

ISG
WORLD®

P R E S E N T A

SHOMA
bay



VISTA SUR



VISTA SUR

SHOMA

Bajo la dirección del Presidente de la Junta Directiva, Masoud Shojaee, Shoma Group ha forjado una reputación como uno de los desarrolladores más confiables del sur de la Florida. Fundado en el principio básico de que las propiedades deben enriquecer las vidas y comunidades de las personas que disfrutan de ellas, Shoma ha dominado el arte y el oficio de la construcción tanto de viviendas como de propiedades comerciales.



CITY PLACE



SANCTUARY



TEN30



SHOMA BAZAAR



OASIS PARK SQUARE



SHOMA VILLAGE



TRAYECTORIA

RECONOCIMIENTOS

30+

AÑOS DE EXPERIENCIA EST. 1988

\$5+

BILLONES EN TRANSACCIONES INMOBILIARIAS

10,000+

EN TOTAL DE RESIDENCIAS

AMERICA'S TOP BUILDER'S AWARD

SOUTH FLORIDA BEST BUILDERS AWARD

FACA MEJOR ENTRADA NAUTICA

CERTIFICADO DE RECONOCIMIENTO Y EXCELENCIA POR APORTE AL DESARROLLO DE LA CIUDAD DE DORAL CON CITYPLACE.



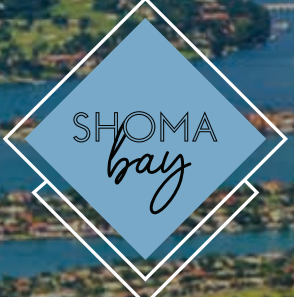
PROYECTOS DESARROLLADOS





EVOLUCIÓN DE NORTH BAY VILLAGE





NORTH BAY VILLAGE 2025
\$1.5BIL EN NUEVA CONSTRUCCIÓN
5 NUEVOS DESARROLLOS DE CONDOMINIOS / 947 RESIDENCIAS

NORTH BAY VILLAGE

PRENSA

THE REAL DEAL

Victory in North Bay Village for billionaire Ansin family's Sunbeam Properties

Developer plans 2K resi units, up to 300 hotel rooms, up to 870K sf of office, retail

Miami / By Katherine Kalliespis



Andy Ansin and renderings of project in North Bay Village (Sunbeam)

The billionaire Ansin family's Sunbeam Properties secured the final vote needed to build a taller 7.3 million-square-foot development on 13 acres it owns in North Bay Village.

Despite residents' opposition to the height increases, North Bay Village commissioners voted in favor of **three ordinances**, on second reading after midnight Tuesday. The ordinances allow the developer to build up to 650 feet high, which could be as tall as 65 stories, on the waterfront properties in Sunbeam's Special Area Plan (SAP).

infobae

La Asociación del Fútbol Argentino desembarcó oficialmente en Miami

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



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

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

The Miami Herald



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



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



1 NORTH BAY VILLAGE

5 SOUTH MIAMI

9 EDGEWATER

13 AEROPUERTO INT.
DE MIAMI

2 BAY HARBOR ISLANDS

6 PUERTO DE MIAMI

10 WYNWOOD

3 NORTH MIAMI

7 BRICKELL

11 DESIGN DISTRICT

4 MIAMI BEACH

8 DOWNTOWN MIAMI

12 MIMO

DESCRIPCIÓN DEL PROYECTO

El Desarrollador inmobiliario Shoma Group con sede en Miami, se complace en anunciar SHOMA BAY; un desarrollo de uso mixto, con 2.8 acres en la próspera comunidad de North Bay Village, frente al mar.

Con un Publix de 35,037 pies cuadrados, Shoma Bay contará con un edificio moderno de 24 pisos, 333 unidades residenciales, y 6,325 pies cuadrados de espacio comercial que incluye un restaurante en la terraza y una galería gastronómica, Shoma Bazaar.

Las residencias ofrecerán desde estudios de 346 pies cuadrados amueblados hasta unidades de tres habitaciones, con 2,700 pies cuadrados. Cada plano plano fue diseñado para maximizar la eficiencia y la comodidad. Ubicado en la esquina de la 79th Street Causeway y East Treasure Drive.

Shoma Bay está próximo a tiendas, restaurantes y escuelas, contando con acceso directo a la carretera principal que conecta North Bay Village con Miami Beach y el distrito MiMo.



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

SHOMA
bay



FACHADA VISTA NORTE

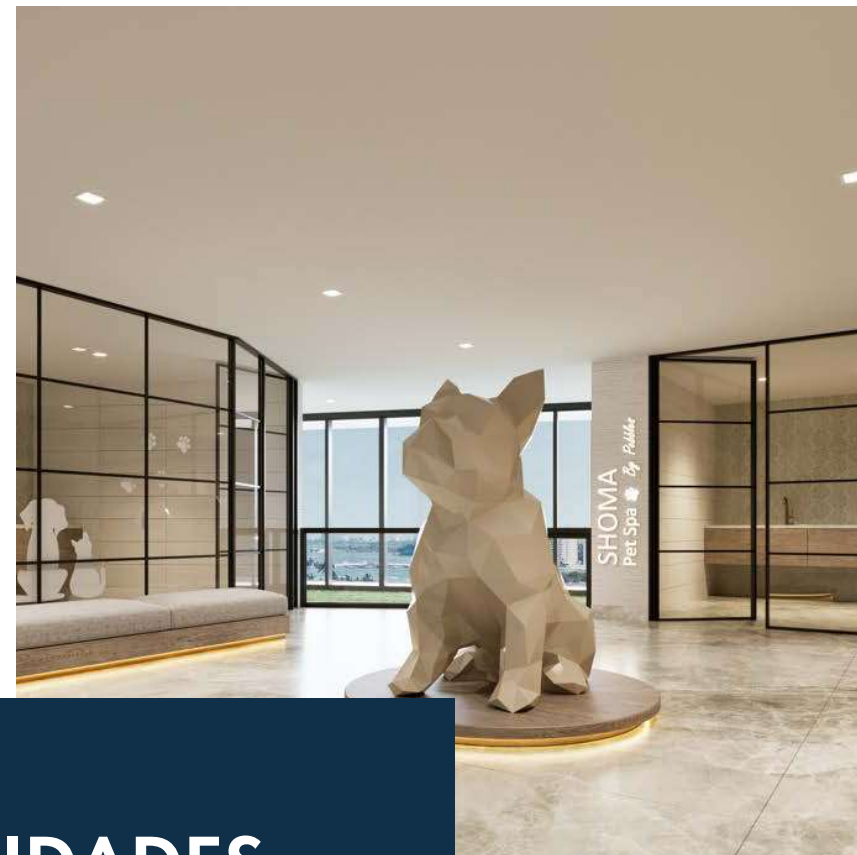
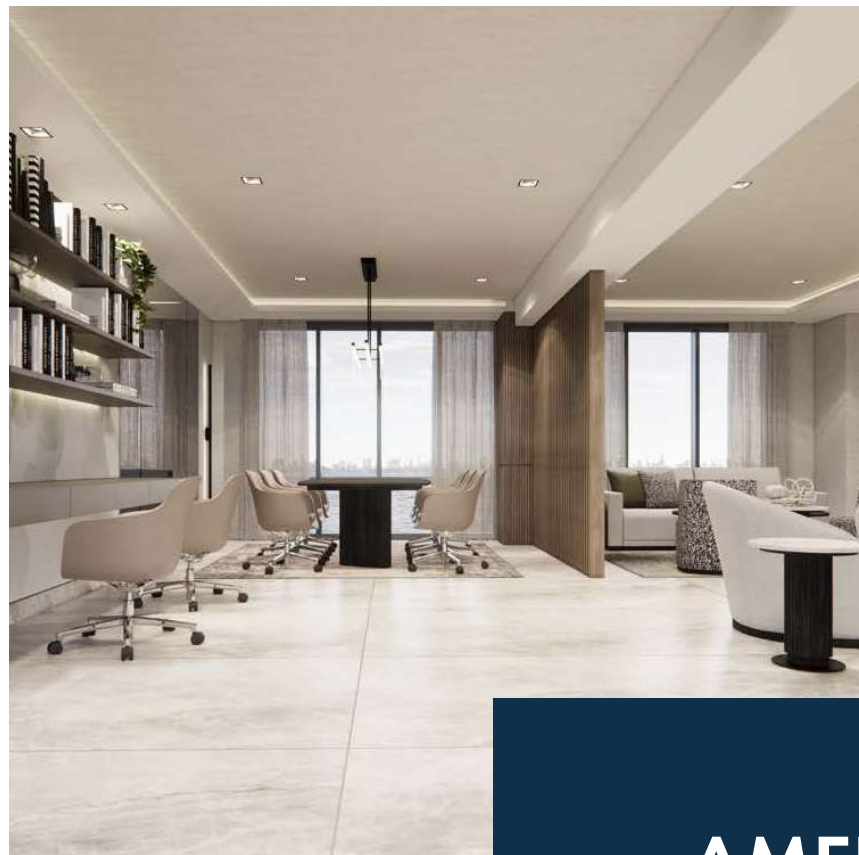
SHOMA
bay



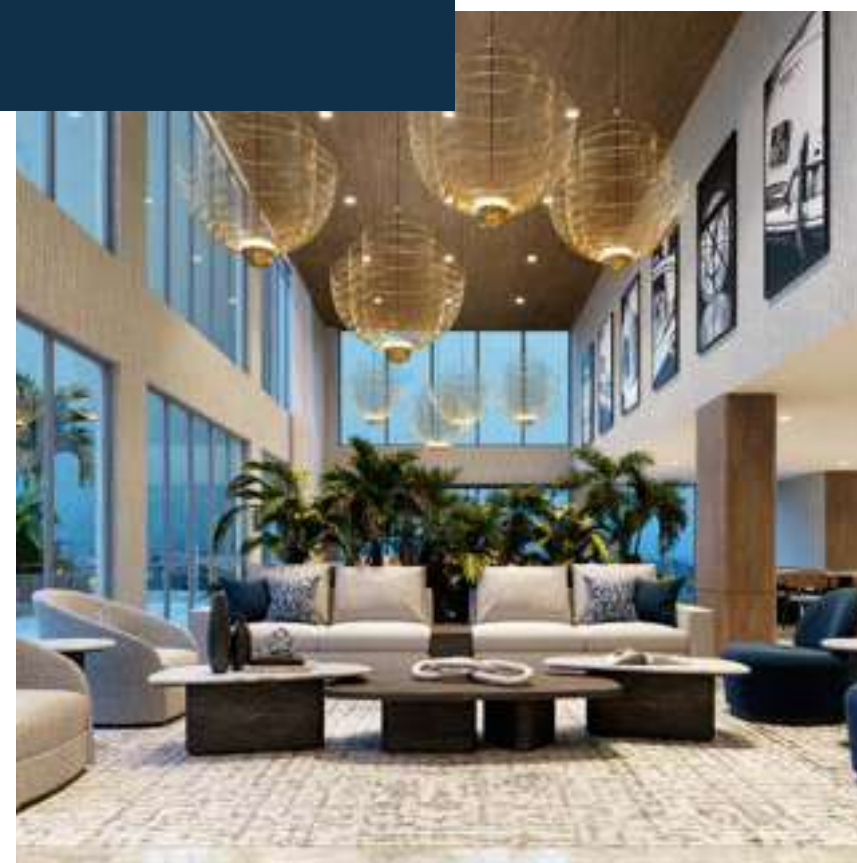
SHOMA BAY

BOUTIQUE

FACHADA VISTA NORTE



AMENIDADES



AMENIDADES

- Jardin Zen
- Bodega para Vinos
- Club de Habanos
- Piscina Climatizada
- Plaza para Comidas (Shoma Bazaar)
- Salon de Yoga
- Spa, Sauna y Baño Turco
- Sala de Cine
- Salon de Juegos para Niños
- Terraza Tropical y Solarium
- Spa y Parque para Mascotas
- Gimnasio Equipado Technogym de Alta Tecnología
- Simulador de Golf
- Servicio de Estacionamiento Valet Parking
- Centro de Negocios y Espacios de co-working

SHOMA
bray



ENTRADA PRINCIPAL

SHOMA
bay

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bay

LOBBY

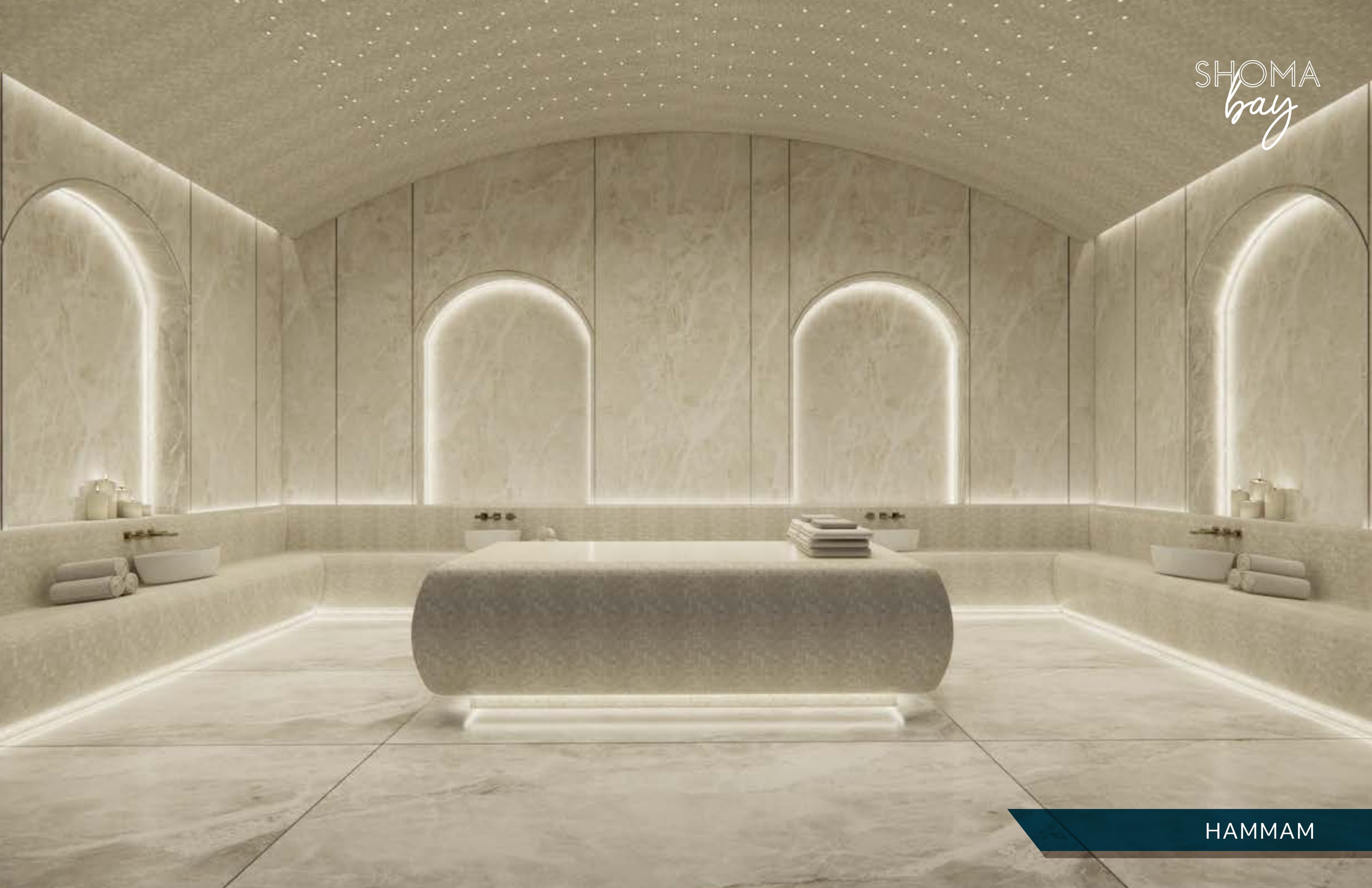








SHOMA
Wellness Spa







SHOMA
bay



SALÓN SOCIAL





SHOMA
bay



JARDÍN ZEN

SHOMA
bay



JARDÍN ZEN





SHOMA
Wine Club



SHOMA
bay



PISCINA CLIMATIZADA

Un Sabor de Shoma Bazaar



Shoma Bazaar es una galería gastronómica para reuniones locales, con una colección sin precedentes de chefs locales, estableciendo altos estándares de excelencia culinaria en Miami.

15 VENDEDORES
14,000 SQ.FT.
01 LINDO LUGAR PARA DISFRUTAR



A modern bedroom with a large window overlooking a tropical coastline. The room features a bed with white linens and blue pillows, a wooden nightstand, and a patterned rug. The wall is covered in a textured, light-colored material. A large abstract painting is mounted on the wall. The floor is made of light-colored tiles. A wooden chair is positioned near the window. The overall aesthetic is clean and contemporary.

RESIDENCIAS



CARACTERÍSTICAS

- Planos Espaciosos
- Vestidores en los Dormitorios Principales*
- Termostatos Digitales y Programables
- Lavadora y Secadora
- Balcones Privados
- Cocinas de Alta Calidad
- Countertop de Cuarzo
- Gabinetes Italianos
- Electrodomésticos de Acero Inoxidable
- Baños Diseñados Estilo Spa
- Herrajes de Baño Contemporáneos
- Tocadores con Espejos Iluminados
- Duchas de Vidrio sin Marco*
- Paredes de Porcelana en Duchas y Bañeras
- Duchas Estilo Lluvia en Baño Principal*
- Bañeras Espaciosas*

*CIERTAS UNIDADES











A close-up photograph of a hand holding a black pen, pointing at architectural blueprints. The blueprints are detailed with lines, circles, and text. A dark blue horizontal bar is overlaid across the middle of the image, containing the word 'PLANOS' in white capital letters. The background is a blurred view of the same blueprints.

PLANOS

5'-3 23/64"
[2524]

17
MEN WASHROOM

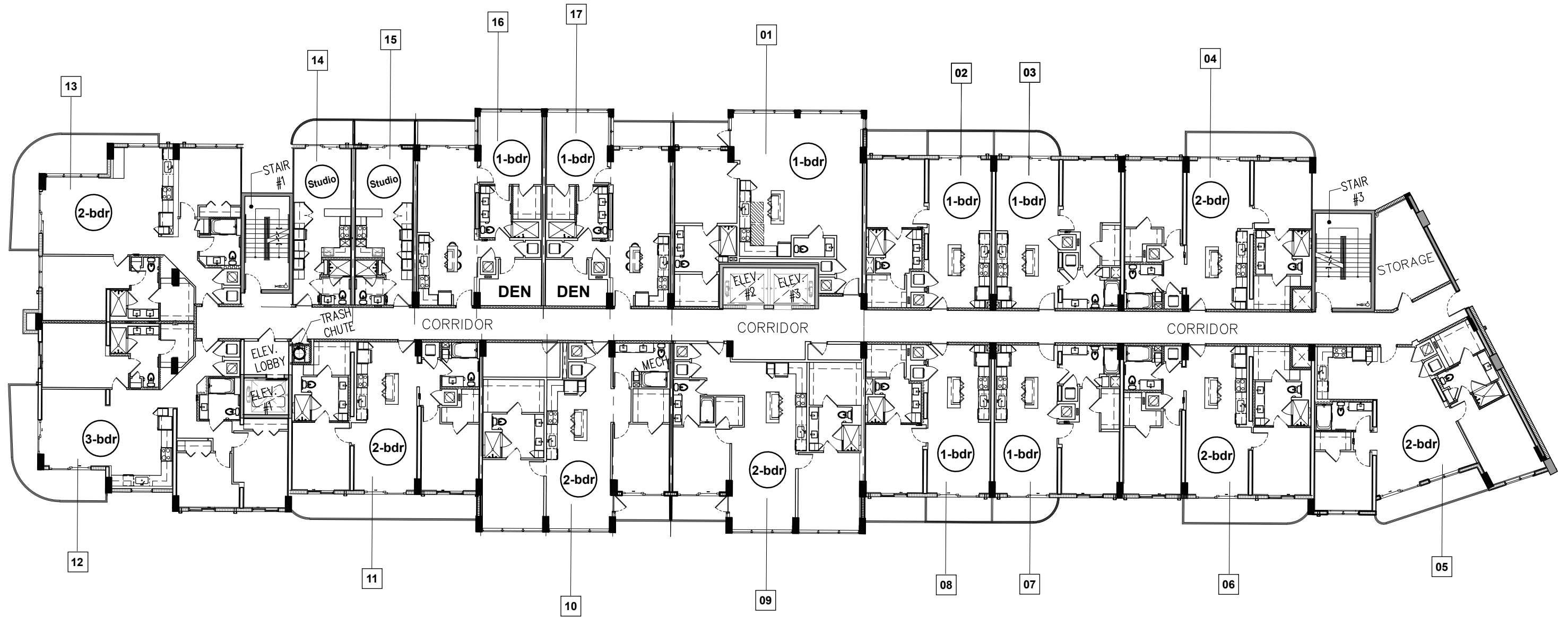
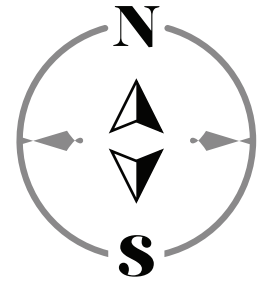


[1951]

18.1
WOMEN WASHROOM



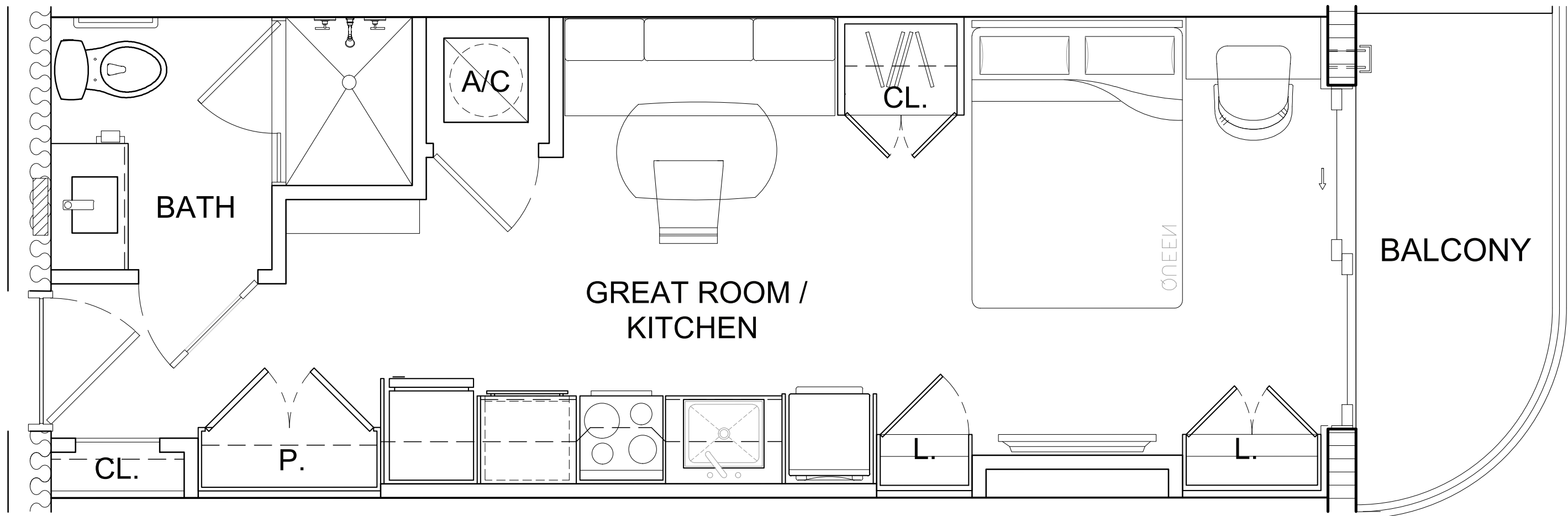
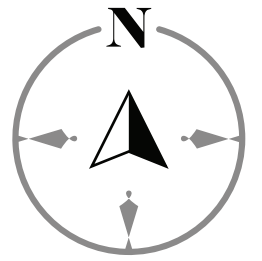
[2024]



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 **OVERALL LEVEL 8 - PLAN**

All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents by the developer. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained are proposed only. and we reserve the right to modify, revise or withdraw any or all of same in our sole discretion and without prior notice.



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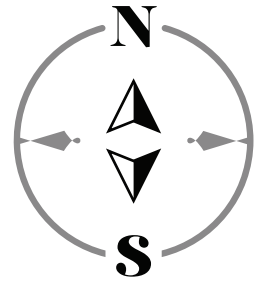
STUDIO

(0 BD/1 BTH)

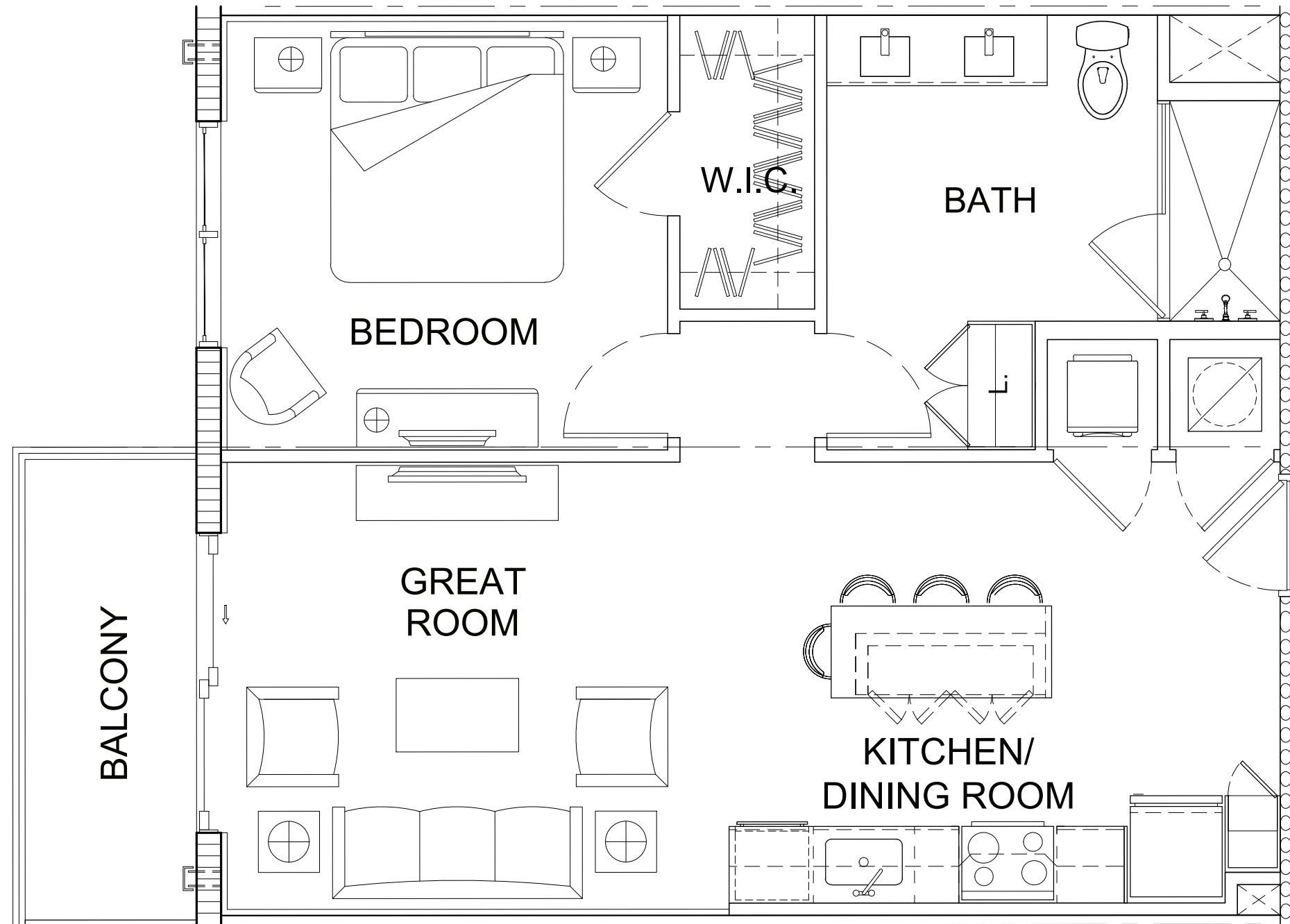
NET AREA: 346 SQ. FT.

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SHOMA
bay



NORTH LINE KEY: (03)
SOUTH LINE KEY: (07)



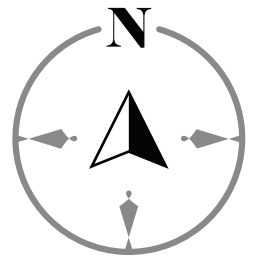
(1 BD/1 BTH)

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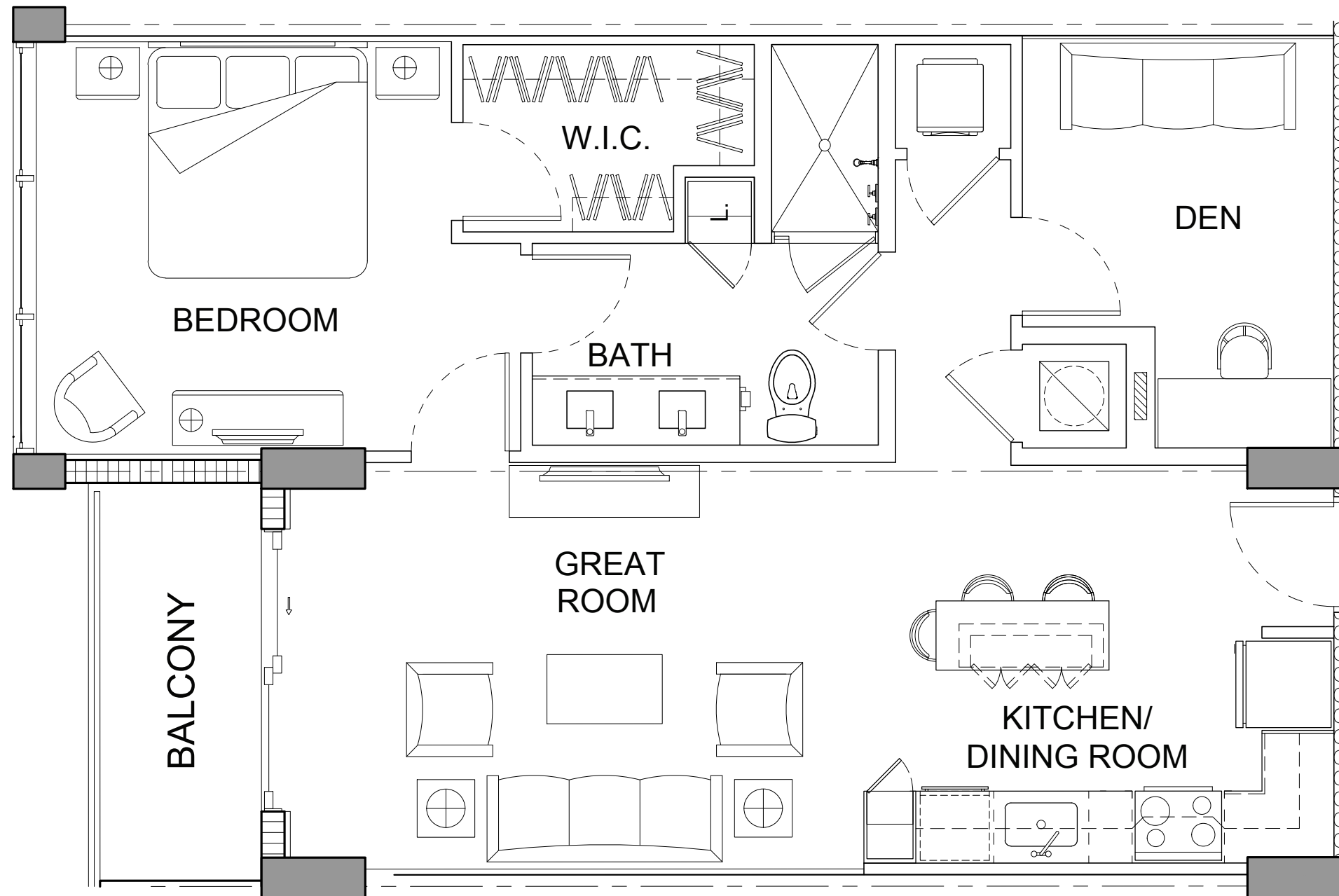
NET AREA: 692 SQ. FT.

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SHOMA
bay



NORTH LINE KEY: (16 / 17)



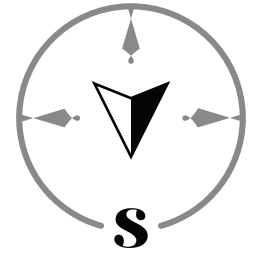
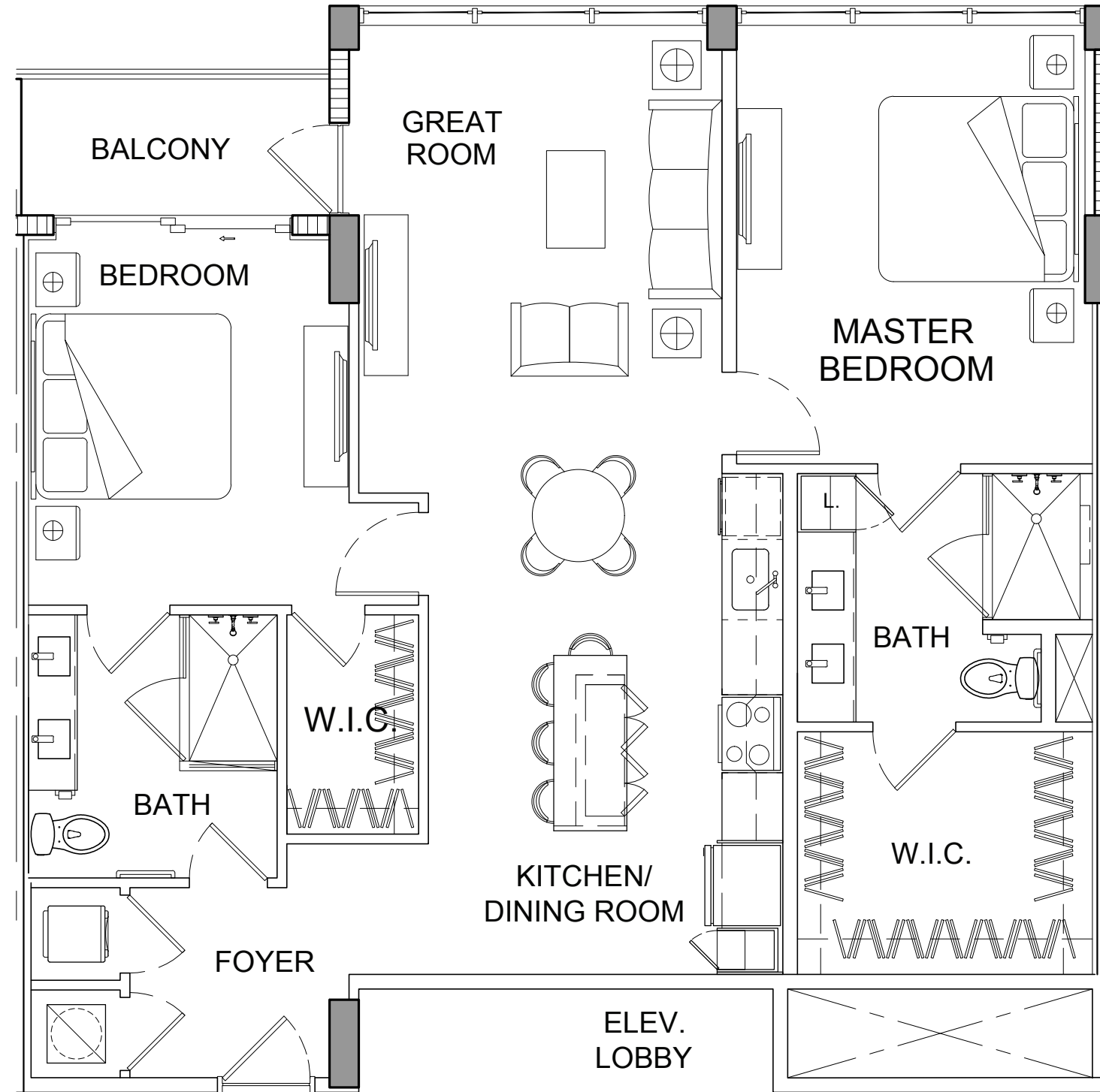
(1 BD/1 BTH +1 DEN)

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NET AREA: 816 SQ. FT.

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SHOMA
bay



SOUTH LINE KEY: (9)

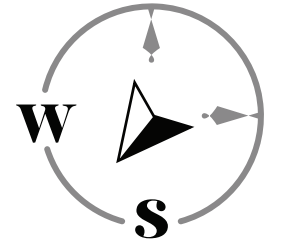
(2 BD/2 BTH)

Exclusive Sales & Marketing by **ISGWORLD®**

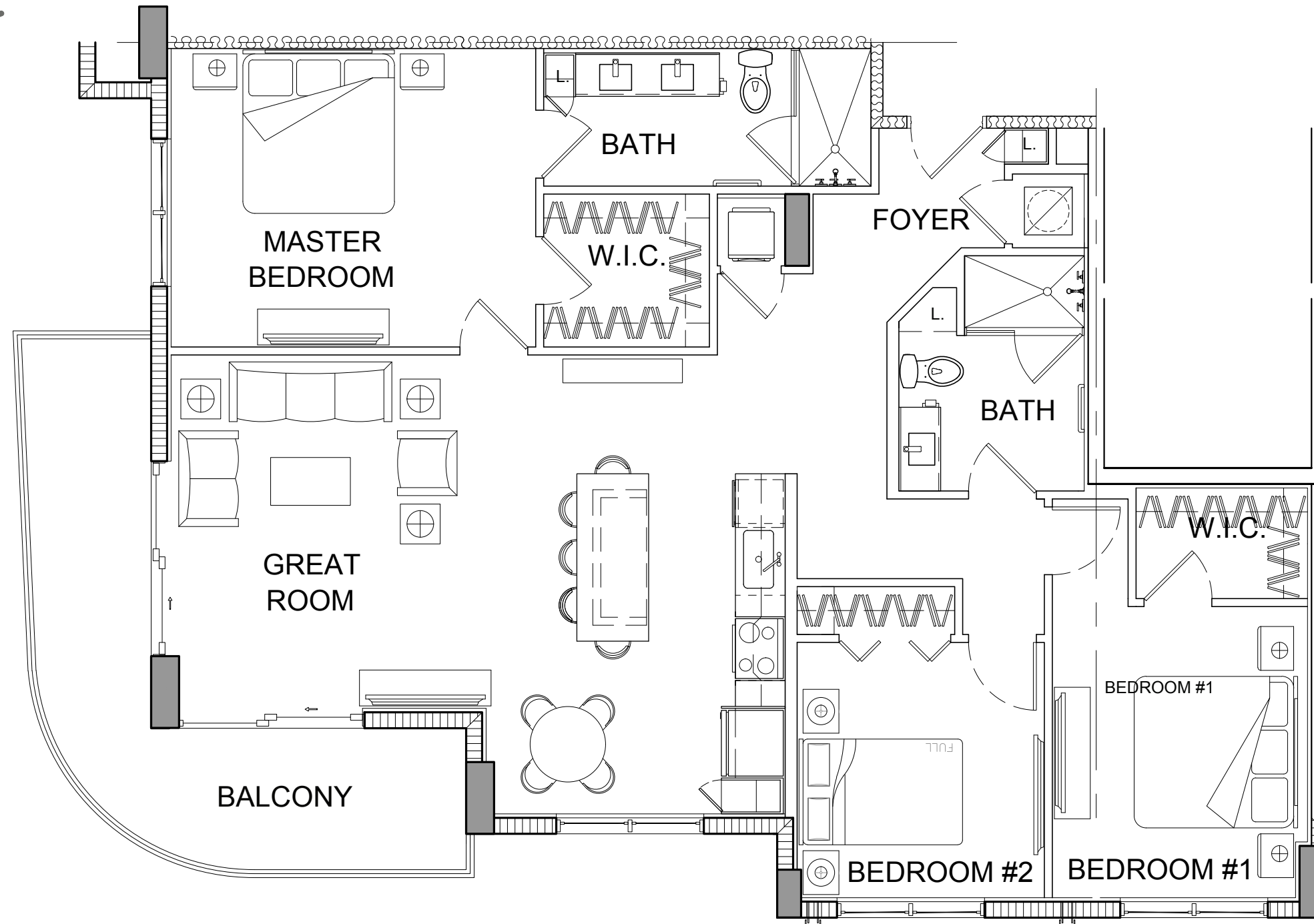
NET AREA: 1138 SQ. FT.

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SHOMA
bay



SOUTH WEST LINE KEY: (12)



(3 BD/2 BTH)

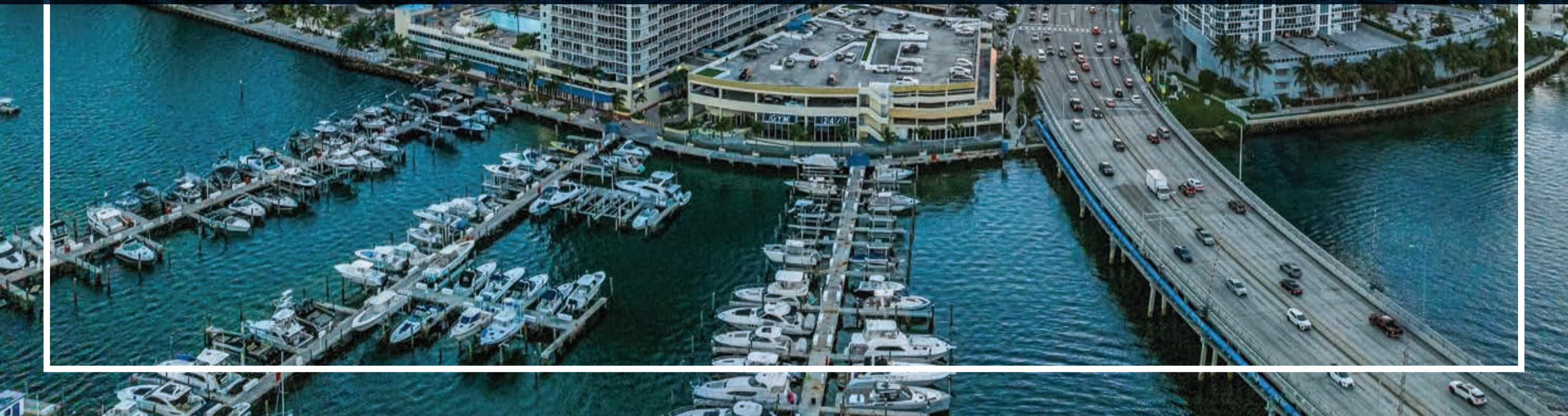
Exclusive Sales & Marketing by **ISGWORLD®**

NET AREA: 1352 SQ. FT.

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VISTAS





VISTA NORTE



VISTA SUR



HORIZONTE SUR



HORIZONTE SUR

An aerial photograph of a coastal residential area, likely in a tropical or subtropical region. The scene shows a dense cluster of houses and buildings, many with red-tiled roofs, situated along a waterfront. The area is heavily populated with palm trees. The water is a deep blue, and the sky above is filled with soft, pinkish-orange clouds, suggesting a sunset or sunrise. The overall atmosphere is serene and scenic.

ANÁLISIS DEL MERCADO

ANÁLISIS DE PRECIO DE VENTA CERRADA DE SURFSIDE PARA NUEVOS CONDOMINIOS CONSTRUIDOS DESDE 2012

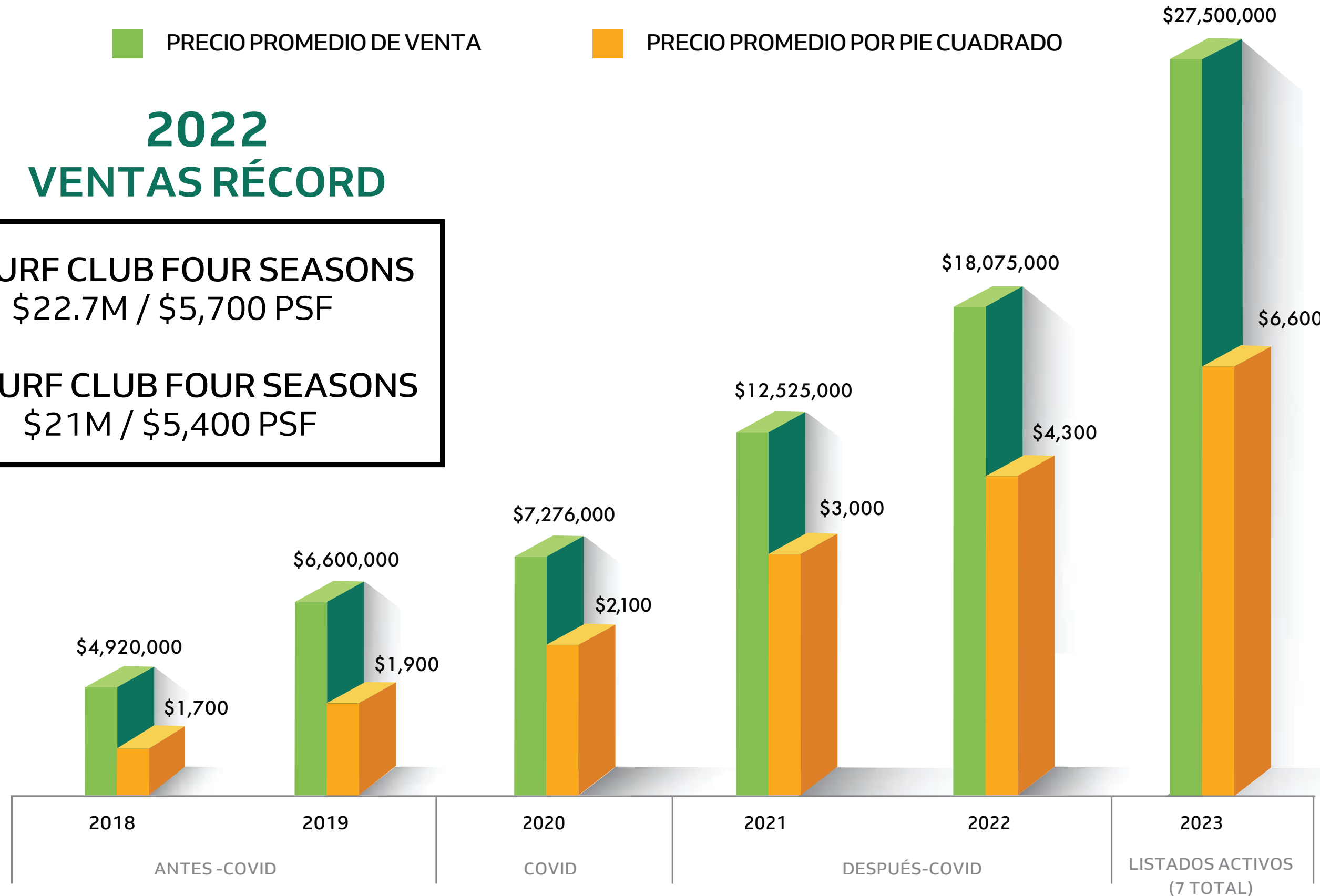
PRECIO PROMEDIO DE VENTA

PRECIO PROMEDIO POR PIE CUADRADO

**2022
VENTAS RÉCORD**

SURF CLUB FOUR SEASONS
\$22.7M / \$5,700 PSF

SURF CLUB FOUR SEASONS
\$21M / \$5,400 PSF



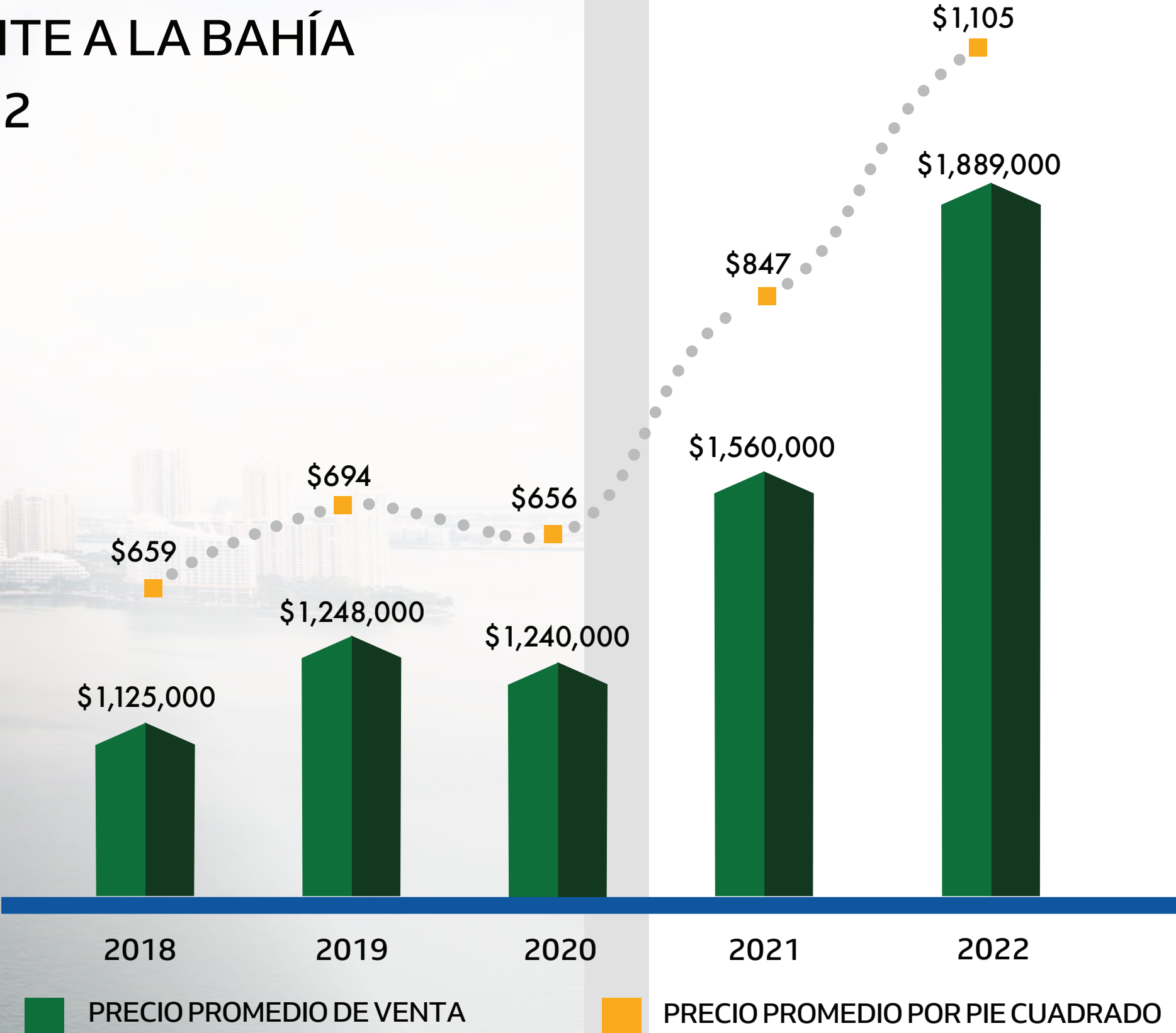
ANÁLISIS DE APRECIACIÓN DEL PRECIO DE REVENTA PARA CONDOMINIOS FRENTE AL MAR CONSTRUIDOS DESDE 2012

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



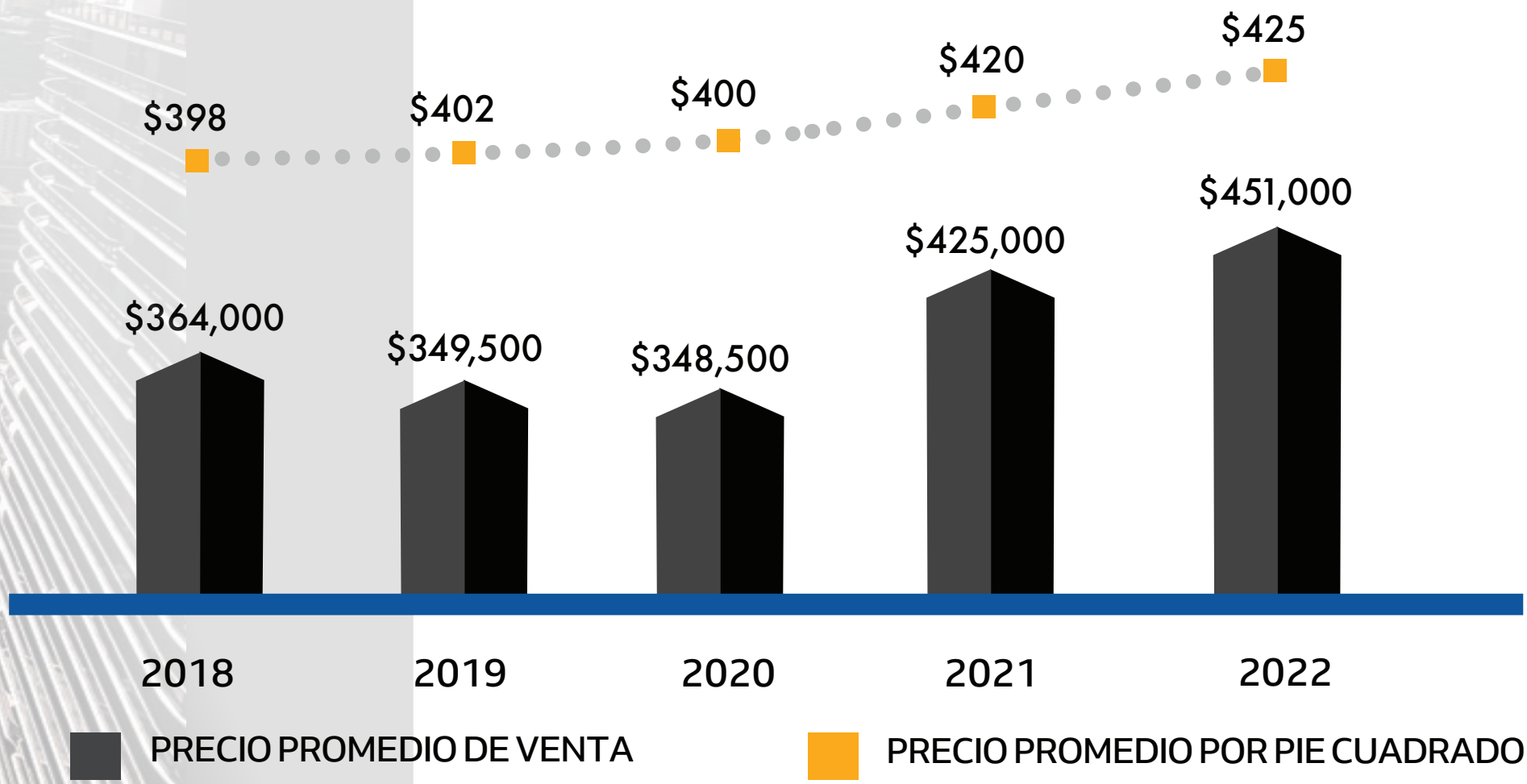
ANÁLISIS DE APRECIACIÓN DEL PRECIO DE REVENTA PARA CONDOMINIOS FRENTE A LA BAHÍA CONSTRUIDOS DESDE 2012

(MIAMI-DADE, EAST OF I-95)



ANÁLISIS DE APRECIACIÓN DEL PRECIO DE REVENTA PARA CONDOMINIOS CON VISTA A LA CIUDAD CONSTRUIDOS DESDE 2012

(MIAMI-DADE, EAST OF I-95)



EVOLUCIÓN DE PRECIOS EN BRICKELL, EDGEWATER Y NORTH BAY VILLAGE



BRICKELL



EDGEWATER



NORTH BAY VILLAGE

\$500

\$900

\$1,500

\$400

\$800

\$1,400

\$350

NO DESARROLLOS
CONSTRUIDOS EN
NORTH BAY VILLAGE

\$900

2000 - 2010

2011 - 2020

2021+

2000 - 2010

2011 - 2020

2021+

2000 - 2010

2011 - 2020

2021+

SHOMA
bay