



CONSTRUCTION BACK UNDERWAY AT TULA RESIDENCES AT 7918 WEST DRIVE ON NORTH BAY VILLAGE

April 8, 2025

Construction is now fully back underway at Tula, formerly 7918 West Drive, under an experienced new development team and with upgraded plans in place. The soaring 21-story waterfront residential building is on track to be the first newly completed condominium building in North Bay Village in over a decade. The building is expected to be completed with closings commencing in 2026, putting Tula at the forefront of the development boom currently underway in North Bay Village.

Tula is now being developed by Coconut Grove-based real estate development and private equity firm Bayshore Grove Capital, led by 40-year real estate industry veteran Vivian Dimond. Bayshore Grove Capital's portfolio of luxury residential, hospitality, commercial and retail properties stretch from Miami throughout the state of Florida, and the firm currently has 1,500 residential units in its development pipeline. Tula is a joint venture of Bayshore Grove Capital and Pacific & Orient Properties.

Tula will feature 54 residences, none smaller than two bedrooms, and each with substantial private outdoor space and dramatic water views. 6 iconic penthouses, with sprawling layouts and multiple private outdoor entertaining areas, will be unprecedented for North Bay Village.

Two-bedroom units start at \$1.995 million, three bedrooms start at \$2.995 million and the five-bedroom penthouses start at \$5.995 million. Sales at Tula will launch this spring and be led by a Brown Harris

Stevens team including Ellis Bachman (formerly of Douglas Elliman's EklundGomes Team), Pedro Cuberos and Madison Napoles.



Perfectly situated in Biscayne Bay at the midpoint between Miami and Miami Beach, the tiny three-island city of North Bay Village covers 525 scenic acres and commands stunning views of the city, bay and ocean. As South Florida has undergone major transformation and growth recently, North Bay Village stands to benefit, with hotels, retail, office space and new luxury condominiums all under construction and in development. Tula's head start will make it the first new residential tower to be completed and an investment that will grow with North Bay Village.

The sculptural form and elevated architecture of Tula is designed by Miami-based practice M77R ('matter'), known for its award-winning modern design projects including luxury single-family homes in Miami Beach and Golden Beach, as well as work in Los Angeles and Austin.

Inside, the residences will highlight natural and organic materials and be a study in the confluence of quiet comfort and refined living. Interiors are by SFD, the boutique design practice founded by former Rockwell Group and Elkus Manfredi designer Shannon Farrell, whose work has appeared in the New York Times, Metropolis, Surface, and Dwell.

Bayshore Grove Capital is the sole managing partner of the LLC that owns the property at 7918 West Drive. Pacific & Orient is a joint venture partner in the development and is not involved in the construction, development nor sales.



Renderings via Bloom Images

For more information about Tula Residences or to inquire about purchasing a unit please fill out the form below:

<https://profilemiamire.com/miamirealestate/2025/3/26/construction-back-underway-at-tula-residences-at-7918-west-drive-on-north-bay-village>