

HAVEN

North Bay Village's Renaissance: Tula Residences Signals A New Chapter In Miami Waterfront Living

by [Haven Team](#)



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North Bay Village, a three-island enclave nestled between Miami Beach and the mainland, carries the mystique of Old Hollywood glamour while offering something increasingly rare in South Florida: authentic village charm paired with sophisticated urban amenities. The recent arrival of A-list celebrities like Leonardo DiCaprio, Selena Gomez, and Diplo to Kygo's newest lounge has only confirmed what discerning buyers have begun to discover—North Bay Village represents the next evolution of luxury waterfront living.

Into this renaissance steps Tula Residences, a boutique luxury condominium that marks a defining moment for the neighborhood. This 54-residence development represents the first newly completed condominium in North Bay Village in over a decade, signaling both the area's careful preservation of its intimate character and its readiness to embrace a new standard of sophisticated living.



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Bayshore Grove Capital, led by founder and CEO Vivian Dimond, has partnered with Pacific & Orient Properties to bring Tula to fruition. Rather than overwhelming its setting, the building harmonizes with the natural beauty of Biscayne Bay while introducing contemporary luxury that feels both elevated and approachable.



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Acclaimed architecture firm M77R has created a design that captures the essence of waterfront living through its dynamic, jewel-like façade and sweeping wraparound terraces. The building's form mirrors the shimmering waters of Biscayne Bay, with expansive floor-to-ceiling windows that flood the interiors with natural light and frame unobstructed water views.



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The interiors, crafted by Shannon Farrell Design, draw inspiration from luxury yachts and fine automobiles, creating spaces that feel both sophisticated and intimately scaled. The design palette emphasizes warm hues that evoke the golden hour, featuring blond woods and natural stone floors enhanced by the reflective qualities of metal and glass. These materials capture and refract light and movement, creating interiors that feel alive with the rhythms of waterfront living.



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Tula's collection spans two to five bedrooms, including six penthouses occupying the upper three floors. Each residence features open floor plans designed to accommodate both the rhythms of modern life and relaxed entertaining. The spacious layouts emphasize the connection between indoor and outdoor living, with multiple sets of arched French doors opening to private balconies that offer panoramic views of downtown Miami and Biscayne Bay.



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The kitchens showcase custom cabinetry, sleek stone countertops, and high-end appliances, while spa-inspired bathrooms provide tranquil retreats with elegant finishes and meticulous detailing. Every element reflects the development's commitment to creating spaces that feel both luxurious and livable, sophisticated yet comfortable.



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Beyond its architectural merits, Tula distinguishes itself through its emphasis on wellness and community. The development's amenities are thoughtfully curated to support a lifestyle that balances urban sophistication with island tranquility. Private waterfront access provides residents with direct connection to Biscayne Bay, while expansive outdoor spaces create opportunities for both active recreation and peaceful retreat.



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Tula's arrival coincides with North Bay Village's broader evolution from a quiet residential enclave to a dynamic destination that attracts both residents and visitors seeking an alternative to the intensity of Miami Beach. The neighborhood's walkable village feel, combined with its proximity to both downtown Miami and Miami Beach, creates a unique positioning in the regional luxury market.



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With construction well underway and completion expected in 2026, Tula enters the market at a compelling price point, with residences starting at \$1.9 million. Brown Harris Stevens is the exclusive sales and marketing firm for Tula.

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