

SHOMA  
*bay*





# Omar Jiménez Cano

REAL ESTATE EN FLORIDA, LA MEJOR INVERSIÓN CON LA MEJOR COMPAÑÍA

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# SHOMA

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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 comerciales.

## RECORD:

**30+**

AÑOS DE EXPERIENCIA  
EST. 1988

**\$5+**

BILLONES EN TRANSACCIONES  
INMOBILIARIAS

**10,000+**

EN TOTAL DE RESIDENCIAS

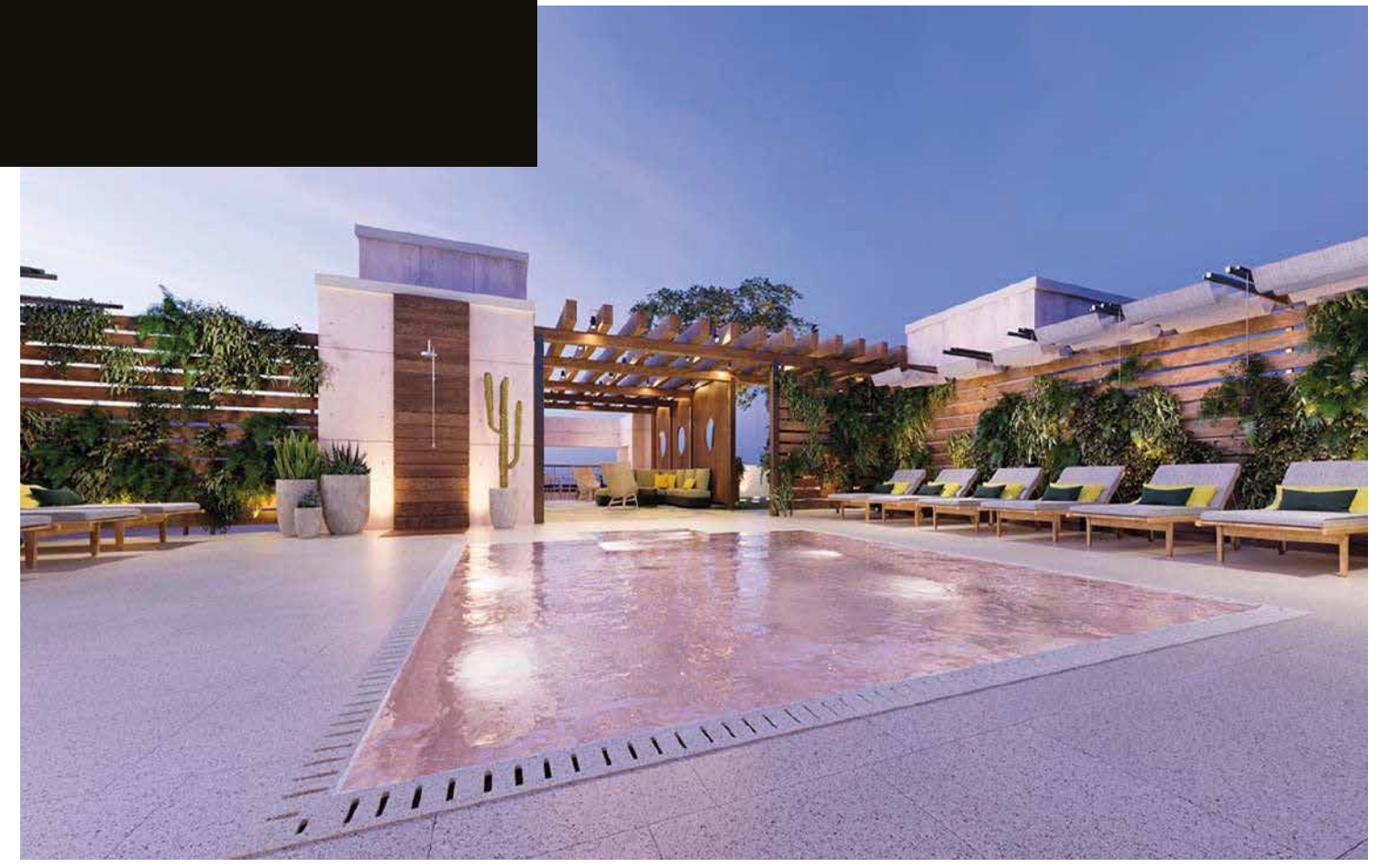


- Winner of America's Top Builder's Award
- Winner of South Florida Best Builders Award
- FACA Best Entrance Nautica
- Certificate of Recognition and Excellence For The Betterment of Doral on Cityplace





**PROYECTOS TERMINADOS**







# CITY PLACE DORAL



WHERE COMEDY BEGINS



**LIVE  
SHOP  
DINE**

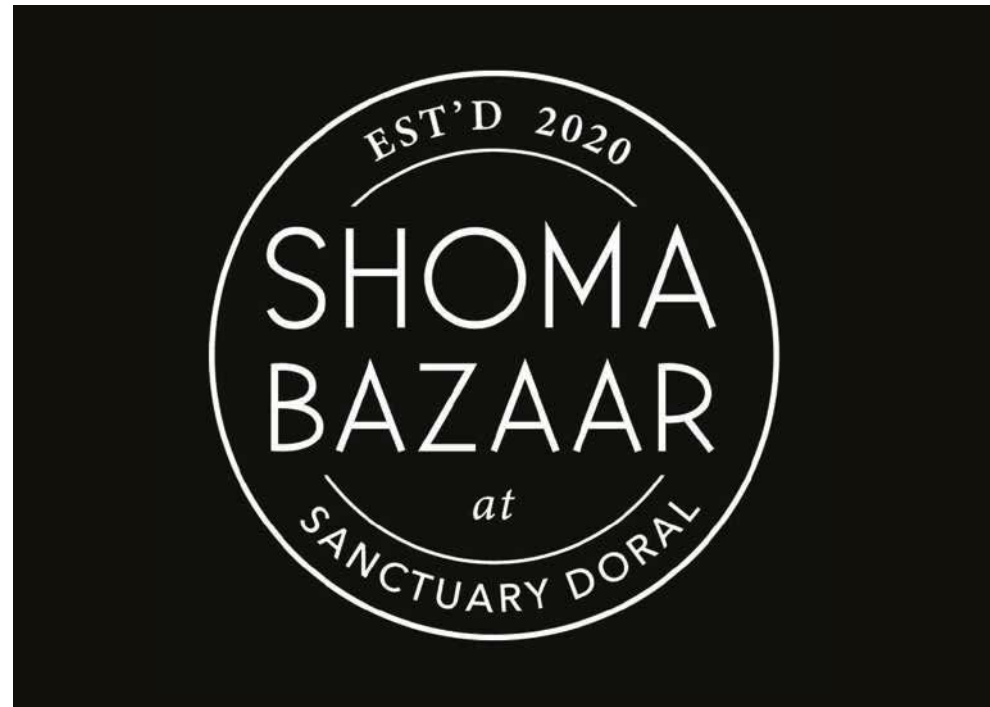


**CINÉBISTRO**  
MOVIES WITH TASTE®

Inaugurado en 2019  
CityPlace Doral es un desarrollo de uso mixto de 2,600,000 de pies cuadrados  
El componente minorista de 300,000 pies cuadrados bordea el paisaje urbano.  
The Flats en CityPlace Doral, es un complejo de apartamentos de lujo, se encuentra ubicado directamente sobre el espacio comercial y restaurantes.



# A Taste of Shoma Bazaar



Shoma Bazaar es un centro comunitario de eventos locales, donde una colección sin precedentes de chefs locales establece el estándar de excelencia culinaria en Miami.

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







**EVOLUCIÓN DE  
NORTH BAY VILLAGE**





North Bay Village

# NORTH BAY VILLAGE 2022





S2 RESIDENCIAL

7918 TOWER

ISLES OF DREAMS

SUNBEAM PROPERTIES  
(MULTI-FAMILY + HOTEL)

B DEVELOPMENT

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bay

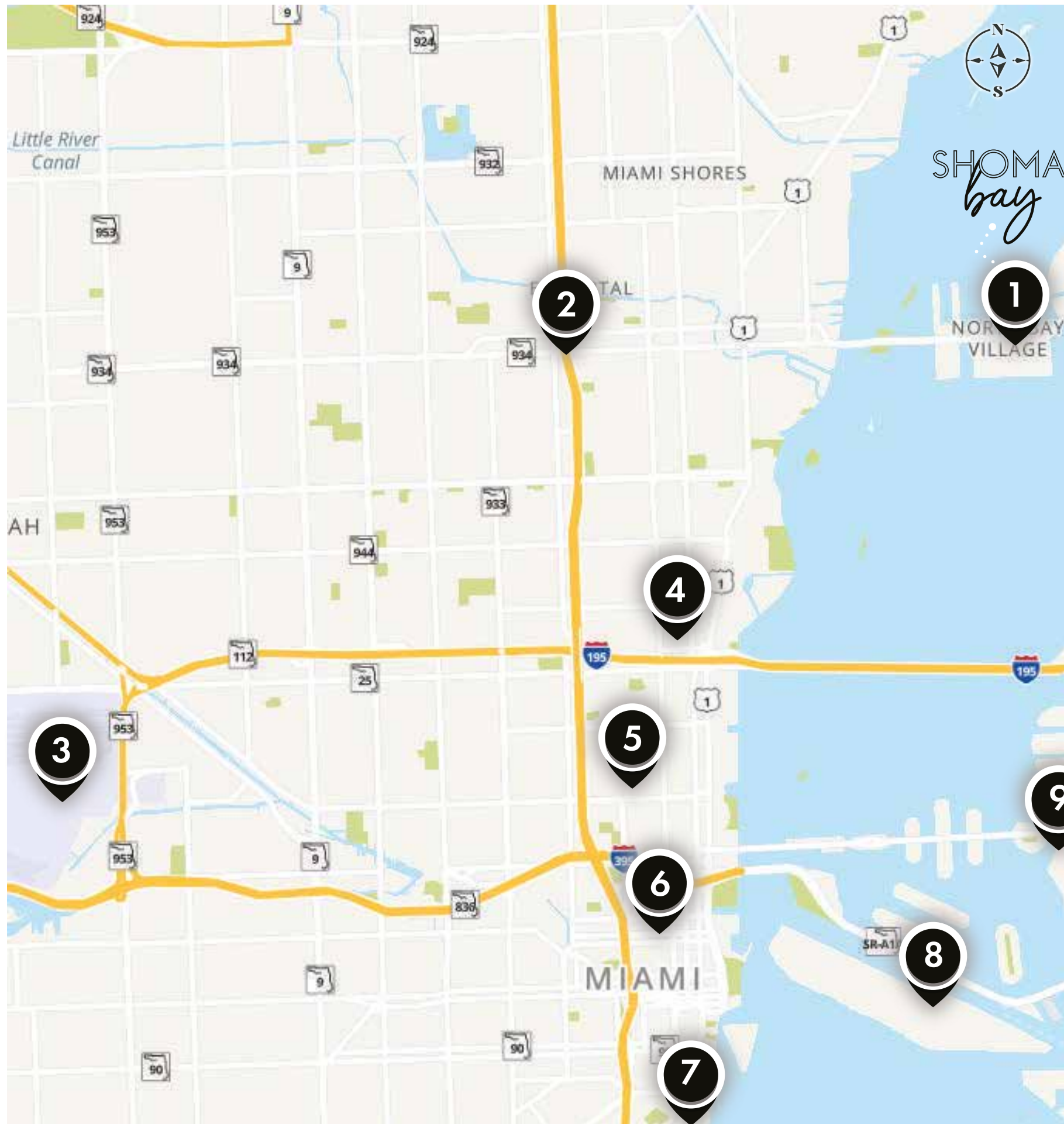
North Bay Village

# NORTH BAY VILLAGE 2025

\$1.5BIL IN NEW CONSTRUCTION

5 NEW CONDO DEVELOPMENTS / 947 RESIDENCES





## PUNTOS DE INTERÉS

- 1 Shoma Bay
- 2 I-95 Expressway  
(10 mins)
- 3 Miami International Airport  
(20 mins)
- 4 Miami Design District  
(20 mins)
- 5 Wynwood Walls  
(15 mins)
- 6 Brightline Station  
(15 mins)
- 7 Brickell  
(20 mins)
- 8 Port of Miami  
(20 mins)
- 9 Miami Beach  
(20 mins)

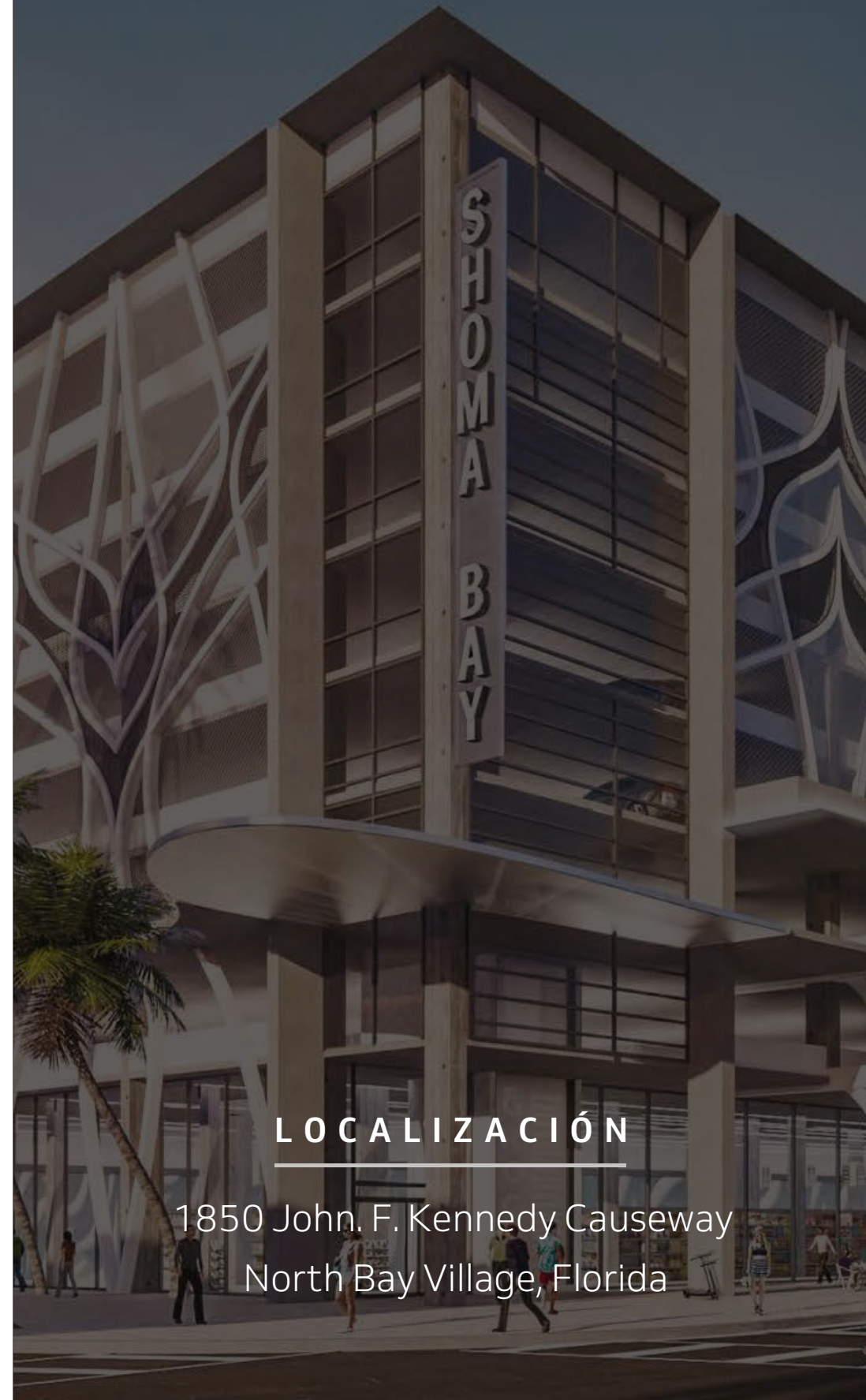




## DESCRIPCIÓN DEL PROYECTO

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

Contará con un Publix de 36,068 pies cuadrados, y un moderno edificio de apartamentos de 21 pisos, 327 unidades, y 6,315 pies cuadrados de espacio comercial que incluye un restaurante en la terraza y un salón de comidas Shoma Bazaar.



Las residencias varían en tamaño desde estudios amueblados de 360 pies cuadrados hasta residencias de tres habitaciones de 1,435 pies cuadrados.

Ubicado en la esquina de la 79th Street Causeway y East Treasure Drive. Shoma Bay está cerca de tiendas, restaurantes, escuelas y con acceso directo a la carretera principal que conecta North Bay Village con Miami Beach y el distrito MiMo.

### LOCALIZACIÓN

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



# SHOMA *bay*

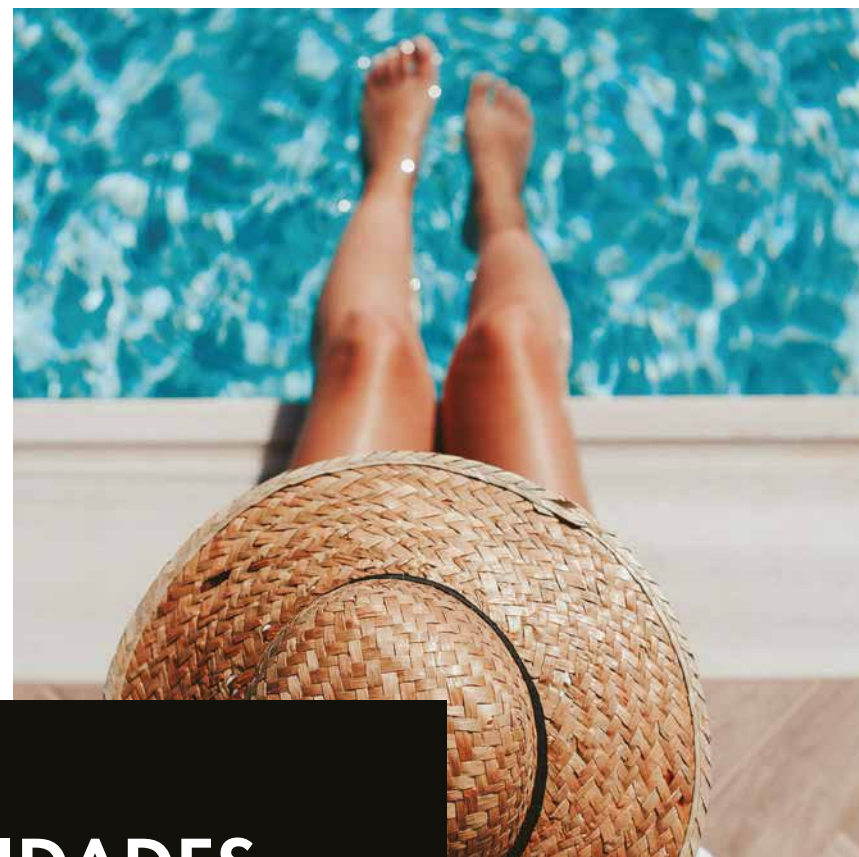




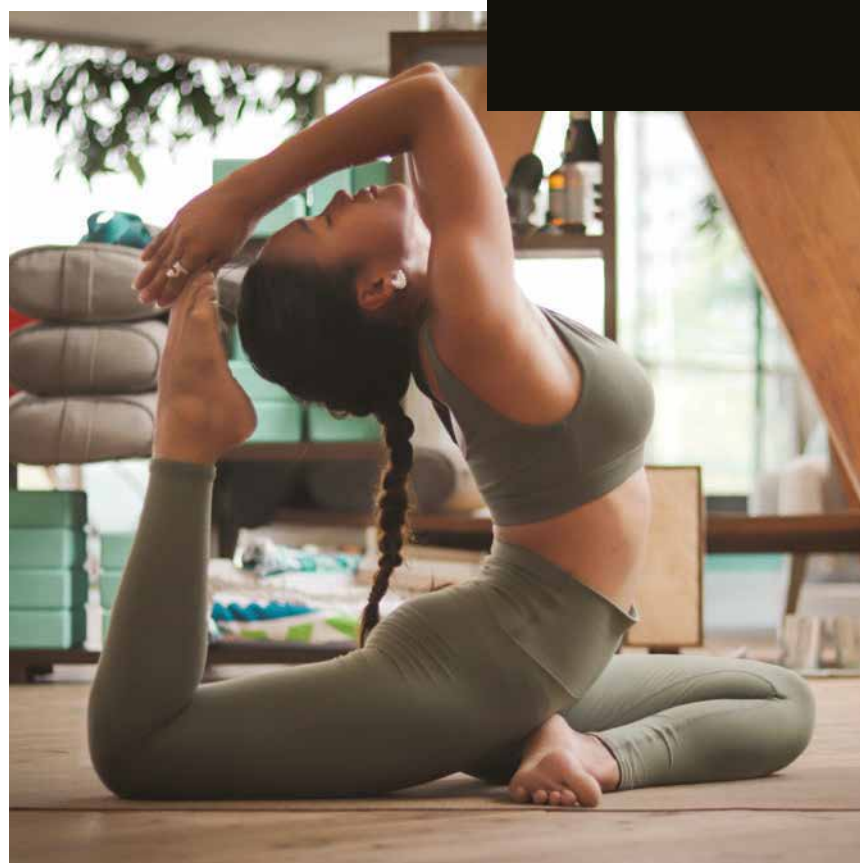
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*bay*







## AMENIDADES



## AMENIDADES

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- Lobby de Dos Pisos
- Salón de Billar
- Spa para Mascotas y Área de Aseo
- Biblioteca
- Centro de Negocios con Estaciones de Trabajo.
- Piscina en la Terraza con Cabañas
- Jardín Botánico
- Sala de Catering Privada
- Salón de Entretenimiento para Niños
- Spa
- Gimnasio
- Terraza con Dean Martin Salón
- Shoma Bazaar
- Sala Multimedia



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**RESIDENCIAS**







## CARACTERÍSTICAS

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

\*CIERTAS UNIDADES







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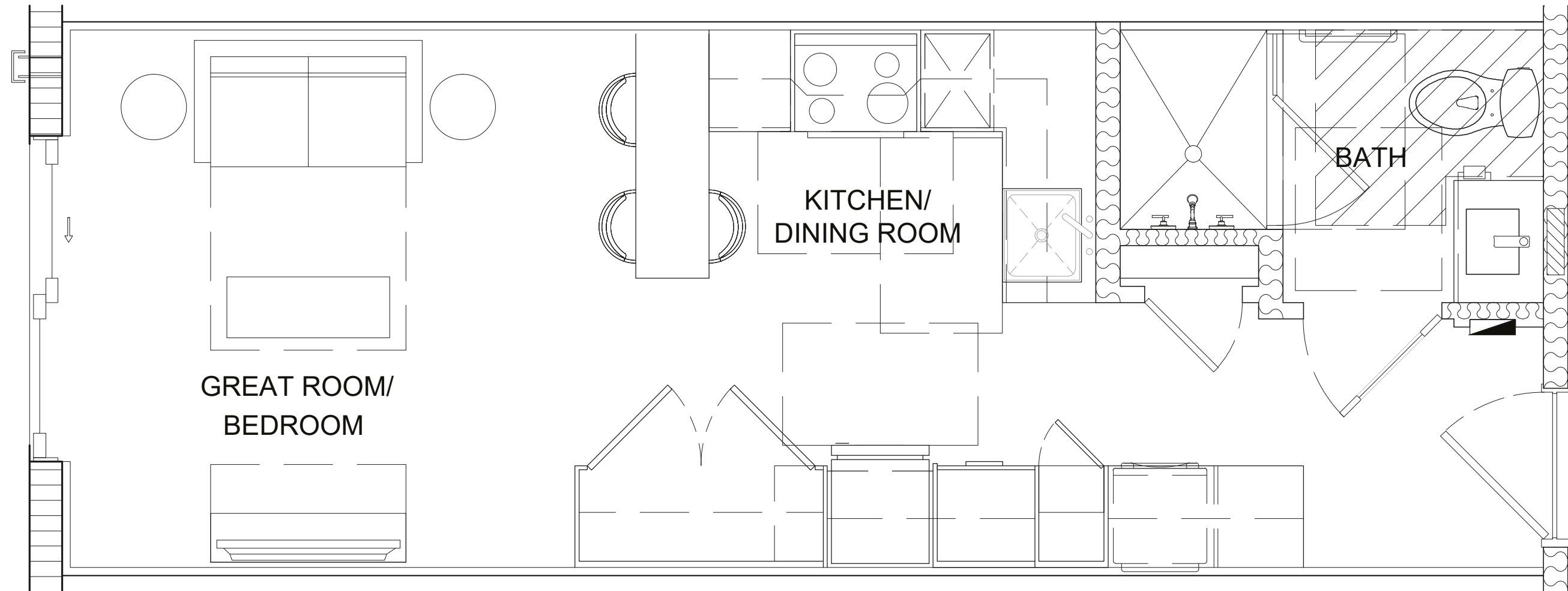
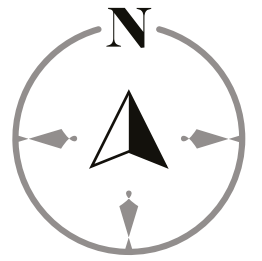




# PLANOS







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**STUDIO**

GROSS A/C AREA = 378 SQ. FT.

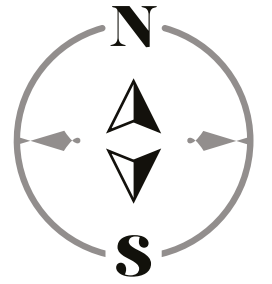
(0 BD/1 BTH)

(40 DU'S)

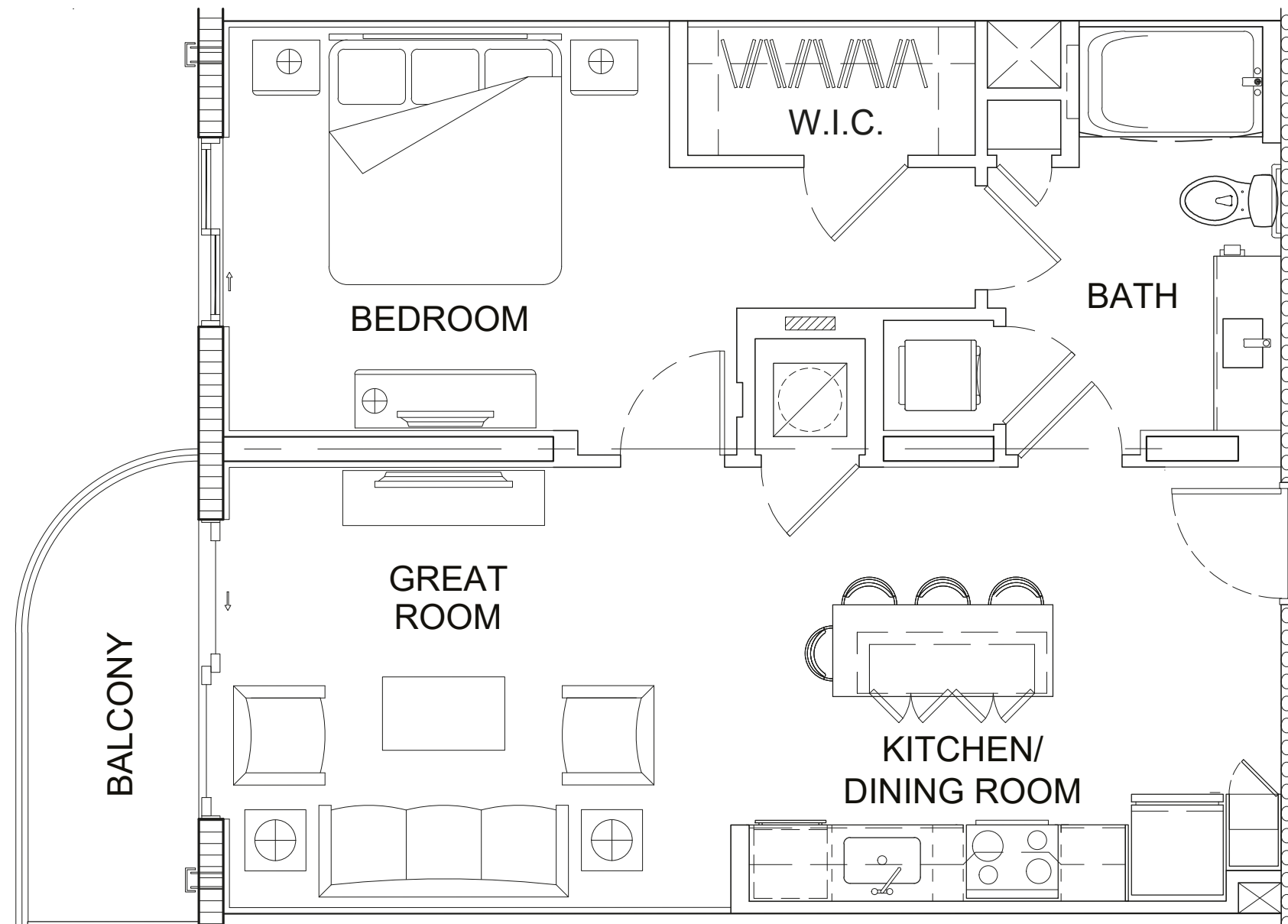
All plans, features and amenities depicted herein are based upon preliminary development plans and are subject to change without notice in the manner provided in the offering documents by the developer. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities 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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bay



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



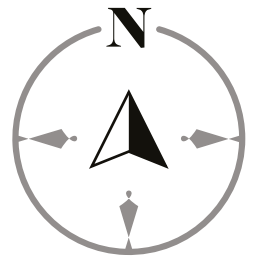
**Exclusive Sales & Marketing by ISGWORLD®**

GROSS A/C AREA = 750 SQ. FT.

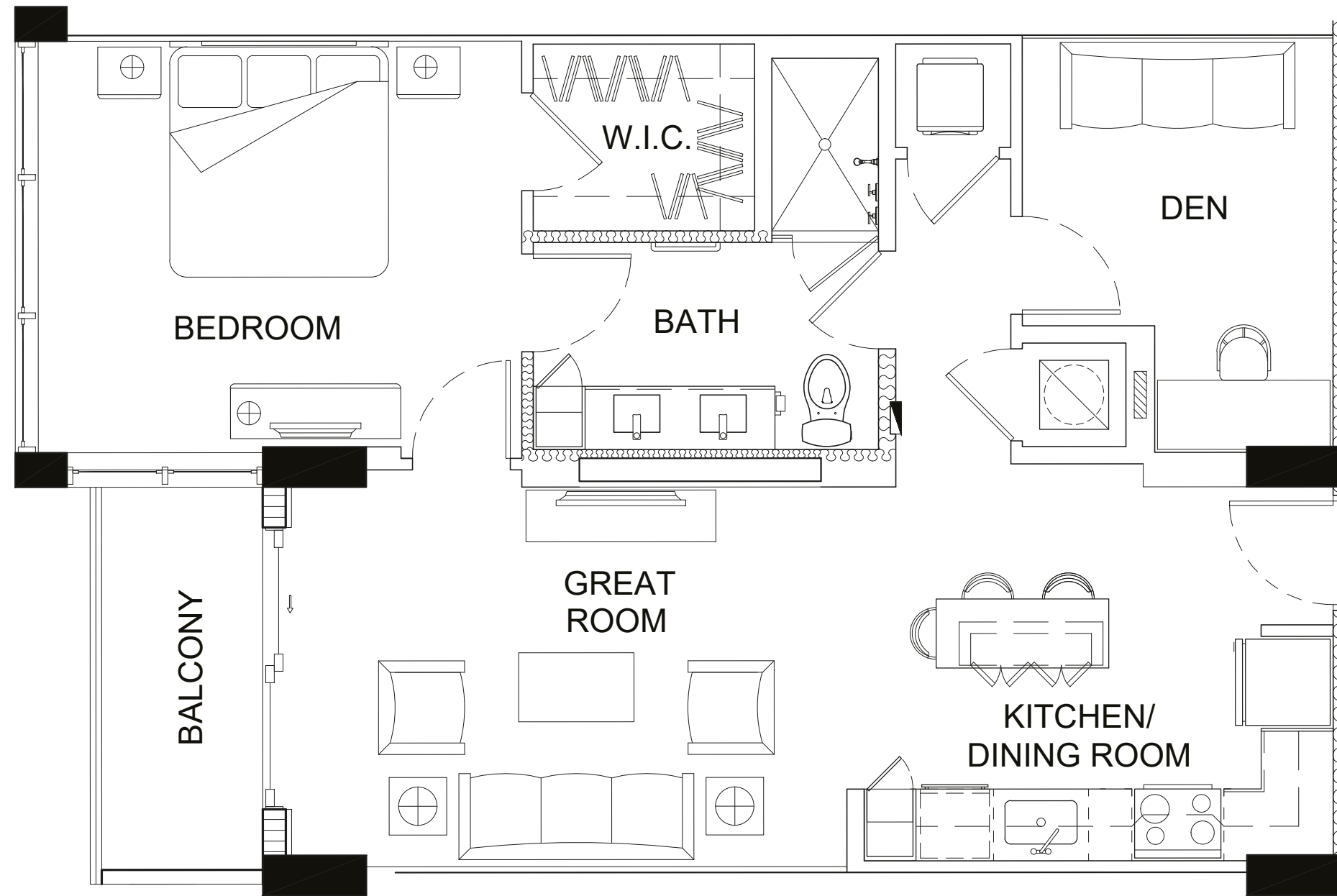
**(1 BD/1 BTH)**  
**(40 DU'S)**

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NORTH LINE KEY: (16 / 17)



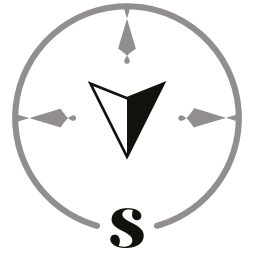
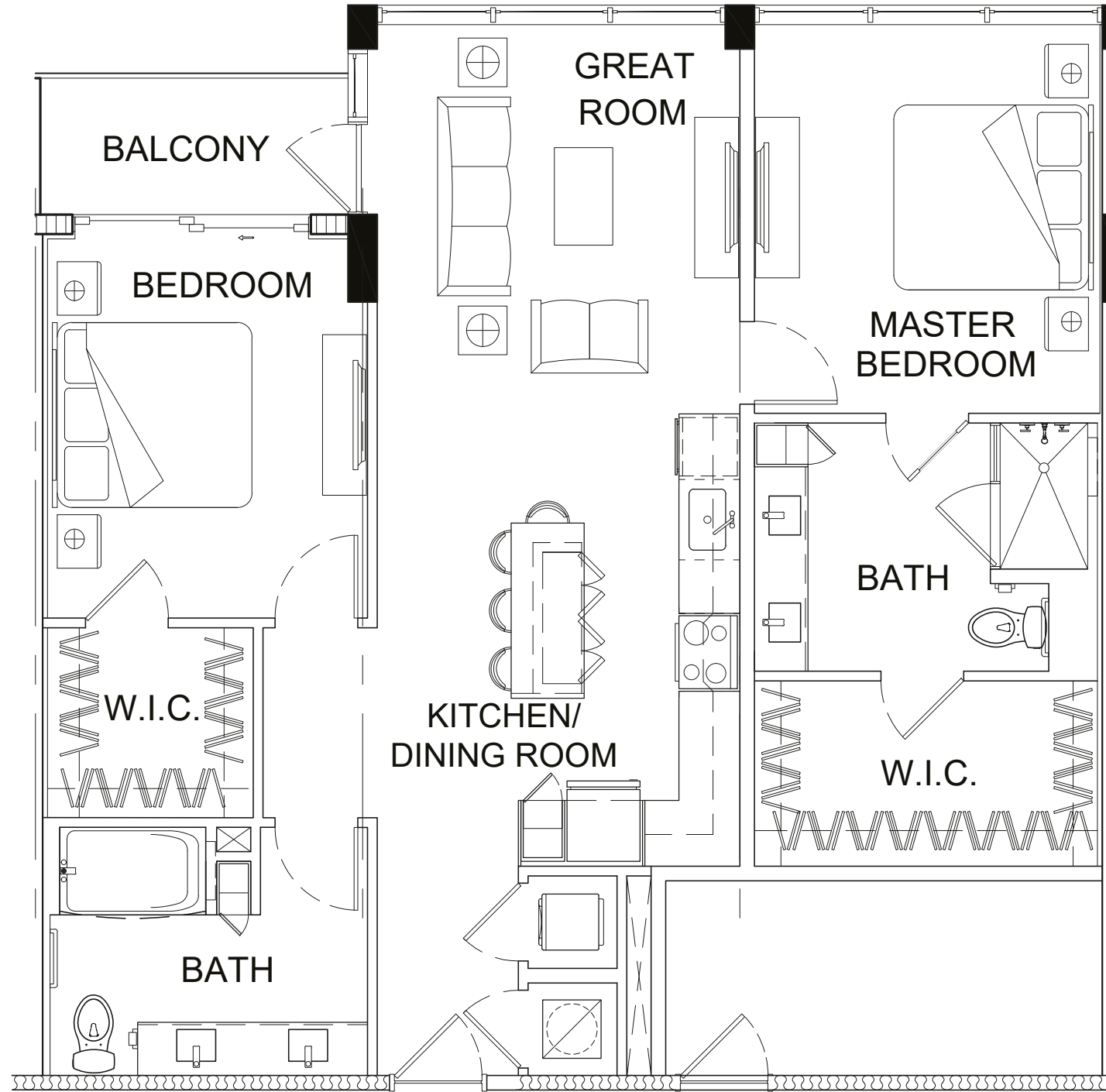
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(1 BD/1 BTH +1 DEN)  
GROSS A/C AREA = 884 SQ. FT. (40 DU'S)

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SOUTH LINE KEY: (10)

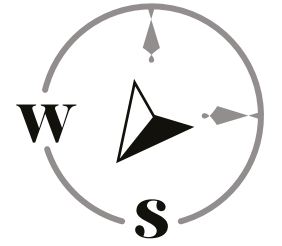
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GROSS A/C AREA = 1298 SQ. FT. (2 BD/2 BTH)  
(40 DU'S)

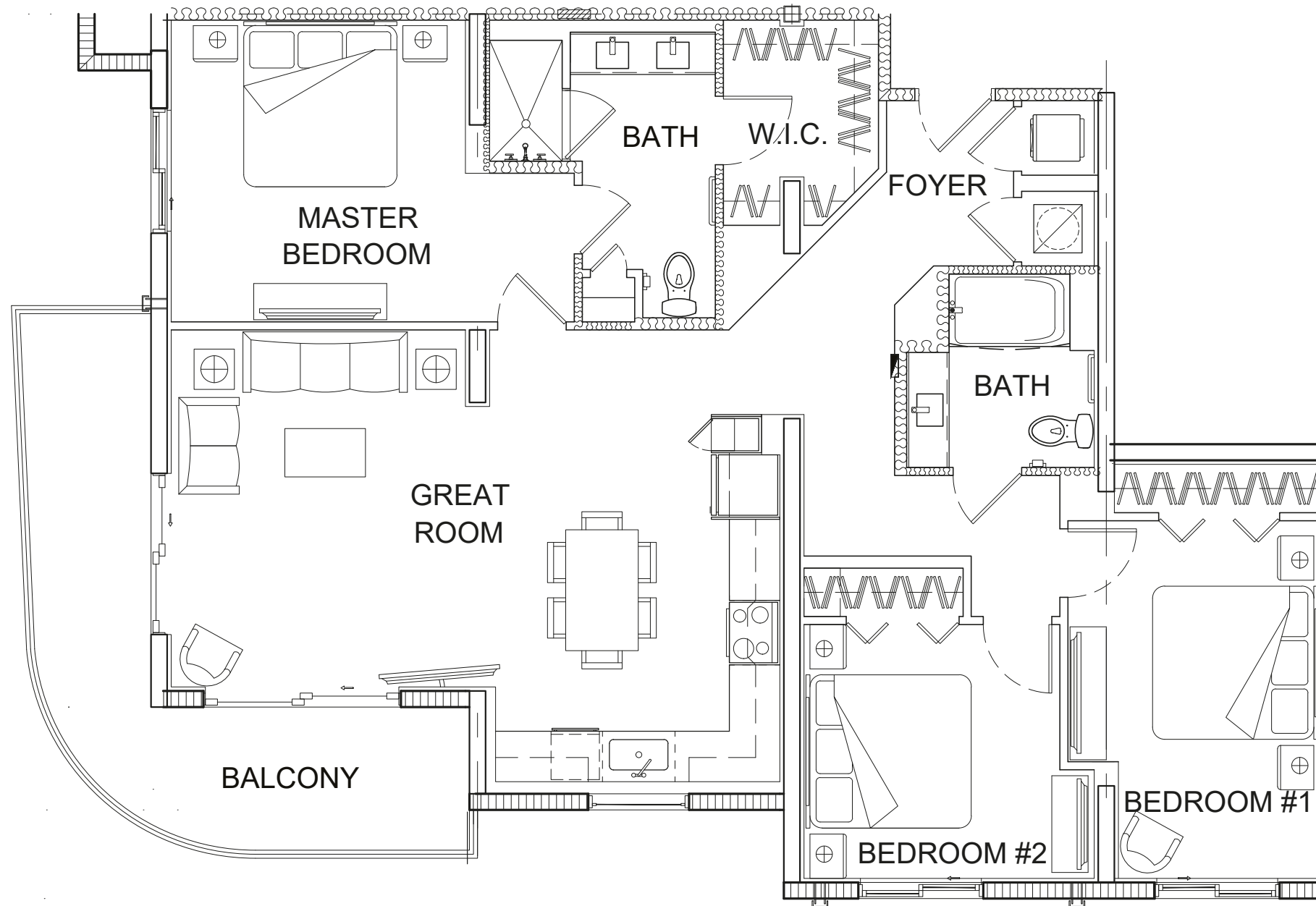
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SOUTH WEST LINE KEY: (12)



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GROSS A/C AREA = 1447 SQ. FT. (3 BD/2 BTH)  
(20 DU'S)

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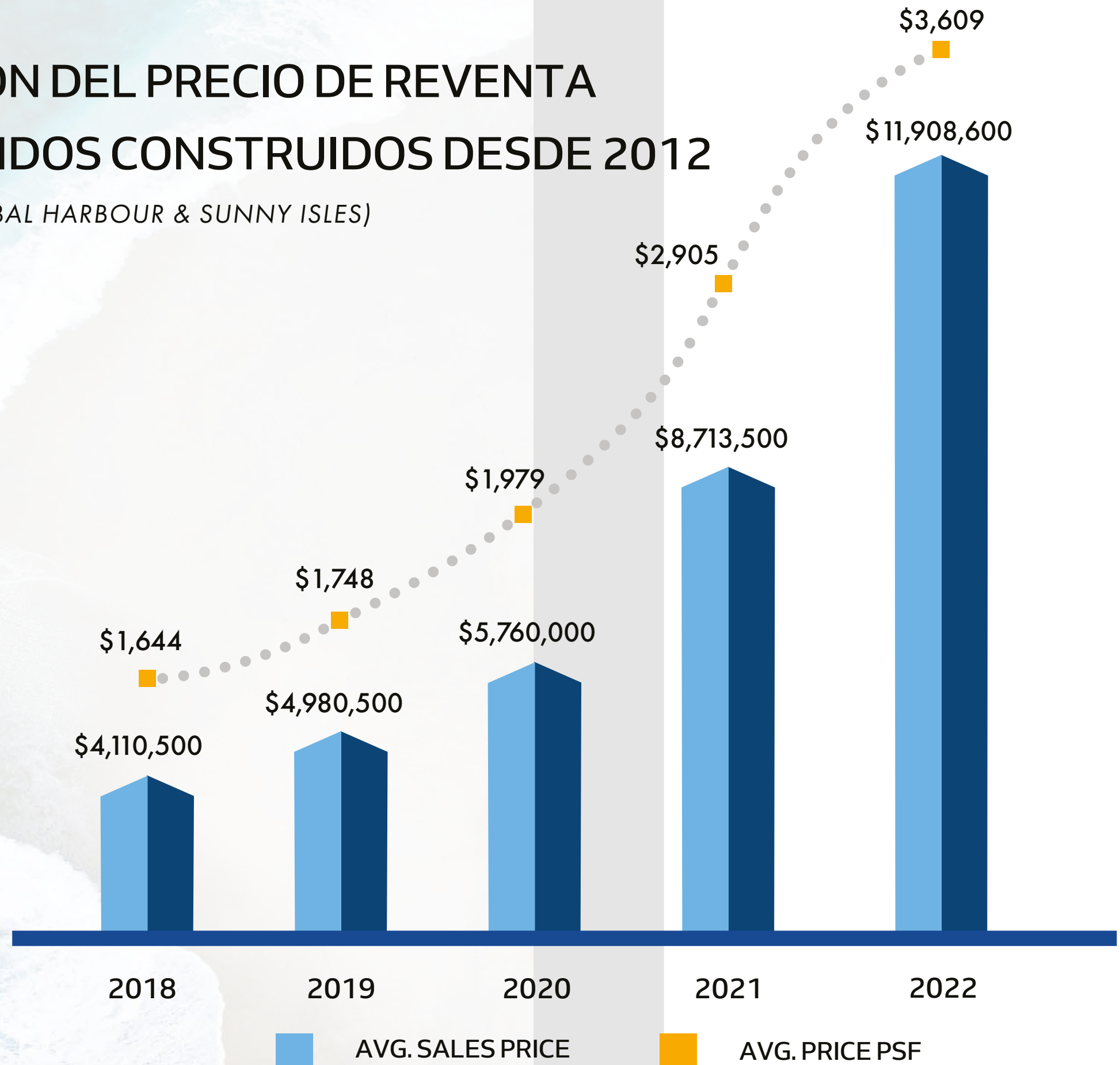
An aerial photograph of a coastal city during sunset. The sky is filled with soft, pink and orange clouds. In the foreground, a peninsula is densely packed with palm trees and residential buildings, many of which have private docks extending into the water. In the background, a larger urban area with several high-rise apartment buildings is visible along the coast. A large black rectangular box is centered over the image, containing the text 'ANÁLISIS DEL MERCADO' in white, bold, uppercase letters.

# ANÁLISIS DEL MERCADO



# ANÁLISIS DE APRECIACIÓN DEL PRECIO DE REVENTA PARA OCEANFRONT CONDOS CONSTRUIDOS DESDE 2012

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





# ANÁLISIS DE APRECIACIÓN DEL PRECIO DE REVENTA PARA BAYFRONT CONDOS CONSTRUIDOS DESDE 2012

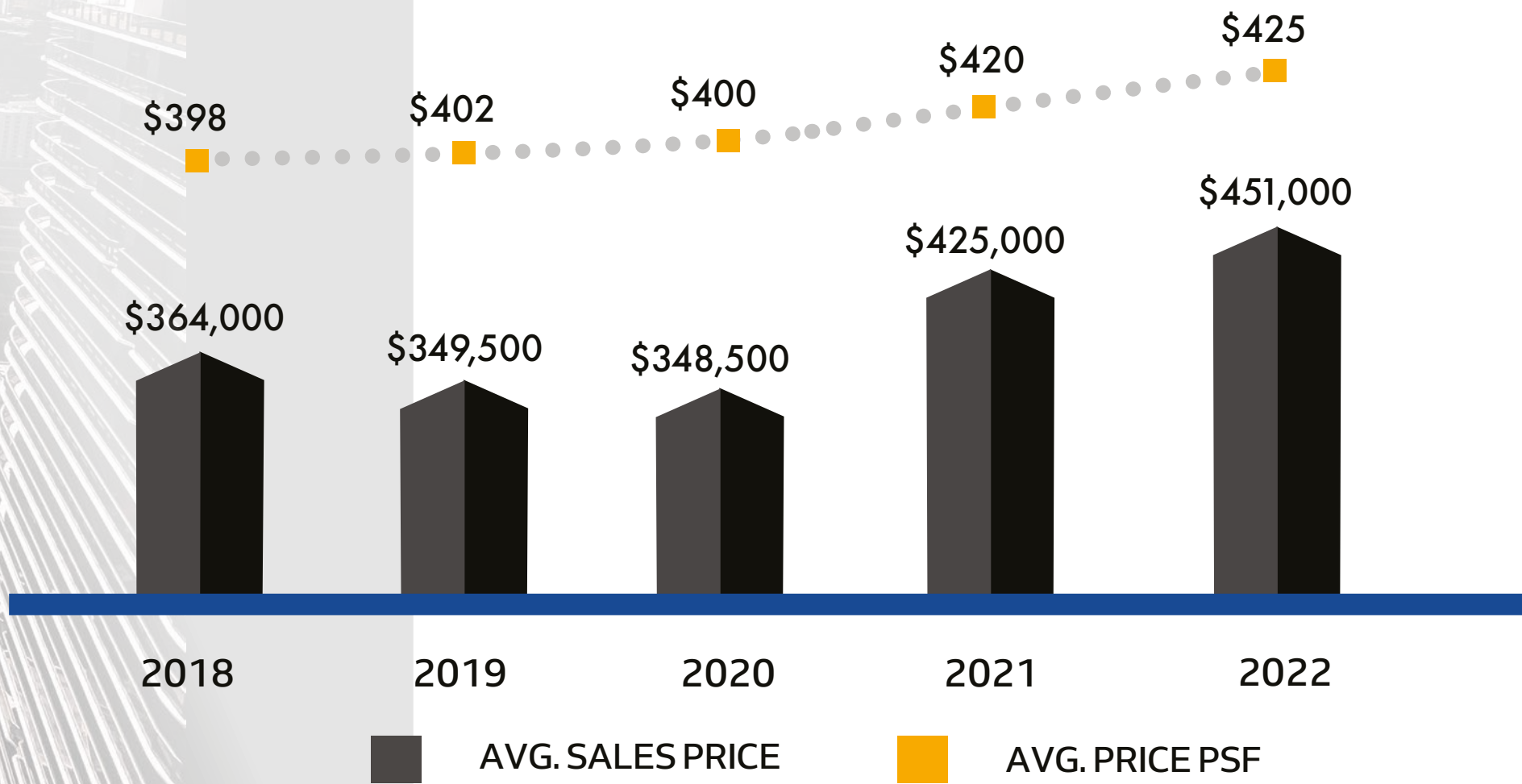
(MIAMI-DADE, EAST OF I-95)





# ANÁLISIS DE APRECIACIÓN DEL PRECIO DE REVENTA PARA MAINLAND MIAMI CONDOS CONSTRUIDOS DESDE 2012

(MIAMI-DADE, EAST OF I-95)





# Evolución de precios en Brickell, Edgewater and North Bay Village



Brickell



Edgewater



North Bay  
Village

\$500

\$900

\$1,500

\$400

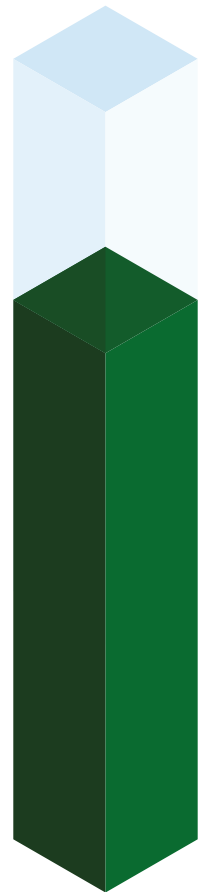
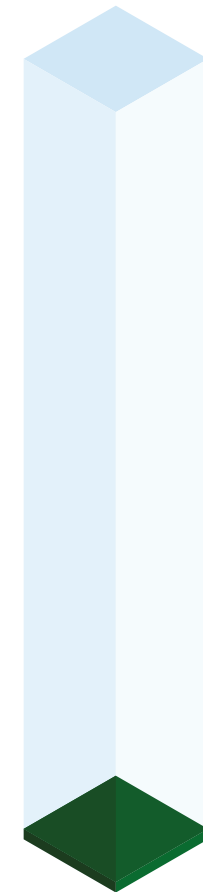
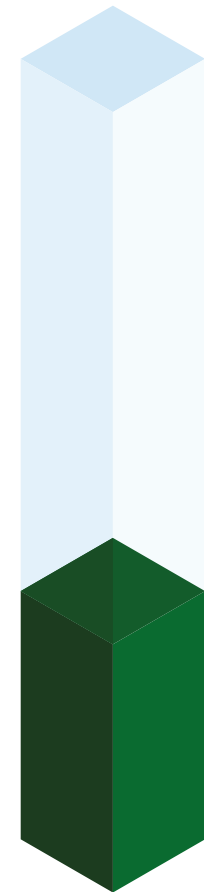
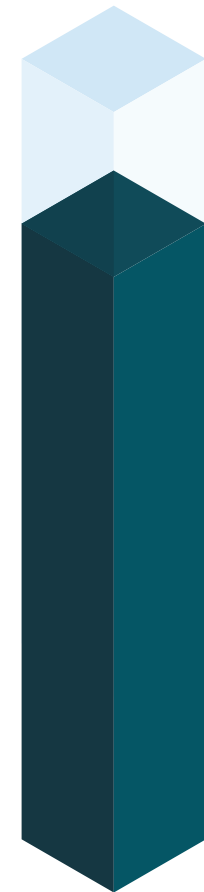
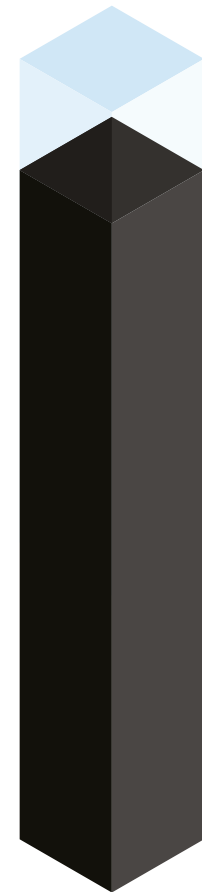
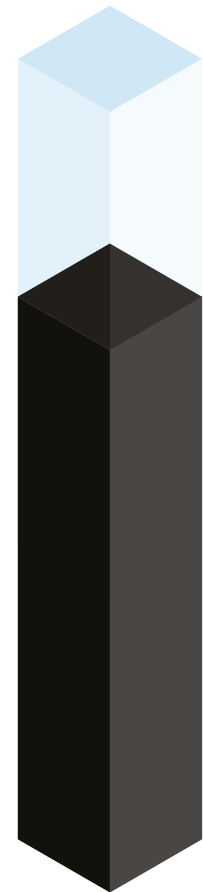
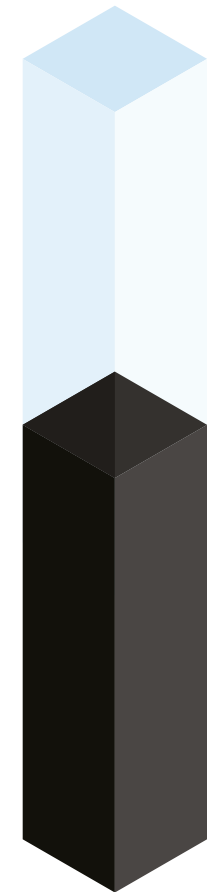
\$800

\$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+



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