



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Residence 6-14B



The Residences at Shell Bay

AUBERGE RESORTS COLLECTION



Overlooking Golf Course
Hole 1

Residence 6-14B

Three Bedrooms
Three Bathrooms
One Powder Room

INTERIOR

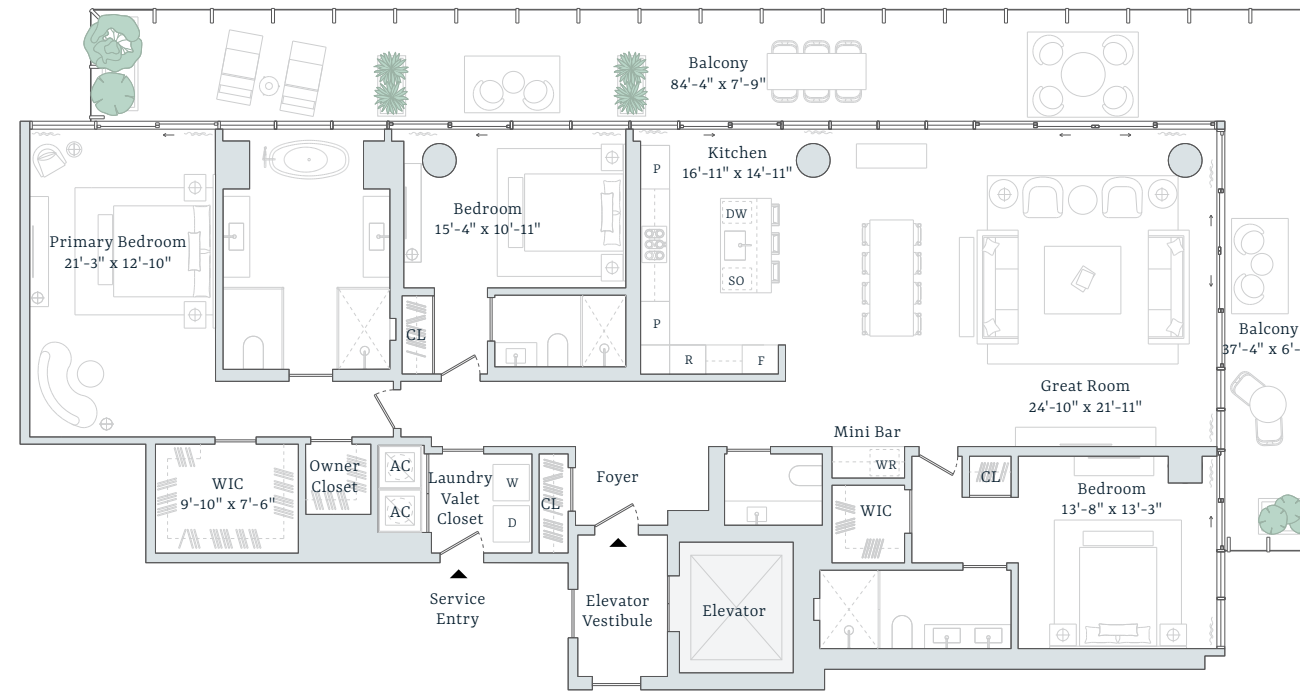
2,605 square feet / 242 square meters

EXTERIOR

805 square feet / 75 square meters

TOTAL

3,410 square feet / 317 square meters



Intracoastal



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 ARTISTS 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.