
SHOMA
bay


SHOMA
bay
A LIFE YOU WOULD
Relive

URBAN OASIS

North Bay Village is a hidden gem offering a retreat from Miami's metropolitan areas in the middle of Biscayne Bay and surrounded by beautiful water views all around.



LIVE BETWEEN THE SECONDS

Tucked away in North Bay Village—perfectly removed from the hurried pace of Miami—Shoma Bay redefines what it means to live fully. Here, time is not measured in minutes but in experiences. It is a modern sanctuary where life, work, wellness, and play flow seamlessly, giving you the privilege to pause, to connect, and to relive the moments that matter.







"We carefully curated this project to deliver a vibrant yet sophisticated experience in one of the world's most exciting cities."

Masoud Shojaee,
CEO and Chairman of the Board at Shoma Group

"We have created an iconic and elegant design highlighting North Bay Village's natural beauty. Our goal was to connect lifestyle and luxury, with comfort and well being at the real essence."

Adriana Hoyos,
Creative Director of Adriana Hoyos Design Studio


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ELEGANCE WITH *Intention*

Every line, texture, and material was chosen with intention—crafted not only for beauty and performance but for permanence.

The design embraces those who seek more than just a place to live: it is a canvas for balance, wellness, creativity, and community. Spaces that inspire focus, invite connection, and create a timeless backdrop for a life well-lived.





THE *Residences*

Step inside a residence where every detail carries purpose. Smart technologies and refined finishes bring ease and elegance; expansive layouts invite light and horizon. Contemporary sophistication is seamlessly interwoven with classic touches—creating homes that don't just shelter, but elevate every day. Each residence is designed as an experience to savor, one that you would relive again and again.

RESIDENCE

FEATURES

- Panoramic Water Views Overlooking Biscayne Bay
- Floor-to-Ceiling Sliding Glass Door 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 & USB/USB-C Charging Outlets
- Samsung Washer & Dryer
- Built-Out Master Closets for All Units
- Sound Insulated Walls & Floors throughout
- Solid-Core Doors throughout
- Lower Penthouses feature 10-foot-plus ceiling heights









KITCHENS

Modern Italian Cabinetry

- Dekton Countertops & Backsplash
- Chrome Fixtures
- Water Filtration System
- Premium Miele Appliance Package including Refrigerator & Freezer, Wall Oven, Induction Cooktop & Dishwasher

PENTHOUSE RESIDENCES

Exclusive Gaggenau Appliance Collection

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

BATHROOMS

Modern Italian Cabinetry

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

PENTHOUSE RESIDENCES

Exclusive Armani Bathroom Collection:

- Frameless Rain Shower
- Cabinetry with Storage & Designer Vanities
- Designer Soaking Tubs (select units)



AMENITIES

At Shoma Bay, amenities are not extras—they are extensions of your life. Every space is designed with a holistic vision: to nurture wellness, spark creativity, and ignite joy. From sunrise swims to evenings shared with friends, these moments become your daily rhythm—where living well feels effortless.

OUTDOOR AMENITIES

- Zen Garden with Firepits & Putting Green
- Expansive Rooftop Pool Deck including a Heated Pool, Luxury Cabanas, Outdoor Showers, and Summer Kitchen with Panoramic Water Views

INDOOR AMENITIES

- High-End Owners Lounge with Bar, Golf Simulator & Virtual Reality Games
- Exclusive Spa for Residents featuring Hammam, Dry Sauna, Steam Room, and Experience Showers
- Yoga Center & Pilates Studio
- Wine Cellar / Wine Club
- Cigar Lounge
- Cinema
- Spacious, State-of-the-Art Fitness Center with High-Tech True Palladium Equipment, Echelon Bikes & Hydrow Rowers
- Enterprise-Caliber Co-Working Business Lounge with Private Offices & Library
- Tech-Savvy Kids Club




MATRIX









ENTERPRISE-CALIBER CO-WORKING BUSINESS LOUNGE

Work unfolds differently here. In the co-working lounge, inspiration flows within a vibrant, collaborative atmosphere. For focus and privacy, refined offices and a serene library provide the perfect retreat. Each space is designed for success and creativity, so your work is as elevated as the life around it.

THE SPA

Within the spa, time slows to its most precious pace—your own. Hammam rituals, dry saunas, steam rooms, and sensory showers offer a sanctuary where you can restore body and mind. Whether seeking serenity or revitalization, this is where the art of pausing becomes the essence of wellness.











LIFESTYLE SERVICES

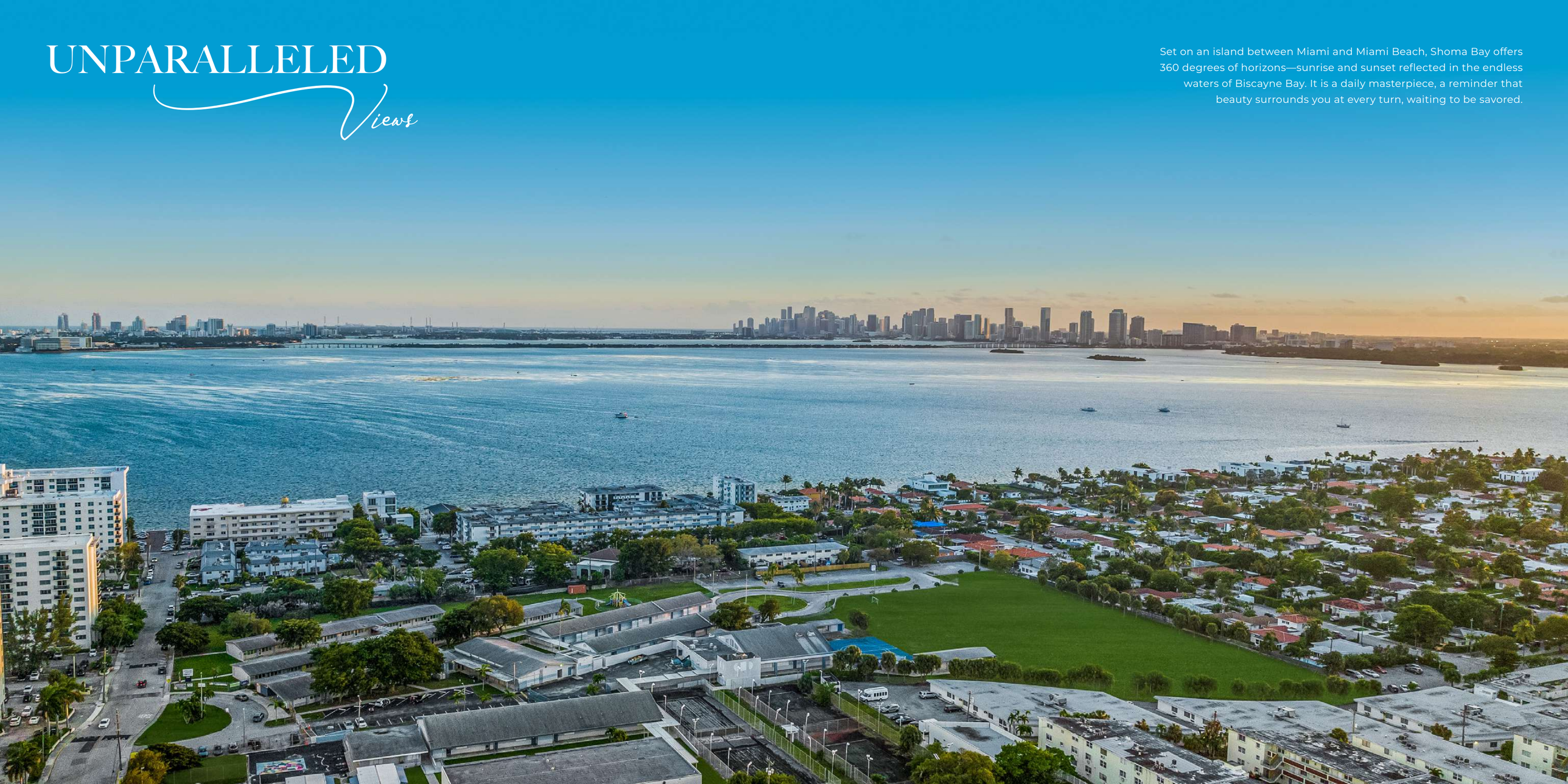
- Grand Entrance Lobby with On-Site Concierge
- 24-hour Professional Security & Video Surveillance
- Treatment Rooms and Salon for blow-outs, touch-ups, and mani-pedi stations.
- Private Residential Porte Cochere Drop-Off
- Rolls-Royce House Car Chauffeured Courtesy Service

LIFESTYLE CONVENIENCES

- Refrigerated Food Delivery Room
- Pet Spa by Pebbles
- Indoor Mailbox & Mobile Package System
- Resident Storage
- Electric Car Charging Stations
- Cyclist Parking / Paddle Board Storage
- Access Control through Biometric Technology
- Nespresso Coffee Lounge
- High-Speed Elevator Access
- Garage Parking with Gated Entry
- Recycling Service

UNPARALLELED *Views*

Set on an island between Miami and Miami Beach, Shoma Bay offers 360 degrees of horizons—sunrise and sunset reflected in the endless waters of Biscayne Bay. It is a daily masterpiece, a reminder that beauty surrounds you at every turn, waiting to be savored.





EXPERIENCE THE *lifestyle*





Life here moves with balance. Serene mornings in a peaceful village, vibrant nights just minutes from Miami's magnetic energy. From Bal Harbour's luxury shopping to fine dining, golf, and a thriving cultural scene, the possibilities are boundless. Shoma Bay is more than a residence—it is a rhythm, a story, a life you would relive.

DEVELOPMENT

Project led by one of South Florida’s most accomplished real estate developers working in collaboration with an award-winning design firm.

SHOMA

DEVELOPER

Established in 1988, Shoma Group is an award-winning real estate development company specializing in residential and commercial projects. Over the past 30+ years, Shoma has developed more than 20,000 homes and condominiums and more than one million square feet of retail and office space with $6 billion in completed real estate transactions.

COSMO Reportage.

DEVELOPER

Cosmo Developments, a part of Flag Holding group, invests in exclusive iconic projects. Blending visionary design, ultra-luxury, and high-end living, Cosmo creates refined spaces for high-net-worth individuals seeking distinction in prime locations. Every project reflects a commitment to craftsmanship, innovation, and lasting value. Cosmo’s operations are fully powered by Reportage.

ADRIANA HOYOS

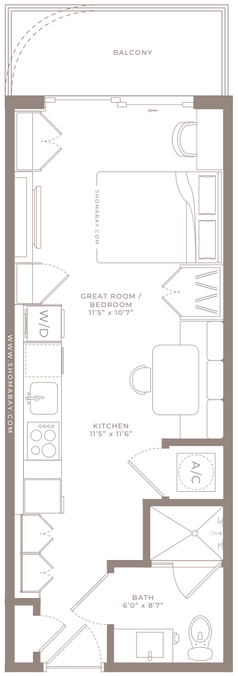
INTERIOR DESIGN

Adriana Hoyos Design Studio (AHDS) is a distinguished interior design firm creating timeless, sophisticated, and functional designs with more than 25 years of experience. AHDS has designed and executed around 2500 projects worldwide. We have earned a remarkable reputation for our unique designs in luxury residences, hotels, and high-end commercial spaces.

FLOORPLANS



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STUDIO - Type S

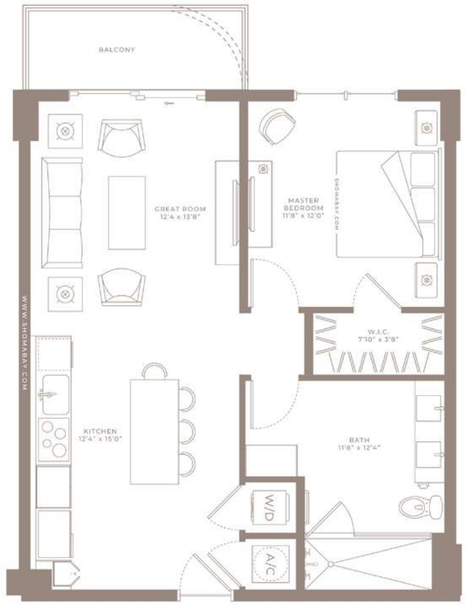
(0BED/1BTH)

Levels 2–14 and 16–24

Internal Area	376 SQ.FT (34.9 m2)
Outdoor Area	56 SQ.FT (5.2 m2)
Total Area	423 SQ.FT (39 m2)



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Model A1 - Type A

(1BED/1BTH)

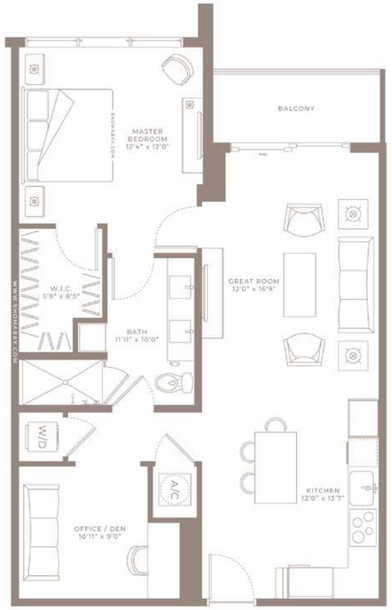
Levels 2 to 24

Internal Area	750 SQ.FT (69.7 m2)
Outdoor Area	60 SQ.FT (5.6 m2)
Total Area	810 SQ.FT (75.3 m2)



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MODEL A2 - Type A

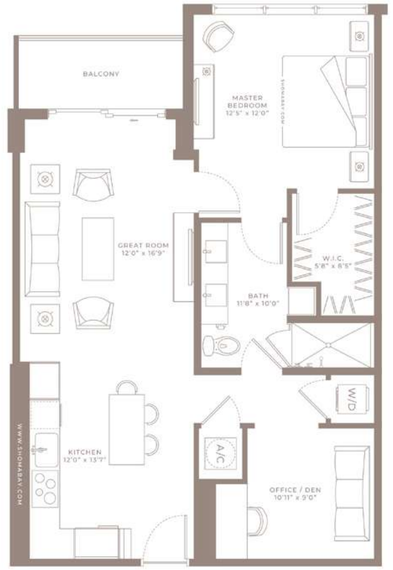
(1BED/DEN/1BTH)

Levels 2-14 and 16-24

Internal Area	881 SQ.FT (81.8 m2)
Outdoor Area	57 SQ.FT (5.3 m2)
Total Area	938 SQ.FT (87 m2)

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MODEL A2.1 - Type A

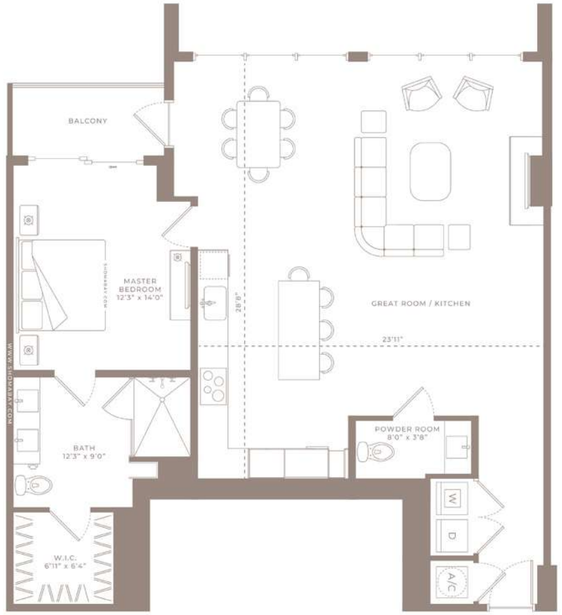
(1BED/DEN/1BTH)

Levels 2-14 and 16-24

Internal Area	881 SQ.FT (81.8 m²)
Outdoor Area	57 SQ.FT (5.3 m²)
Total Area	938 SQ.FT (87 m²)

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MODEL A3 - Type A

(1BED/1.5BTH)

Levels 2-14 and 16-24

Internal Area	1,184 SQ.FT (109.9 m²)
Outdoor Area	53 SQ.FT (4.9 m²)
Total Area	1,237 SQ.FT (115 m²)

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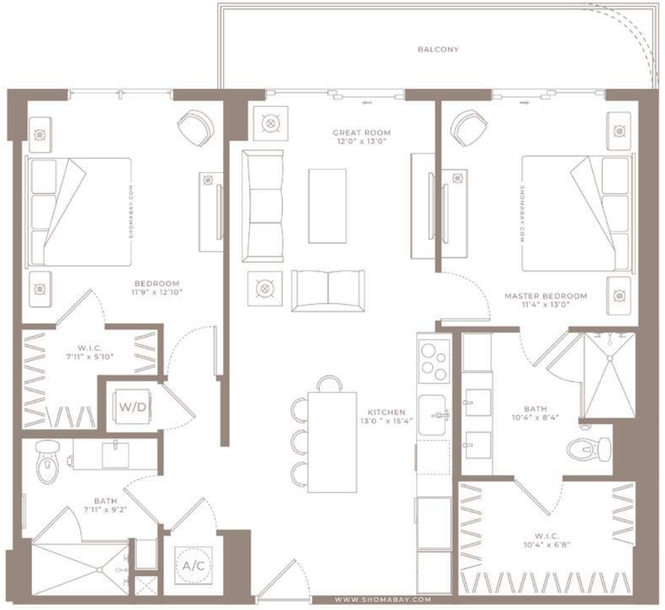
MODEL B1 - Type B

(2BED/2BTH)

Levels 2 to 24

Internal Area	1,085 SQ.FT (100.8 m²)
Outdoor Area	115 SQ.FT (10.7 m²)
Total Area	1,200 SQ.FT (111 m²)

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MODEL B1A - Type B

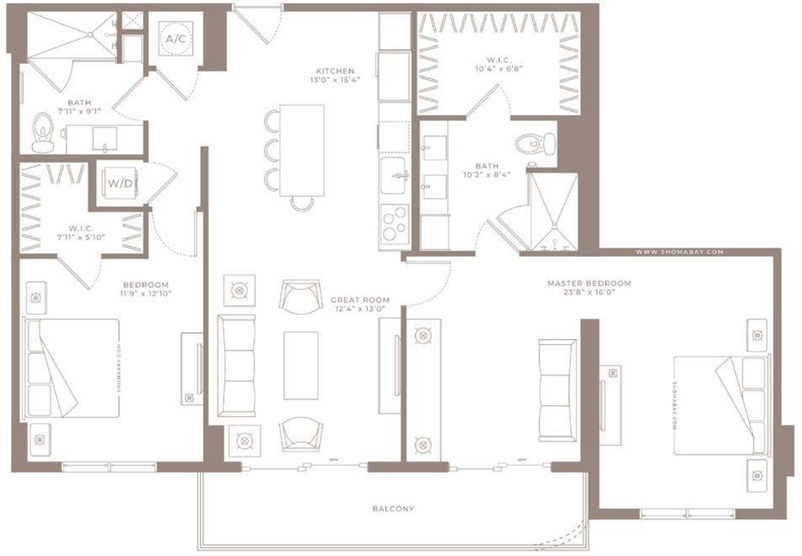
(2BED/2BTH)

Levels 2 to 24



Internal Area	1,093 SQ.FT (101.5 m²)
Outdoor Area	123 SQ.FT (11.4 m²)
Total Area	1,216 SQ.FT (113 m²)

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MODEL B1A.2 - Type B

(2BED/2BTH)

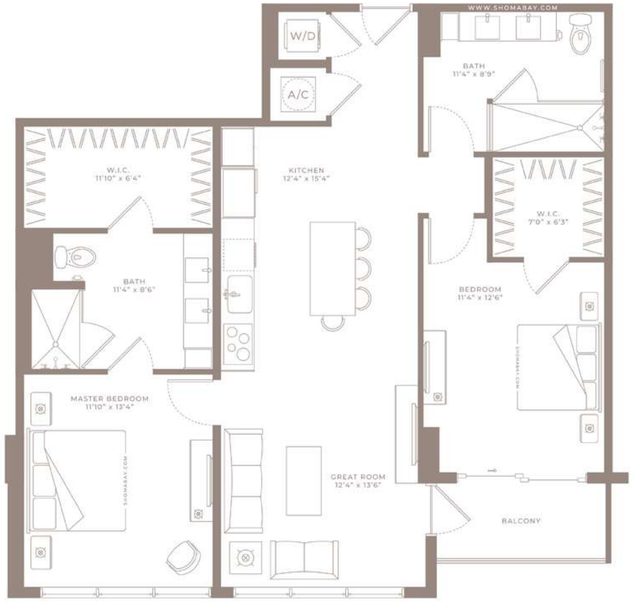
Level 12



Internal Area	1,304 SQ.FT (121.1 m²)
Outdoor Area	123 SQ.FT (11.4 m²)
Total Area	1,427 SQ.FT (132.5 m²)

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MODEL B2 - Type B

(2BED/2BTH)

Levels 2 to 24



Internal Area	1,183 SQ.FT (109.9 m²)
Outdoor Area	54 SQ.FT (5 m²)
Total Area	1,237 SQ.FT (115 m²)

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MODEL B3 - Type B

(2BED/2BTH)

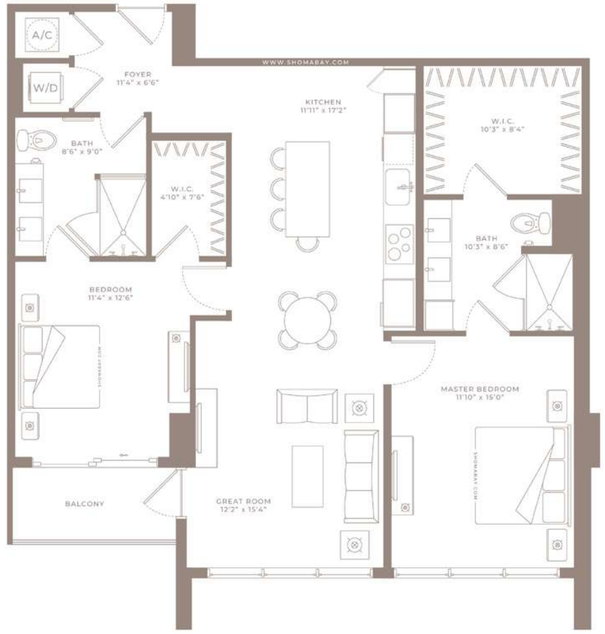
Levels 2 to 10



Internal Area	1,201 SQ.FT (111.6 m²)
Outdoor Area	109 SQ.FT (10.1 m²)
Total Area	1,310 SQ.FT (121.7 m²)

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MODEL B4 - Type B

(2BED/2BTH)

Levels 2 to 24

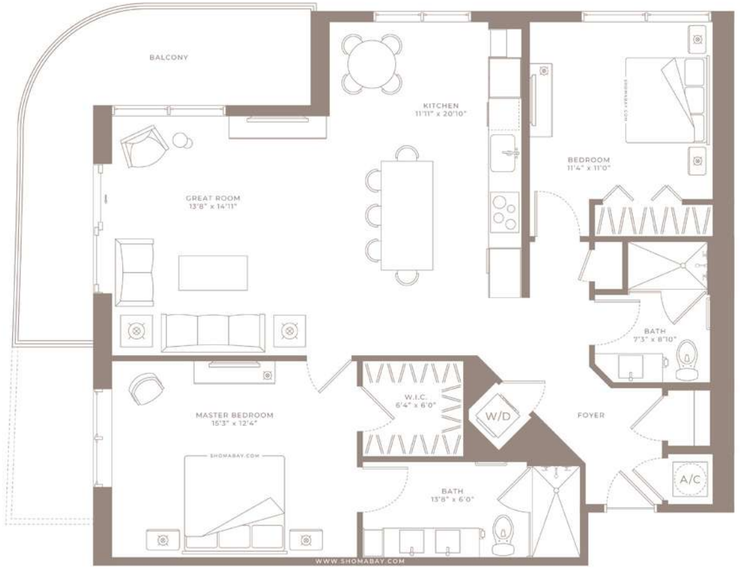


Internal Area	1,214 SQ.FT (112.8 m²)
Outdoor Area	54 SQ.FT (5 m²)
Total Area	1,268 SQ.FT (118 m²)

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MODEL B5 - Type B

(2BED/2BTH)

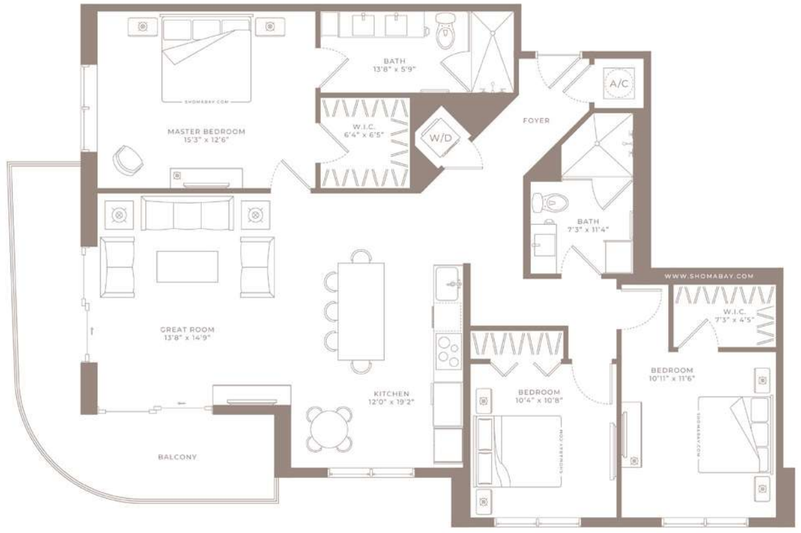
Levels 2 to 24



Internal Area	1,253 SQ.FT (116.4 m²)
Outdoor Area	236 SQ.FT (21.9 m²)
Total Area	1,489 SQ.FT (139m²)

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MODEL C1 - Type C

(3BED/2BTH)

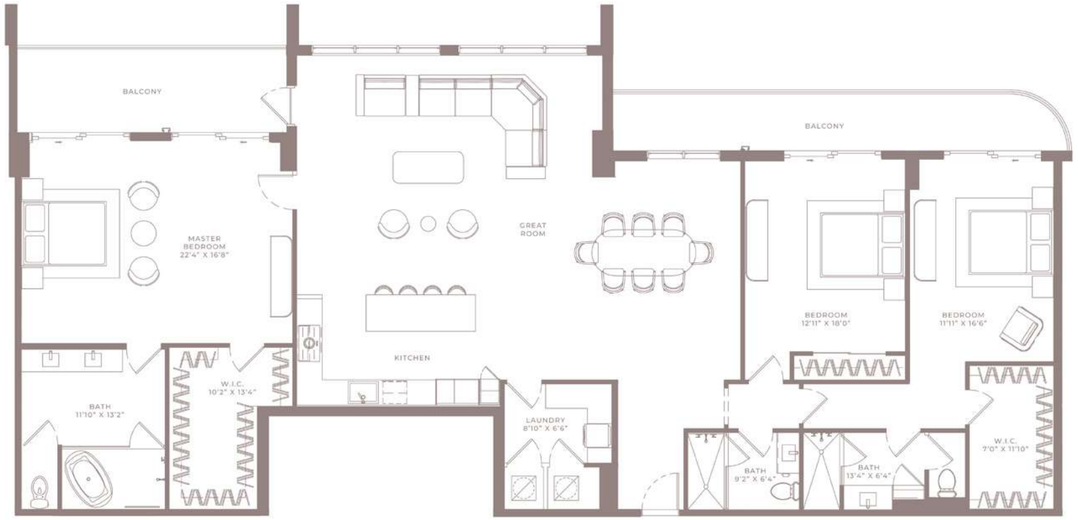
Levels 2 to 24



Internal Area	1,443 SQ.FT (134 m²)
Outdoor Area	205 SQ.FT (19 m²)
Total Area	1,648 SQ.FT (153 m²)

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MODEL LPH2 - Type PH

(3BED/3BTH)

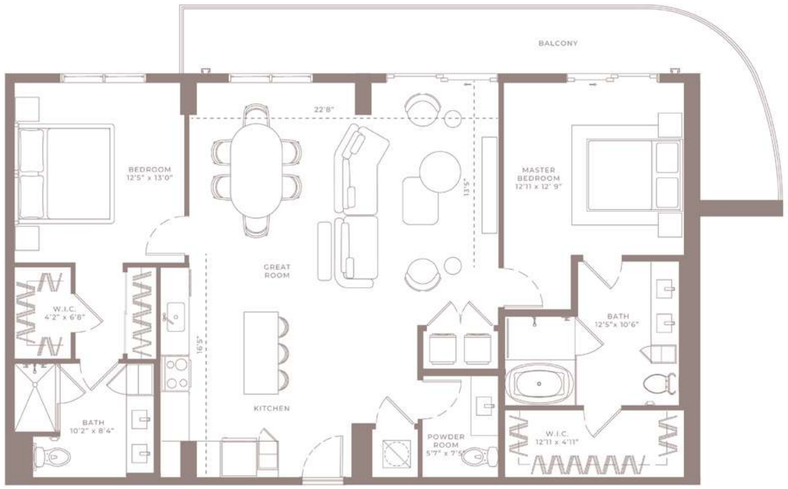
Levels 25 to 26



Internal Area	2,659 SQ.FT (247m²)
Outdoor Area	342 SQ.FT (32m²)
Total Area	3001 SQ.FT (279m²)

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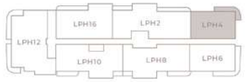
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MODEL LPH4 - Type PH

(2BED/2.5BTH)

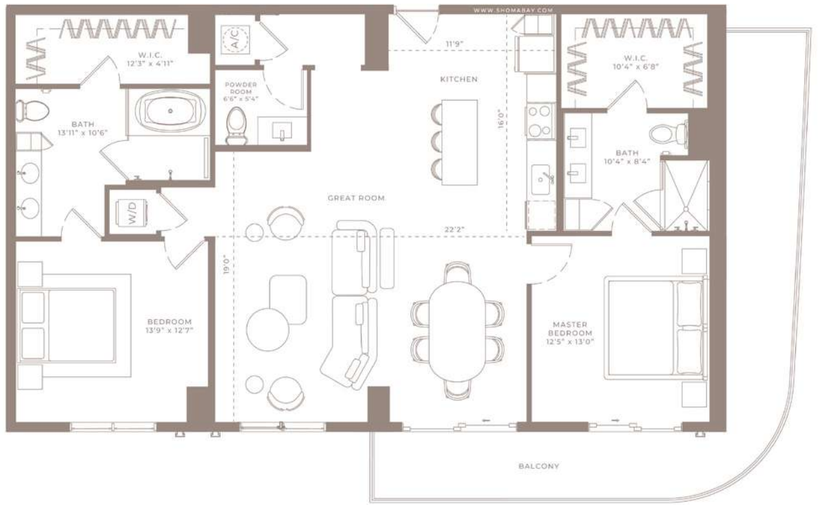
Levels 25 to 26



Internal Area	1,493 SQ.FT (139m²)
Outdoor Area	248 SQ.FT (23m²)
Total Area	1,741 SQ.FT (162m²)

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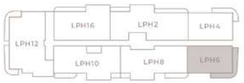
S



MODEL LPH6 - Type PH

(2BED/2.5BTH)

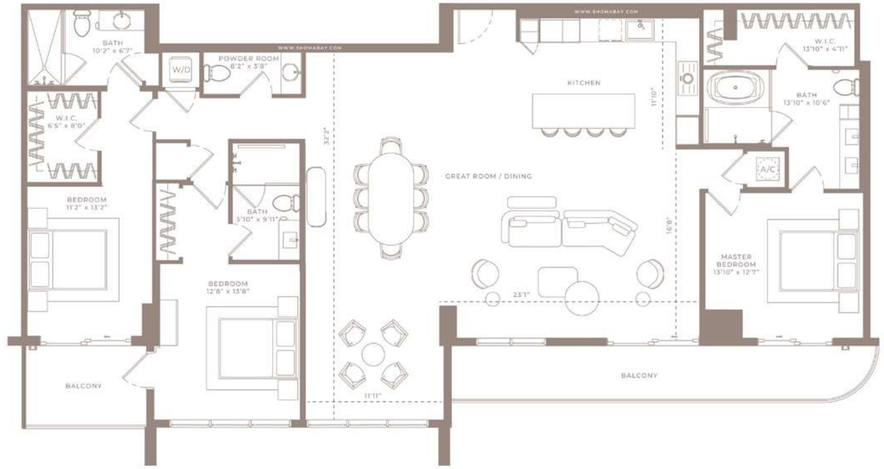
Levels 25 to 26



Internal Area	1,518 SQ.FT (141 m²)
Outdoor Area	348 SQ.FT (32 m²)
Total Area	1866 SQ.FT (173 m²)

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MODEL LPH8 - Type PH

(3BED/3.5BTH)

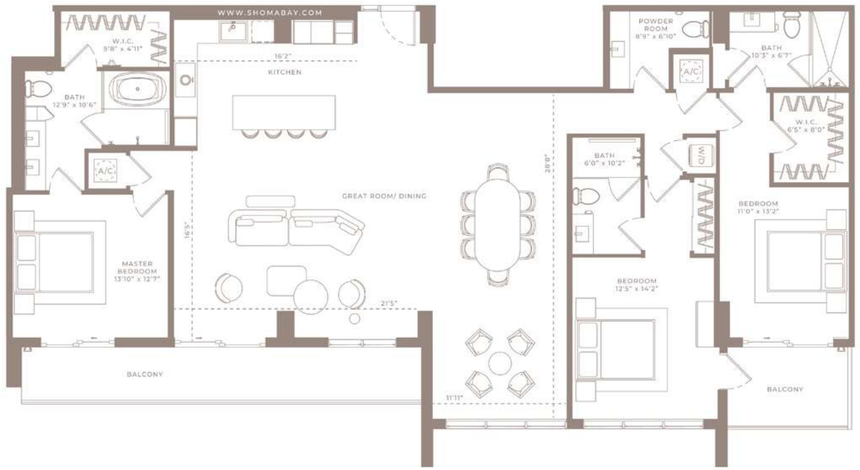
Levels 25 to 26



Internal Area	2,299 SQ.FT (214 m²)
Outdoor Area	260 SQ.FT (24 m²)
Total Area	2559 SQ.FT (238 m²)

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MODEL LPH10 - Type PH

(3BED/3.5BTH)

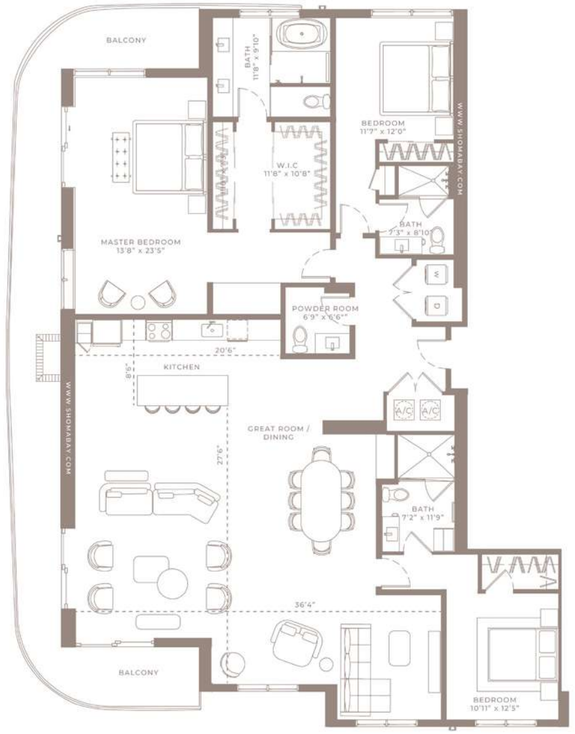
Levels 25 to 26

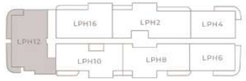


Internal Area	2,269 SQ.FT (211 m²)
Outdoor Area	253 SQ.FT (24 m²)
Total Area	2522 SQ.FT (234 m²)

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MODEL LPH12 - Type PH

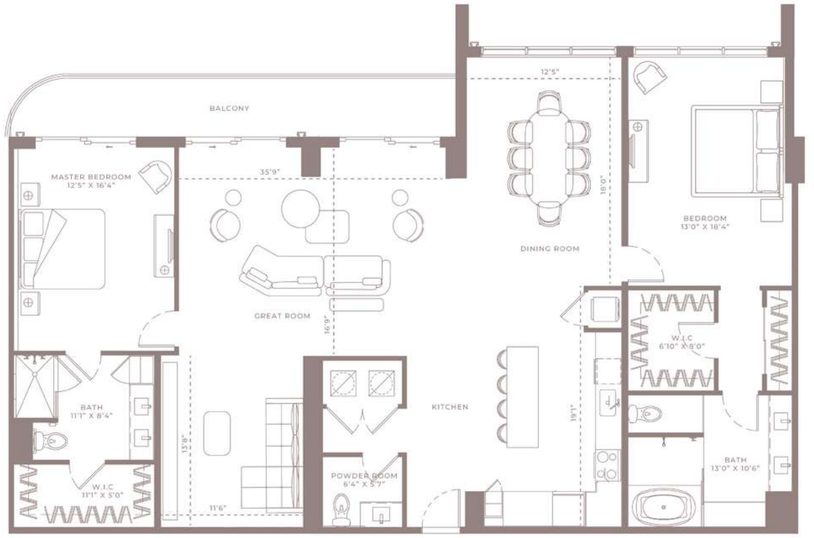
(3BED/3.5BTH)

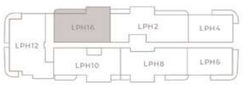
Levels 25 to 26

Internal Area	2,751 SQ.FT (256 m²)
Outdoor Area	478 SQ.FT (44 m²)
Total Area	3229 SQ.FT (300 m²)

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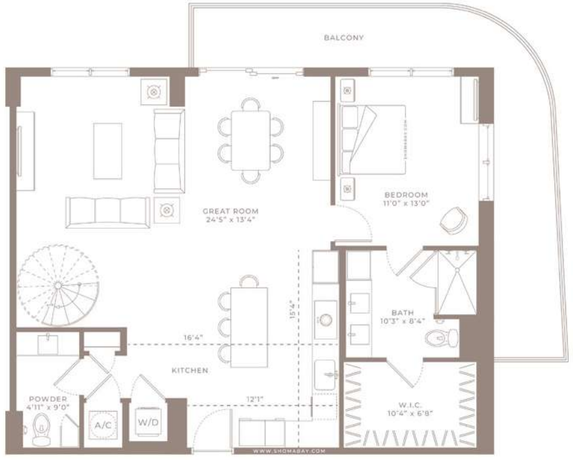
MODEL LPH16 - Type PH

(2BED/2.5BTH)

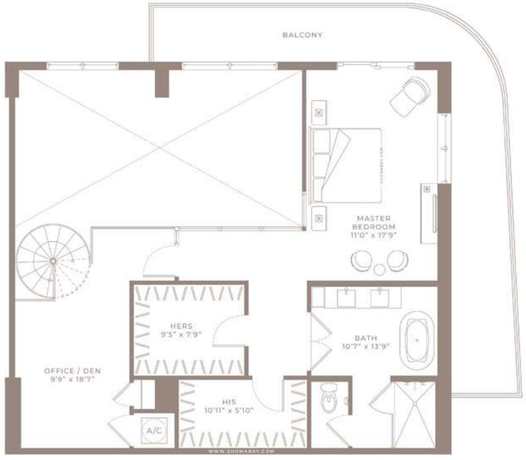
Levels 25 to 26

Internal Area	2,156 SQ.FT (200 m²)
Outdoor Area	173 SQ.FT (16m²)
Total Area	2329 SQ.FT (216m²)

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LEVEL 1



LEVEL 2

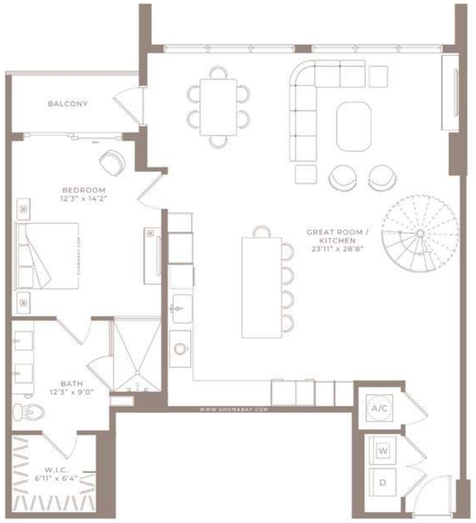




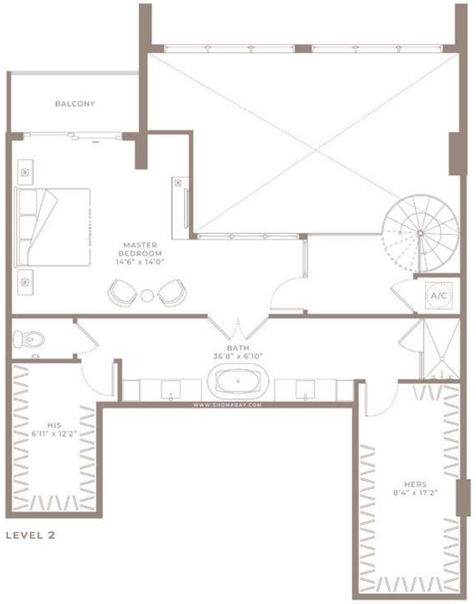
MODEL P1 - Type PH
(2BED/DEN/2.5BTH)
Level 27

Internal Area	1,979 SQ.FT (183.9 m²)
Outdoor Area	528 SQ.FT (49.1 m²)
Total Area	2507 SQ.FT (233 m²)

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LEVEL 1



LEVEL 2



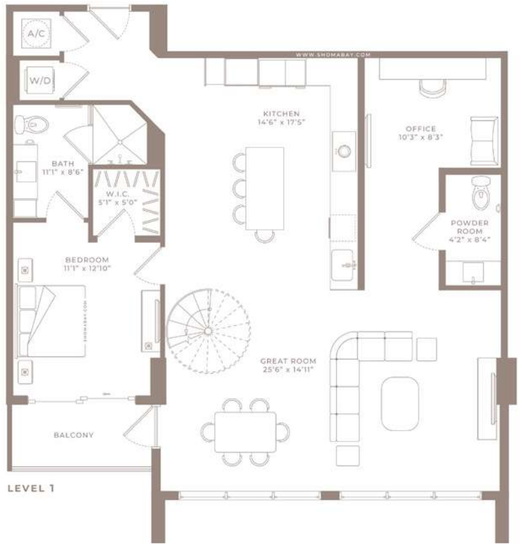


MODEL P2 - Type PH (2BED/2BTH)
Level 27

Internal Area	2,053 SQ.FT (190.7 m²)
Outdoor Area	106 SQ.FT (9.8 m²)
Total Area	2159 SQ.FT (201 m²)

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MODEL P3 - Type PH

(3BED/2 OFFICES/3.5BTH)

Level 27



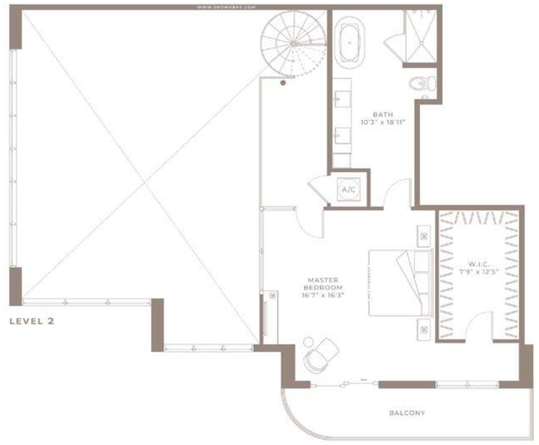


Internal Area	2,595 SQ.FT (241.1 m²)
Outdoor Area	160 SQ.FT (14.8 m²)
Total Area	2755 SQ.FT (256 m²)

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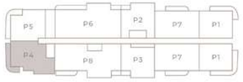




MODEL P4 - Type PH

(2BED/DEN/2.5BTH)

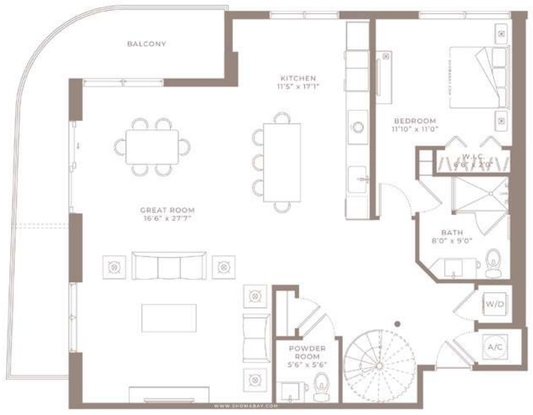
Level 27



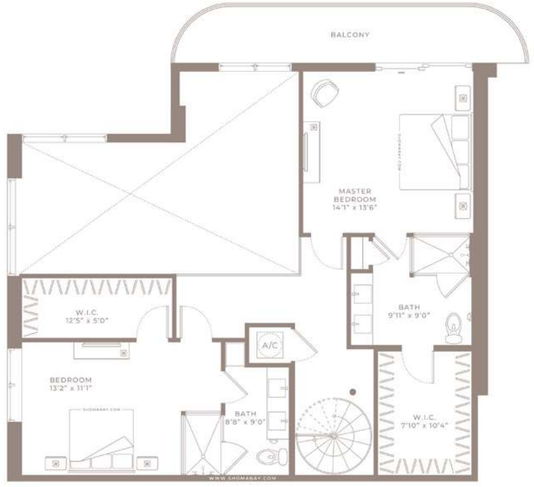


Internal Area	2,162 SQ.FT (200.8 m²)
Outdoor Area	299 SQ.FT (27.8 m²)
Total Area	2,461 SQ.FT (228.6 m²)

SHOMA bay



LEVEL 1

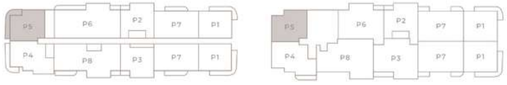


LEVEL 2

MODEL P5 - Type PH

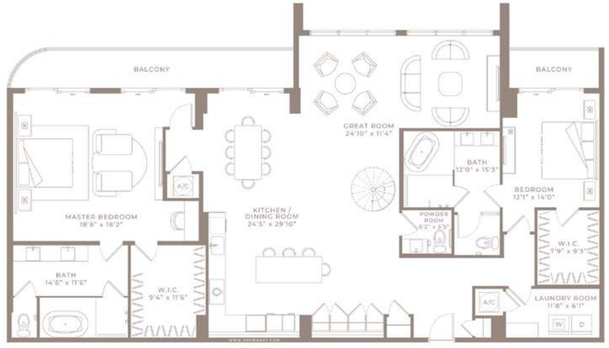
(3BED/3.5BTH)

Level 27

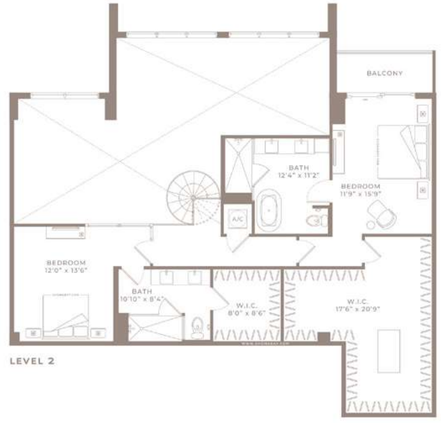


Internal Area	2,155 SQ.FT (200.2 m²)
Outdoor Area	374 SQ.FT (34.7 m²)
Total Area	2,529 SQ.FT (235 m²)

SHOMA bay



LEVEL 1

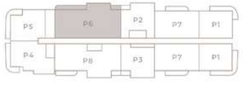


LEVEL 2

MODEL P6 - Type PH

(4BED/4.5BTH)

Level 27

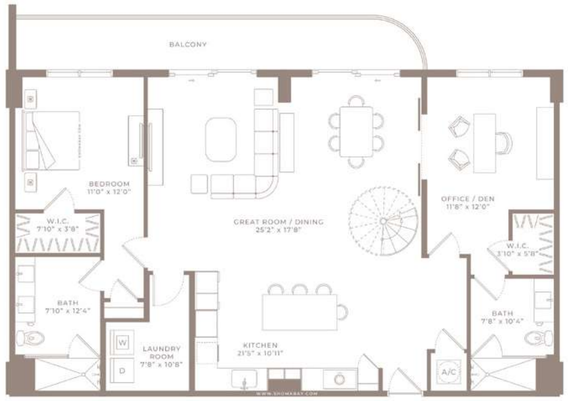




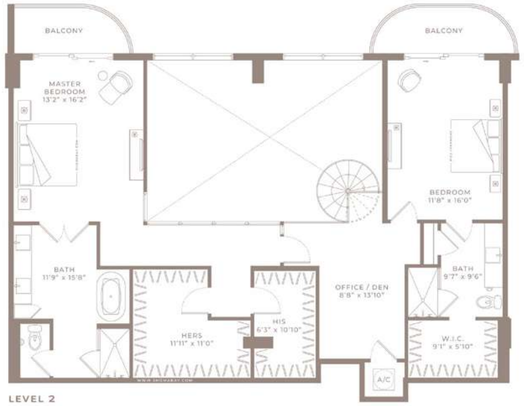
Internal Area	3,645 SQ.FT (338.6 m²)
Outdoor Area	292 SQ.FT (27.1 m²)
Total Area	3937 SQ.FT (366 m²)

SHOMA bay

N



LEVEL 1

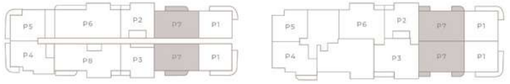


LEVEL 2

MODEL P7 - Type PH

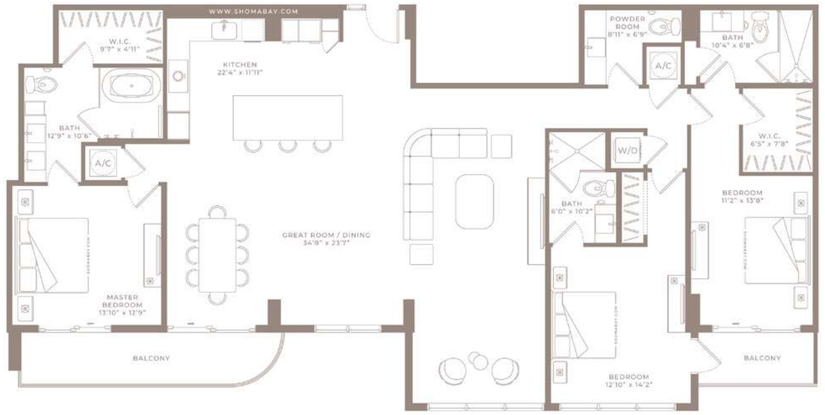
(3BED/DEN/OFFICE/4BTH)

Level 27



Internal Area	2,760 SQ.FT (256.4 m²)
Outdoor Area	302 SQ.FT (28 m²)
Total Area	3,062 SQ.FT (284 m²)

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MODEL P8 - Type PH

(3BED/3.5BTH)

Level 27



Internal Area	2,267 SQ.FT (210.6 m²)
Outdoor Area	169 SQ.FT (15.7 m²)
Total Area	2436 SQ.FT (226 m²)



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