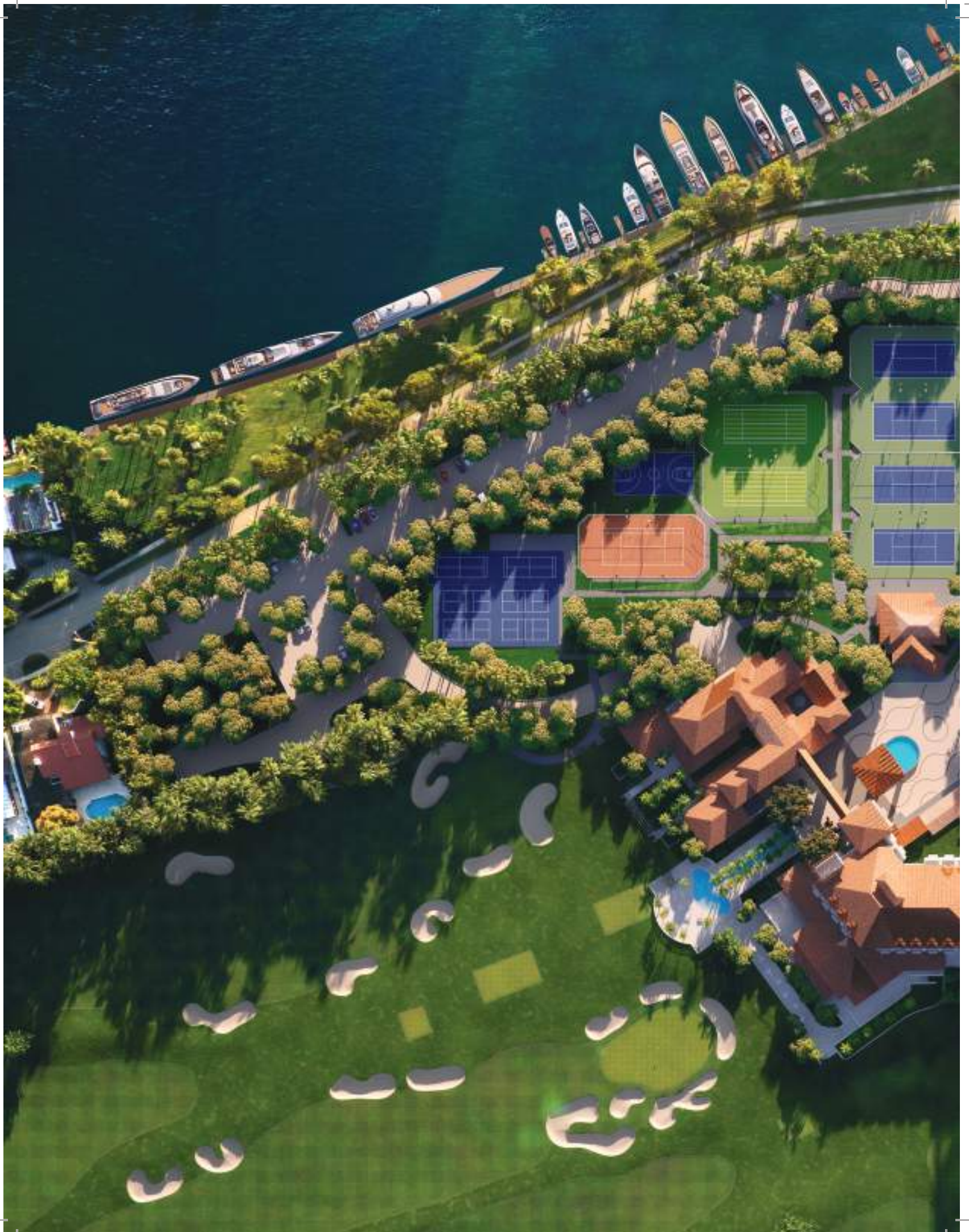


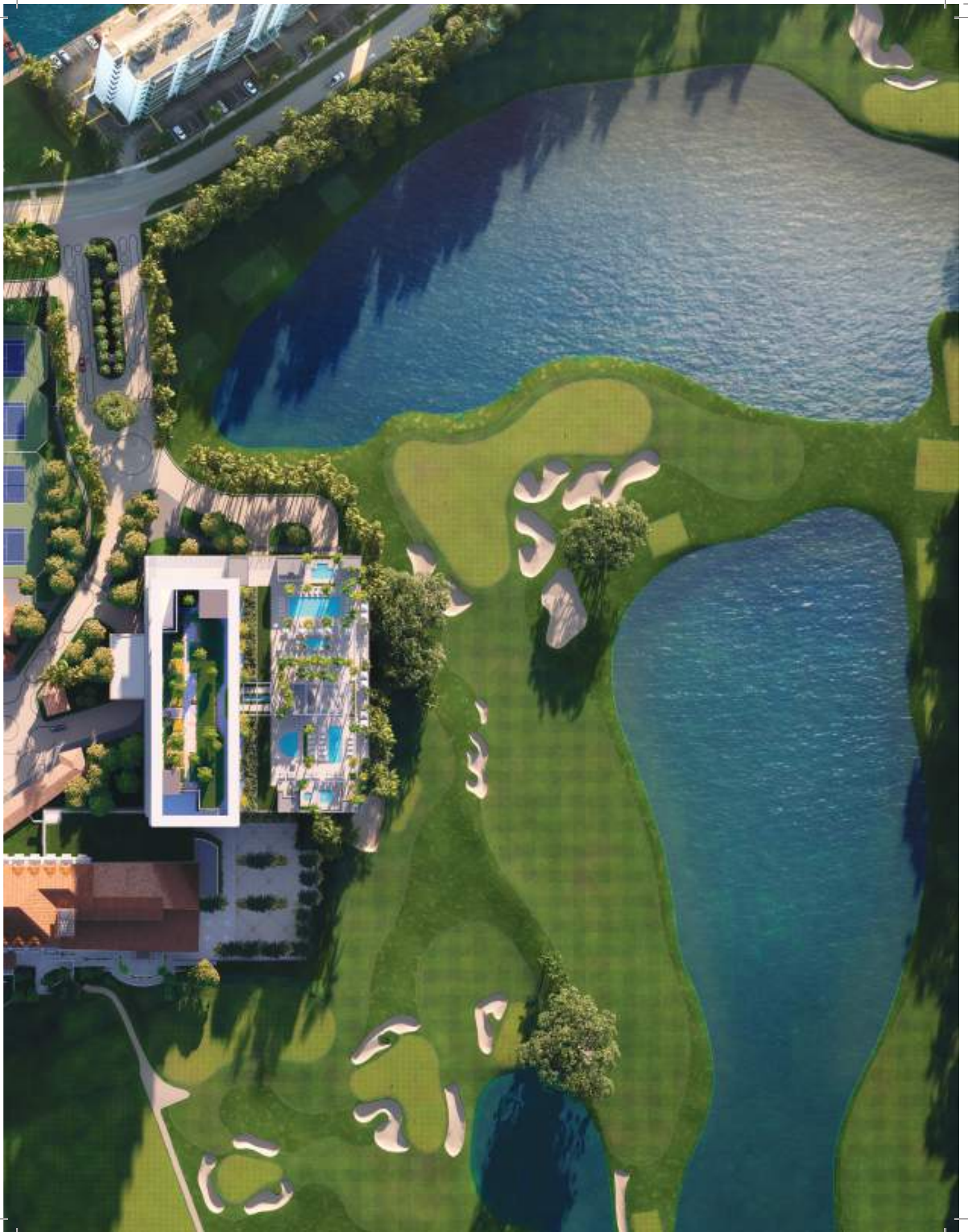


SHELL BAY



Auberge Resorts Collection

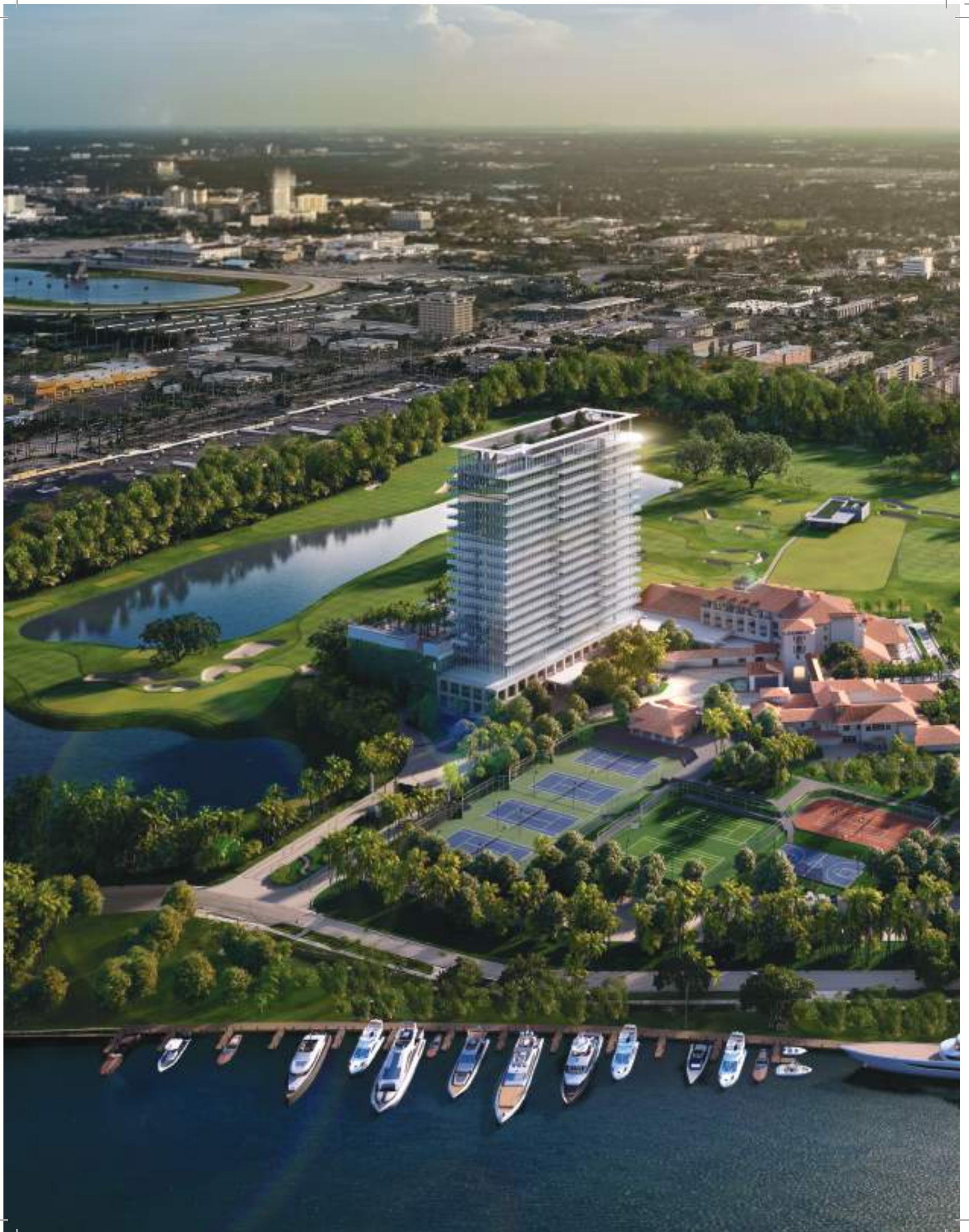


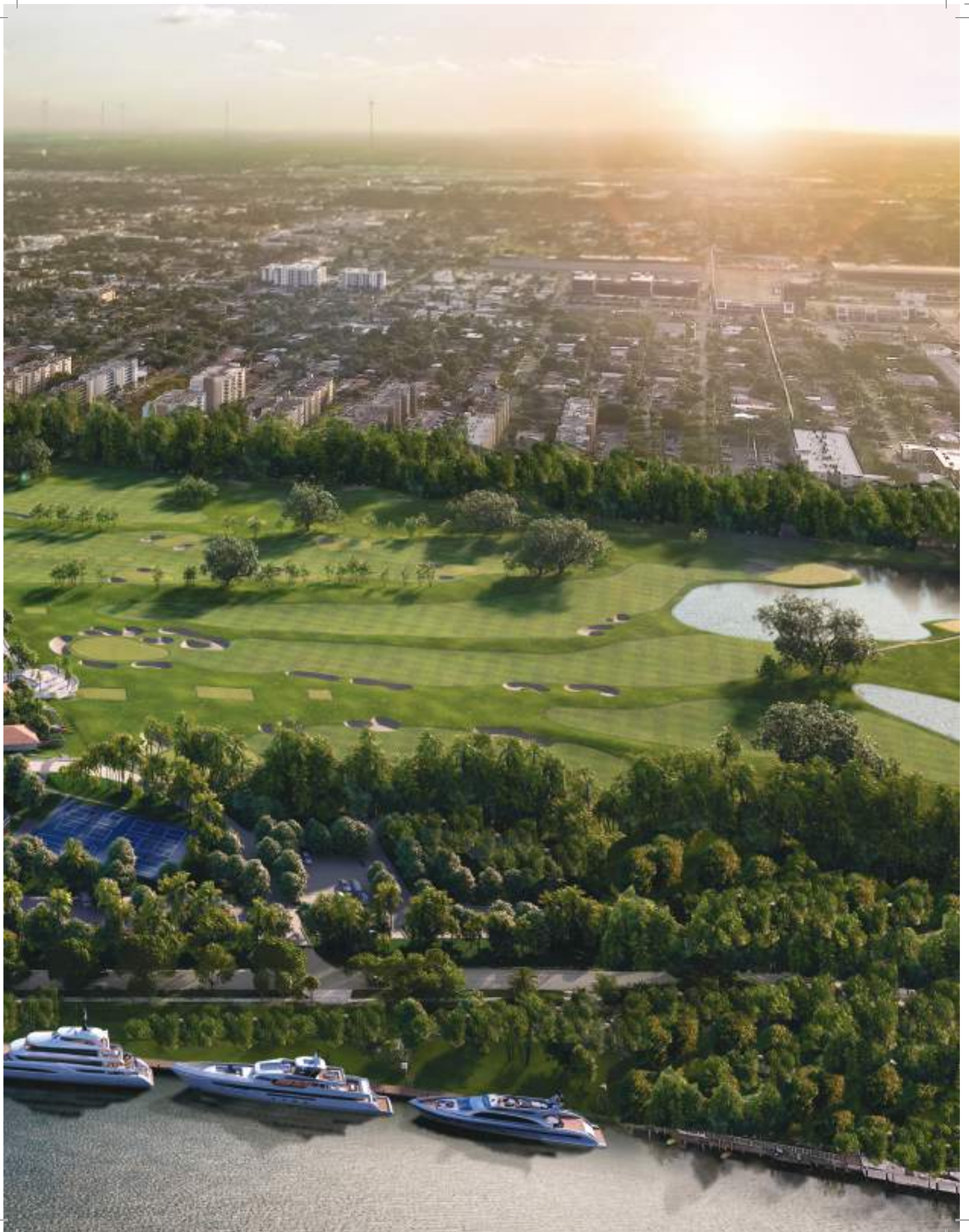


The new vantage point has arrived.

Introducing The Residences at Shell Bay,
Auberge Resorts Collection.

A home within a world-class private club
setting, with dedicated staff at your service,
this is a new level of living.









Brought to life by Auberge Resorts Collection,
The Residences at Shell Bay are an inspired
enclave for today's visionaries, and an oasis for
those who live exceptionally.



THE RESIDENCES AT SHELL BAY ENTRANCE



Every moment is thoughtful and every need is anticipated, with careful attention to detail and service tailored especially for you.



THE RESIDENCES AT SHELL BAY

With sport and wellness offerings conceptualized by world-renowned experts, Shell Bay is a playground for peak performance and boundless potential.

Sports & Wellness Offering

GREG NORMAN CHAMPIONSHIP GOLF COURSE

The Greg Norman-designed Championship Golf Course features a 12-acre practice facility, including a 9-Hole Par 3 course. The Championship tees will measure 7,250 yards—making this one of the longest golf courses in South Florida.

RACQUET CLUB

The Shell Bay Racquet Club is one of the few facilities in the world to feature all four Grand Slam surfaces. Its offerings include European red and green clay, grass, padel, and pickleball courts.

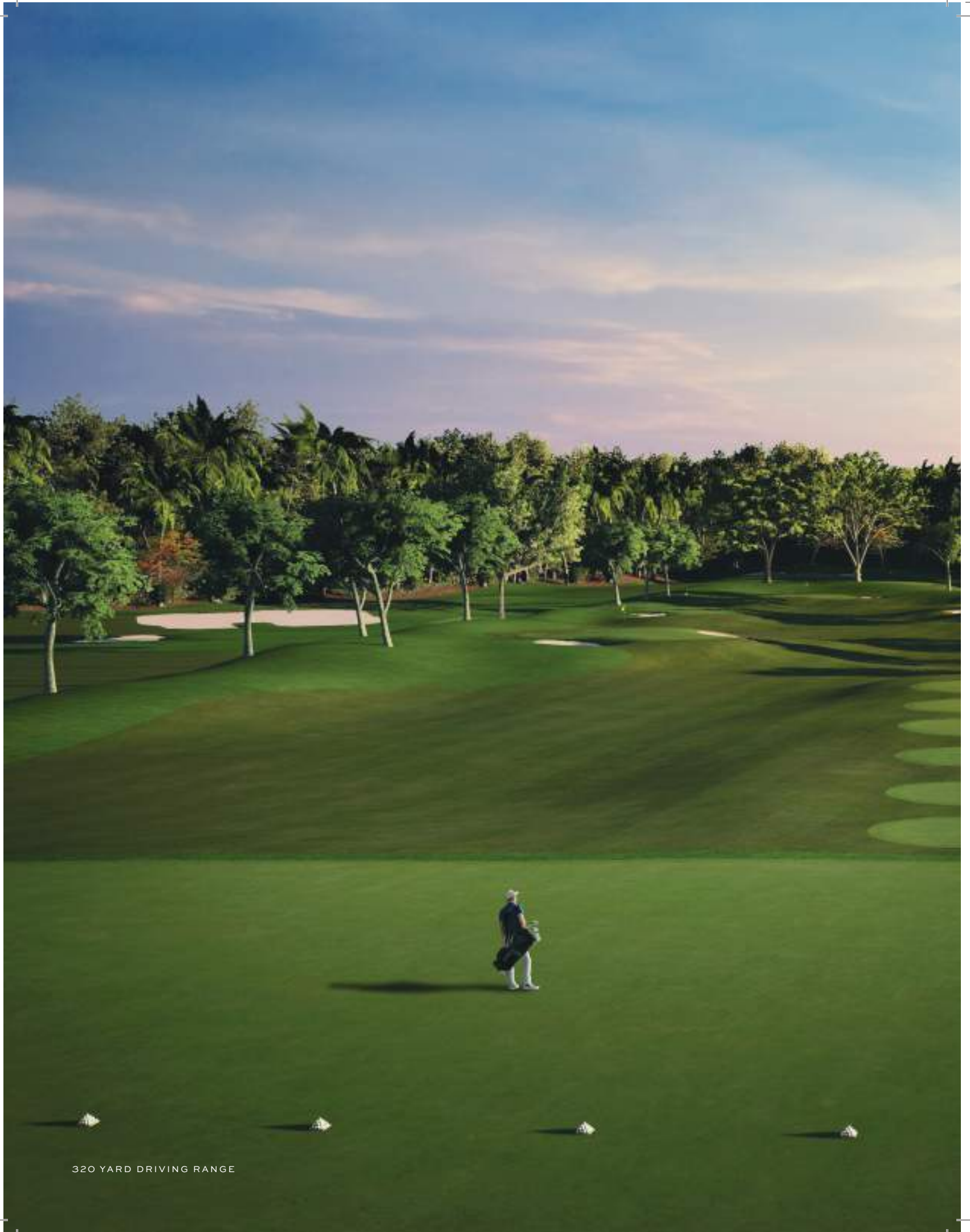
YACHT CLUB

The private 48-slip marina features a boutique market for boating provisions and an iconic dockside cocktail bar.

SPA & FITNESS CENTER

Experience 18,000 square feet of wellness and fitness amenities, with indoor-outdoor spaces to work out and unwind, and a dedicated team of specialists to rejuvenate body and mind.





320 YARD DRIVING RANGE



From expert-designed wellness programs to a world-class Racquet Club, Shell Bay amenities are tailored to enrich your life.



SHELL BAY RACQUET CLUB



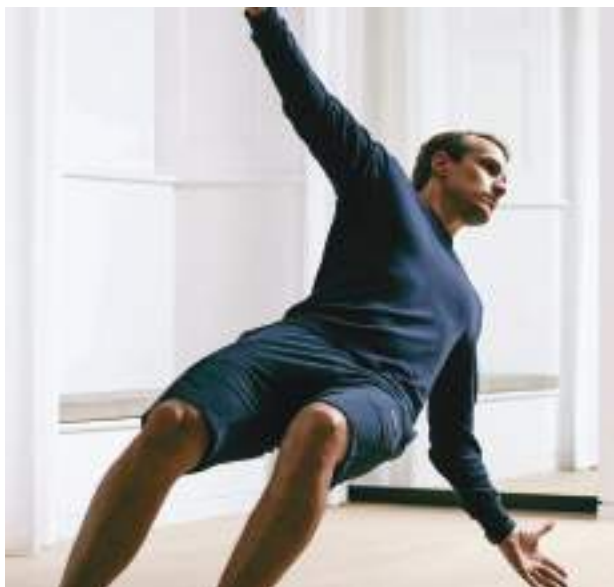
Pools

Located on the expansive roof deck, with sweeping views over the golf course, the rooftop pools are ideal for swimming laps, aquatic training, and leisure and dining. The aquatic program includes a hot tub, a whirlpool and a cold plunge.



Spa

The spa is a sanctuary for total relaxation and rejuvenation. The holistic menu is enhanced by special treatments in sports, medicine, nutrition, and wellness. Indoor and outdoor spa areas are seamlessly integrated, inviting members to unwind and take in the lush landscape surroundings.



Fitness Center

The state-of-the-art fitness center is programmed and includes boxing, yoga, Pilates reformers, and connects to an outdoor terrace for open-air training.

Discover beautiful spaces where luxury and leisure coalesce. Personalized service, the hallmark of Auberge Resorts Collection, allows guests to make the club their own.



Leisure Offering

DINING

Indoor and Outdoor Dining, Cocktail Lounge, and Lobby Bar

INDOOR & OUTDOOR SPA

18,000 Square Foot Spa and Fitness Center

ROOFTOP POOLS

14,000 Square Foot Rooftop Pool, Cold Plunge, and Whirlpool

EVENT SPACE

30,000 Square Foot Event Space with Outdoor Event Terrace

FAMILY ENTERTAINMENT AMENITY SUITE

Children's Play Lab & Creative Studio, Teen's Club & Game Room,
Multi-sports Simulator Lounge



Shell Bay

INDOOR FACILITIES

- A. THE RESIDENCES
- B. SHELL BAY CLUB HOUSE
- C. CLUBHOUSE DINING
- D. BALLROOM
- E. MEMBERS' PAVILION

OUTDOOR FACILITIES

- F. EVENT TERRACE
- G. ROOFTOP POOLS
- H. GOLF COURSE
- I. YACHT CLUB
- J. RACQUET CLUB
- K. GOLF ACADEMY

Endless options for a life well-lived.
A residential experience where lifestyle,
leisure and luxury harmonize.
An unrivaled retreat for enhanced living.



CLUB AMENITIES

Private Porte-Cochère

Secure Enclosed Parking With Electric Vehicle Charging Stations

Valet & Self-Parking

Dedicated Residents' Lobby

Racquet Club and Clubhouse

Indoor-Outdoor Fitness Center

Indoor-Outdoor Spa

Private Indoor & Outdoor Dining Overlooking the Golf Course

Multi-Sport Simulator Lounge

Private Wine Tasting Room With Secure Wine Drawers

Private Meeting Suites and Co-Working Lounge

Five Acres of Thoughtfully Curated Outdoor Living Amenities

Orchard Garden

Rooftop Pools with Private Cabanas

Sunset Cocktail Terrace

Children's Play Lab & Creative Studio

Teens' Club

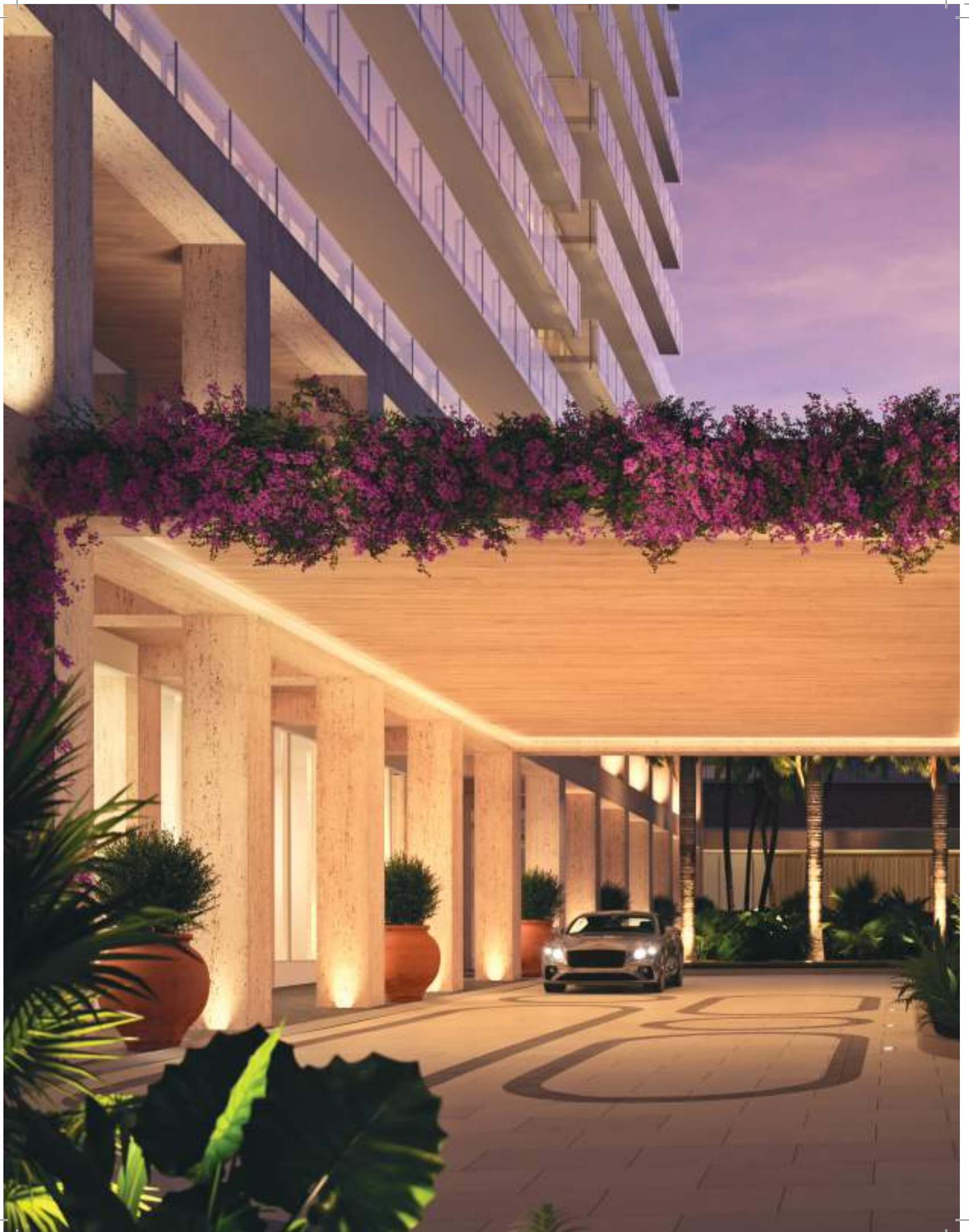
Outdoor Jungle Gym Playground

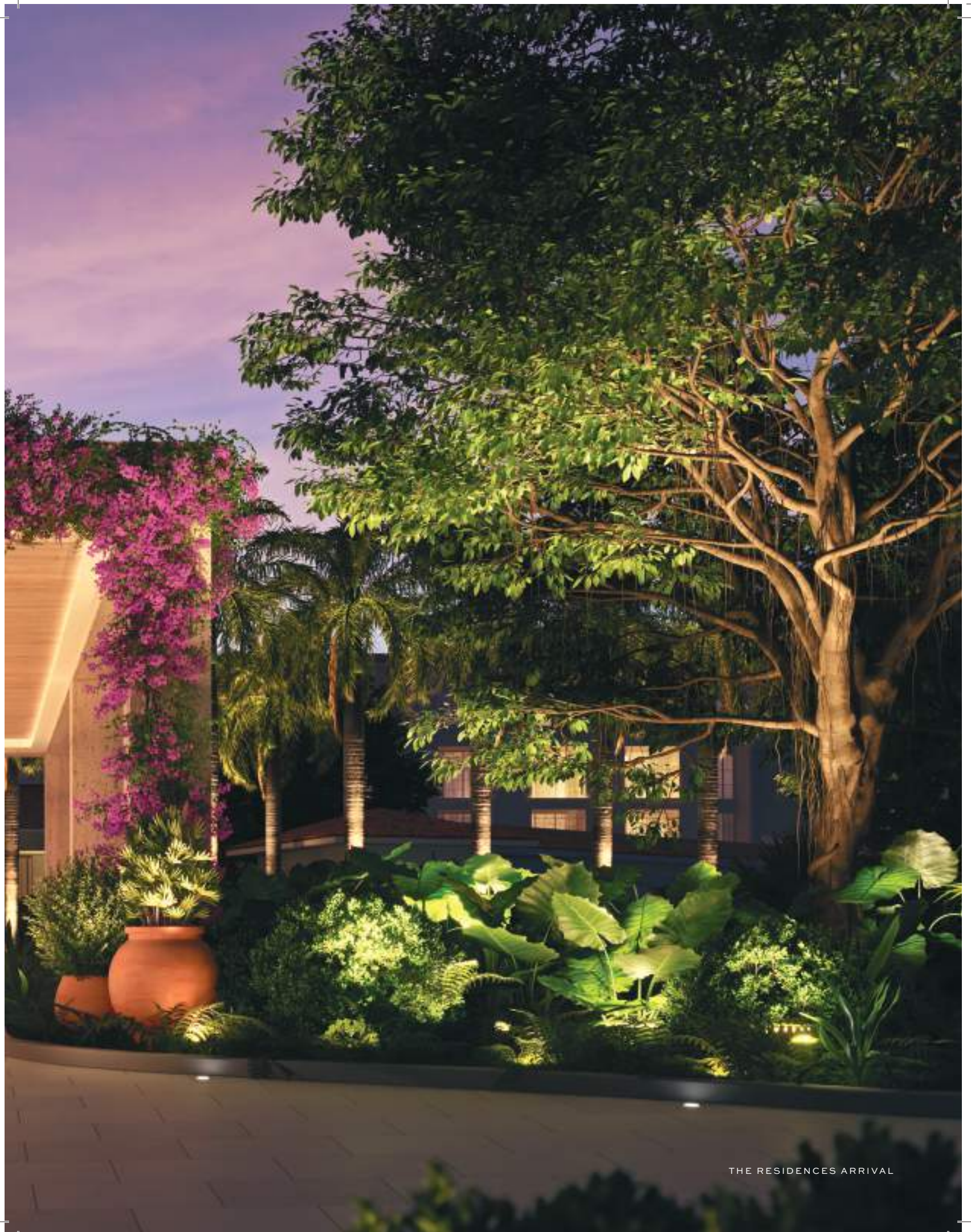
Dog Walking Trail

Private Climate Control Storage Space Available*

*at an additional fee

Each residence embodies a timeless take on modern living and sets a new benchmark for a life well lived.







VIEW LOOKING WEST OVER GOLF COURSE

Refined residences float above an oasis of green.



RESIDENCE FEATURES

Open-Concept Layouts With an Expansive Living, Dining, and Entertainment Area

Expansive Views Over Private Golf Course

Gracious Wraparound Terraces

Custom-Designed Furnishing Package

Gourmet Kitchens With Custom Cabinetry

Fully-Integrated Appliance Package

Spa-Inspired Primary Bath With Designer Fixtures

Spacious Walk-In Wardrobes in Primary Bedrooms

Floor-To-Ceiling Windows

Ceilings Up to 10 Feet and Beyond

Private and Semi-Private Elevator Entry

Minibar Served by Hotel

Valet Closet and Service Entrances

A dedicated Shell Bay Director of Residences is on hand to cater to your every need, ensuring only the highest level of tailored service down to the smallest detail.



At every step of the journey in Shell Bay, a Resident Concierge is available to assist you in discovering and enjoying all the club offerings. The concierge is here to meet your personal needs and desires, in keeping with Auberge Resorts Collection's tradition of gracious, yet unobtrusive service.

DEDICATED CONCIERGE SERVICES

Resident Concierge Team

Dedicated Director of Residences

Personalized Fitness & Wellness Services

In-Residence Butler Service





Auberge Resorts Collection

Auberge Resorts Collection is a portfolio of extraordinary hotels, resorts, residences, and private clubs. While each property is unique, all share a crafted approach to luxury and bring the soul of the locale to life through captivating design, exceptional cuisine, innovative spas, and gracious yet unobtrusive service. With 22 one-of-a-kind hotels and resorts, Auberge invites guests to create unforgettable stories in some of the world's most desirable destinations.

Auberge creates unforgettable experiences for travelers inspired by the magnificent beauty, culture and adventure of storied destinations around the globe.

Auberge Du Soleil
NAPA VALLEY, CALIFORNIA

Solage
NAPA VALLEY, CALIFORNIA

Mayflower Inn & Spa
WASHINGTON, CONNECTICUT

The Vanderbilt
NEWPORT, RHODE ISLAND

White Barn Inn
KENNEBUNK, MAIN

Commodore Perry Estate
AUSTIN, TEXAS

Esperanza
LOS CABOS, MEXICO

Chileno Bay
LOS CABOS, MEXICO

Etéreo
RIVIERA MAYA, MEXICO

Mauna Lani
HAWAII ISLAND, HAWAII

Malliouhana
ANGUILLA, BRITISH WEST INDIES

Grace Santorini
SANTORINI, GREECE

Auberge Beach Residences
FORT LAUDERDALE, FLORIDA

The Lodge At Blue Sky
PARK CITY, UTAH

Hotel Jerome
ASPEN, COLORADO

Madeline
TELLURIDE, COLORADO

Element 52 Residences
TELLURIDE, COLORADO

Primland
MEADOWS OF DAN, VIRGINIA

Bishop's Lodge
SANTA FE, MEXICO

Hacienda Altagracia
PÉREZ ZELEDÓN, COSTA RICA

Goldener Hirsch
DEER VALLEY, UTAH

Stanly Ranch
NAPA VALLEY, CALIFORNIA

Coming soon...

Inn At Mattei's Tavern
LOS OLIVOS, CALIFORNIA

Susurros Del Corazón
PUNTA DE MITA, MEXICO

Wildflower Farms
HUDSON VALLEY, NEW YORK

Hearst Hotel
SAN FRANCISCO, CALIFORNIA

The Dunlin
KIAWAH ISLAND, SOUTH CAROLINA

Collegio Alla Querce
FLORENCE, ITALY

Knox District
DALLAS, TEXAS





The Witkoff Group

Witkoff is a privately held, global real estate development and investment firm headquartered in Manhattan. Founded by Steven Witkoff in 1997, the firm is a market leader in the ownership and management of commercial real estate both in the United States and abroad. The company prides itself on identifying and acquiring undervalued properties in CBD locations and repositioning assets in emerging markets. Through affiliate companies they have in-house management, leasing, and construction capabilities.

Over the last 30 years, Witkoff has completed over 100 transactions totaling ~30 million square feet, various hotels and over 12,000 residential units, representing a total cost exceeding \$30 billion. Witkoff has a proven track record executing ground-up and large renovation projects in major urban markets, including the Park Santa Monica, West Hollywood EDITION Hotel & Residences, Hilton Cabana Manhattan Beach, 150 Charles Street (NYC), 111 Murray (NYC), 10 Madison Square West (NYC), and 10 Hanover Square (NYC).



111 MURRAY ST, NEW YORK



EDITION RESIDENCES, WEST HOLLYWOOD



150 CHARLES ST, NEW YORK





215 CHRYSTIE ST, NEW YORK



THE ALTAIR HOTEL, BAY HARBOR, FLORIDA

PPG Development

Pearl Property Group is a commercial and residential real estate developer focused on the South Florida market. PPG focuses on multi-family, hotel, condominium/resort development, as well as marina and golf course developments. Ar Pearl is the Founder and Chief Executive Officer of PPG, prior to founding PPG, Ar was involved in the development of over 3M square feet of real estate in South Florida since 2001.

PPG is currently in various stages of development on over 2,000 residential units as well as various hospitality projects in South Florida. The PPG Development team prides itself on a versatile approach with a diverse set of capabilities focus on acquisition, planning, development, management, operations and financing. We focus on ground-up and value add development in prime locations in order to maximize our investment returns. The PPG team is involved in all aspects and oversight from the time purchase to the time of disposition or throughout the operation and execution of the business plan.



THE CLUB AT EMERALD HILLS, HOLLYWOOD, FLORIDA







SLATE, HALLANDALE BEACH, FLORIDA





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Auberge Resorts Collection

HOSPITALITY MANAGER

Witkoff

DEVELOPER



PPG DEVELOPMENT

DEVELOPER

