



NATURALLY VIBRANT LIVING



NOBE **PARC**
MIAMI BEACH

Walkable. Coastal. Alive.

Living shaped by light, movement,
and the rhythm of Miami Beach.

Located in North Beach, Miami Beach, this 15-story residential development offers 232 fully finished and furnished residences in a vibrant, walkable coastal neighborhood connected to beach and park.

A flexible ownership model supports contemporary lifestyles, allowing for short-term rentals while maintaining a cohesive residential experience. Fully furnished, turnkey residences enable immediate use and seamless transitions, balancing adaptability with design and comfort.

BUILDING FEATURES

RESIDENTIAL MIX (232 RESIDENCES)

- Studios | 375 sq. ft. | 35 m²
- Jr 1 Bedroom | 375 - 424 sq. ft. | 35 - 39 m²
- 1 Bedroom | 576 - 638 sq. ft. | 54 - 59 m²
- 1 Bedroom + Den | 527 - 662 sq. ft. | 49 - 62 m²
- 2 Bedrooms + Den | 849 - 927 sq. ft. | 79 - 86 m²
- 3 Bedrooms + Den | 1,131 sq. ft. | 105 m²

14 LEVELS + ROOFTOP

- Ground level: Lobby, amenities & commercial spaces
- Levels 2-14: Residences
- Level 5: Amenity Deck
- Level 15: Rooftop Deck



THE TEAM

DEVELOPER

Abbott Avenue Partners, LLC,
an affiliate of the Robert Finvarb Companies

DESIGN ARCHITECT

Arquitectonica

ARCHITECT

TAG

INTERIOR DESIGN

V Starr

DEPOSIT STRUCTURE

20% at Contract

10% at Groundbreaking

10% at Top Off

60% at Closing

BUILDING AMENITIES

GROUND LEVEL

- 24-hour attended lobby
- Valet parking with residential app
- Fitness Center
- Storage
- Package Room
- Beach Club

AMENITY DECK | LEVEL 5

- Resort style pool with sun shelves and integrated spa
- Spa
 - Treatment Room
 - Sauna
 - Steam Room
 - Outdoor Cold Plunge
- Club Room
- Co-working Center
- Two Summer Kitchens with private seating areas
- Children's Playroom
- The Social Lawn – outdoor seating and gaming area

ROOFTOP DECK | LEVEL 15

- Sunrise Yoga Deck
- Private integrated cabanas with seating areas
- Sunset deck
- Zen relaxation area



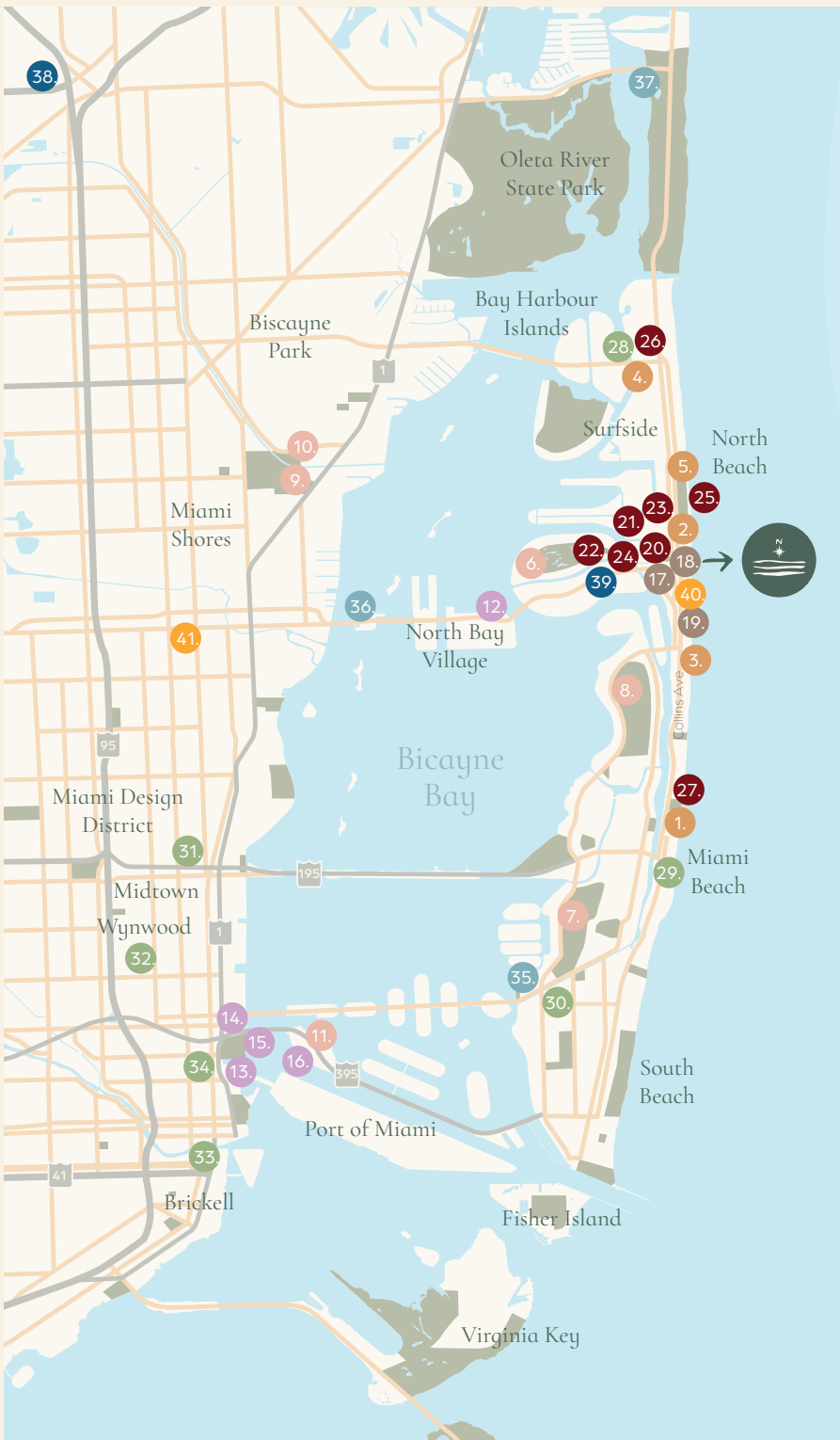
RESIDENTIAL FEATURES

- Fully finished and furnished residences curated by V Starr and furnished by Crate & Barrel
- Flexible ownership program
- Unobstructed ocean and city views in select residences
- 9-foot ceilings in living rooms and bedrooms*
- Large-format impact glass windows with window treatment
- Private finished terraces, seamlessly connected by sliding glass doors**
- Finished porcelain flooring throughout the residence
- Kitchens and bathrooms feature custom-inspired Italian cabinetry and quartz countertops
- Elegant, bronze sink faucets with contemporary stainless steel undermount sink
- Innovative household Bosch (or comparable) appliance package, including:
 - Speed oven
 - Integrated paneled refrigerator/freezer
 - Dishwasher
- Glass shower enclosures
- Top-of-the-line in-unit washers and dryers
- Fully built-out closets or wardrobes
- Residences are pre-wired for high-speed internet and Wi-Fi
- Integrated digital smart lock system for secure, keyless entry

* Ceiling height measurements exclude areas where soffits, moldings, drop or suspended ceilings, and/or light fixtures may be

** Select residences do not include terraces





POINTS OF INTEREST

PARKS & OUTDOOR LIFESTYLE

1. Miami Beach Boardwalk
2. Altos del Mar Park
3. Allison Park
4. Surfside Park
5. North Beach Oceanside Park

RECREATIONAL

6. Normandy Shores Golf Course
7. Miami Beach Golf Club
8. La Gorce Country Club
9. Miami Shores Country Club
10. Miami Shores Aquatic Center
11. Jungle Island

ENTERTAINMENT

12. Palm Tree Club
13. Kaseya Center
14. Arsht Center
15. Perez Art Museum Miami
16. Miami Children's Museum

CAFÉS

17. Buenos Aires Bakery & Café
18. Cachito Coffee & Bakery
19. Love Brunch

DINING

20. Cafe Prima Pasta
21. Ezios
22. Silverlake Bistro
23. Manolo
24. Marc's Artisanal Pizzeria
25. Taquiza
26. Makoto
27. Nobu Miami Beach

SHOPPING + RETAIL

28. Bal Harbor Shops
29. Faena District
30. Lincoln Road
31. Miami Design District
32. Wynwood Walls
33. Brickell City Centre
34. Miami Worldcenter

MARINAS

35. Sunset Harbour Yacht Club
36. Pelican Harbor Marina
37. Haulover Marina

FITNESS AND WELLNESS STUDIOS

38. A.F.A. Academy
39. The Method – Pilates

ESSENTIALS

40. Publix Super Market at North Shore
41. CVS Pharmacy

Abbott Avenue Partners, LLC, an affiliate
ROBERT FINVARB COMPANIES

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