



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 3F

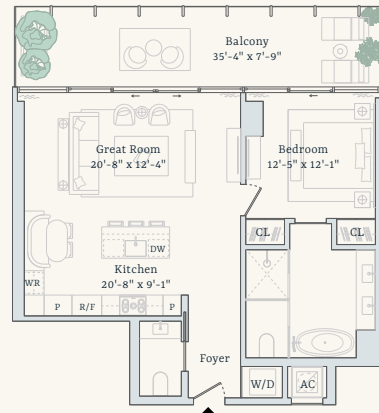


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 3F

One Bedroom **Interior:** 952 square feet / 88 square meters
 One Bathroom **Exterior:** 263 square feet / 24 square meters
 One Powder Room **Total:** 1,215 square feet / 113 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



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 AND FINISHES, 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 ARTIST'S 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.



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



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

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



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.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5E

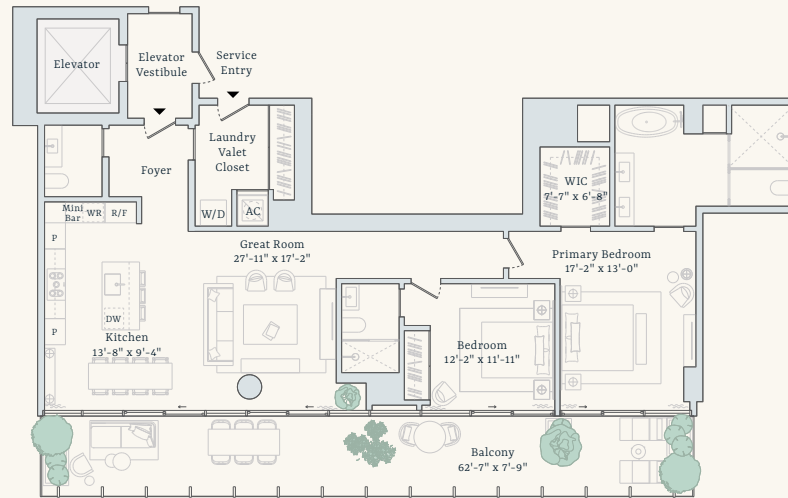


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5E

Two Bedrooms
Two Bathrooms
One Powder Room

Interior: 1,692 square feet / 157 square meters
Exterior: 468 square feet / 43 square meters
Total: 2,160 square feet / 201 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



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 AND FINISHES, 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 ARTIST'S 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.



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



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

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



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.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5-14D

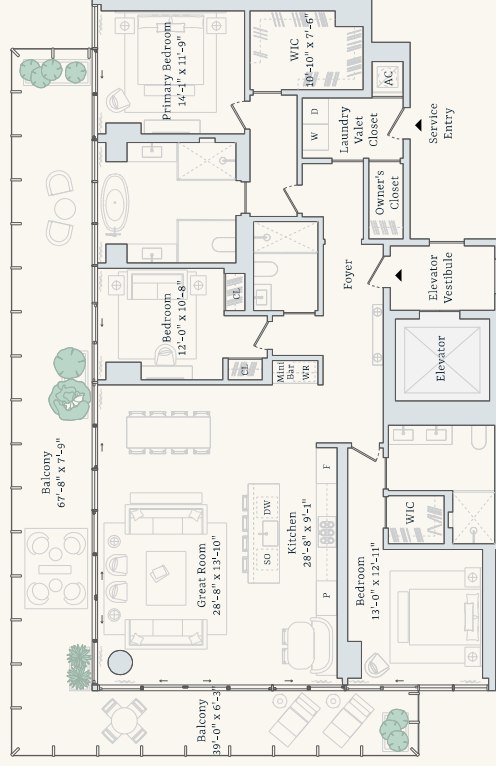


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5-14D

Three Bedrooms Interior: 2,152 square feet / 200 square meters
Three Bathrooms Exterior: 767 square feet / 71 square meters
Total: 2,919 square feet / 271 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

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 78.069, 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 AND FIXTURES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR TERMS INCLUDED WITHIN THE AGREEMENT AND UNIT DIMENSIONS AND SQUARE FOOTAGE. AREA 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 CONTAMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR ON THE USE OF THESE MATERIALS.



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

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

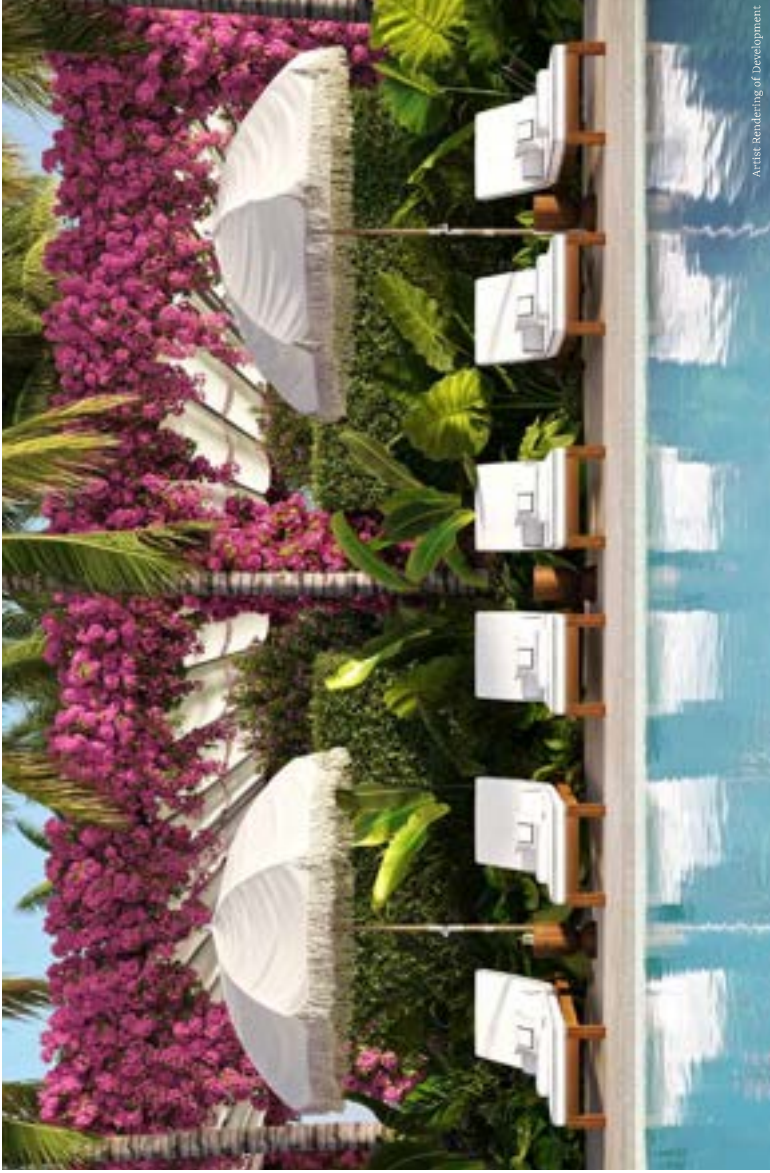
Exquisite residences with a variety of floor plans

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

180-day

Occupancy term



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

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



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



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 5-14B

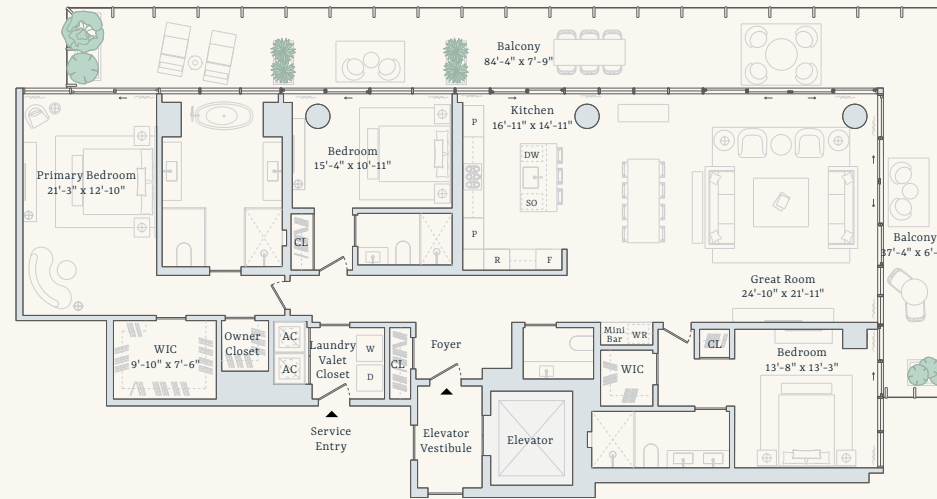


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 5-14B

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,605 square feet / 242 square meters
Exterior: 805 square feet / 75 square meters
Total: 3,410 square feet / 317 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



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 AND FINISHES, 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 ARTIST'S 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.



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



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

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



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



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



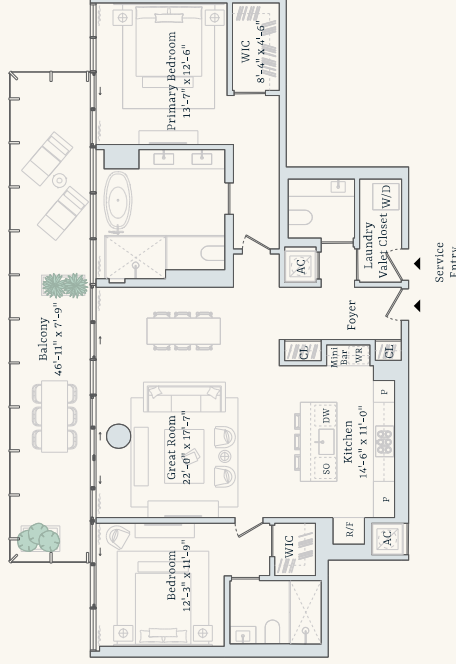
Residence 6-14C



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION

Overlooking Golf Course
Hole 1



Intracoastal



Residence 6-14C

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

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing

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 78.069, FLORIDA STATUTES, TO BE FURNISHED BY 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 AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR TERMS INCLUDED WITHIN THE AGREEMENT AND UNIT DIMENSIONS AND SQUARE FOOTAGE AREA 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. LOCAL 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 CONTAMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR ON THE USE OF THESE MATERIALS.



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

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

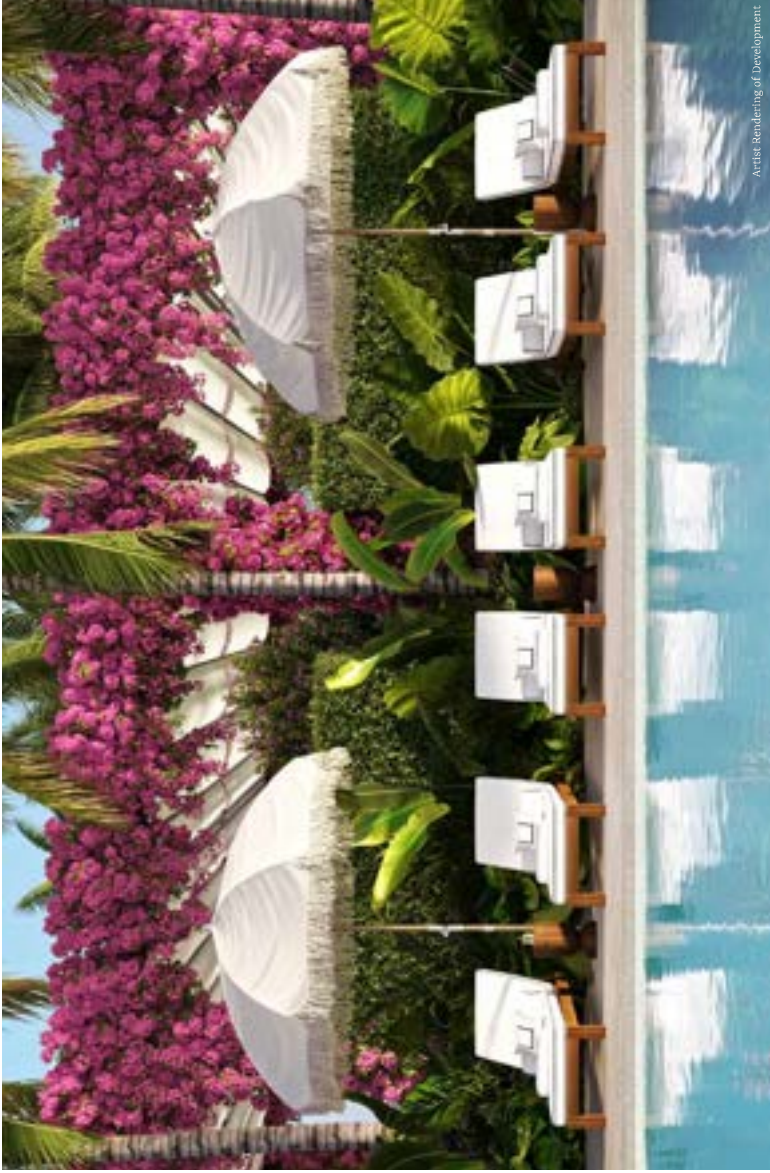
Exquisite residences with a variety of floor plans

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

180-day

Occupancy term



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

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



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



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



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 15F

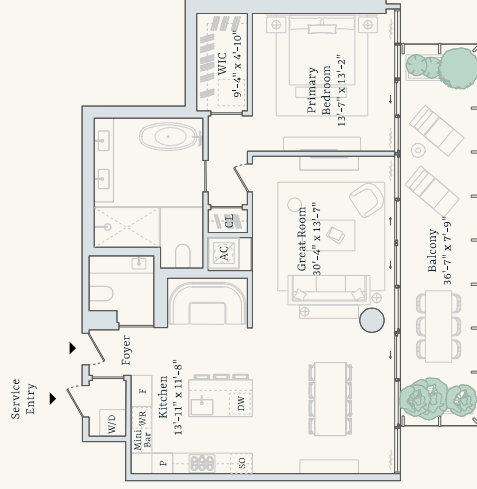


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 15F

One Bedroom Interior: 1,242 square feet / 115 square meters
One Bathroom Exterior: 337 square feet / 31 square meters
One Powder Room Total: 1,579 square feet / 146 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



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 78.069, 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 AND FINISHES, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS ONLY FOR THE CONVENIENCE OF REFERENCE. CONSULT YOUR AGREEMENT AND THE OFFERING DOCUMENTS FOR TERMS INCLUDED WITHIN THE AGREEMENT AND UNIT DIMENSIONS AND SQUARE FOOTAGE. AREA 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 CONTAMPLATED BY THESE MATERIALS, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY STATEMENT OR INFORMATION MADE OR CONTAINED IN OR ON THE USE OF THESE MATERIALS.



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

20 stories

With views over the Greg Norman-designed Championship Golf Course and private marina

108 residences

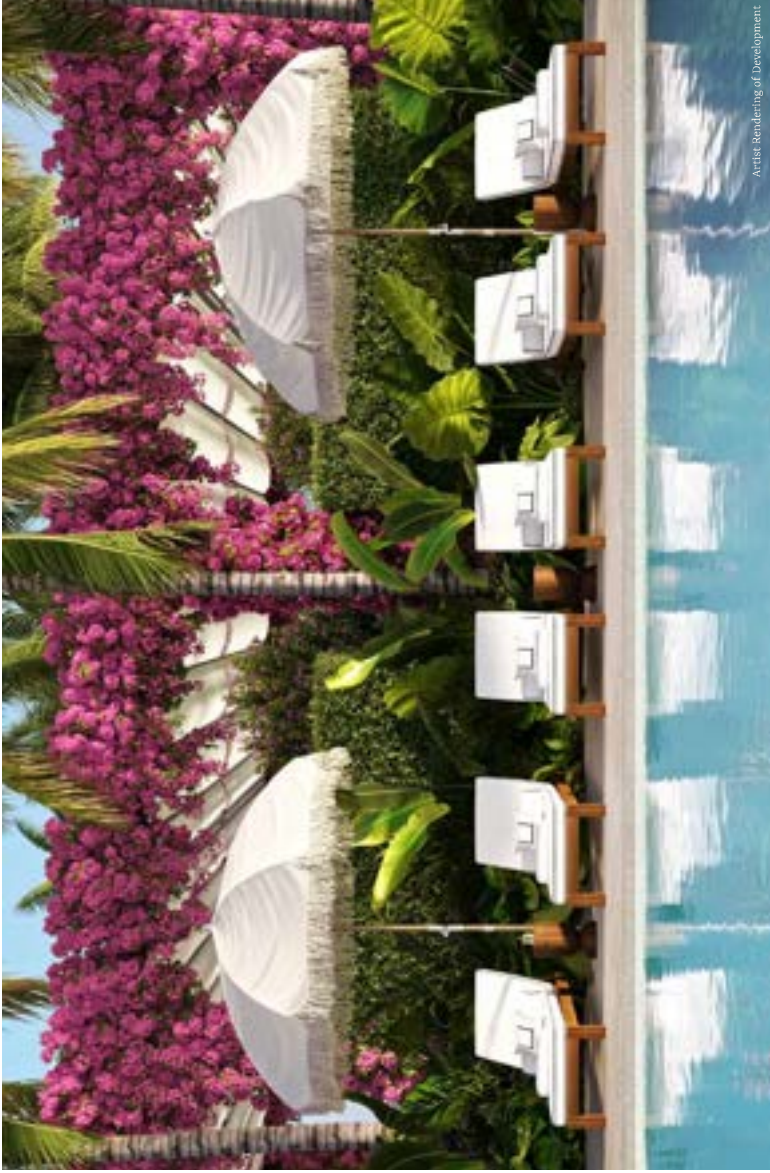
Exquisite residences with a variety of floor plans

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

180-day

Occupancy term



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

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



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.



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 16-18A

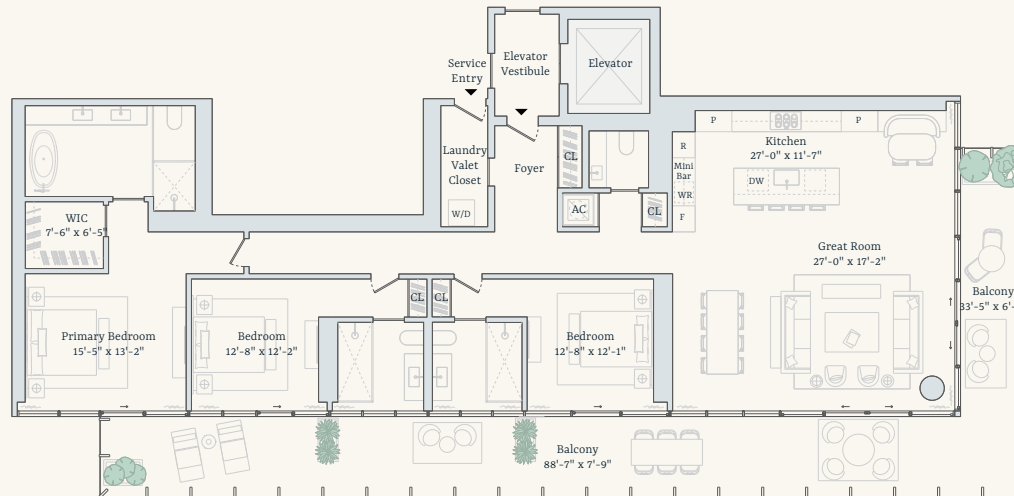


The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1



Intracoastal



Residence 16-18A

Three Bedrooms
Three Bathrooms
One Powder Room

Interior: 2,401 square feet / 223 square meters
Exterior: 814 square feet / 76 square meters
Total: 3,215 square feet / 299 square meters

sales@shellbayresidences.com • +1 786-410-4291

Residential and Hospitality Manager
Auberge Resorts Collection

Developers
Witkoff
PPG Development

Exclusive Marketing and Sales
Douglas Elliman
Development Marketing



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 AND FINISHES, 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 ARTIST'S 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.



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



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

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



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.