



\$1,904,000

• Condominium

## THE RESIDENCES AT SHELL BAY

<https://miamipre.com>

The Residences at Shell Bay by Auberge Resorts Collection offer 108 one- to four-bedroom bespoke residences set within a private 150-acre community. The residences feature views overlooking a Greg Norman-designed Championship Golf Course and private marina, as well as seamless indoor-outdoor living spaces. Residents can also enjoy exclusive penthouse homes with private outdoor spaces and [...]



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### Basics



**Date added:** Added 12 months ago

**Prices from:** \$1,904,000

**Bedrooms:** 1 bedroom, 2 bedrooms, 3 bedrooms, 4 bedrooms, Penthouses

**Bedrooms short:** 1-4

**Start sales:** 2022 sq ft

**Total residences:** 108

**Sizes from:** 1249

**Unit view:** Waterfront, Bay view

**Rental Rules:** Flexible rentals

**Architect:** Kobi Karp

**Furnished:** No

**Type:** Condominium

**Prices to:** \$5,985,905

**Bathrooms:** 1, 2, 3, 4

**Year built:** 2026 sq ft

**Start sales month:** November

**Floors:** 20 floors

**Sizes to:** 4500

**HOA:** \$1.80/sq.ft

**Developer:** The Witkoff Group, PPG Development

**Interior Designer:** AvroKO

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## Features



## **Features list: SPORTS OFFERING & AMENITIES**

- From expert-designed wellness programs to a world-class Racquet Club
- 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
- 48-slip private marina with a boutique market for boating provisions, and an iconic dockside cocktail bar
- Racquet Club offering grand slam-caliber European clay courts, pickleball, and padel courts provides an unmatched outdoor experience
- The state-of-the-art fitness center is programmed for tailored small-group sessions and includes a boxing ring, yoga, and pilates reformers, and is connected to an outdoor terrace for open-air training
- Water sports including paddle board, kayaks, and jetskiing
- Beach club
- Private Six-car Porte Cochère
- Dedicated Residents' Lobby
- Secured Enclosed Parking with Electric Vehicle Charging Stations
- Private Self-parking
- Private Climate-Controlled Storage Space Available
- 150-acre Private Community
- Five Acres of Thoughtfully Curated Outdoor-Living Amenities
- Orchid Garden
- Outdoor Discovery Jungle Gym Playground
- Dog Walking Trail
- Rooftop Pools with Private Cabanas & Spa Facilities
- Indoor/Outdoor Fitness Center
- Indoor/Outdoor Wellness Spa
- Leisure & Dining Overlooking the Golf Course
- Sunset Cocktail Terrace
- Private Wine Tasting Room with Secure Wine Drawers
- Multi-sport Simulator Lounge
- Children's Play Lab & Creation Studio
- Teens' Club
- Private Meeting Suites and Co-working Lounge

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## **Schools**

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## **Payment Plan**



**First Payment:** Contract 10

**Second Payment:** 60 days after contract 10

**Third Payment:** 10 days after groundbreaking 10

**Fourth Payment:** 10 days after top-off 10

**Fifth Payment:** Closing 60

