



# The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 3F

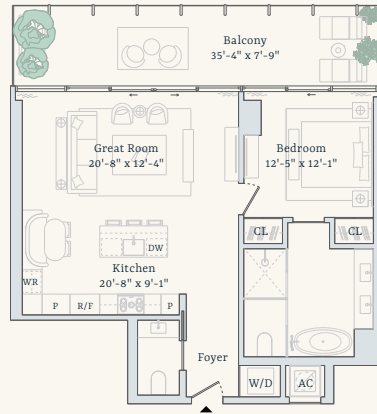


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AUBERGE RESORTS COLLECTION



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

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**Residential and Hospitality Manager**  
Auberge Resorts Collection

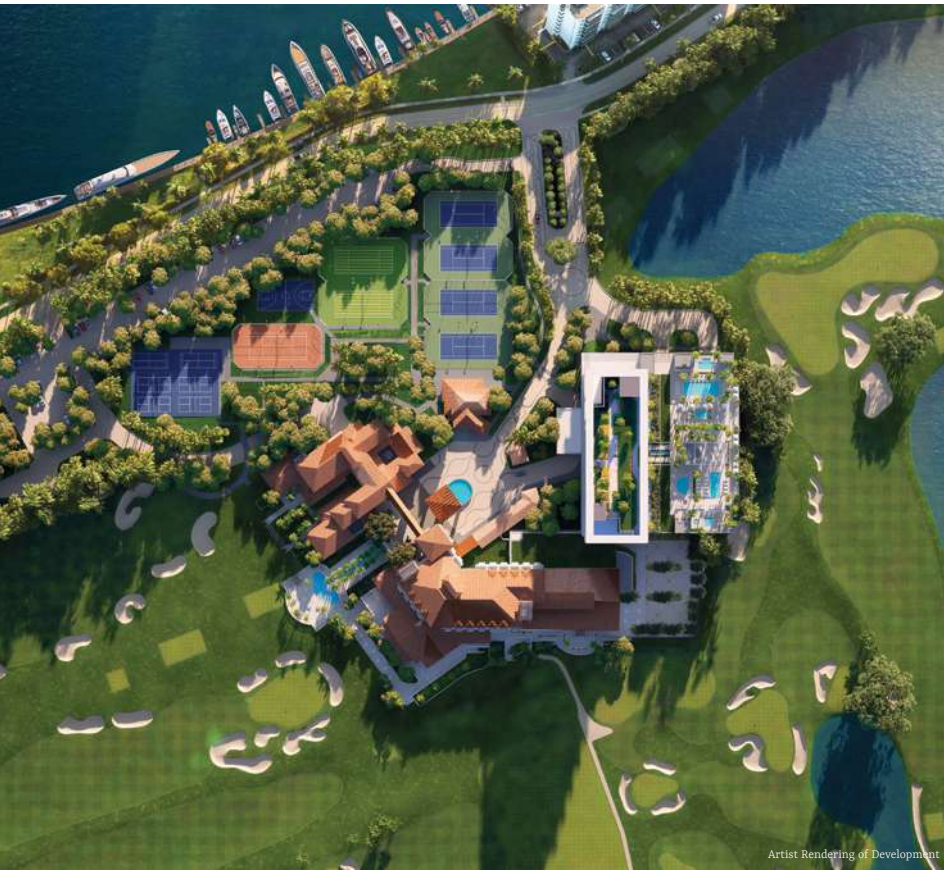
**Developers**  
Witkoff  
PPG Development

**Exclusive Marketing and Sales**  
Douglas Elliman  
Development Marketing



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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.