



# SHELL BAY



Auberge Resorts Collection







The new vantage point has arrived.

Introducing The Residences at Shell Bay,  
Auberge Resorts Collection.

A home within a world-class private club  
setting, with dedicated staff at your service,  
this is a new level of living.











Boca Raton  
Airport  
31 MILES

Palm Beach  
56 MILES

Palm Beach  
International Airport  
54 MILES

Fort Lauderdale  
10 MILES

Lauderdale Yacht Club  
8 NAUTICAL MILES

Fort Lauderdale  
International Airport  
8 MILES

  
**SHELL BAY**  
HALLENDALE BEACH

Golden Beach  
3 MILES

Aventura  
5 MILES

Sunny Isles  
5 MILES

Bal Harbour  
8 MILES

Miami-Opa Locka  
Executive Airport  
14 MILES

Miami International  
Airport  
22 MILES

Design District  
18 MILES

Miami  
20 MILES

Miami Beach  
16 MILES

Downtown Miami  
13 NAUTICAL MILES

ATLANTIC  
OCEAN





Brought to life by Auberge Resorts Collection,  
The Residences at Shell Bay are an inspired  
enclave for today's visionaries, and an oasis for  
those who live exceptionally.

[www.miamicondoinvestments.com](http://www.miamicondoinvestments.com)







Every moment is thoughtful and every need is anticipated, with careful attention to detail and service tailored especially for you.





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



## Sports & Wellness Offering

### GREG NORMAN CHAMPIONSHIP GOLF COURSE

Greg Norman-designed Championship Golf Course with a 12-acre practice facility, including a 9-Hole Par 3 course. The Championship tees will measure 7,250 yards—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 offer all four Grand Slam surfaces. European red and green clay, grass, padel, and pickleball courts.

### YACHT CLUB

48-slip marina with a boutique market for boating provisions, and an iconic dockside cocktail bar.

### SPA & FITNESS CENTER

18,000 square feet of wellness and fitness amenities, including indoor-outdoor spaces to work out and unwind, and a dedicated team of specialists to rejuvenate your body and mind.









From expert-designed wellness programs to a world-class Racquet Club, Shell Bay amenities are tailored to enrich your life.

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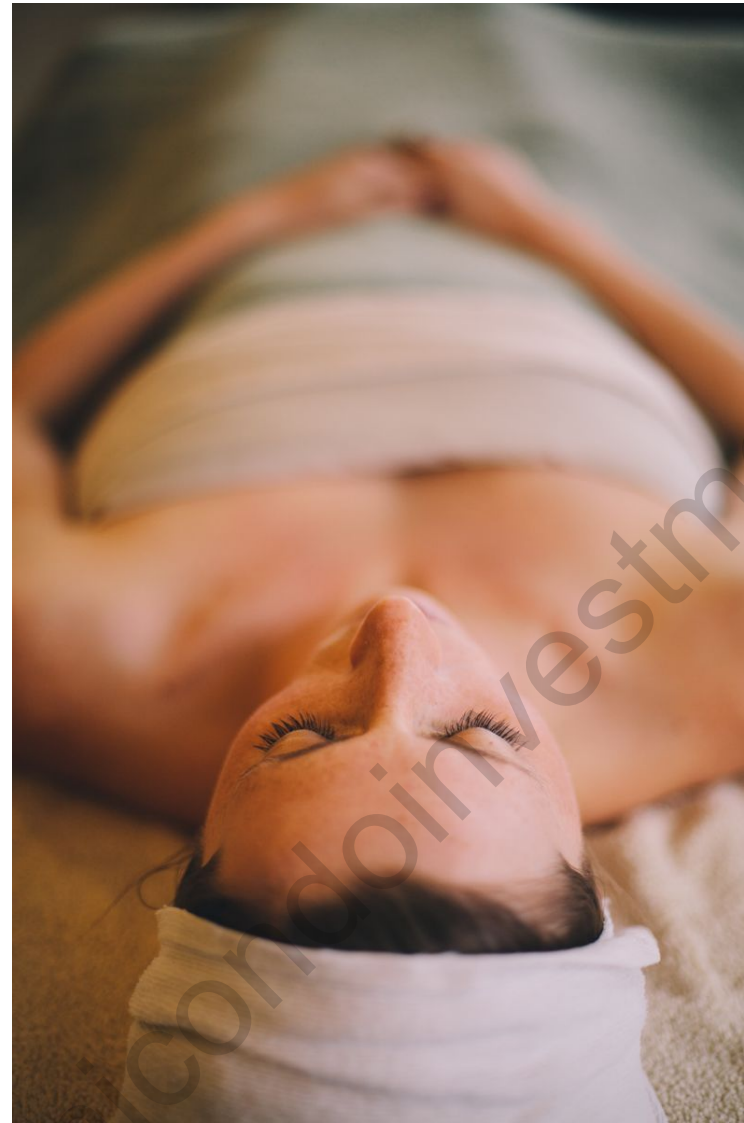






## Pools

Located on the expansive roof deck, with sweeping views over the golf course, the rooftop pools are ideal for swimming laps, aquatic training, and leisure and dining. The aquatic program includes a hot tub, a whirlpool and a cold plunge.



## Spa

The spa is a sanctuary for total relaxation and rejuvenation. The holistic menu is envisioned by specialists in sport, medicine, nutrition, and wellness. Indoor and outdoor spa areas are seamlessly integrated, inviting members to unwind and take in the lush landscape surroundings.



## Fitness Center

The state-of-the-art fitness center is programmed and includes boxing, yoga, Pilates reformers, and connects to an outdoor terrace for open-air training.



Discover beautiful spaces where luxury and leisure coalesce. Personalized service, the hallmark of Auberge Resorts Collection, allows guests to make the club their own.



## Leisure Offering

### DINING

Indoor and Outdoor Dining, Cocktail Lounge, and Lobby Bar

### INDOOR & OUTDOOR SPA

18,000 Square Foot Spa and Fitness Center

### ROOFTOP POOLS

14,000 Square Foot Rooftop Pool, Cold Plunge, and Whirlpool

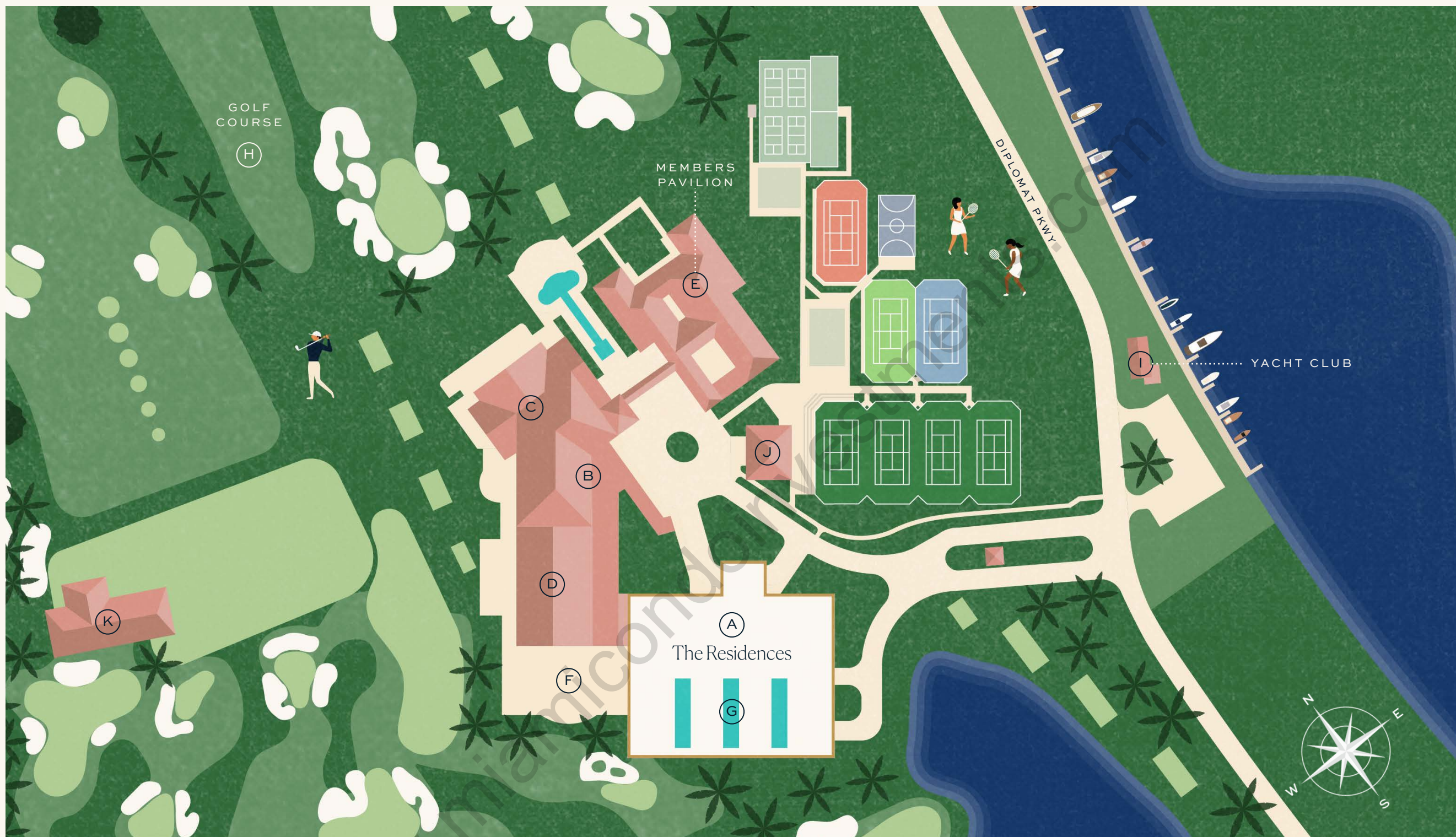
### EVENT SPACE

30,000 Square Foot Event Space with Outdoor Event Terrace

### FAMILY ENTERTAINMENT AMENITY SUITE

Children's Play Lab & Creation Studio, Teen's Club & Game Room, Multi-sports Simulator Lounge





Shell Bay

#### INDOOR FACILITIES

- A. THE RESIDENCES
- B. SHELL BAY CLUB HOUSE
- C. CLUBHOUSE DINING
- D. BALLROOM
- E. MEMBERS' PAVILION

#### OUTDOOR FACILITIES

- F. EVENT TERRACE
- G. ROOFTOP POOLS
- H. GOLF COURSE
- I. YACHT CLUB
- J. RACQUET CLUB
- K. GOLF ACADEMY



Endless options for a life well-lived.  
A residential experience where lifestyle,  
leisure and luxury harmonize.  
An unrivaled retreat for enhanced living.



#### CLUB AMENITIES

Private Porte-Cochère

Secure Enclosed Parking With Electric Vehicle Charging Stations

Valet & Self-Parking

Dedicated Residents' Lobby

Racquet Club and Clubhouse

Indoor-Outdoor Fitness Center

Indoor-Outdoor Spa

Private Indoor & Outdoor Dining Overlooking the Golf Course

Multi-Sport Simulator Lounge

Private Wine Tasting Room With Secure Wine Drawers

Private Meeting Suites and Co-Working Lounge

Five Acres of Thoughtfully Curated Outdoor Living Amenities

Orchid Garden

Rooftop Pools with Private Cabanas

Sunset Cocktail Terrace

Children's Play Lab & Creation Studio

Teens' Club

Outdoor Jungle Gym Playground

Dog Walking Trail

Private Climate Control Storage Space Available\*

\*at an additional fee







Each residence embodies a timeless take on modern living and sets a new benchmark for a life well lived.









## RESIDENCE FEATURES

Open-Concept Layouts With an Expansive Living, Dining, and Entertaining Area

Expansive Views Over Private Golf Course

Gracious Wraparound Terraces

Custom-Designed Furnishing Package

Gourmet Kitchens With Custom Cabinetry

Fully-Integrated Appliance Package

Spa-Inspired Primary Bath With Designer Fixtures

Spacious Walk-In Wardrobes in Primary Bedrooms

Floor-To-Ceiling Windows

Ceilings Up to 10 Feet and Beyond

Private and Semi-Private Elevator Entry

Mini Bar Serviced by Hotel

Valet Closet and Service Entries

Refined residences float above an oasis of green.



The dedicated resident concierges will provide the highest level of tailored service.



A dedicated Shell Bay Director of Residences is on hand to cater to your every need, ensuring only the highest level of tailored service down to the smallest detail.

At every step of the journey inside Shell Bay, a Resident Concierge is available to assist you in discovering and enjoying all the club offerings. The concierge is here to meet your personal needs and desires, in keeping with Auberge Resorts Collection's tradition of gracious, yet unobtrusive service.

#### DEDICATED CONCIERGE SERVICES

Resident Concierge Team

Dedicated Director of Residences

Personalized Fitness & Wellness Services

In-Residence Butler Service











## Auberge Resorts Collection

Auberge Resorts Collection is a portfolio of extraordinary hotels, resorts, residences, and private clubs. While each property is unique, all share a crafted approach to luxury and bring the soul of the locale to life through captivating design, exceptional cuisine, innovative spas, and gracious yet unobtrusive service. With 22 one-of-a-kind hotels and resorts, Auberge invites guests to create unforgettable stories in some of the world's most desirable destinations.







Auberge creates unforgettable experiences for travelers inspired by the magnificent beauty, culture and adventure of storied destinations around the globe.

Auberge Du Soleil  
NAPA VALLEY, CALIFORNIA

Esperanza  
LOS CABOS, MEXICO

Auberge Beach Residences  
FORT LAUDERDALE, FLORIDA

Bishop's Lodge  
SANTA FE, NEW MEXICO

Solage  
NAPA VALLEY, CALIFORNIA

Chileno Bay  
LOS CABOS, MEXICO

The Lodge At Blue Sky  
PARK CITY, UTAH

Hacienda Altagracia  
PÉREZ ZELEDÓN, COSTA RICA

Mayflower Inn & Spa  
WASHINGTON, CONNECTICUT

Etéreo  
RIVIERA MAYA, MEXICO

Hotel Jerome  
ASPEN, COLORADO

Goldener Hirsch  
DEER VALLEY, UTAH

The Vanderbilt  
NEWPORT, RHODE ISLAND

Mauna Lani  
HAWAII ISLAND, HAWAII

Madeline  
TELLURIDE, COLORADO

Stanly Ranch  
NAPA VALLEY, CALIFORNIA

White Barn Inn  
KENNEBUNK, MAINE

Malliouhana  
ANGUILLA, BRITISH WEST INDIES

Element 52 Residences  
TELLURIDE, COLORADO

Commodore Perry Estate  
AUSTIN, TEXAS

Grace Santorini  
SANTORINI, GREECE

Primland  
MEADOWS OF DAN, VIRGINIA

Coming soon...

Inn At Mattei's Tavern  
LOS OLIVOS, CALIFORNIA

Wildflower Farms  
HUDSON VALLEY, NEW YORK

Collegio Alla Querce  
FLORENCE, ITALY

Knox District  
DALLAS, TEXAS

Susurros Del Corazón  
PUNTA DE MITA, MEXICO

Hearst Hotel  
SAN FRANCISCO, CALIFORNIA

The Dunlin  
KIWAH RIVER, SOUTH CAROLINA



# The Witkoff Group

Witkoff is a privately held, global real estate development and investment firm headquartered in Miami. Founded by Steven Witkoff in 1997, the firm is a market leader in the ownership in major cities both in the United States and abroad. The company prides itself on identifying and acquiring undervalued properties in CBD locations and repositioning assets in emerging markets. Through affiliate companies they have in-house management, leasing, and construction capabilities.

Over the last 30 years, Witkoff has completed over 100 transactions totaling ~30 million square feet, various hotels and over 12,000 residential units, representing a total cost exceeding \$30 billion. Witkoff has a proven track record executing ground-up and large renovation projects in major urban Markets, including the Park Santa Monica, West Hollywood EDITION Hotel & Residences, Hilton Cabana Miami Beach, 150 Charles Street (NYC), 111 Murray (NYC), 10 Madison Square West (NYC), and 10 Hanover Square (NYC).

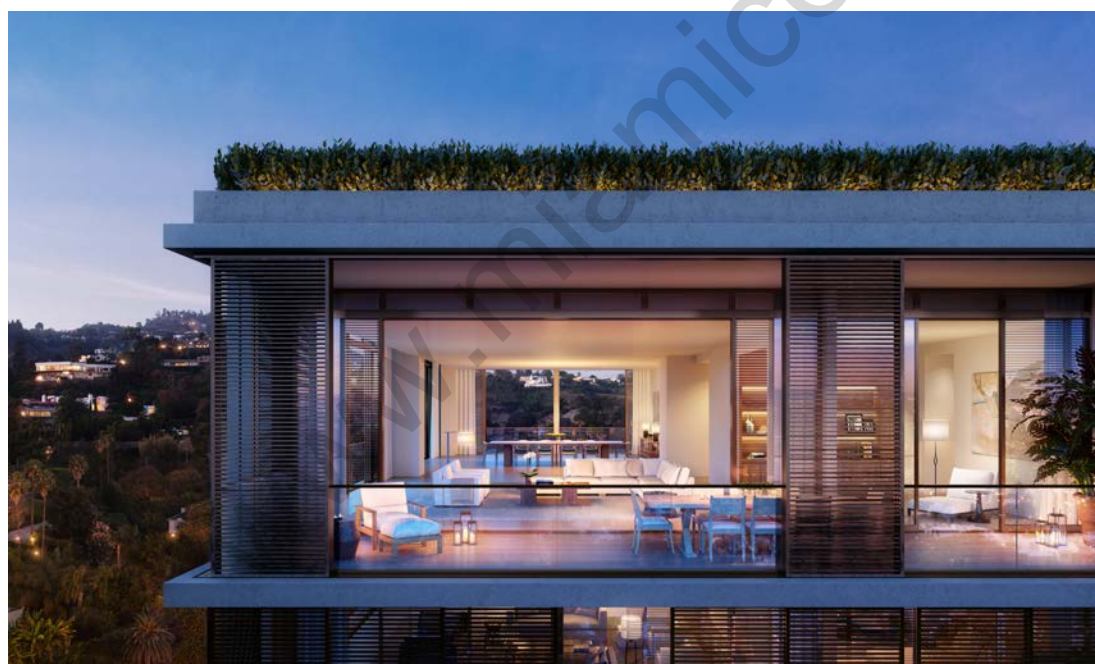


111 MURRAY ST, NEW YORK





150 CHARLES ST, NEW YORK



EDITION RESIDENCES, WEST HOLLYWOOD





215 CHRYSTIE ST, NEW YORK





THE ALTAIR HOTEL, BAY HARBOR, FLORIDA

## PPG Development

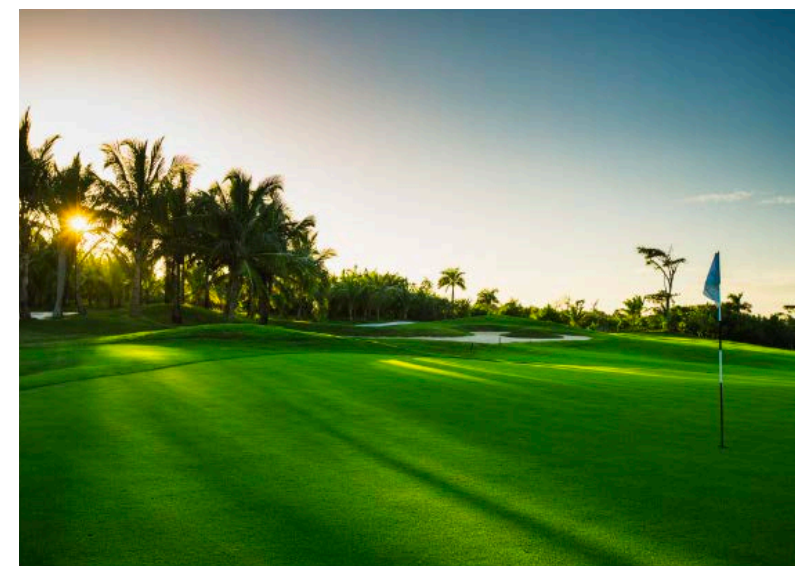
Pearl Property Group is a commercial and residential real estate developer focused on the South Florida market. PPG focuses on multi-family, hotel, condominium/resort development, as well as marina and golf course developments. Ari Pearl is the Founder and Chief Executive Officer of PPG, prior to founding PPG, Ari was involved in the development of over 3M square feet of real estate in South Florida since 2001.

PPG is currently in various stages of development on over 2,000 residential units as well as various hospitality projects in South Florida. The PPG Development team prides itself on a visionary approach with a diverse set of capabilities focusing on acquisitions, planning, development, management, operations and financing. We focus on ground-up and value add development in prime locations in order to maximize our investment returns. The PPG team is involved in all aspects and oversight from the time purchase to the time of disposition or throughout the operation and execution of the business plan.





THE CLUB AT EMERALD HILLS, HOLLYWOOD, FLORIDA







SLATE, HALLANDALE BEACH, FLORIDA







HOSPITALITY MANAGER

Witkoff

DEVELOPER



DEVELOPER



CO-EXCLUSIVE  
SALES & MARKETING



CO-EXCLUSIVE  
SALES & MARKETING

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