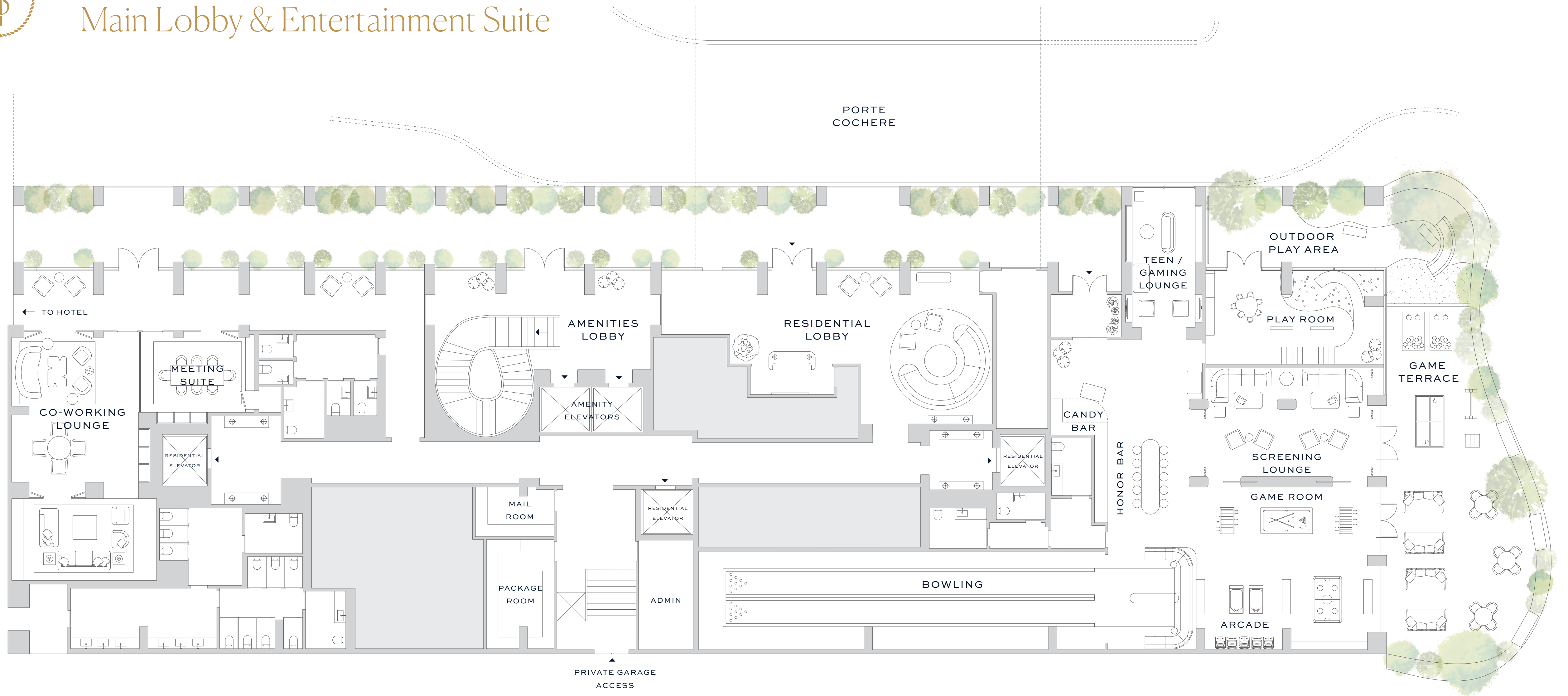




Level 1 Main Lobby & Entertainment Suite



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

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



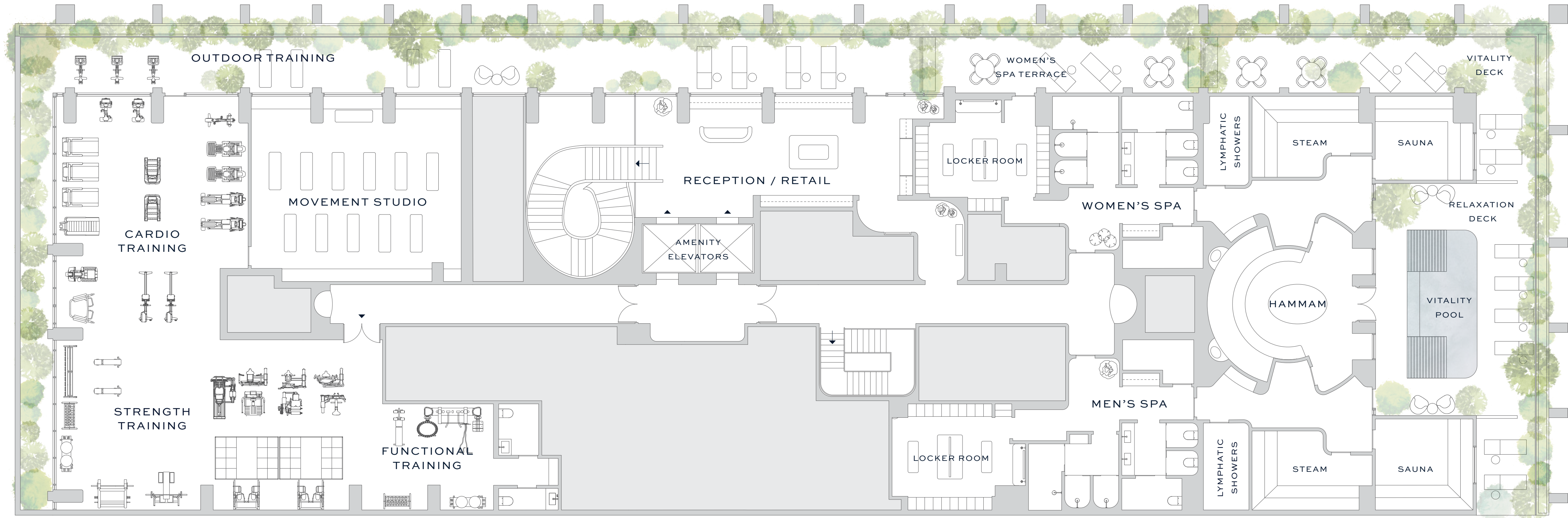

Auberge Resorts Collection
Hospitality Manager

Witkoff
Developer


Developer



Level 2 Fitness Center & Spa



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

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



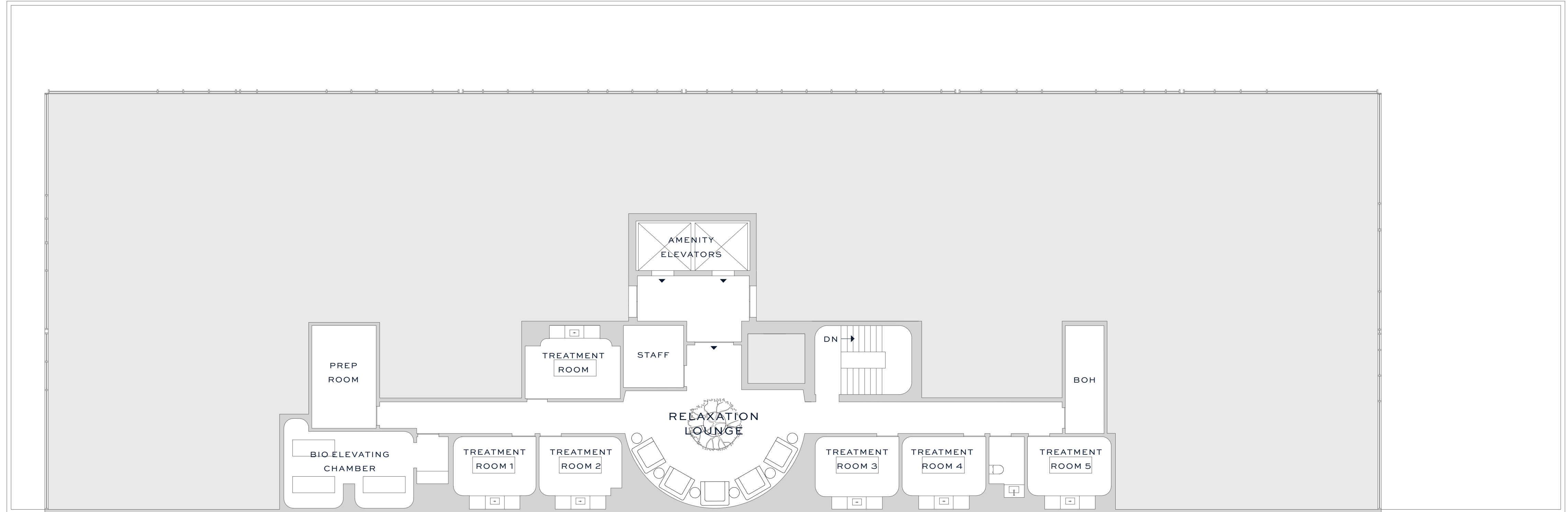

Auberge Resorts Collection
Hospitality Manager

Witkoff
Developer





Level 3 Spa Treatment



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

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.




Auberge Resorts Collection
Hospitality Manager

Witkoff
Developer





Level 4 Pool Terrace



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

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.





Shell Bay Site Plan

- A. THE RESIDENCES
- B. SHELL BAY CLUB HOUSE
- C. CLUB HOUSE DINING
- D. BALLROOM
- E. MEMBERS' PAVILION
- F. EVENT TERRACE
- G. ROOFTOP POOLS
- H. GOLF COURSE
- I. GOLF ACADEMY
- J. RACQUET CLUB
- K. YACHT CLUB



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

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.




Auberge Resorts Collection
Hospitality Manager

Witkoff
Developer


Developer



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5-14B



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5-14B

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,605 square feet / 242 square meters
Exterior: 805 square feet / 75 square meters
Total: 3,410 square feet / 317 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.*



The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5-14D

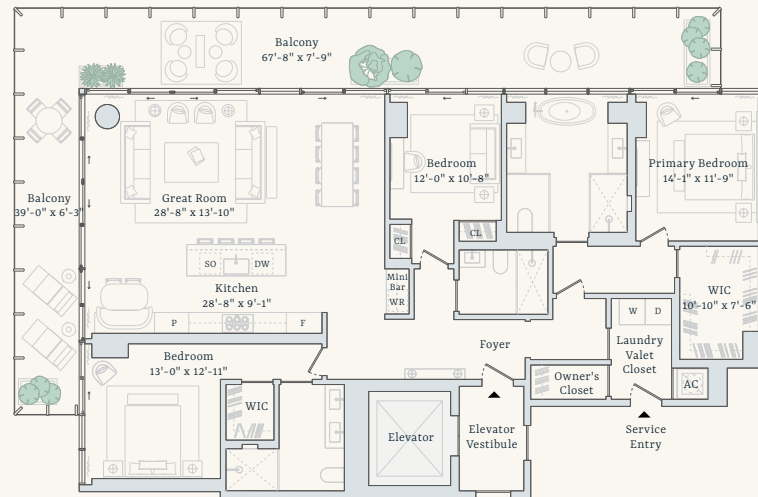


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5-14D

Three Bedrooms
Three Bathrooms
Interior: 2,152 square feet / 200 square meters
Exterior: 767 square feet / 71 square meters
Total: 2,919 square feet / 271 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5C

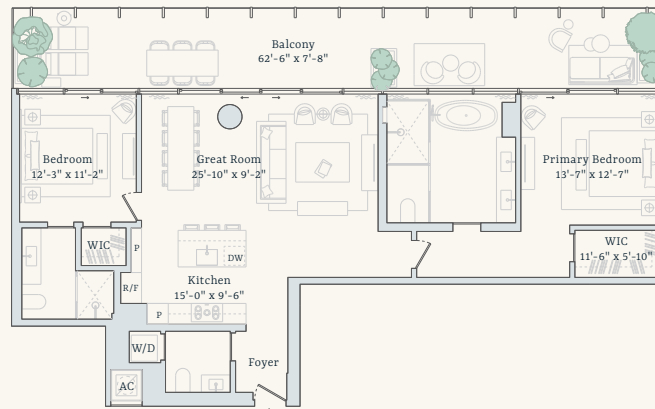


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5C

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 1,423 square feet / 132 square meters
Exterior: 468 square feet / 43 square meters
Total: 1,891 square feet / 176 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5E

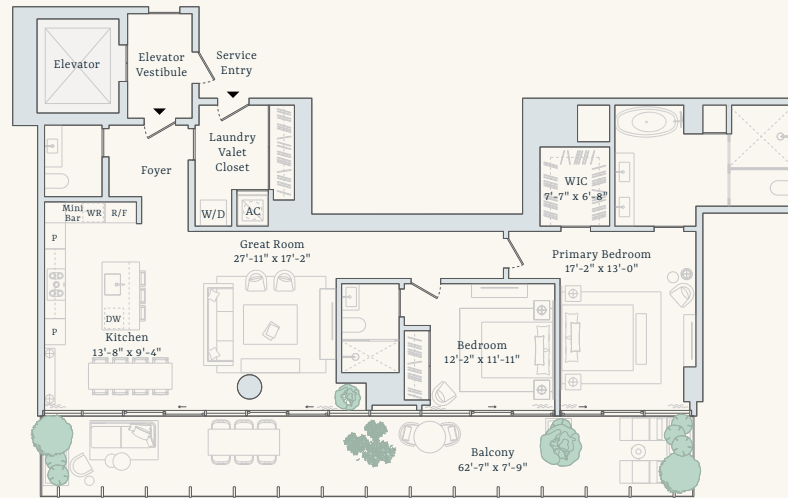


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5E

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 1,692 square feet / 157 square meters
Exterior: 468 square feet / 43 square meters
Total: 2,160 square feet / 201 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5E

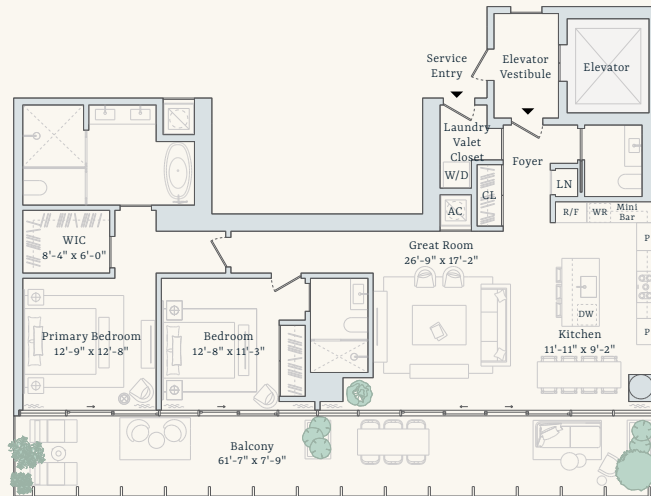


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5E

Two Bedrooms **Interior:** 1,559 square feet / 145 square meters
Two Bathrooms **Exterior:** 460 square feet / 43 square meters
One Powder Room **Total:** 2,019 square feet / 188 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14A

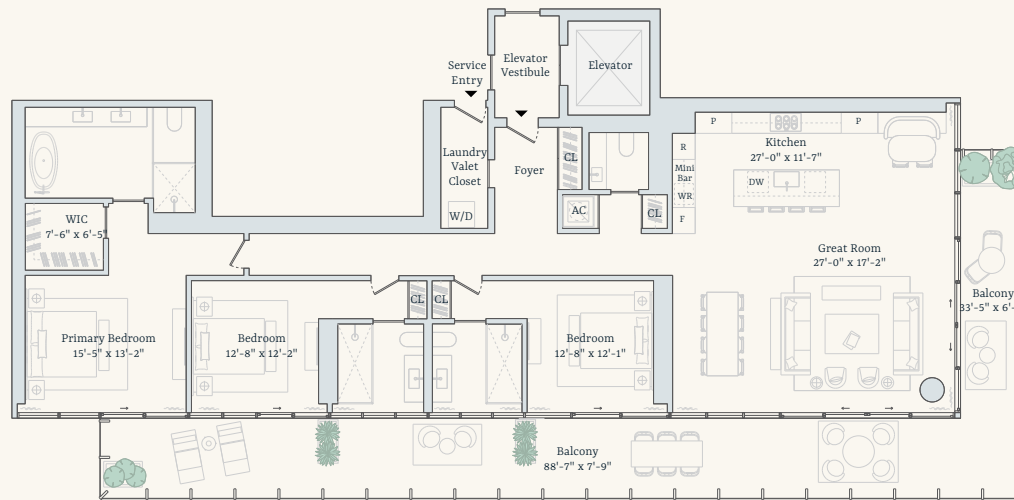


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14A

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,401 square feet / 223 square meters
Exterior: 814 square feet / 76 square meters
Total: 3,215 square feet / 299 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14C

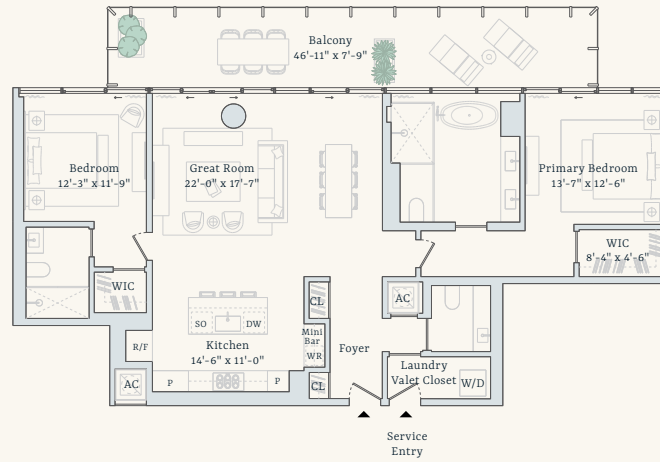


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14C

Two Bedrooms **Interior:** 1,626 square feet / 151 square meters
 Two Bathrooms **Exterior:** 353 square feet / 33 square meters
 Powder Room **Total:** 1,979 square feet / 184 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS."



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14D

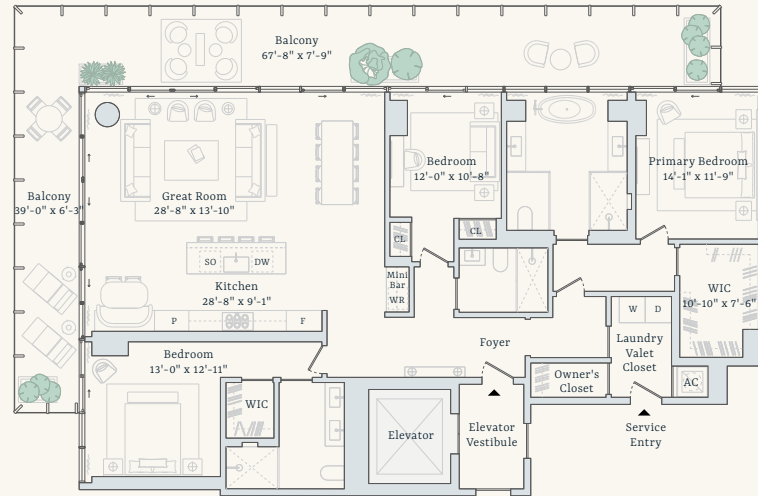


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14D

Three Bedrooms
Three Bathrooms
Interior: 2,162 square feet / 201 square meters
Exterior: 690 square feet / 64 square meters
Total: 2,852 square feet / 265 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14E

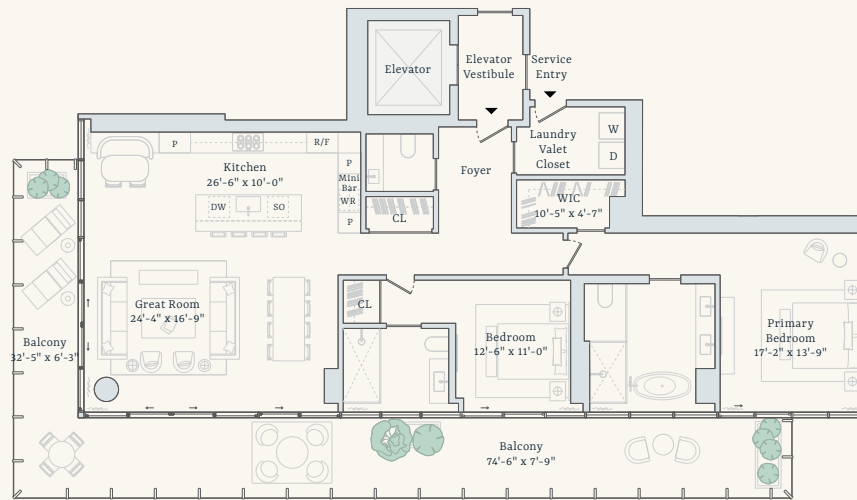


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14E



Two Bedrooms
Two Bathrooms
Powder Room

Interior: 1,918 square feet / 178 square meters
Exterior: 701 square feet / 65 square meters
Total: 2,619 square feet / 243 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14F

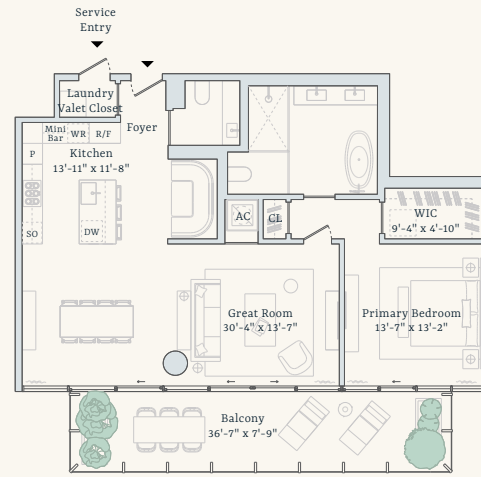


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14F

One Bedroom
One Bathroom
Powder Room

Interior: 1,242 square feet / 115 square meters
Exterior: 275 square feet / 26 square meters
Total: 1,517 square feet / 141 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



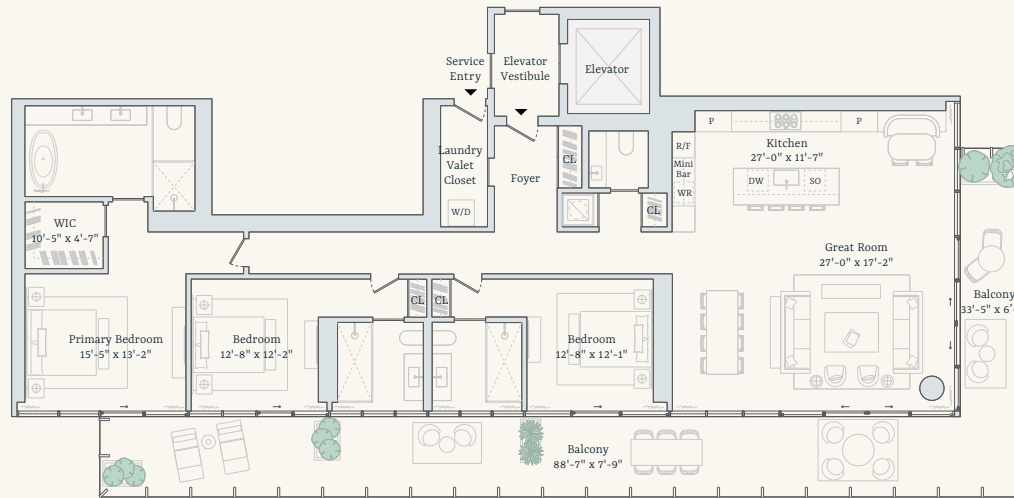
Residence 15A



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

Overlooking Golf Course
Hole 1



Intracoastal



Residence 15A

Three Bedrooms **Interior:** 2,401 square feet / 223 square meters
Three Bathrooms **Exterior:** 906 square feet / 84 square meters
One Powder Room **Total:** 3,307 square feet / 307 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 15B

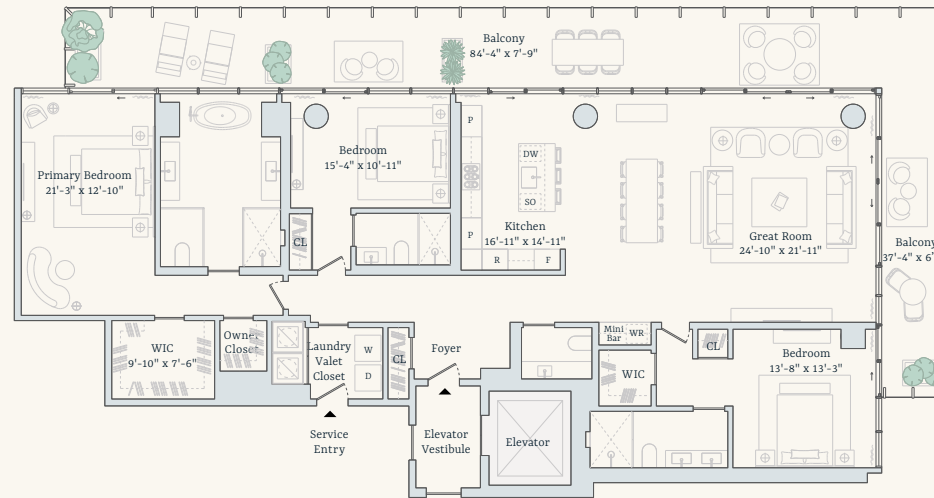


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 15B

Three Bedrooms **Interior:** 2,605 square feet / 242 square meters
Three Bathrooms **Exterior:** 884 square feet / 82 square meters
One Powder Room **Total:** 3,489 square feet / 324 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 15D

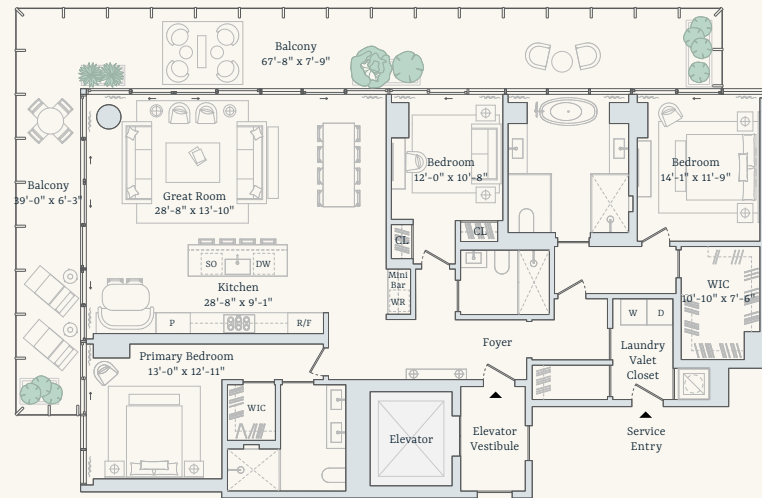


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 15D

Three Bedrooms
Three Bathrooms

Interior: 2,162 square feet / 201 square meters
Exterior: 767 square feet / 71 square meters
Total: 2,929 square feet / 272 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 15E

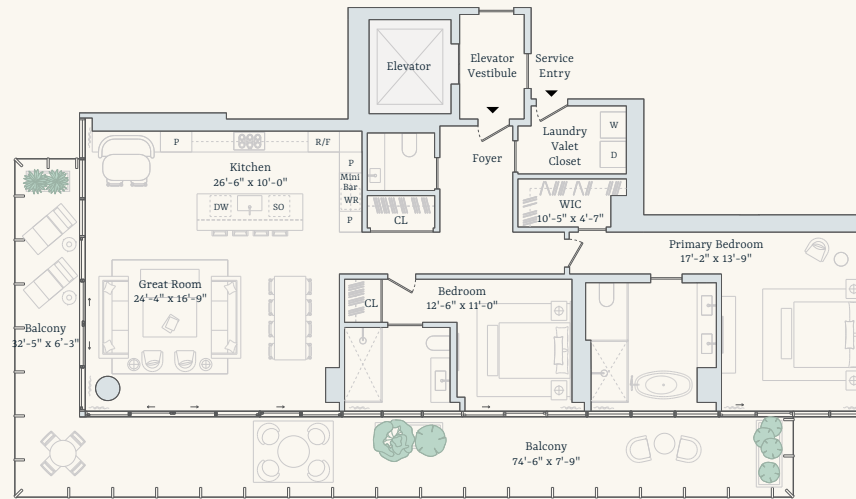


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 15E

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 1,918 square feet / 178 square meters
Exterior: 783 square feet / 73 square meters
Total: 2,701 square feet / 251 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



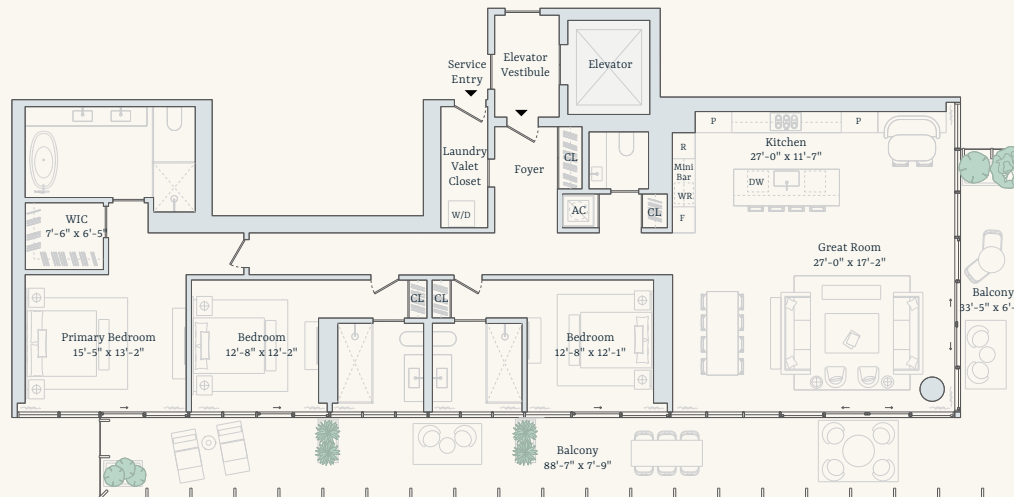
Residence 16-18A



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18A

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,401 square feet / 223 square meters
Exterior: 814 square feet / 76 square meters
Total: 3,215 square feet / 299 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 16-18B

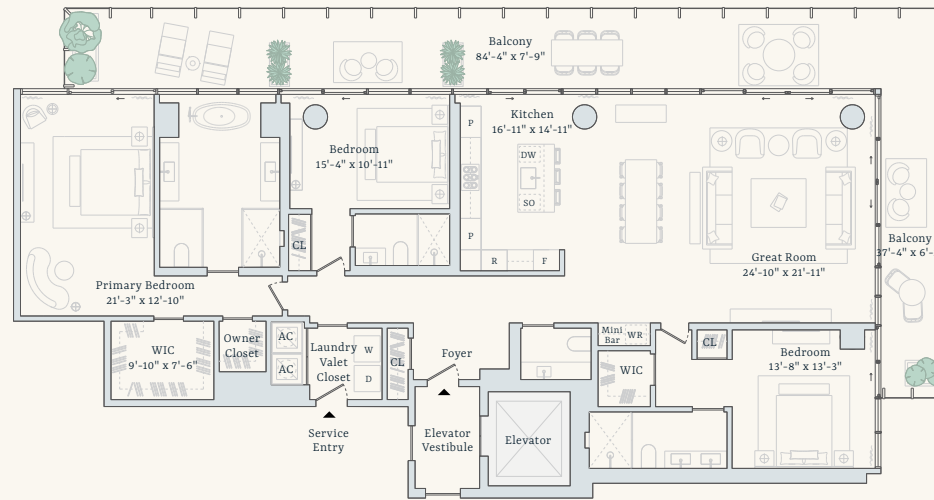


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18B

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,605 square feet / 242 square meters
Exterior: 805 square feet / 75 square meters
Total: 3,410 square feet / 317 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 16-18C

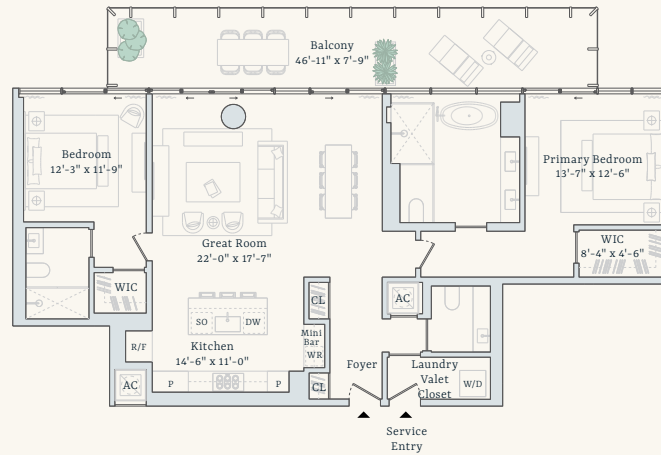


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18C

Two Bedrooms **Interior:** 1,626 square feet / 151 square meters
Two Bathrooms **Exterior:** 353 square feet / 33 square meters
One Powder Room **Total:** 1,979 square feet / 184 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.*



The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 16-18D

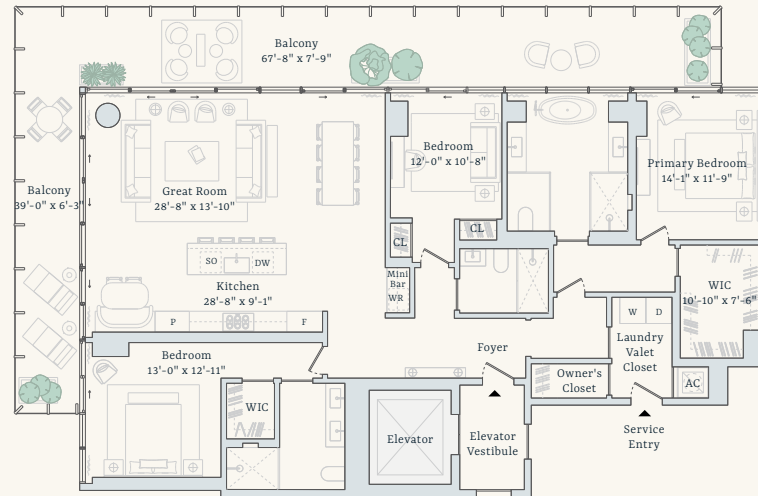


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18D

Three Bedrooms
Three Bathrooms
Interior: 2,162 square feet / 201 square meters
Exterior: 690 square feet / 64 square meters
Total: 2,852 square feet / 265 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 16-18E

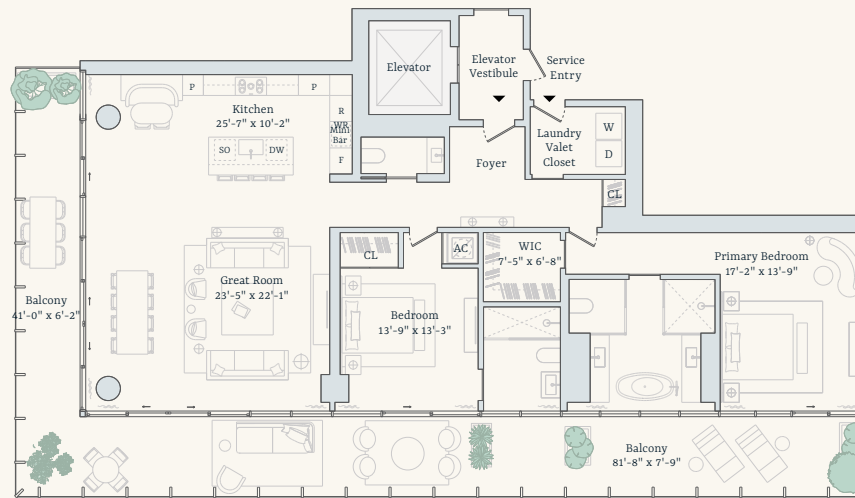


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18E

Two Bedrooms
Two Bathrooms
Powder Room
Interior: 2,055 square feet / 191 square meters
Exterior: 812 square feet / 75 square meters
Total: 2,867 square feet / 266 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 19-20A

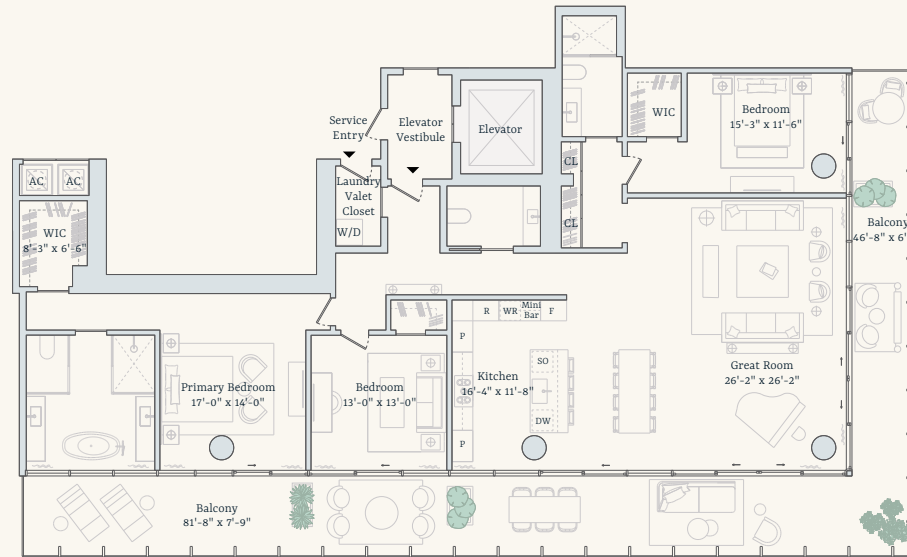


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 19-20A

Three Bedrooms **Interior:** 2,384 square feet / 221 square meters
Two Bathrooms **Exterior:** 875 square feet / 81 square meters
One Powder Room **Total:** 3,259 square feet / 303 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 19-20B

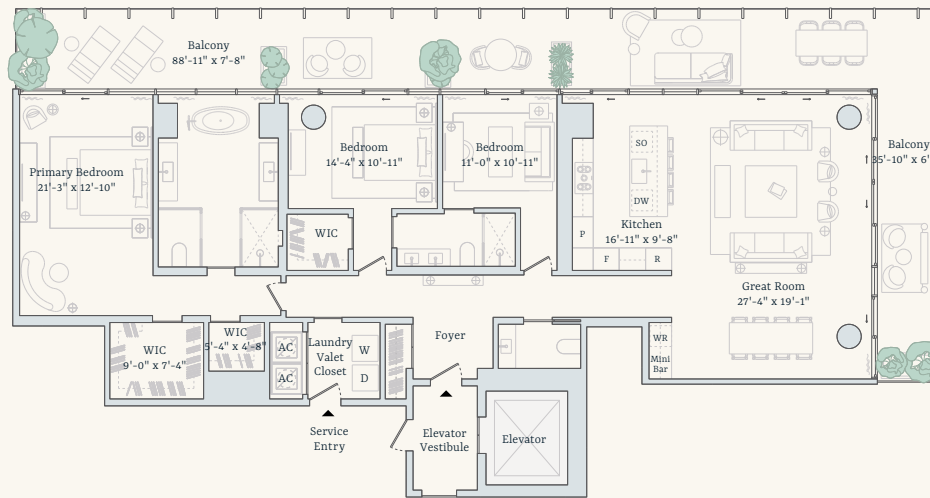


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 19-20B

Three Bedrooms **Interior:** 2,310 square feet / 215 square meters
Two Bathrooms **Exterior:** 833 square feet / 77 square meters
One Powder Room **Total:** 3,143 square feet / 292 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 19-20C

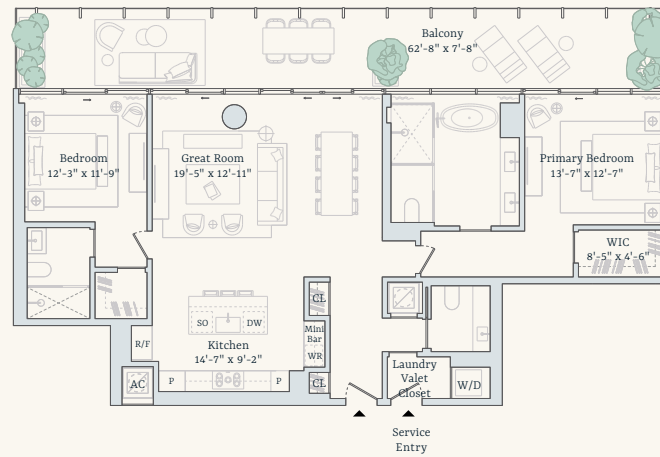


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 19-20C

Two Bedrooms **Interior:** 1,700 square feet / 158 square meters
Two Bathrooms **Exterior:** 470 square feet / 44 square meters
One Powder Room **Total:** 2,170 square feet / 202 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 19-20D

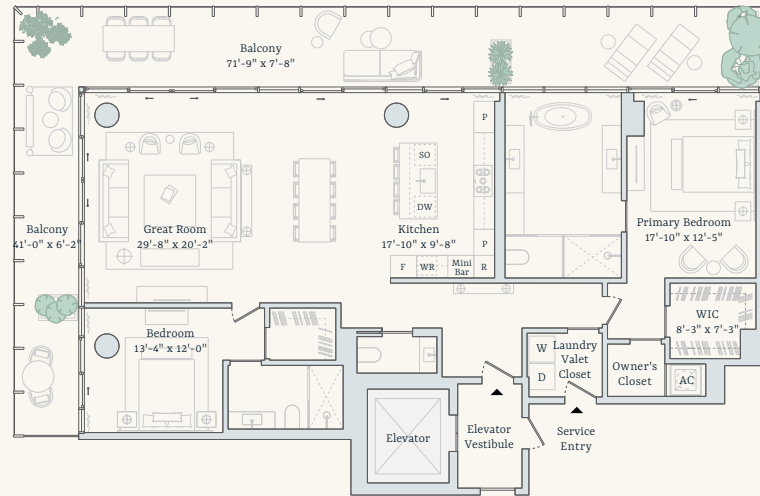


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 19-20D

Two Bedrooms **Interior:** 2,026 square feet / 188 square meters
Two Bathrooms **Exterior:** 738 square feet / 69 square meters
One Powder Room **Total:** 2,764 square feet / 257 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 19-20E

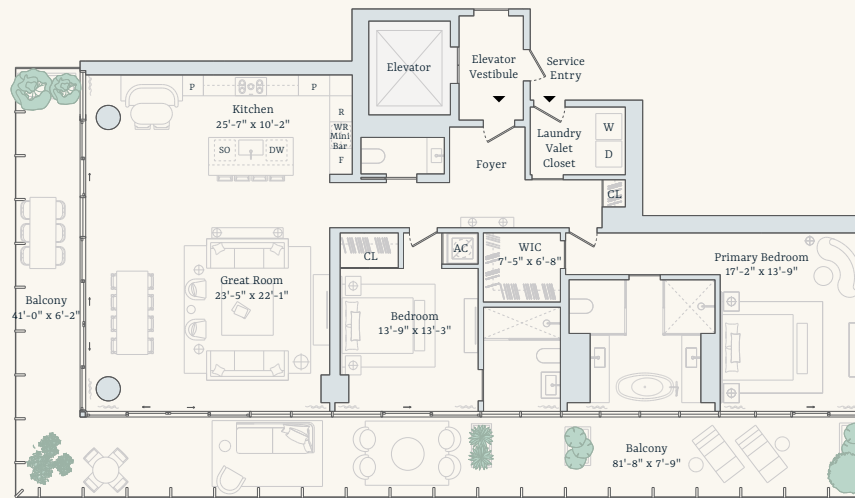


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 19-20E

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 2,055 square feet / 191 square meters
Exterior: 812 square feet / 75 square meters
Total: 2,867 square feet / 266 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 19-20F

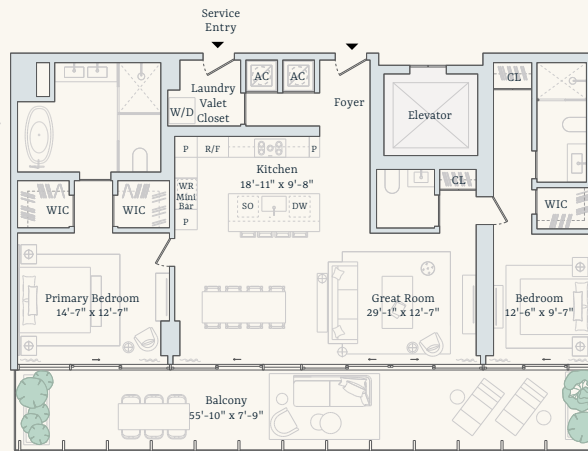


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 19-20F

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 1,561 square feet / 145 square meters
Exterior: 418 square feet / 39 square meters
Total: 1,979 square feet / 184 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



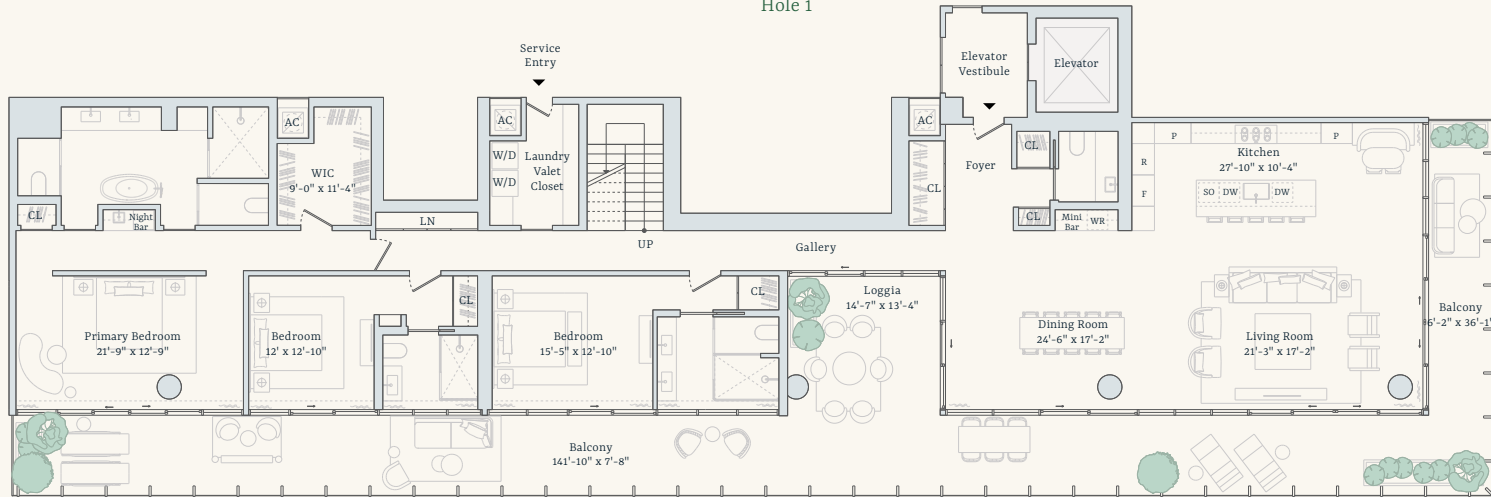
Penthouse A



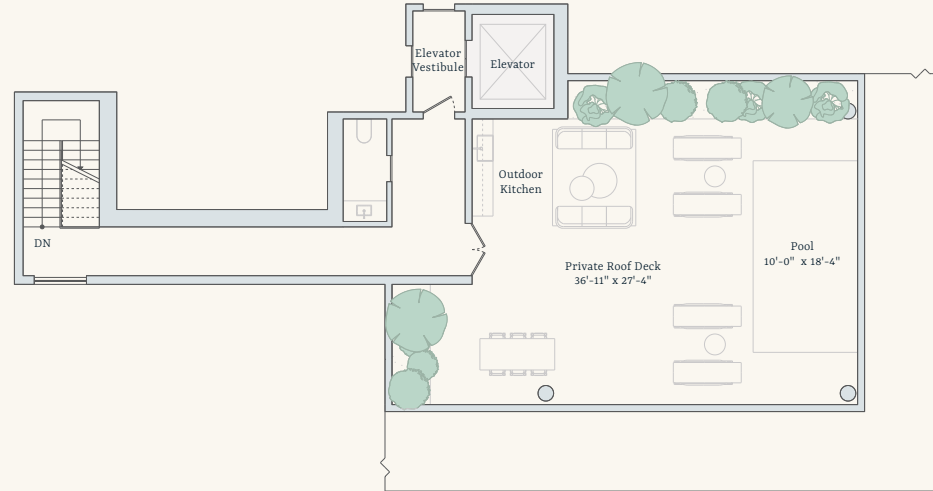
The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

Overlooking Golf Course
Hole 1



Intracoastal



Penthouse A

Three Bedrooms
Three Bathrooms
Two Powder Rooms

Interior: 3,884 square feet / 361 square meters
Exterior: 2,629 square feet / 244 square meters
Total: 6,513 square feet / 605 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



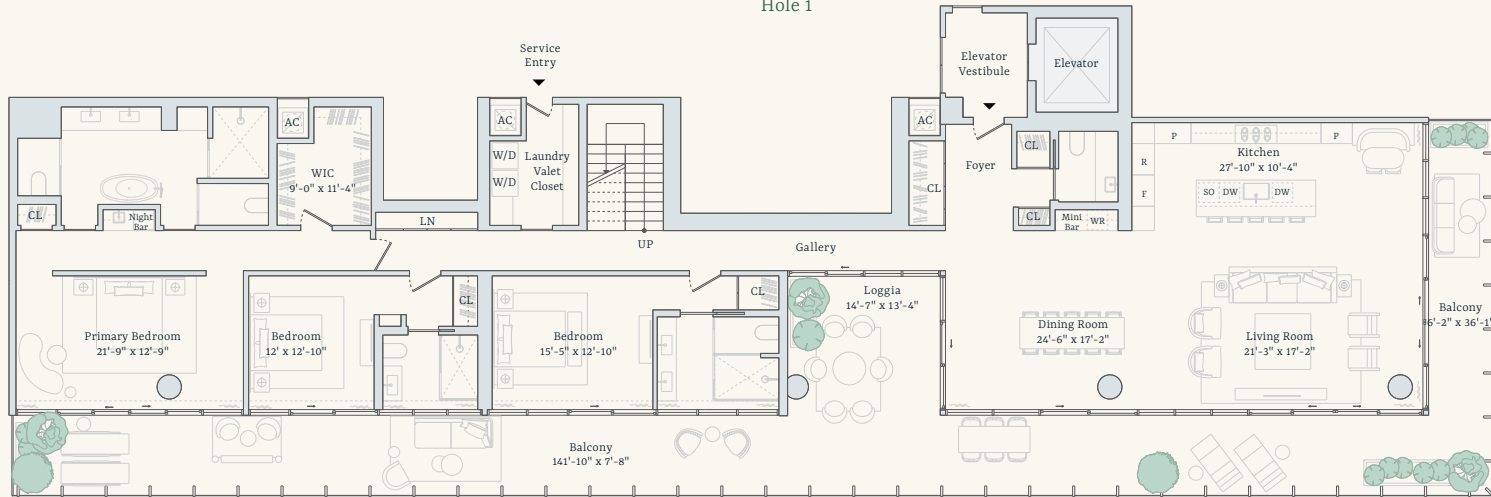
Penthouse A



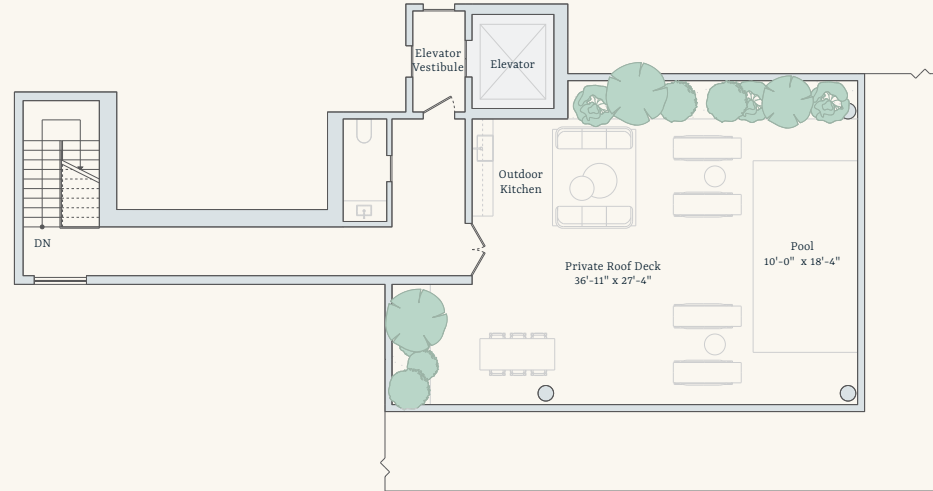
The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

Overlooking Golf Course
Hole 1



Intracoastal



Penthouse A

Four Bedrooms
Three Bathrooms
Two Powder Rooms

Interior: 4,546 square feet / 422 square meters
Exterior: 2,909 square feet / 270 square meters
Total: 7,455 square feet / 692 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Penthouse B

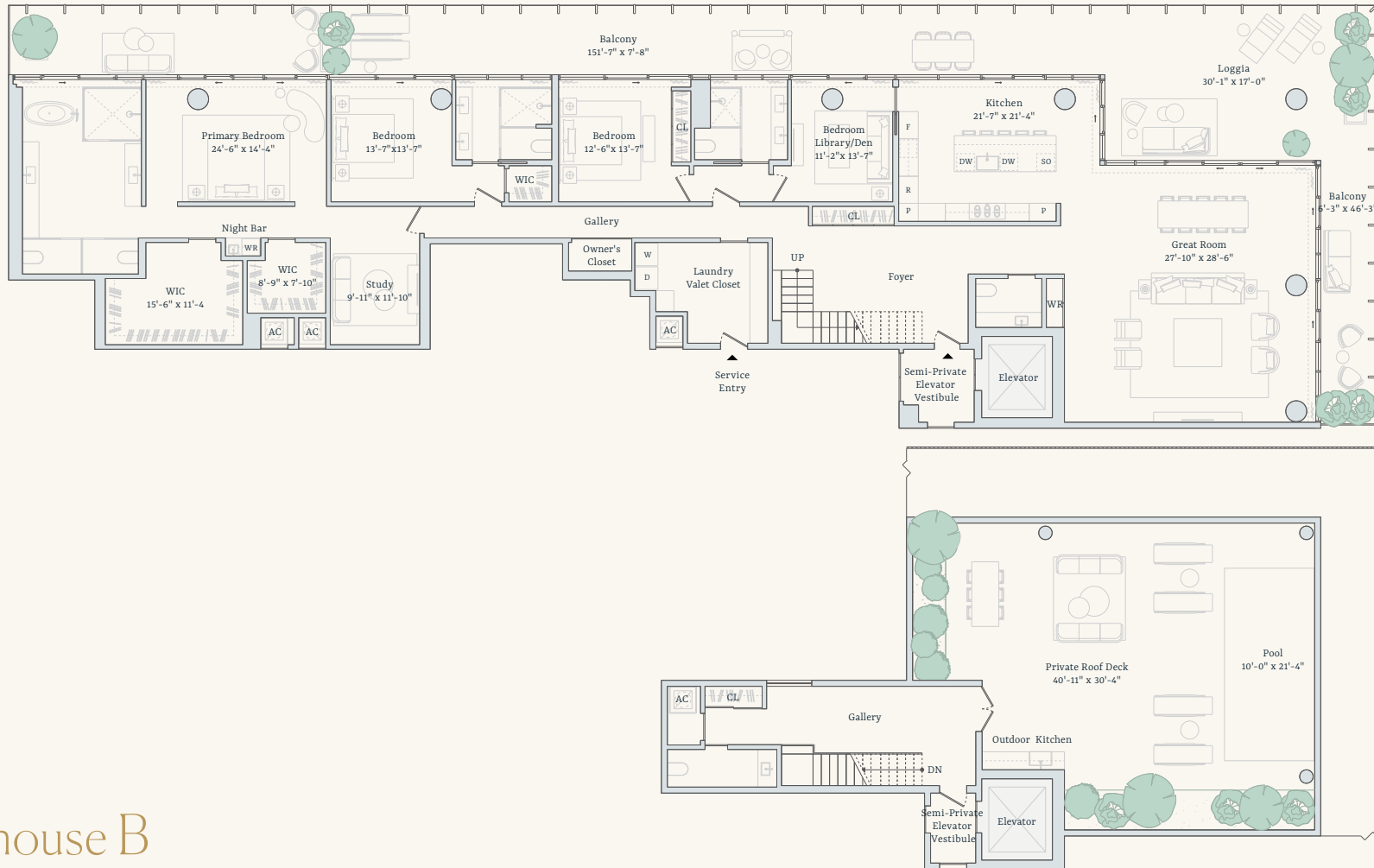


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Penthouse B

Four Bedrooms **Interior:** 4,546 square feet / 422 square meters
 Three Bathrooms **Exterior:** 2,909 square feet / 270 square meters
 Two Powder Rooms **Total:** 7,455 square feet / 692 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Penthouse C

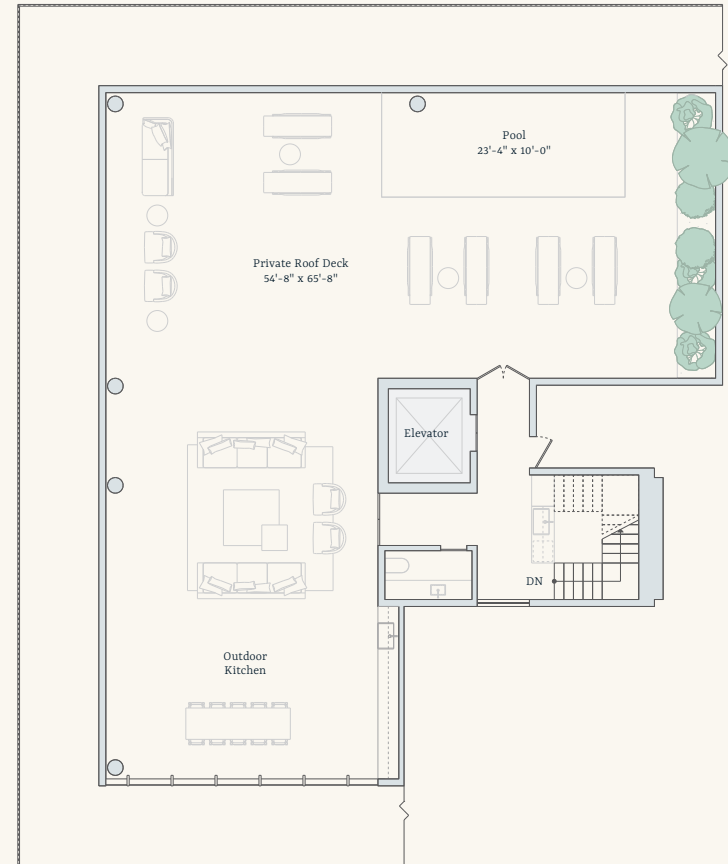
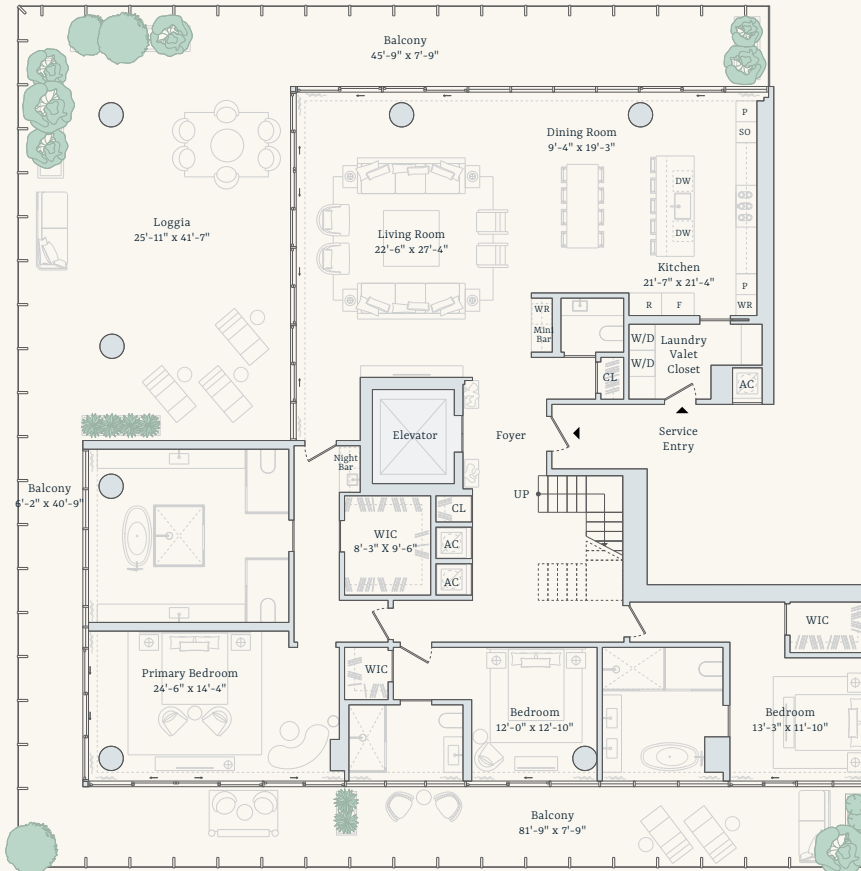


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Penthouse C

Three Bedrooms
Three Bathrooms
Two Powder Rooms

Interior: 3,997 square feet / 371 square meters
Exterior: 4,920 square feet / 457 square meters
Total: 8,917 square feet / 828 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE OFFERING DOCUMENTS AND THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THIS OFFERING IS MADE ONLY BY THE OFFERING DOCUMENTS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, IF NOT MADE IN THE OFFERING DOCUMENTS OR SALES CONTRACT. THE SKETCHES, RENDERINGS, DEPICTIONS OF INTERIORS, DECORATION AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, FURNISHINGS AND APPLIANCES, TERMS, CONDITIONS AND STATEMENTS CONTAINED IN THIS DOCUMENT ARE CONCEPTUAL AND PROPOSED ONLY, AND THE DEVELOPER RESERVES THE RIGHT TO MODIFY, REVISE OR WITHDRAW ANY OR ALL OF SAME IN ITS SOLE DISCRETION AND WITHOUT PRIOR NOTICE. ALL DRAWINGS AND DEPICTIONS ARE ARTIST'S RENDERINGS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR ITEMS INCLUDED WITHIN THE AMENITIES AND UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. THE PROPERTIES OR INTEREST DESCRIBED HEREIN ARE NOT REGISTERED WITH THE GOVERNMENTS OF ANY STATE OTHER THAN FLORIDA. THIS DOCUMENT DOES NOT CONSTITUTE AN OFFER TO ANY RESIDENTS OF ANY OTHER JURISDICTION WHERE PROHIBITED, UNLESS THE PROPERTY HAS BEEN REGISTERED OR EXEMPTIONS ARE AVAILABLE. EQUAL HOUSING OPPORTUNITY.

NEITHER AUBERGE RESORTS LLC NOR ANY OF ITS AFFILIATES OR RELATED PERSONS (THE "AUBERGE GROUP") MAKES ANY REPRESENTATION, WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, IN RESPECT OF ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN THESE MATERIALS. NEITHER THE AUBERGE GROUP NOR ANY OF ITS DIRECTORS, OFFICERS, EMPLOYEES OR AGENTS HAS OR WILL HAVE ANY RESPONSIBILITY OR LIABILITY ARISING OUT OF, OR RELATED TO, THESE MATERIALS OR THE TRANSACTIONS CONTEMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR THE USE OF THESE MATERIALS.



Artist Rendering of Development

The new vantage point has arrived.

At The Residences at Shell Bay by Auberge Resorts Collection, every moment is thoughtful, and every need is anticipated.

RESIDENTIAL OVERVIEW

- One- to four-bedroom bespoke residences with views over the Greg Norman-designed Championship Golf Course and private marina
- Seamless indoor-outdoor living
- Exclusive collection of penthouse homes with private outdoor space (plunge pools in select residences)
- Flexible rental opportunities

RESIDENCE FEATURES

- Gracious wraparound terraces
- Private and semi-private elevator entries
- Gourmet kitchens with custom marble countertops, backsplash, and island
- Professional-grade appliance suite
- Open-concept layouts with generous living, dining, and entertaining areas
- Custom-designed furnishing packages available for purchase

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

Exquisite residences with a variety of floor plans

180-day

Occupancy term



With careful attention to detail, unparalleled service, and resort-style amenities, this is a curated enclave for a new kind of elite living.

LEISURE OFFERING

- Indoor and outdoor dining, cocktail lounge, and lobby bar
- Destination spa and fitness center
- Multiple rooftop pools, cold plunge, and whirlpool
- Ballroom with outdoor event terrace
- Children's play lab & creation studio, teen's club & game room, multi-sports simulator lounge, and bowling alley

DEDICATED CONCIERGE SERVICES

- Dedicated Director of Residences and Concierge
- Butler service
- Package receiving
- Dining and entertainment reservations
- Personalized fitness and wellness services
- Contactless deliveries and pickups via the valet closet



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 7,300 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.

MEMBERS' PAVILION

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.

7,300-yard

Greg Norman-designed
Championship Golf Course

All 4

Grand Slam tennis
court surfaces

12-acre

Practice facility including
a 9-hole Par 3 course

48-slip

Private marina featuring
a boutique market and
cocktail bar



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