

RESIDENT

A LUXURY LIFESTYLE MAGAZINE



Aerial View of Tula Residences Photo Credit: Bloom Images

Tula Residences Unveiled in North Bay Village, Marking a Defining Moment for South Florida's Waterfront Real Estate

With design-led living, expansive outdoor spaces, and sweeping water views, Tula becomes the first condominium to break ground in North Bay Village in over a decade—and a key player in the district's next chapter.

R Resident Staff

Source: Tula **Residences**

Reported By: **Matthew Kennedy**

For the first time in more than ten years, North Bay Village will welcome a newly completed condominium development—and it's arriving with both intention and style. Rising 21 stories over the bay at **7918 West Drive**, **Tula Residences** introduces a rare, design-forward approach to waterfront living in one of South Florida's most rapidly transforming enclaves.

With construction fully underway and sales officially launching this spring, Tula signals the arrival of a new standard of luxury in North Bay Village, a compact island community quietly poised between the energy of **Miami** and the allure of **Miami Beach**. At the helm is **Bayshore Grove Capital**, led by seasoned real estate developer **Vivian Dimond**, in joint venture with **Pacific & Orient Properties**. Tula is not only setting the tone for the neighborhood's renewal—it's shaping the skyline.

A Sculptural Tower with Architectural Intent



Tula Residences Backyard Photo Credit: Bloom Images

Designed by Miami-based architectural practice **M77R (Matter)**, Tula presents a sculptural profile that reflects both its coastal setting and contemporary sensibilities. Known for their work on luxury residences across Miami Beach, Golden Beach, Los Angeles, and Austin, M77R's approach to Tula is rooted in form, function, and light. Every line feels deliberate—crafted to honor the site's natural context and maximize its relationship to the water.

The building will feature **just 54 residences**, each oriented for privacy and panoramic exposure. Residences begin at **two bedrooms** and all offer **substantial private outdoor space**, with **six signature penthouses** promising sprawling layouts and **multiple entertainment terraces**—a first for the North Bay Village market.

Two-bedroom homes start at **\$1.995 million**, three-bedroom residences begin at **\$2.995 million**, and the five-bedroom penthouses are priced from **\$5.995 million**.

Interior Design by SFD: A Study in Elevated Quietude

Inside, the residences at Tula take on a serene, tactile approach to luxury. Interiors are conceived by **Shannon Farrell**, founder of boutique design studio **SFD**, whose portfolio includes stints at Rockwell Group and Elkus Manfredi and whose work has appeared in *Metropolis*, *Dwell*, and *The New York Times*.

Farrell's design for Tula prioritizes natural and organic materials, opting for a subdued palette and refined textures that reflect the ease of waterfront living. The result is an interior concept rooted in **calm, clarity, and detail**, designed not for spectacle but for permanence.

Positioned for Growth in a Rising Neighborhood



Tula Residences Pool Deck Photo Credit: Bloom Images

North Bay Village spans just **525 acres across three islands**, yet it is increasingly capturing developer interest as a new frontier for luxury real estate. Once known primarily for midcentury motels and marina access, the area is now undergoing significant transformation, with new hospitality, retail, office, and residential projects rising in tandem.

Perfectly positioned in the **center of Biscayne Bay**, the location offers rare dual access to **Miami's cultural energy** and **Miami Beach's leisure appeal**. For those seeking peace, privacy, and proximity in equal measure, Tula's waterfront address delivers all three.

With a projected completion date of **2026**, Tula is set to be the first luxury residential tower delivered in North Bay Village's current cycle—offering early buyers a notable edge in both investment potential and long-term lifestyle value.

Sales Led by a Proven Team

Sales at Tula are being led by a **Brown Harris Stevens** team that includes **Ellis Bachman**, formerly of Douglas Elliman's EklundI Gomes Team, alongside **Pedro Cuberos** and **Madison Napoles**. The trio brings a deep understanding of South Florida's luxury residential market and a proven ability to execute high-value projects.

With construction already underway and plans upgraded under new leadership, the project's momentum is tangible—positioning Tula not just as a new address, but as a defining moment in the story of North Bay Village.

<https://resident.com/real-estate-news/2025/04/05/tula-residences-launches-sales-in-north-bay-village-marking-a-defining-moment-for-south-floridas-waterfront-real-estate>