

## Breathtaking Views At Every Angle

Step into the luxurious living spaces, stunning outdoor amenities, and overall grandeur of Shoma Bay. This first of its kind development was designed with every aspect of convenience, comfort, and design.

### RESIDENCES

- 333 Condominiums
- Studios
- One Bedrooms
- Two Bedrooms
- Three Bedrooms
- PH Residences

### TEAM

- Developer – Shoma Group
- Interior Design – Adriana Hoyos
- Architects – MSA
- Sales & Marketing – ISG World

### RETAIL

- Publix

### BUILDING AMENITIES & FEATURES

- Expansive Rooftop Pool Deck including a Heated Pool, Luxury Cabanas, Outdoor Showers, and Summer Kitchen with Panoramic Water Views
- High-End Owners' Lounge with Bar, Golf Simulator & Virtual Reality Games
- Enterprise-Caliber Co-Working Business Lounge with Private Offices & Library
- Exclusive Spa for Residents featuring Hammam, Dry Sauna, Steam Room & Experience Showers. Also includes Treatment Rooms and Salon for blow-outs, touch-ups and mani-pedi stations.
- Zen Garden with Firepits & Putting Green
- Spacious, State-of-the-Art Fitness Center with High-Tech True Palladium Equipment, Echelon Bikes & Hydrow Rowers
- Yoga Center & Pilates Studio
- Refrigerated Food Delivery Room
- Wine Cellar
- Cigar Lounge
- Pet Spa by Pebbles
- Cinema
- Indoor Mailbox & Mobile Package System
- Resident Storage
- Electric Car Charging Stations
- Cyclist Parking / Paddle Board Storage
- Tech-Savvy Kids Club
- Access Control through Biometric Technology
- Nespresso Coffee Lounge
- Recycling Service
- High-Speed Elevator Access
- Private Residential Porte Cochere Drop-Off
- Grand Entrance Lobby thoughtfully designed with On-Site Concierge
- 24-hour Professional Security & Video Surveillance
- Garage Parking with Gated Entry

### RESIDENCE FEATURES

- Magnificent Panoramic Water Views Overlooking Biscayne Bay
- Floor-to-Ceiling Sliding Glass Doors onto Spacious Balconies
- Modern Porcelain Flooring
- Open, Light-Filled Layouts with 9-foot-plus Ceilings
- Double-Height Ceilings for PH Residences
- Energy-Efficient, Floor-to-Ceiling Windows
- Smart Home Technology with Smart Door Lock
- Over-Sized Walk-In Closets (excluding studios)
- Pre-Wired for High-Speed Data plus USB Charging Outlets
- Samsung Washer & Dryer
- Built-Out Master Closets for all units
- Sound Insulated Walls & Floors throughout
- Solid-Core Doors (main unit doors)

### KITCHENS

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

### PENTHOUSE RESIDENCES

#### Exclusive Gaggenau Appliance Collection:

- French Door Panel-Ready Refrigerator & Freezer
- Panel-Ready Dishwasher
- Wall Oven
- Induction Cooktop

### BATHROOMS

- Spa-Inspired Finishes
- Chrome Fixtures
- Modern Cabinetry with Storage & Designer Vanities
- 24" x 48" Porcelain Flooring
- Roca Exclusive Backlit Mirrors, Tiling & Frameless Rain Showers

### PENTHOUSE RESIDENCES

#### Exclusive Armani Bathroom Collection:

- Frameless Rain Shower
- Designer Soaking Tubs (select units)



SHOMA

- Exclusive Sales & Marketing by **ISG WORLD**®

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