BALCONY: 57 SQ.FT(5.3m²)

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WEST

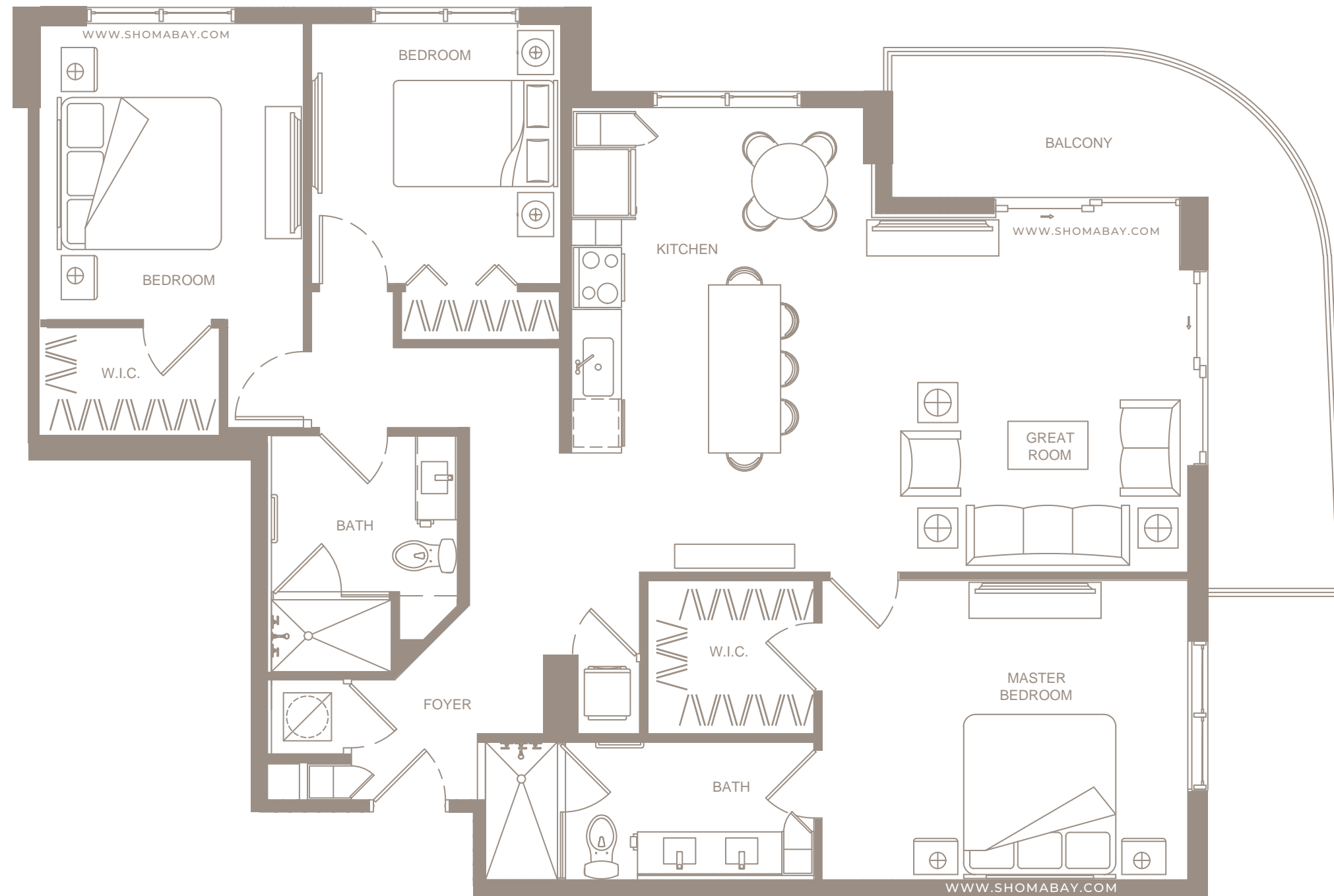
UNIT B1 (2BD / 2BTH)

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

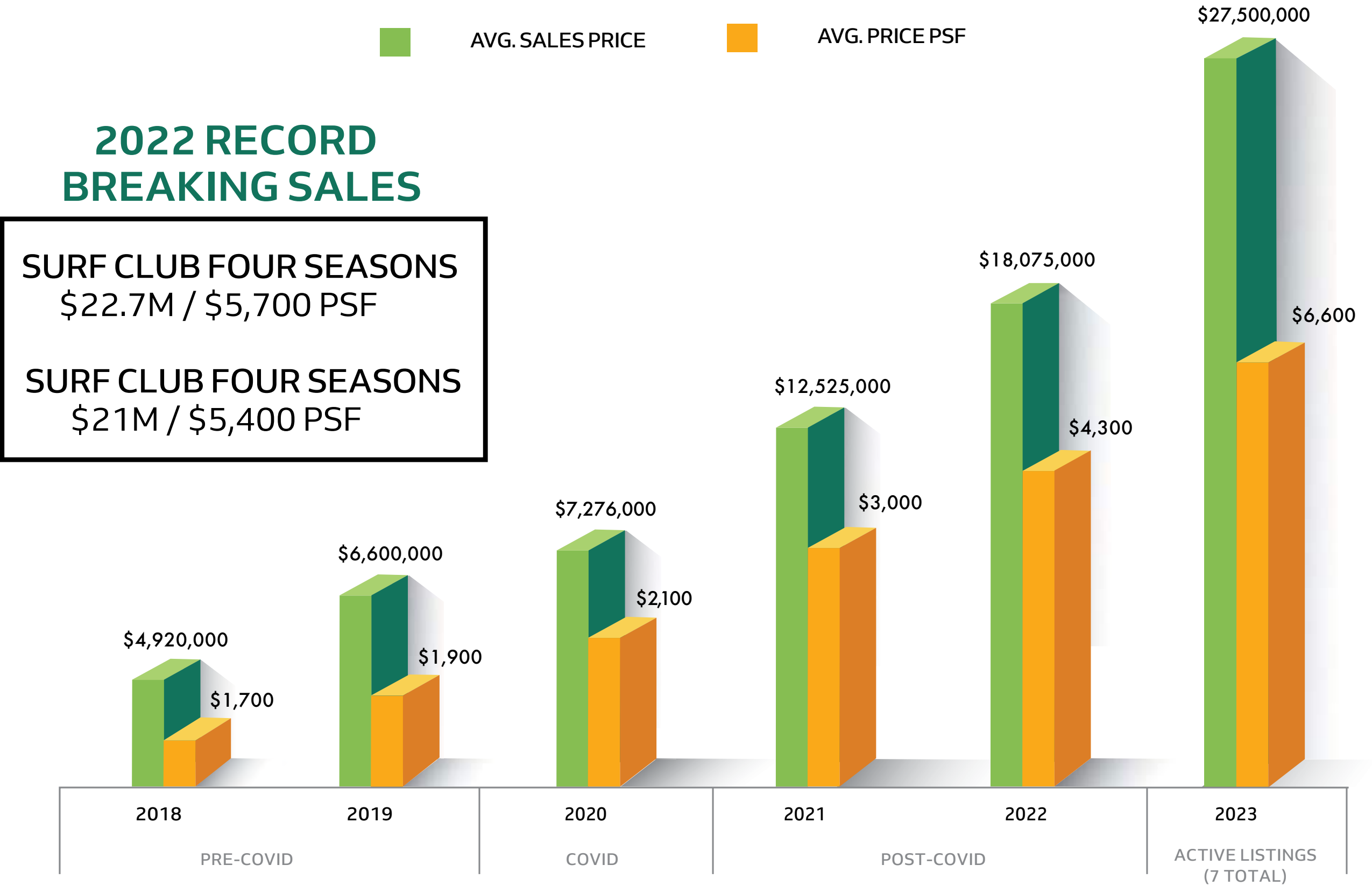


SOUTH SKYLINE

The image is a composite graphic. The top half features a sky with soft, pinkish-purple clouds. The bottom half shows an aerial view of a tropical island with numerous palm trees and several houses, some with red roofs, situated along a waterfront. A dark blue horizontal banner is superimposed across the middle of the image, containing the text 'COMPETITIVE ANALYSIS' in white, uppercase, sans-serif font.

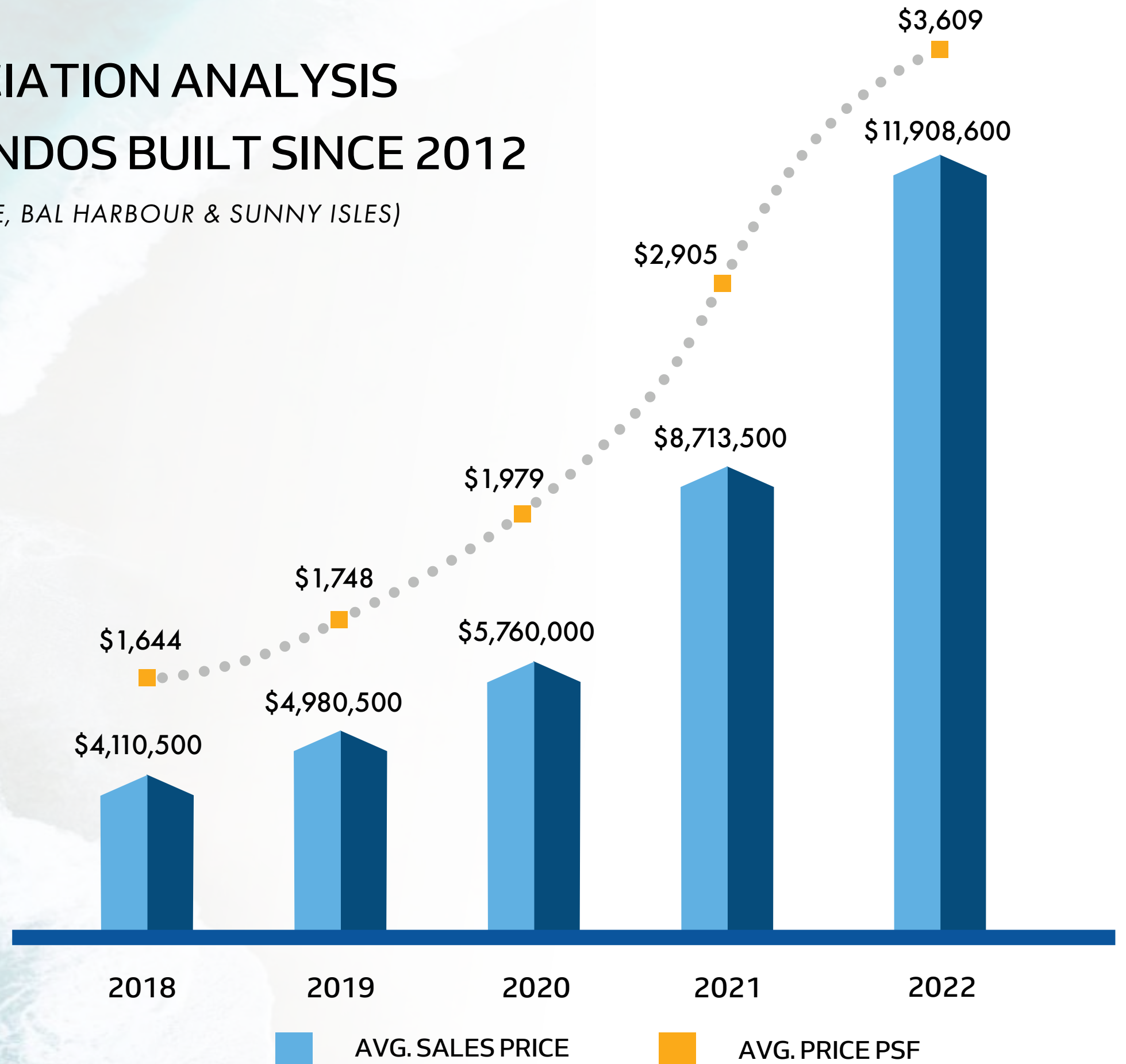
COMPETITIVE ANALYSIS

SURFSIDE CLOSED SALES PRICE ANALYSIS FOR NEW CONDOS BUILT SINCE 2012



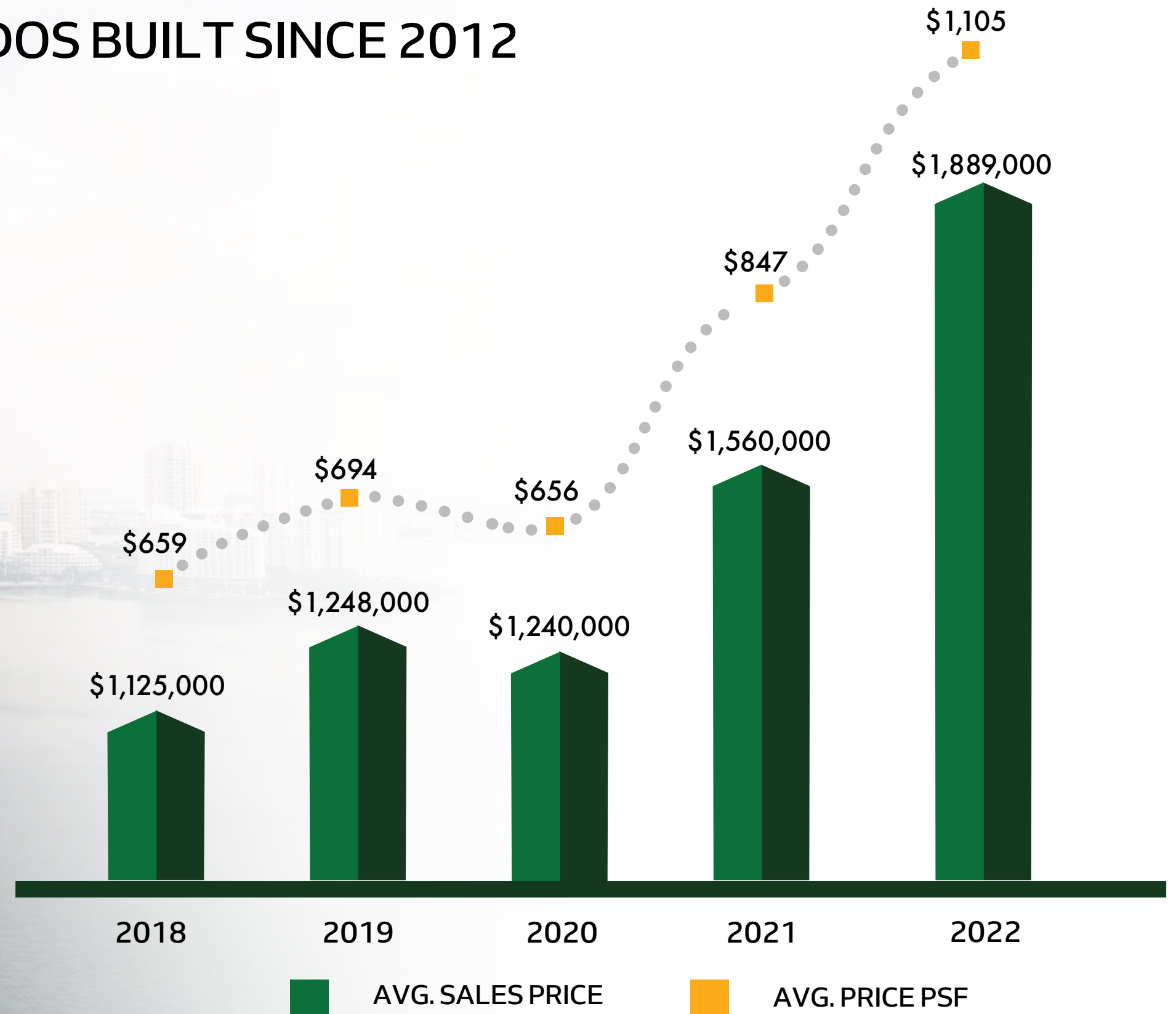
RESALE PRICE APPRECIATION ANALYSIS FOR OCEANFRONT CONDOS BUILT SINCE 2012

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



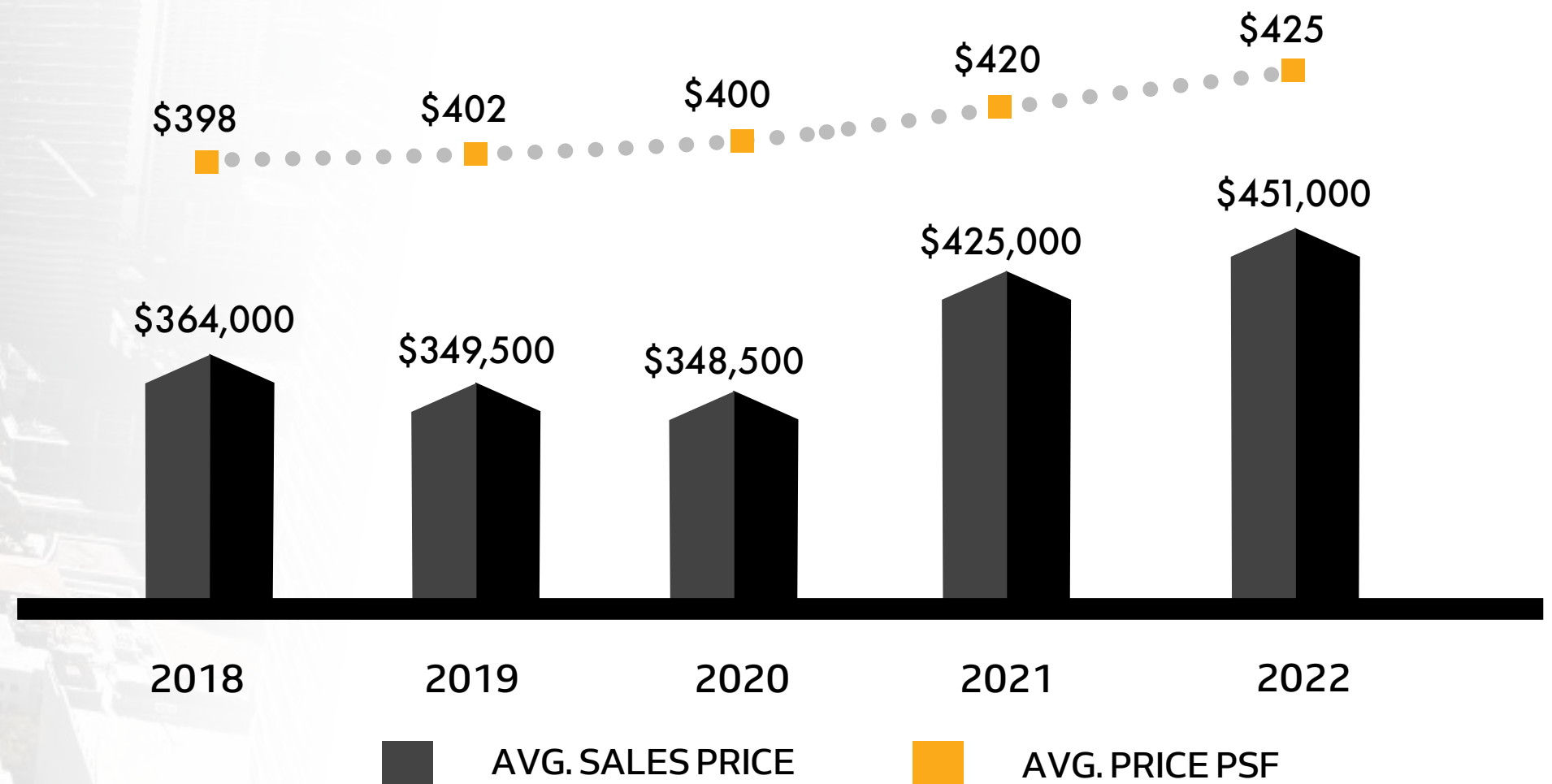
RESALE PRICE APPRECIATION ANALYSIS FOR BAYFRONT CONDOS BUILT SINCE 2012

(MIAMI-DADE, EAST OF I-95)

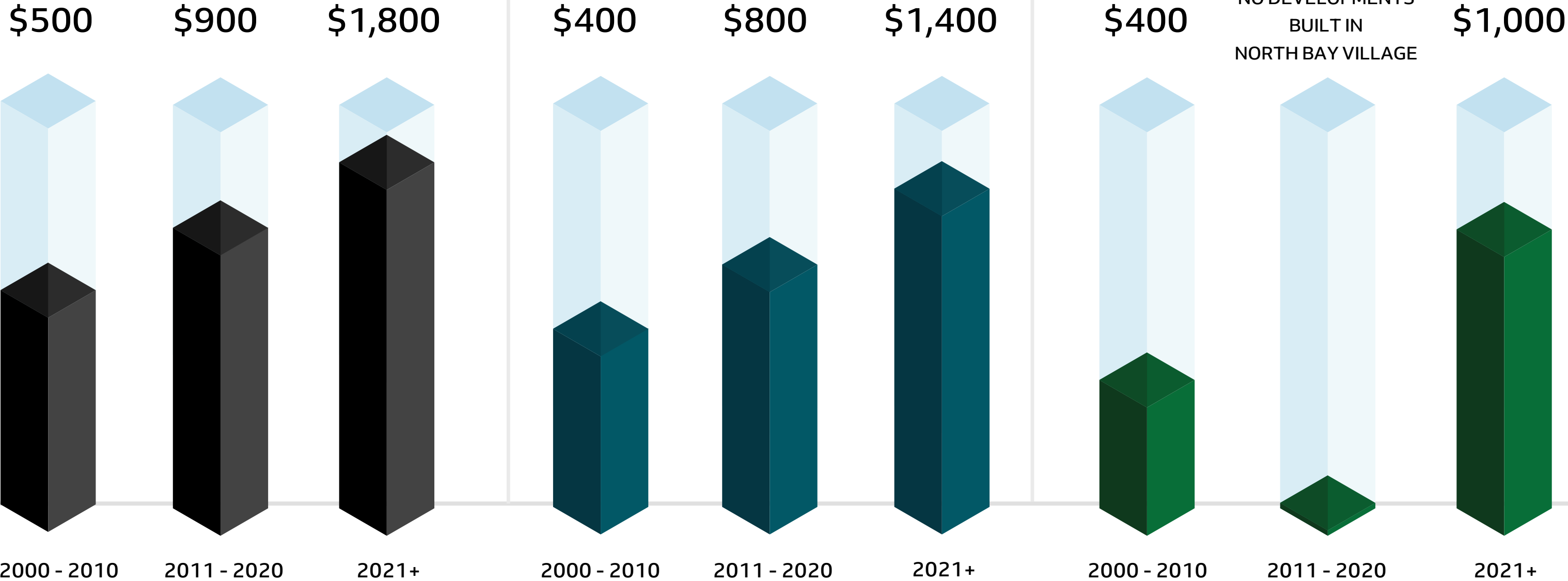


RESALE PRICE APPRECIATION ANALYSIS FOR MAINLAND MIAMI CONDOS BUILT SINCE 2012

(MIAMI-DADE, EAST OF I-95)



PRICE EVOLUTION OF BRICKELL, EDGEWATER AND NORTH BAY VILLAGE



SHOMA
bay