

ISG
WORLD®

P R E S E N T S

SHOMA
bay

An aerial photograph of a coastal residential area, likely a waterfront community, featuring numerous houses with red roofs and lush greenery, including many palm trees. The houses are situated along a curved shoreline with a marina area. The water is a deep blue. A dark blue horizontal band is overlaid across the middle of the image, containing the text 'COMPETITIVE ANALYSIS' in white, uppercase, sans-serif font. The sky above is a mix of light blue and soft pinkish-orange, suggesting a sunset or sunrise. The entire image is framed by a thin white border.

COMPETITIVE ANALYSIS

SURFSIDE CLOSED SALES PRICE ANALYSIS FOR NEW CONDOS BUILT SINCE 2012



AVG. SALES PRICE

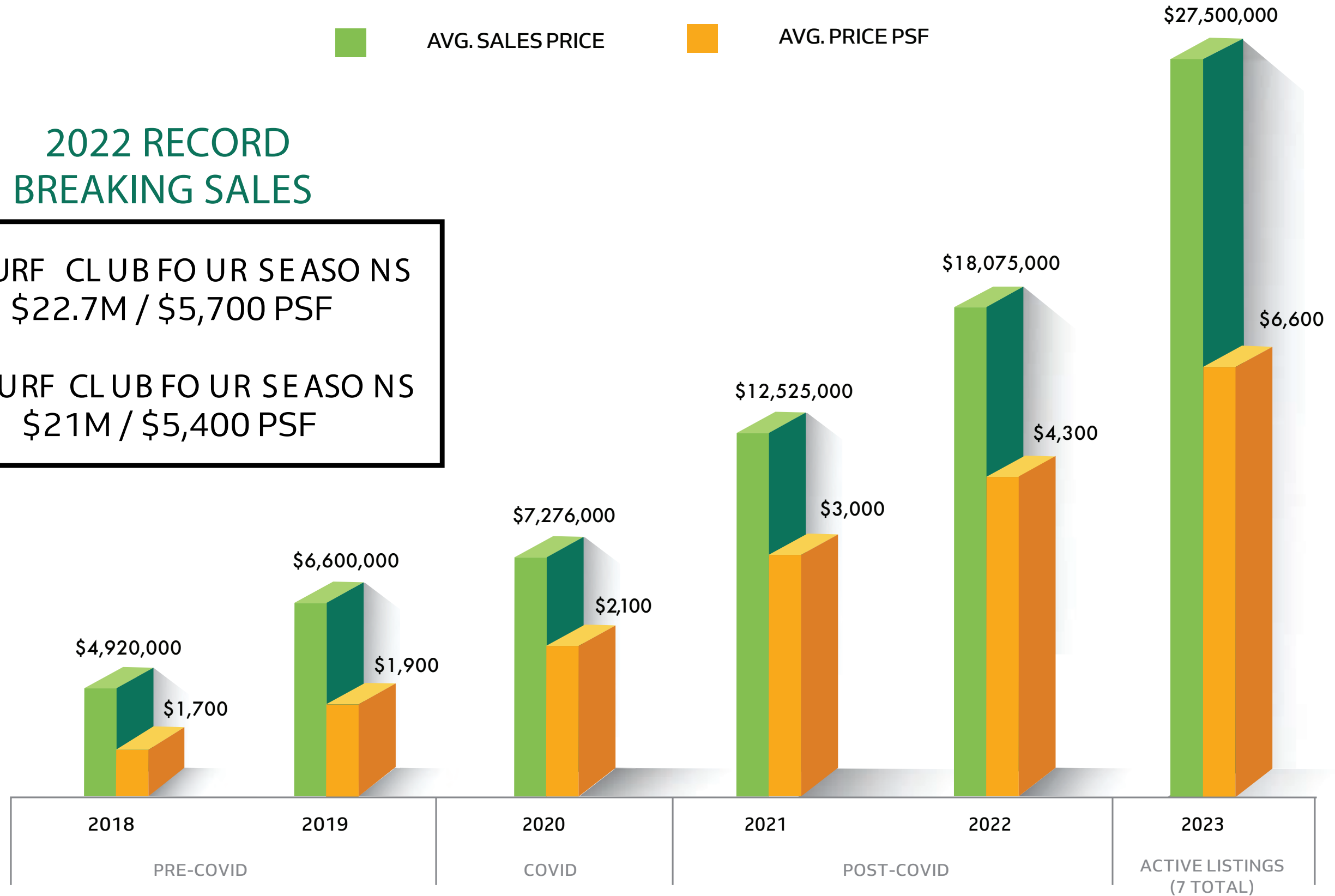


AVG. PRICE PSF

**2022 RECORD
BREAKING SALES**

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

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





DAMAC

ARTE SURF SIDE

FOUR SEASONS

SEAWAY VILLAS

FEN DI CHATEAU
RESIDENCES

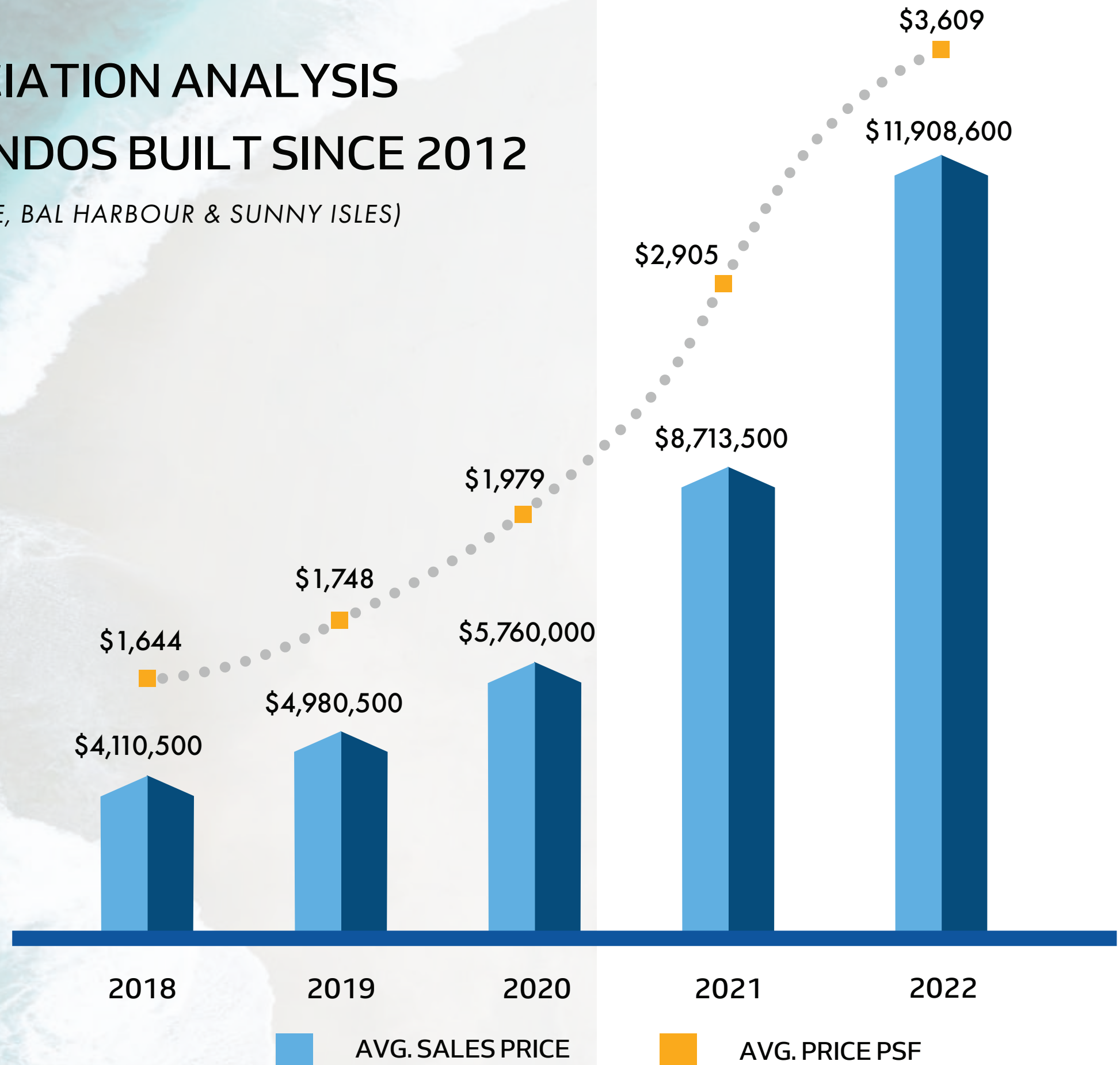


★ Surfside

Shoma bay distance to Surfside: 15 min (4.1 miles)
Route: Florida A1A S/Harding Ave and Normandy Dr

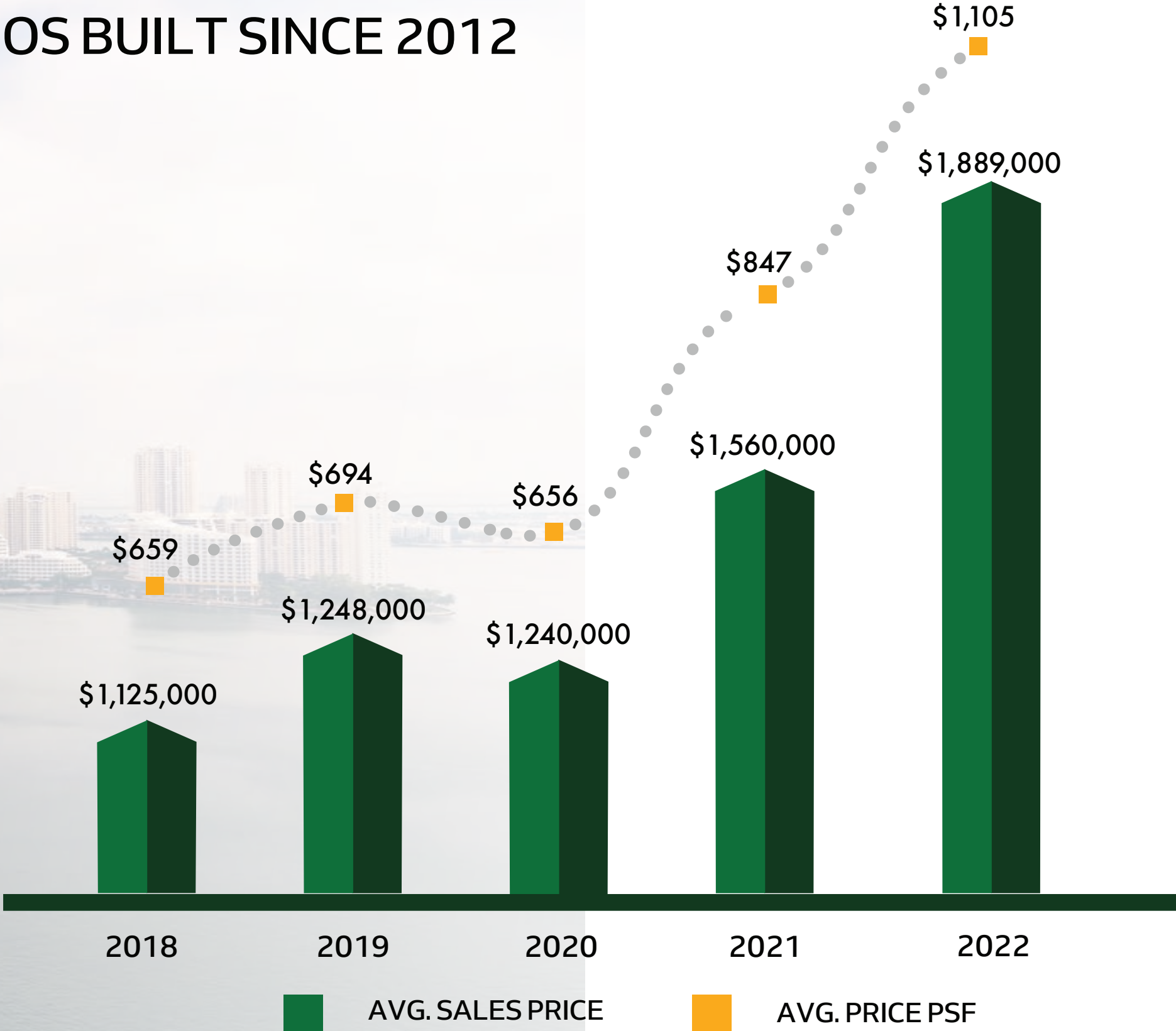
RESALE PRICE APPRECIATION ANALYSIS FOR OCEANFRONT CONDOS BUILT SINCE 2012

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



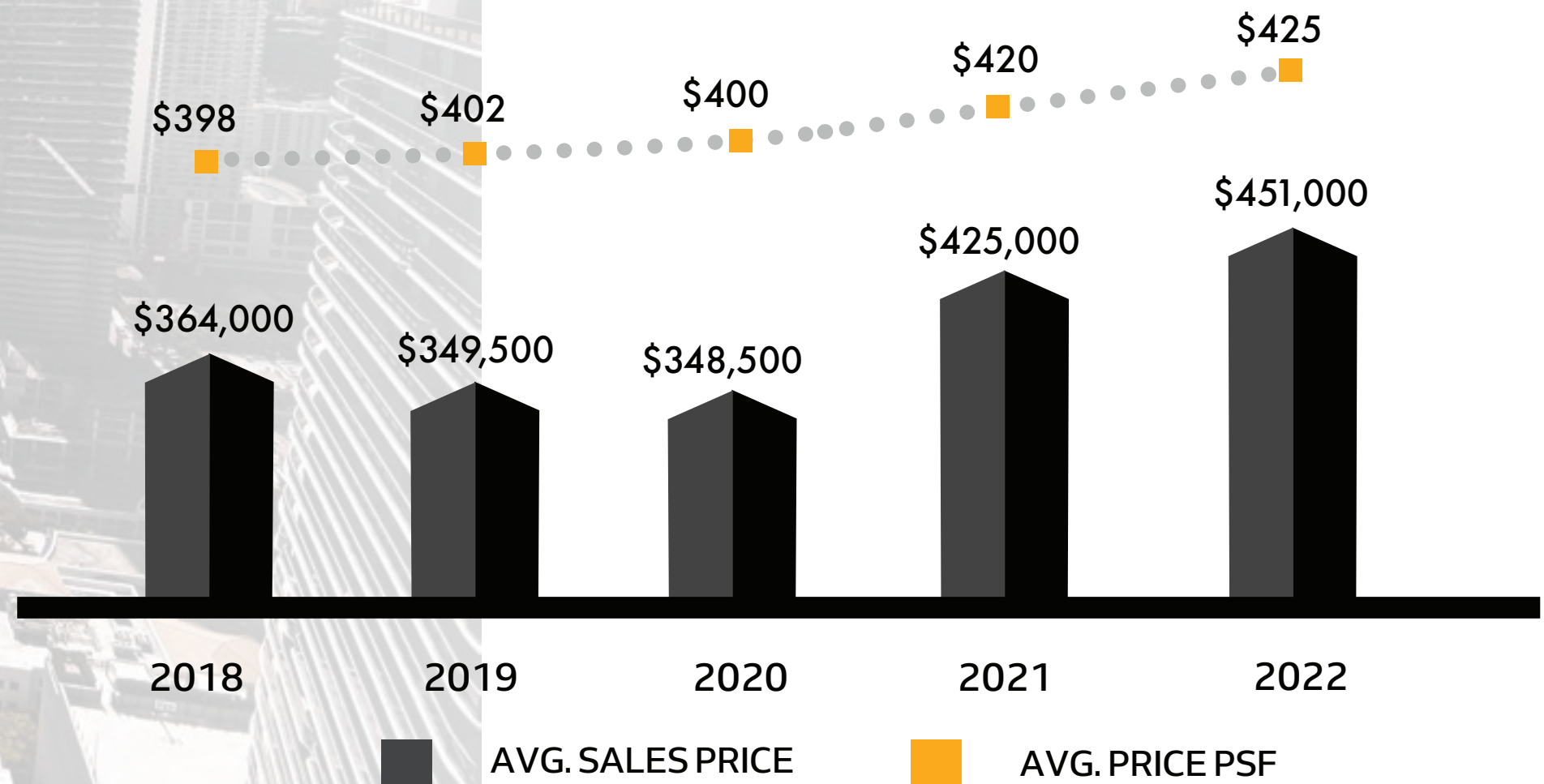
RESALE PRICE APPRECIATION ANALYSIS FOR BAYFRONT CONDOS BUILT SINCE 2012

(MIAMI-DADE, EAST OF I-95)



RESALE PRICE APPRECIATION ANALYSIS FOR MAINLAND MIAMI CONDOS BUILT SINCE 2012

(MIAMI-DADE, EAST OF I-95)



EVOLUTION OF MIAMI NEIGHBORHOOD





FOUR AMBASSADORS

BRICKELL - 1980



**FOUR
AMBASSADORS**

BRICKELL - 2021



SOUTHERN SUNNY ISLES - 1970



SOUTHERN SUNNY ISLES - 2021



EVOLUTION OF NORTH BAY VILLAGE





SHOMA
bay

NORTH BAY VILLAGE 2025
\$2 BIL IN NEW CONSTRUCTION



1 NORTH BAY VILLAGE

5 SOUTH MIAMI

9 EDGEWATER

13 MIAMI INT. AIRPORT

2 BAY HARBOR ISLANDS

6 PORT OF MIAMI

10 WYNWOOD

3 NORTH MIAMI

7 BRICKELL

11 DESIGN DISTRICT

4 MIAMI BEACH

8 DOWNTOWN MIAMI

12 MIMO

NORTH BAY VILLAGE

IN THE NEWS

THE REAL DEAL

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

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

By Katherine Kallergis



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).



NORTH BAY VILLAGE

IN THE NEWS

The Athletic



Argentina prepares to build Miami training facility as it targets major U.S. expansion

Felipe Cardenas Apr 26, 2023

Four months ago, Gonzalo Montiel's game-winning penalty sent Doha's Lusail Stadium into delirium. A group of Argentina players surrounded their captain, Lionel Messi, in an embrace, as their countrymen and women in the stadium celebrated in a frenzy.

His teammates remained kneeling on the pitch, still in disbelief, when Messi managed to wiggle away and jog toward the far touchline.

- [Lionel Messi transfer live updates: Follow the latest as World Cup winners nears Inter Miami move](#)
- [Inter Miami pushing to land Lionel Messi over Barcelona, per sources](#)

He searched for his family, who were seated high above near the Lusail suites, and when he found them, Messi waved his arms above his head and said "¡Gracias, ya está."



SHOMA

Led by President and Chairman of the Board Masoud Shojaee, Shoma Group has built a reputation as one of South Florida's most trusted developers. Founded on the simple principle that properties should enrich the lives and communities of the people within them, Shoma has mastered the art and craft of home and commercial building.



CITY PLACE



SANCTUARY



TEN30



SHOMA BAZAAR



OASIS PARK SQUARE



SHOMA VILLAGE



RECORDS

30+

YEARS
EXPERIENCE
EST. 1988

\$6+

BILLION IN
REAL ESTATE
TRANSACTIONS

10,000+

TOTAL
RESIDENCES

AWARDS

WINNER OF
AMERICA'S TOP
BUILDER'S AWARD

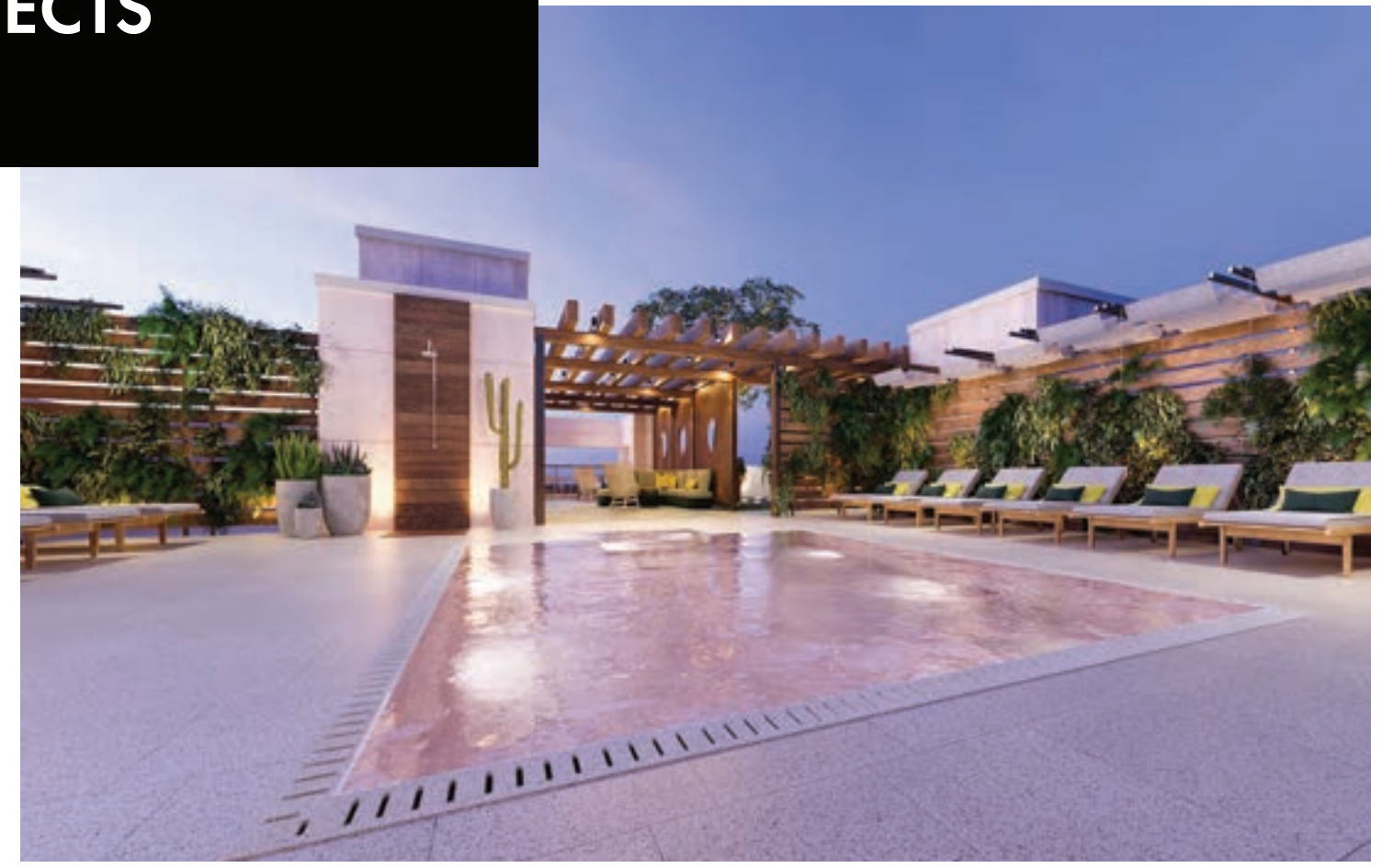
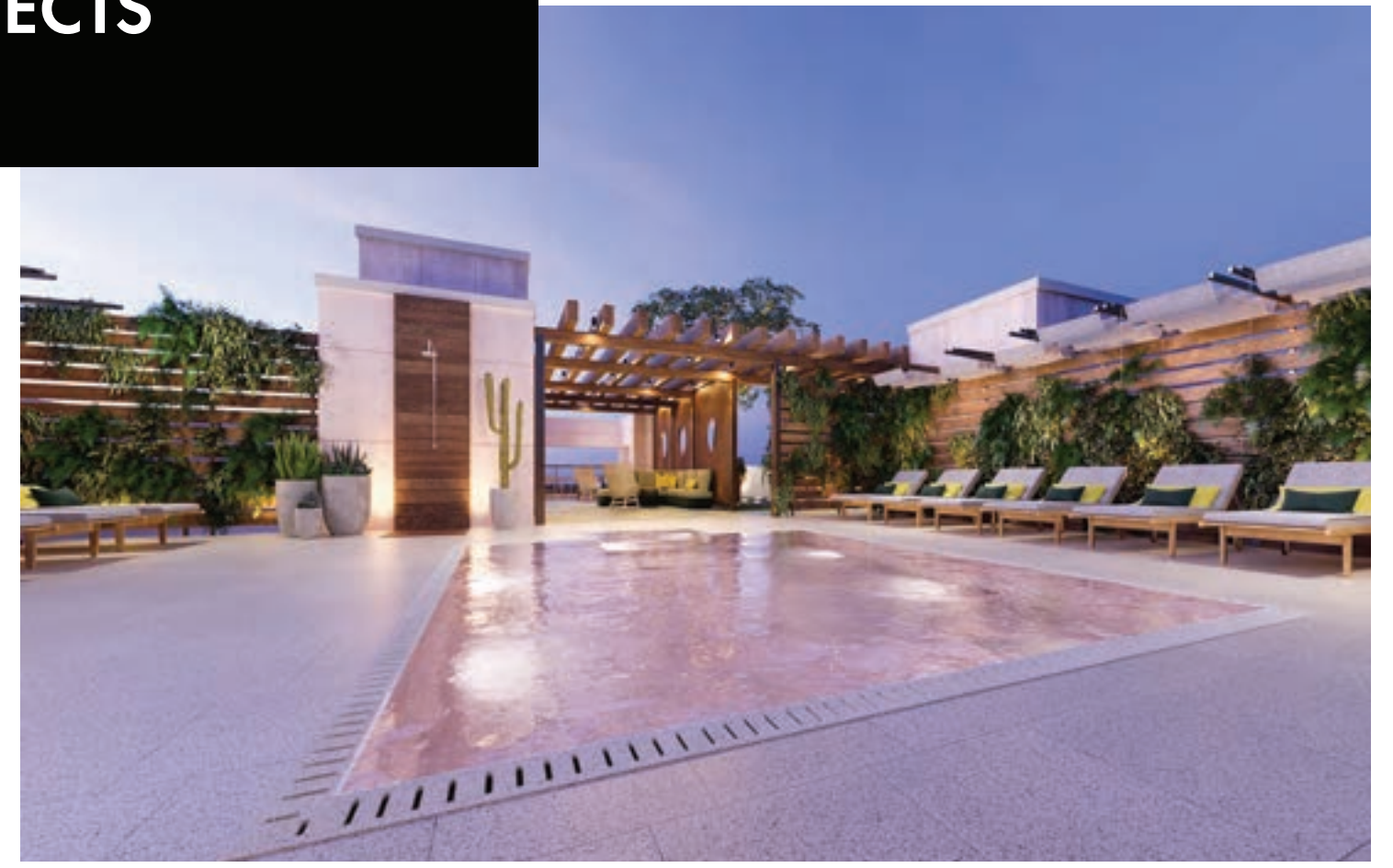
WINNER OF
SOUTH FLORIDA
BEST BUILDER'S AWARD

FACA BEST
ENTRANCE
NAUTICA

CERTIFICATE OF
RECOGNITION AND
EXCELLENCE FOR
THE BETTERMENT OF
DORAL ON CITYPLACE



**RECENTLY COMPLETED
PROJECTS**



SHOMA
bay



FACADE NORTH VIEW

SHOMA
bay



FACADE NORTH VIEW



AMENITIES



AMENITIES

- Zen Garden
- Wine Cellar & Cigar Club
- Heated Swimming Pool
- On-Site Restaurant (Shoma Bazaar)
- Yoga Center
- Spa, Sauna & Steam Room
- Movie Theater
- Kid Club (Kid's playroom)
- Sun Deck & Roof-Top Terraces
- Pet Spa & Pet's Park
- State of the Art Fitness Center - Technogym Equipped
- Golf Simulators
- Valet Parking
- Business Center & Co-Working Spaces

SHOMA
bay



ENTRANCE

SHOMA
bay

SHOMA
bay

BREEZEWAY

SHOMA
bay



SHOMA
bay

LOBBY





SHOMA
bay



GYM

SHOMA
bay



OWNERS LOUNGE



OWNERS LOUNGE



SHOMA
bay



ZEN GARDEN

SHOMA
bay



ZEN GARDEN



SHOMA
Pet Spa  By Petline



SHOMA
bay

SHOMA
Wellness Spa

WELLNESS SPA







A TASTE OF SHOMA BAZAAR



SHOMA
BAZAAR
MIAMI

Shoma Bazaar is a community hub for local happenings, where an unprecedented collection of local chefs set the standard for culinary excellence in Miami

15
VENDORS

14,000
SQ. FT.

01
COOL PLACE
TO BE









ROOFTOP POOL

A modern bedroom with a large window overlooking a tropical coastline. The room features a bed with white linens and blue pillows, a chair, and a nightstand. The wall has a textured, wood-grain pattern. The word "RESIDENCES" is overlaid in white text on a dark blue background.

RESIDENCES











BEDROOM

A close-up photograph of a hand holding a black pen, pointing at architectural floor plans. The plans are detailed with lines, circles, and text. A dark teal horizontal band is overlaid across the middle of the image, containing the text 'FLOOR PLANS'.

FLOOR PLANS

5'-3 22/64"
[2521]

17
WOMEN WASHROOM

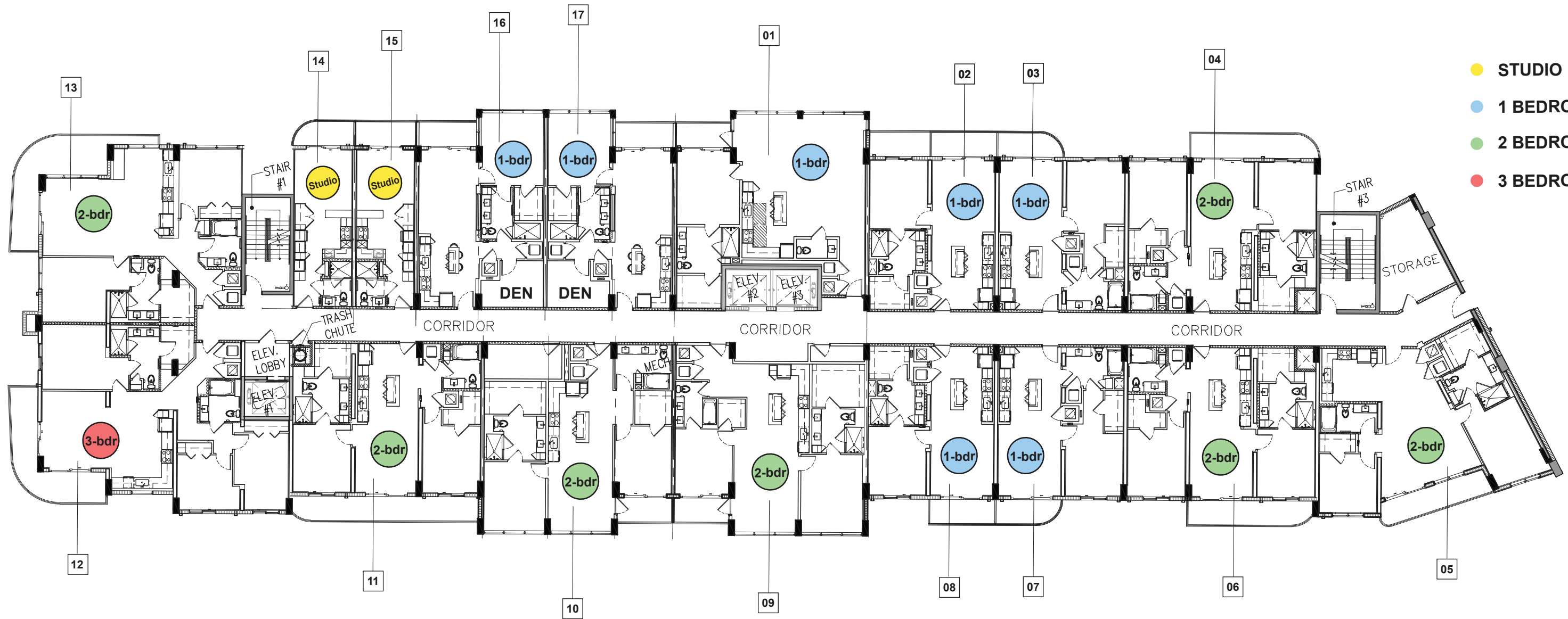
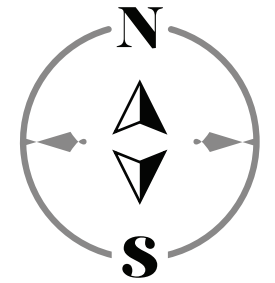


[19511]

WOMEN WASHROOM



[20211]

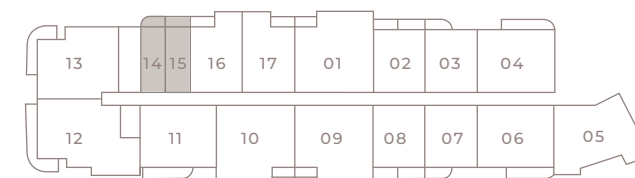
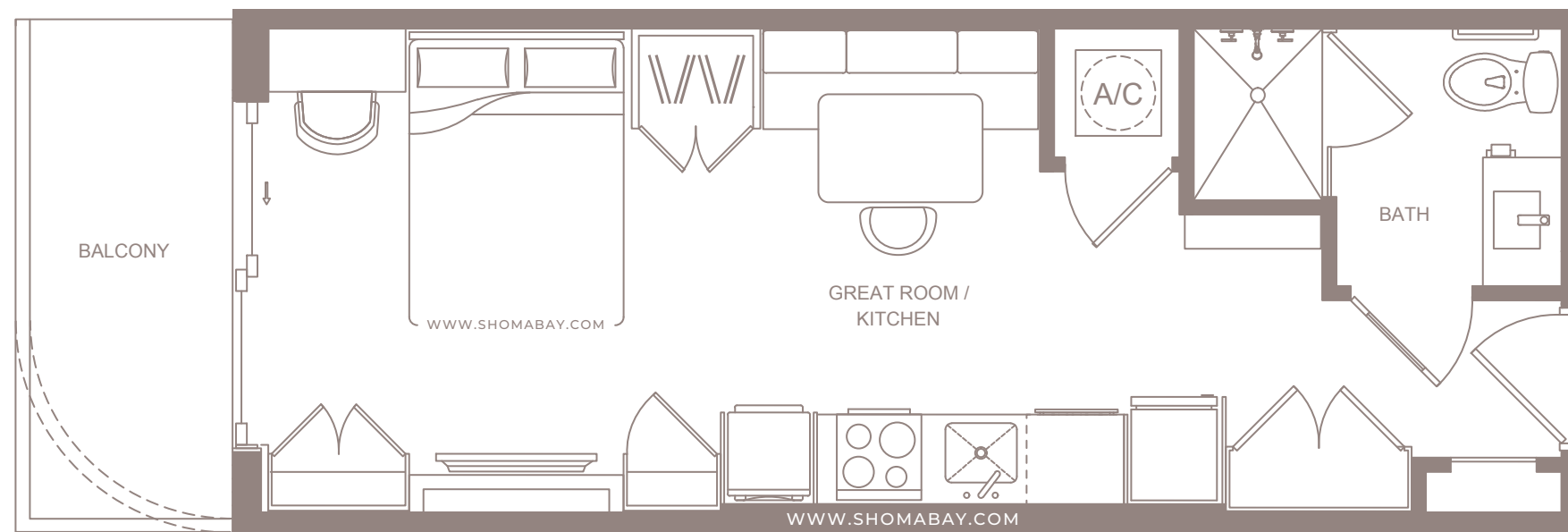


- STUDIO
- 1 BEDROOMS
- 2 BEDROOMS
- 3 BEDROOMS

OVERALL LEVEL 8 - PLAN
 17 UNITS
 SCALE: 1/20" = 1'-0"
 NORTH

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





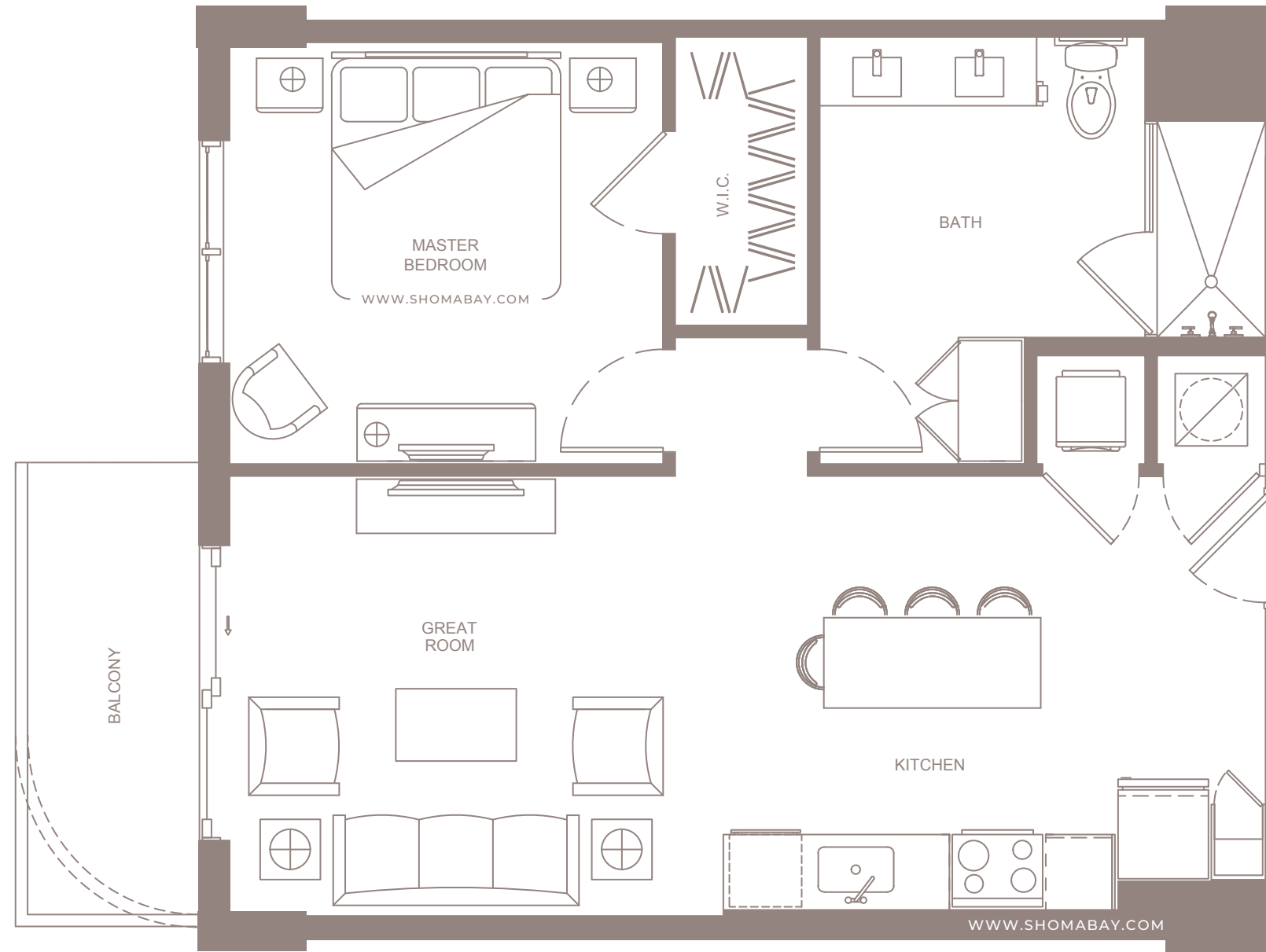
STUDIO

INTERIOR: 376 SQ.FT (34.9 m²)
EXTERIOR: 56 SQ.FT (5.2 m²)



Any renderings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the Units nor the views from any of the Units. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.





UNIT A1 (1BD / 1BTH)

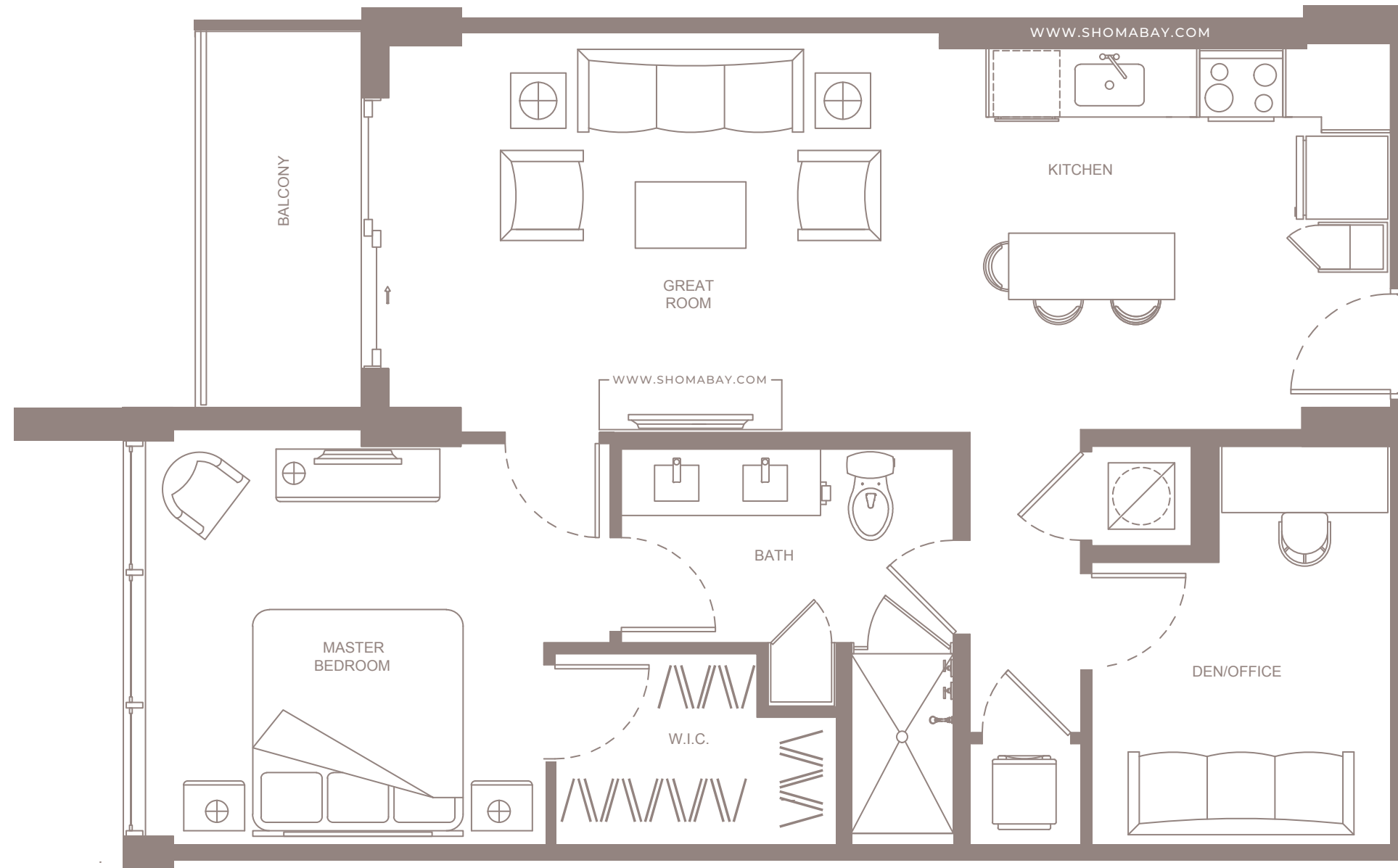
INTERIOR: 750 SQ.FT (69.7 m²)

EXTERIOR: 60 SQ.FT (5.6 m²)



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UNIT A2 (1BD / DEN / 1BTH)

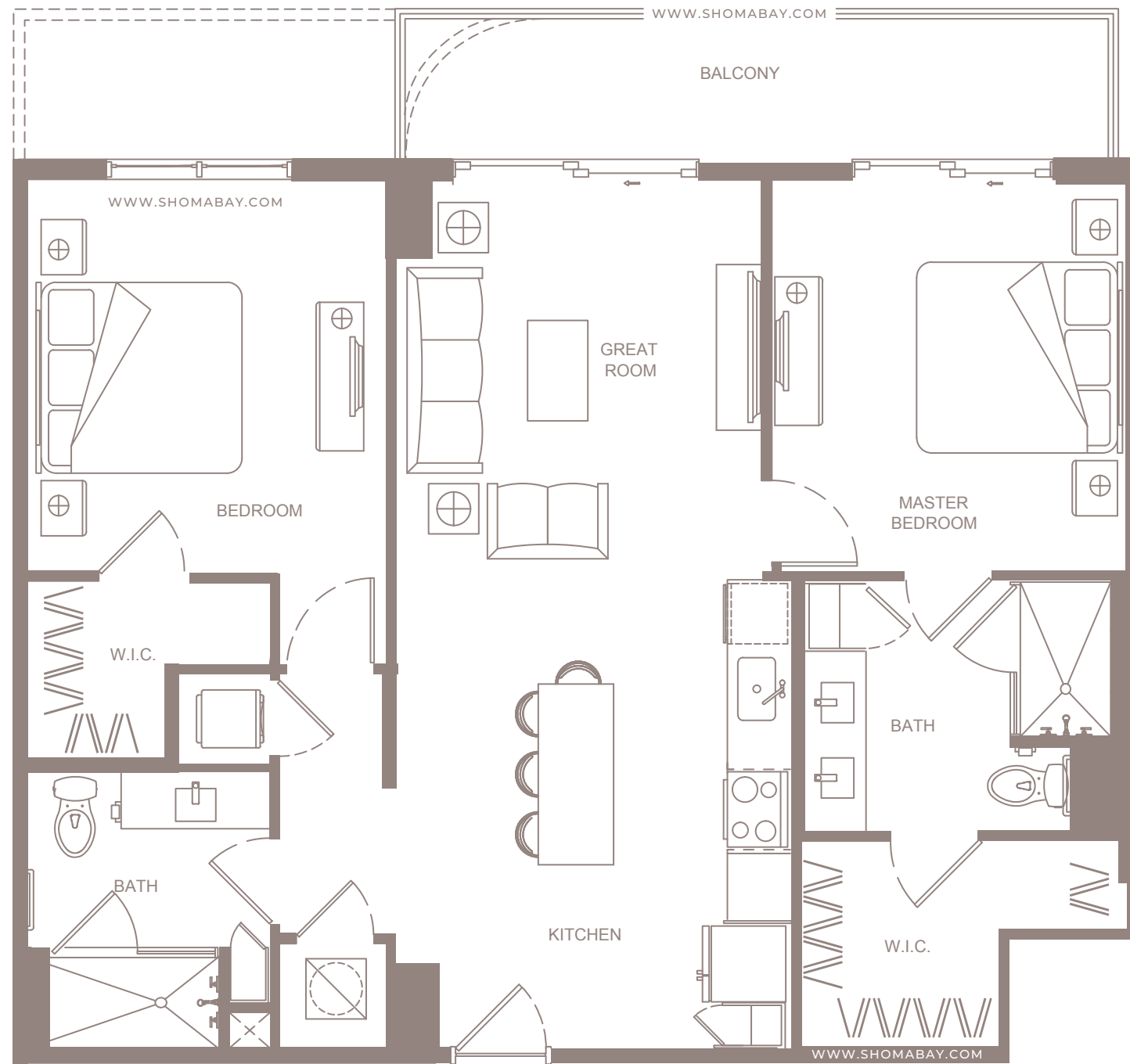
INTERIOR: 881 SQ.FT (81.8 m²)

EXTERIOR: 57 SQ.FT (5.3 m²)



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UNIT B1 (2BD / 2BTH)

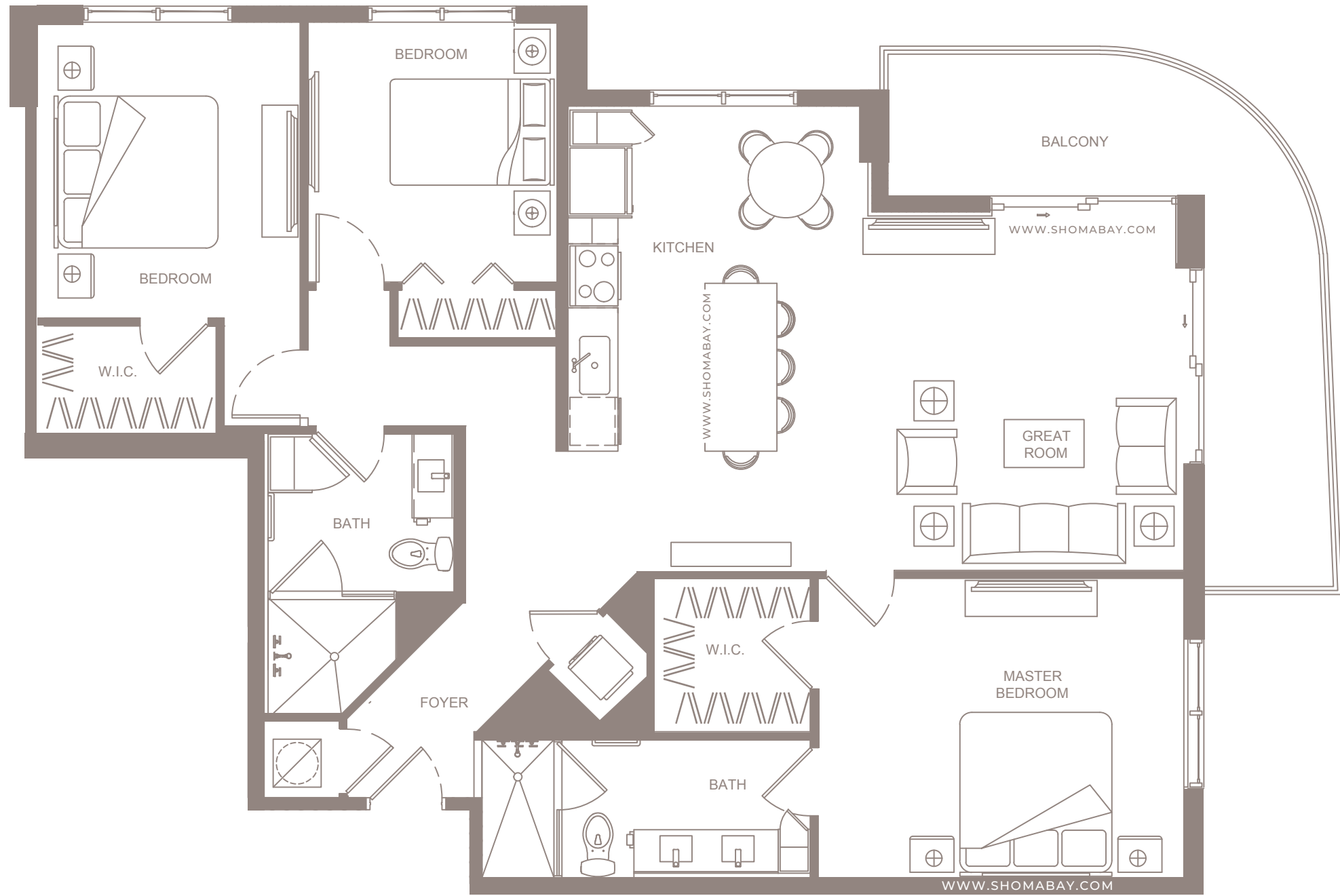
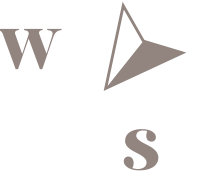
INTERIOR: 1,085 SQ.FT (100.8 m²)

EXTERIOR: 115 SQ.FT (10.7 m²)



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UNIT C1 (3BD / 2BTH)

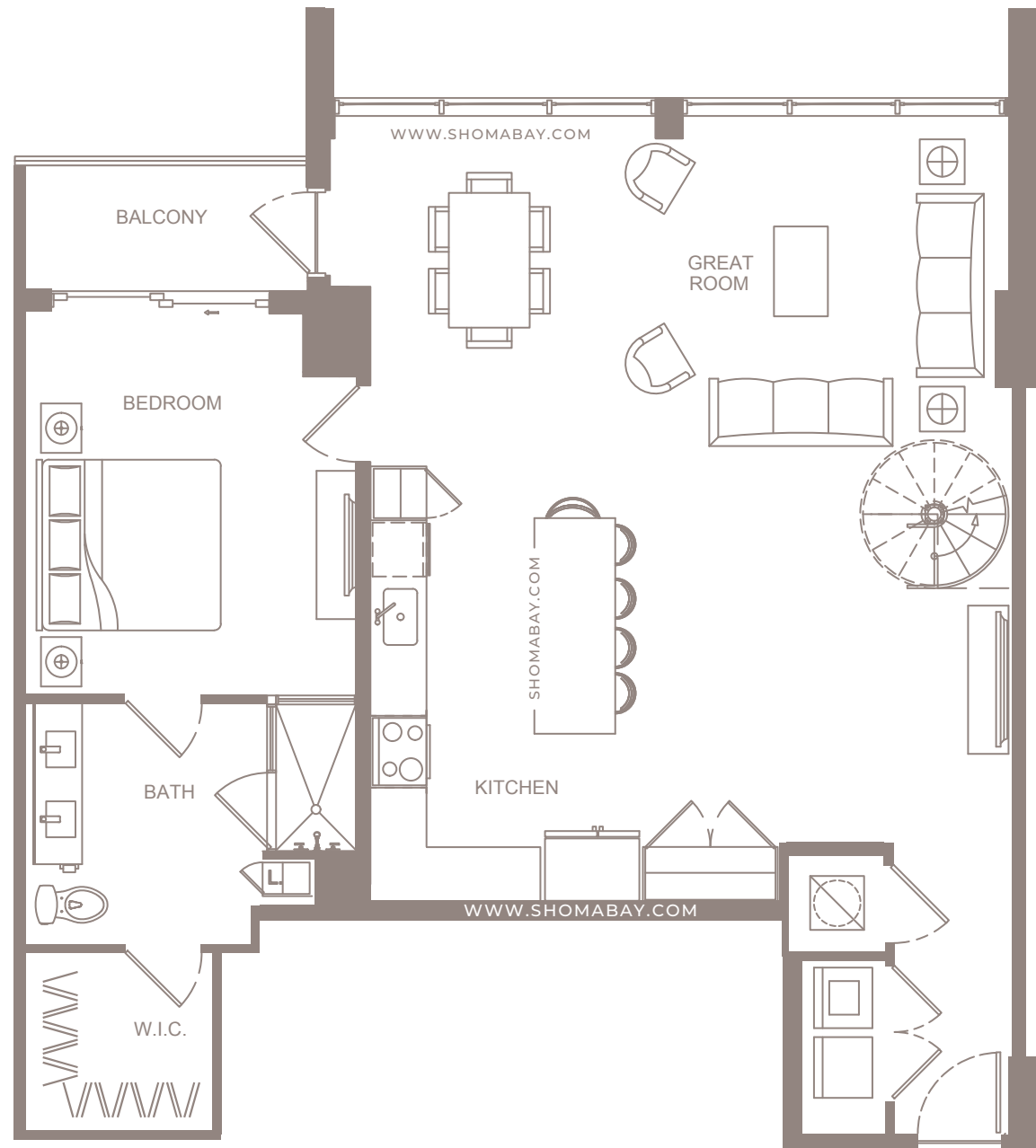
INTERIOR: 1,443 SQ.FT (134 m²)

EXTERIOR: 205 SQ.FT (19 m²)

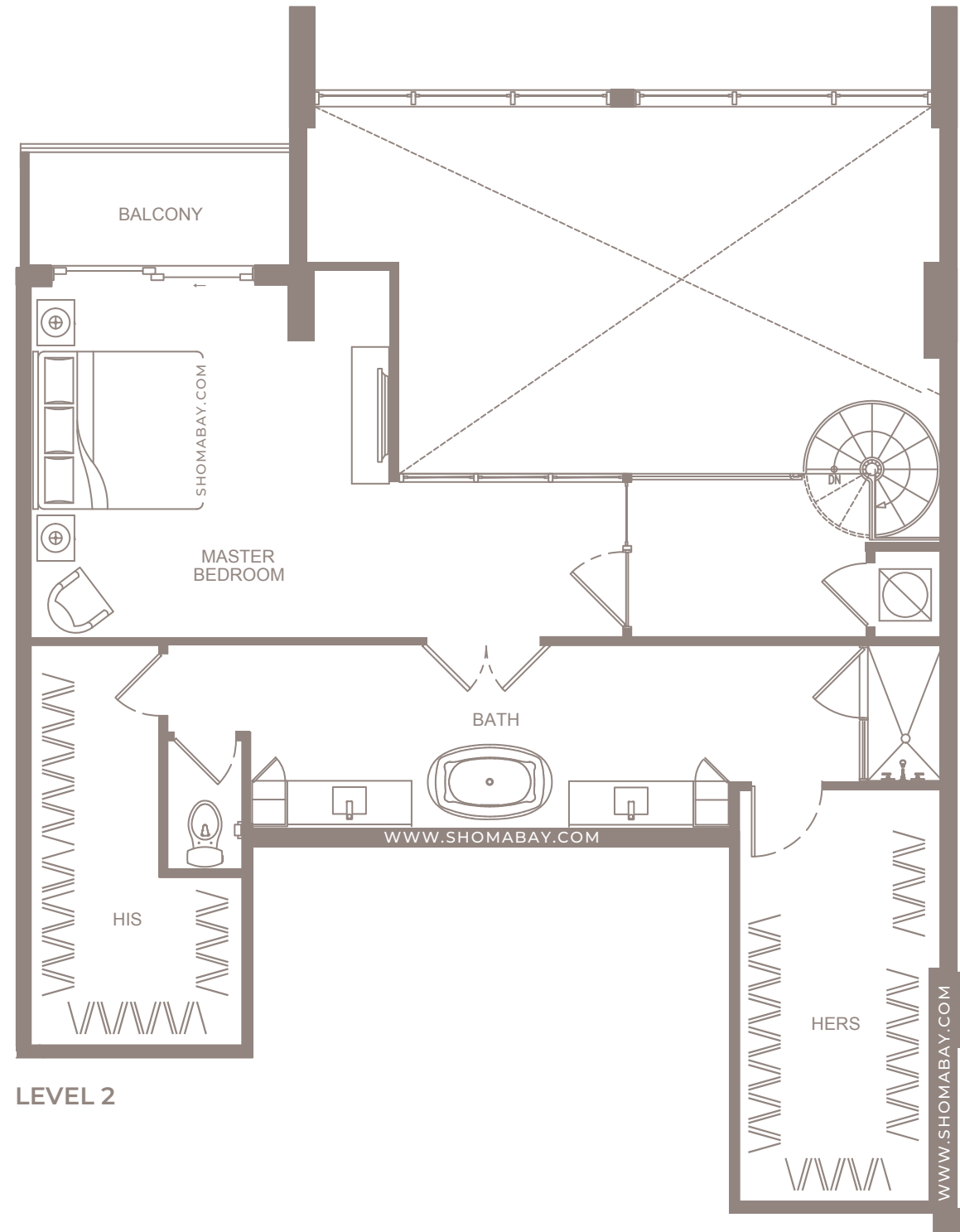


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LEVEL 1



LEVEL 2



LEVEL 1



LEVEL 2

UNIT P2 - PENTHOUSE (2BD / 2BTH)

INTERIOR: 2,063 SQ.FT (191.6 m²)

EXTERIOR: 106 SQ.FT (9.8 m²)



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VIEWS



SOUTH VIEW



NORTH VIEW



SOUTH VIEW



SOUTH SKYLINE



SOUTH SKYLINE

PRICE EVOLUTION OF BRICKELL, EDGEWATER AND NORTH BAY VILLAGE



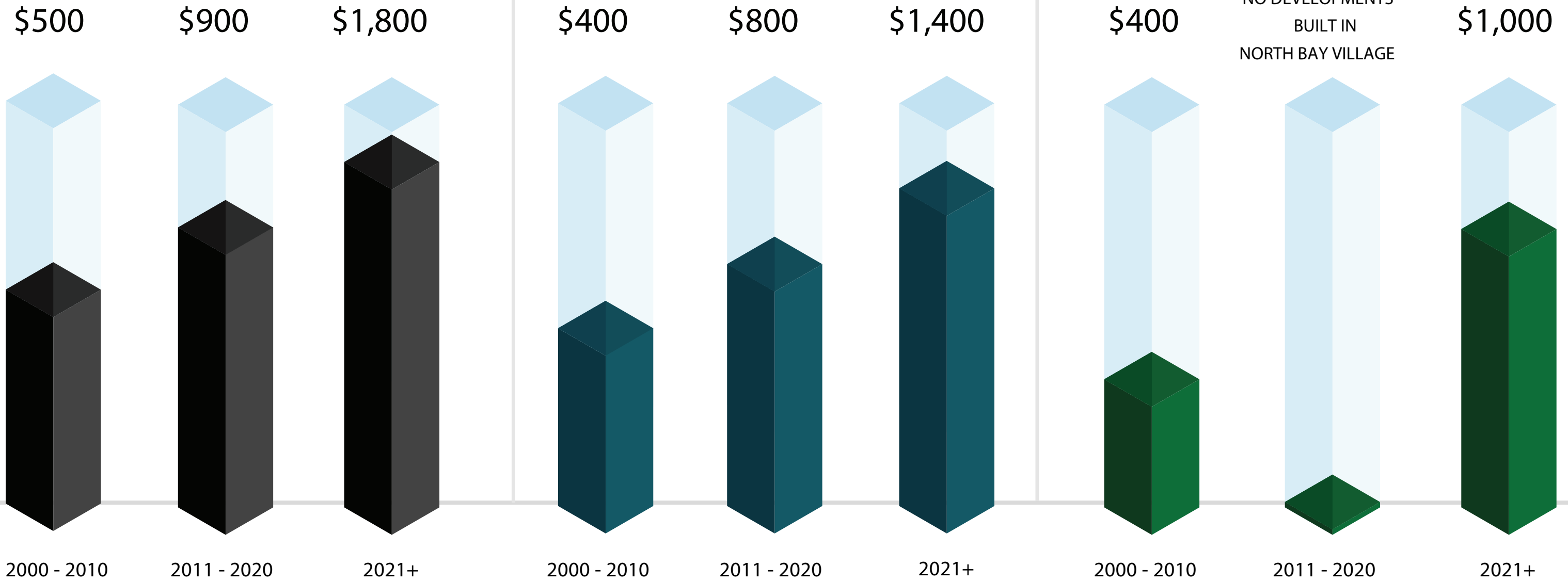
BRICKELL



EDGEWATER



NORTH BAY VILLAGE



SHOMA
bay