

SHOMA  
*bay*

NORTH BAY VILLAGE  
MIAMI

PROJECT  
OVERVIEW

# A VISIONARY MASTERPIECE

Shoma Bay is an exclusive collection of 333 meticulously designed residences and penthouses. Located in the heart of the city with panoramic views of the bay, downtown, and the surrounding landscapes, Shoma Bay offers an unparalleled living experience. The development is enhanced with top-tier amenities, conveniences, and services that epitomize the best of modern living.

---

## THE TEAM

AN UNRIVALED COLLABORATION

- Visionary Developer: Shoma Group
- Interior Design: Adriana Hoyos

## THE BUILDING

LANDMARK DESTINATION

- Visionary Luxury Development featuring 333 condominiums ranging from studios, one- to three-bedroom residences, and penthouses.
- 360 degrees of panoramic water views from residences and rooftop pool deck.
- Private, valet-staffed porte cochere leading into a grand lobby.



# AMENITY COLLECTION

OVER 50,000 SQ FT OF  
AWE-INSPIRING SPACES

## Rooftop and Outdoor

- Rooftop Pool Deck: Heated pool, luxury cabanas, outdoor showers, and a summer kitchen with panoramic water views.
- Zen Garden: Firepits and putting green.
- Outdoor Pavilion: For dining and social gatherings.
- Cyclist Parking / Paddle Board Storage: Convenient for active residents.
- Electric Car Charging Stations: Sustainable transportation solutions.

## Wellness and Fitness

- Exclusive Spa: Hammam, dry sauna, steam room, experience showers, treatment rooms, and salon.
- Fitness Center: State-of-the-art equipment, Echelon bikes, and Hydrow rowers.
- Yoga & Pilates Studio: Dedicated space for holistic fitness.
- Cinema: Indoor entertainment with the latest technology.

## Entertainment and Social

- High-End Owners' Lounge: With bar, golf simulator, and virtual reality games.
- Wine Cellar & Cigar Lounge: Exclusive areas for relaxation and socializing.
- Tech-Savvy Kids Club: Engaging activities and modern amenities for children.
- Refrigerated Food Delivery Room: Ensuring freshness for all deliveries.
- Nespresso Coffee Lounge: Relaxation and refreshment for residents.

## Business and Workspaces

- Co-Working Lounge: Private offices, library, and enterprise-caliber facilities.
- Resident Storage: Convenient and secure.

## Pet Amenities

- Pet Spa: Grooming and care by Pebbles.



# THE RESIDENCES

## TIMELESS LUXURY

- Studios, one- to three-bedroom residences, and penthouses.
- Magnificent Panoramic Water Views overlooking Biscayne Bay.
- Floor-to-Ceiling Sliding Glass Doors leading to spacious balconies.
- Modern Porcelain Flooring throughout the residences.
- Open, Light-Filled Layouts with 9-foot-plus ceilings.
- Double-Height Ceilings for penthouse residences.
- Energy Efficient, Floor-to-Ceiling Windows.
- Smart Home Technology including smart door locks.
- Oversized Walk-In Closets (excluding studios)
- High-Speed Data Pre-Wiring with USB charging outlets.
- Built-Out Master Closets
- Sound Insulated Walls & Floors for privacy and tranquility.
- Solid-Core Door on main unit door for enhanced security and noise reduction.

### Kitchens

- Modern Italian Cabinetry
- Dekton Counter Tops & Backsplash
- Water Filtration System
- Premium Miele Appliance Package including Panel-Ready Refrigerator + Freezer & Dishwasher, Wall Oven, and Induction Cooktop

### *Penthouse Residences*

- Exclusive Gaggenau Appliance Collection including French Door Panel-Ready, Refrigerator & Freezer, Panel-Ready Dishwasher, Wall Oven, and Induction Cooktop

### Bathrooms

- Spa-Inspired Finishes for a serene bathing experience.
- Modern Cabinetry with ample storage and designer vanities.
- Porcelain Flooring with 24" x 48" tiles.
- Roca Exclusive Backlit Mirrors, Tiling & Frameless Rain Showers

### *Penthouse Residences*

- Exclusive Armani Bathroom Collection including Frameless Rain Shower and Designer Soaking Tubs (select units)



# THE SERVICES

## NEXT LEVEL OF LIVING

### The Building

- Private Residential Porte Cochere with 24/7 Valet service.
- 24/7 Concierge.
- Rolls Royce Courtesy Car Service.
- Indoor Mailbox & Mobile Package System.
- Recycling Service.
- High-Speed Elevator Access: Efficient and convenient movement throughout the building.
- 24-Hour Professional Security & Video Surveillance
- Garage Parking with Private and Gated entry.
- Access Control through Biometric Technology.
- Private Resident Storage for purchase.
- Electric Car Charging Stations.
- Cyclist Parking / Paddle Board Storage.

### Concierge

- Refrigerated Food Delivery Room
- Scheduling Spa & Salon Appointments
- Reservations for Golf Simulator & Rooftop Summer Kitchen

# THE NEIGHBORHOOD

## NORTH BAY VILLAGE

- North Bay Village is the perfect combination of convenience and serene coastal living and surrounded by Miami Beach and Miami City.
- The city has a rich history rooted in its development, attracting tourists and residents with its beautiful properties and easy access to the beach.
- Residents experience a relaxed yet dynamic ambiance, with convenient access to pristine sandy beaches, chic eateries, and lively nightlife hubs.
- The village's proximity to Miami and Miami Beach enhances its appeal, providing residents and visitors with the best of both worlds—a serene coastal lifestyle alongside convenient access to the excitement and attractions of the neighboring cities.



SHOMA  
*bay*

SHOMA



Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units nor the views from any of the Units. The content of this document is subject to change as a result of changes in process requirements and the availability of resources.

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