

Tula Residences Launches Sales, Ushering in a New Era of Waterfront Luxury in North Bay Village

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Bayshore Grove Capital, a leading Miami-based real estate and private equity firm, has launched sales for Tula Residences, in partnership with Pacific & Orient Properties. The highly anticipated boutique luxury condominium marks a major milestone in North Bay Village's rapid transformation into one of South Florida's most desirable waterfront neighborhoods. Located at 7918 West Drive, Tula is poised to become the first newly completed condominium in North Bay Village in over a decade. Known for its unique blend of island tranquility and urban accessibility, North Bay Village is rapidly emerging as a vibrant new destination to live, where Tula will deliver a new signature residential experience.

With contemporary design and a prime location along Biscayne Bay, Tula is a peaceful oasis that blends elevated living with an effortless connection to both the energy of the city and the calm of the beach. Thoughtfully designed amenities, a focus on wellness and expansive private outdoor spaces create a true sense of retreat while maintaining easy access to all that Miami has to offer. Construction for Tula is well underway, with completion expected in 2026. Residences start at \$1.9 million.

"We were drawn to this project because of North Bay Village. We believe it's Miami's next great waterfront destination," said Vivian Dimond, Founder and CEO of Bayshore Grove Capital. "Tula offers private waterfront access and a calm, wellness-focused lifestyle that will make it a great addition to the community."

Designed by acclaimed architecture firm M77R ('matter') with interiors by Shannon Farrell Design (SFD), Tula introduces an exclusive collection of 54 residences, ranging from two to five bedrooms, including six penthouses on the upper three floors. Brown Harris Stevens is the exclusive sales and marketing firm for Tula, with sales led by an expert team: Ellis Bachman, Pedro Cuberos, and Madison Napoles.

Boasting a dynamic, jewel-like façade with sweeping, wraparound terraces and expansive floor-to-ceiling windows, Tula mirrors the shimmering waters of Biscayne Bay. M77R has envisioned a modern tower that harmonizes with its waterfront setting, creating an oasis where natural light floods open,

airy living spaces. The spacious residences boast open floor plans designed to accommodate the rhythms of modern life and relaxed entertaining.

Inside, bespoke interiors by SFD blend contemporary luxury with functionality reminiscent of luxury yachts and fine automobiles. Rendered in warm hues that evoke the golden hour, the interiors feature a palette of blond woods and natural stone floors, enhanced by the reflective sheen of metal and glinting glass that captures and refracts light and movement. Elegant kitchens that highlight custom cabinetry, sleek stone countertops, and high-end appliances, while spa-inspired bathrooms offer a tranquil retreat with elegant finishes and meticulous detailing. Every gesture strikes an ideal balance between refined and raw, sleek and organic, thoughtfully crafted to evoke timeless sophistication and a serene sense of calm.

Brown Harris Stevens Miami brings the precision and care of a small firm with the reach and relationships of a global player, making it an ideal match for a project of Tula's caliber. Committed to excellence at every touchpoint, the Miami team approaches the sales process with a blend of market insight and storytelling, bringing Tula to life in a way sure to resonate with buyers.

"Tula is a hidden gem on a pristine island and a place to live and thrive, not just to be seen," said Brown Harris Stevens Miami's Ellis Bachman, Sales Director for Tula Residences. "With its thoughtfully designed residences, and an array of amenities that enhance health and wellness, Tula is poised to become the most sought-after address in a rapidly evolving neighborhood. It's the perfect place for those seeking waterfront serenity."

On its sixth floor, Tula presents an array of dedicated amenities designed for wellness, socializing, and gathering. At the heart of this level is an infinity-edge pool that offers sweeping bay views, surrounded by a lush, landscaped deck, poolside lounges, and private cabanas that create a tropical retreat for relaxation and connection. Indoors, residents enjoy a sophisticated lounge complete with a cozy fireplace, an elegant private dining room with a warming kitchen for intimate gatherings, and a state-of-the-art fitness center outfitted with advanced cardio and weight-training equipment as well as a sauna. A versatile media room further enhances the experience, offering the perfect setting for screenings, meetings, or events. On the ground level, a thoughtfully designed lobby sets the tone with refined finishes, warm lighting, and an elevated sense of arrival that feels both sophisticated and welcoming. Just beyond, residents can take in sweeping waterfront views from the Vista Lounge—a serene retreat where expansive floor-to-ceiling windows and abundant natural light create an atmosphere that mirrors the serenity of the bay.

Perfectly situated in Biscayne Bay at the midpoint between Miami and Miami Beach, the tiny three-island city of North Bay Village is undergoing a dynamic transformation, with new luxury residential, hospitality, and commercial developments shaping its future. With its coveted waterfront setting and thoughtfully designed residences, Tula offers a rare opportunity to enjoy a vibrant yet peaceful lifestyle in this fast-rising neighborhood.

For more information or to schedule a private appointment, visit tularesidences.com. Renderings by Bloom Images

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