The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

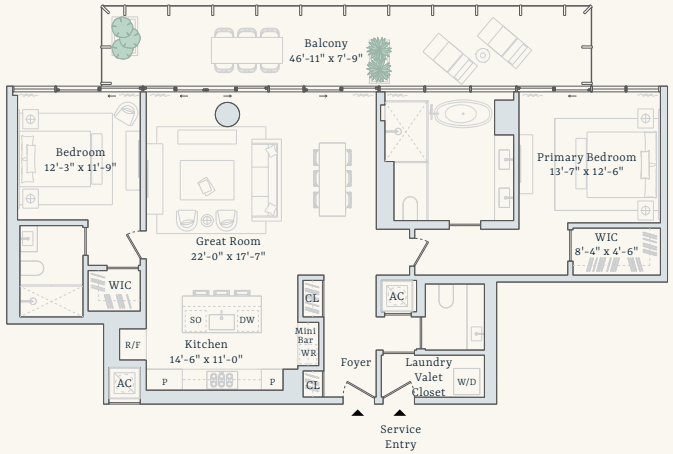


Residence 16-18C

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

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

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 ANDFINISHES, 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 ARTISTS 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



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

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

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


Artist Rendering of Development

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