NoBe PARC

MIAMI BEACH

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ROOTED IN
MIAMI BEACH.
DESIGNED
FOR HOW LIFE
MOVES NOW.


A NEW WAY
TO *LIVE*
IN MIAMI
BEACH



Coastal living, refined by design.

NoBe PARC | Miami Beach

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

Located in North Beach, Miami Beach, this new 15-story residential development brings 232 fully finished and furnished residences to a vibrant coastal neighborhood known for its walkability, community feel, and connection to beach and park.

With a mix of studios, Jr. 1-, one-, two-, and three-bedroom residences , the project offers flexible ownership and a turnkey residential experience designed for modern living in Miami Beach.



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Details

The residential collection includes turnkey studios, Jr. 1 –, one–, two–, and three–bedroom residences, fully finished and furnished. Clean, contemporary interiors and thoughtful layouts create comfortable spaces designed to support the rhythm of everyday life by the coast.

RESIDENTIAL MIX
(232 Residences)

- Studios
- Jr 1 Bedroom
- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom + Den
- 3 Bedroom + Den

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

SALES TEAM
OneWorld Properties™

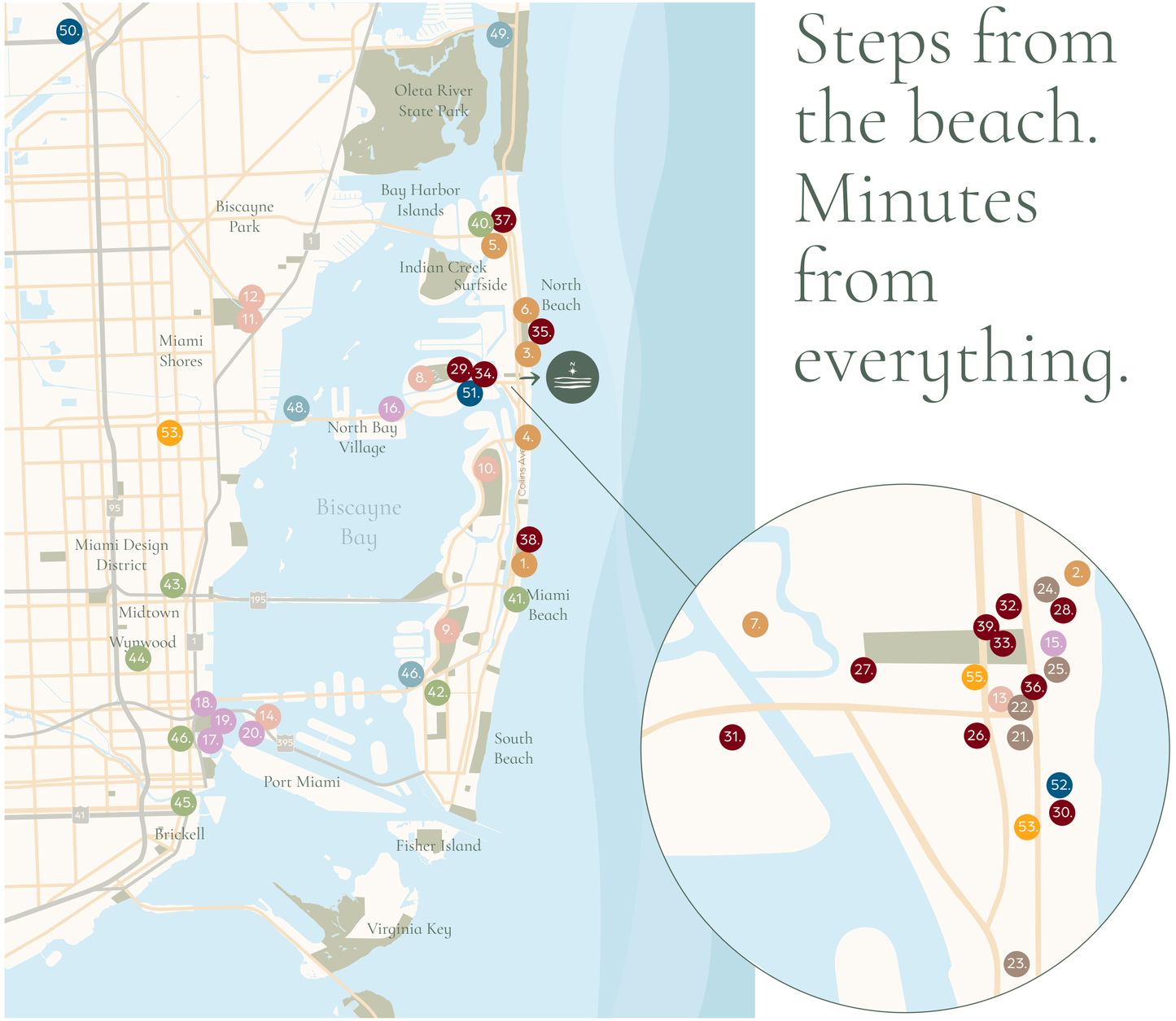


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LOCATION


BRICKELL
EDGEWATER
MIAMI DESIGN DISTRICT
NORTH BAY VILLAGE
LA GORCE
N
MB TENNIS CENTER
FUTURE AQUATIC CENTER
BOARDWALK
BANDSHELL
OCEAN TERRACE PARK

Steps from the beach. Minutes from everything.



PARKS & OUTDOOR LIFESTYLE
1. Miami Beach Boardwalk
2. Ocean Terrace Park
3. Altos del Mar Park
4. Allison Park
5. Surfside Park
6. North Beach Oceanside Park
7. Park View Island

RECREATIONAL
8. Normandy Shores Golf Course
9. Miami Beach Golf Club
10. La Gorce Country Club
11. Miami Shores Country Club
12. Miami Shores Aquatic Center
13. North Shore Park
14. Jungle Island

ENTERTAINMENT
15. Miami Beach Bandshell
16. Palm Tree Club
17. Kaseya Center
18. Arsht Center
19. Perez Art Museum Miami
20. Miami Children's Museum

CAFÉS
21. Buenos Aires Bakery & Café
22. Cachito Coffee & Bakery
23. Love Brunch
24. The Love Loaf
25. Carrot Express

DINING
26. Cafe Prima Pasta
27. Ezios
28. Sushi Bichi
29. Silverlake Bistro
30. Tambourine Room
31. Sumak Restaurant
32. Manolo
33. George's Restaurant and Lounge
34. Marc's Artisanal Pizzeria
35. Taquiza
36. Locura Marina Peruvian
37. Makoto
38. Nobu Miami Beach
39. Sazón Cubano

SHOPPING + RETAIL
40. Bal Harbour Shops
41. Faena District
42. Lincoln Road
43. Miami Design District
44. Wynwood Walls
45. Brickell City Centre
46. Miami Worldcenter

MARINAS
47. Sunset Harbour Yacht Club
48. Pelican Harbor Marina
49. Haulover Marina

FITNESS AND WELLNESS STUDIOS
50. A.F.A. Academy
51. The Method – Pilates
52. The Spa at Carillon

ESSENTIALS
53. Publix Super Market at North Shore
54. CVS Pharmacy
55. Shell

More than a location, a way of living.



A RELAXED ROUND
Just minutes away



FITNESS & WELLNESS
At North Beach Oceanside Park



OUT BY THE WATER
Start your morning at the beach



IN GOOD COMPANY
Dinner along Collins Avenue



ENJOYING THE OUTDOORS
At North Beach Oceanside Park



LIVE AT THE BANDSHELL
A dynamic mix of live events



A SLOW START
At a neighborhood café

Miami Beach is the #1 City in the U.S.

NoBe PARC offers a new kind of ownership—one defined by flexibility. Owners can choose to live full-time or rent their residence full-time or part-time, creating a balance between personal use and income potential.

This flexibility is supported by Miami Beach's position as a leading hospitality market, ranking first nationally in average daily rate (ADR), revenue per available room, (RevPAR) and occupancy—further reinforcing the strength and demand behind short-term rental opportunities.

At the same time, North Beach continues to evolve, with increased investment and momentum, making ownership here both a lifestyle opportunity and a smart entry point into a growing market.



NoBe PARC | Miami Beach

MIAMI BEACH VISITOR STATISTICS

11.3M	86%	$100K+
VISITORS	OCCUPANCY	INCOME OF 44%

Source: GMCVB March 2026

REASONS FOR VISIT

#1	#1	#1
HOTEL AVARAGE DAILY RATE	REVENUE PER AVAILABLE ROOM	OCCUPANCY

+18%	+20%
IN ADR YOY	IN REVPAR YOY

TOP AREAS FOR VISITORS

MIAMI BEACH	40%
DOWNTOWN/BRICKELL	24%
NORTH DADE	10%
OTHER MIAMI-DADE (Coral Gables, Coconut Grove, Etc.)	10%
SOUTH DADE	8%
SUNNY ISLES	8%

LIFE IN NORTH BEACH



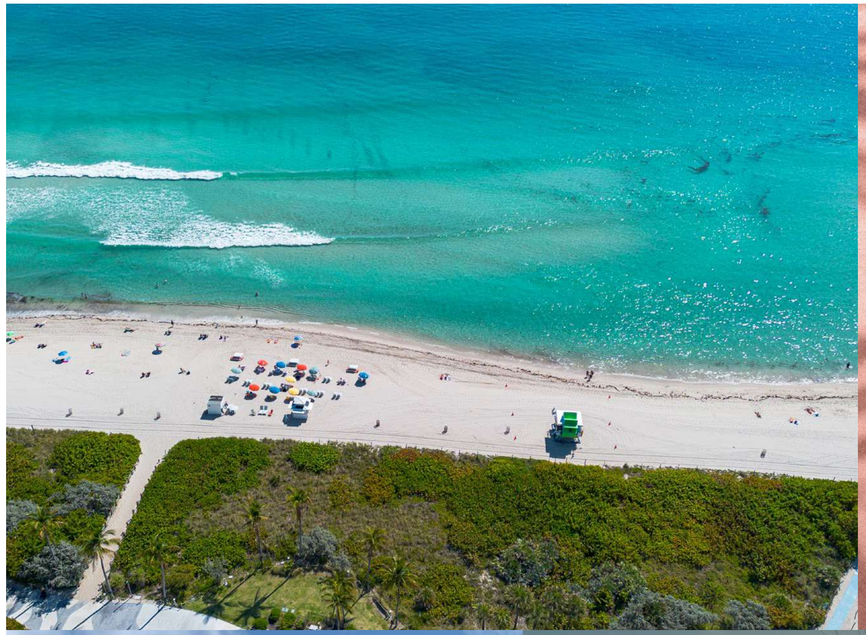
Walkable.
Coastal. Alive.

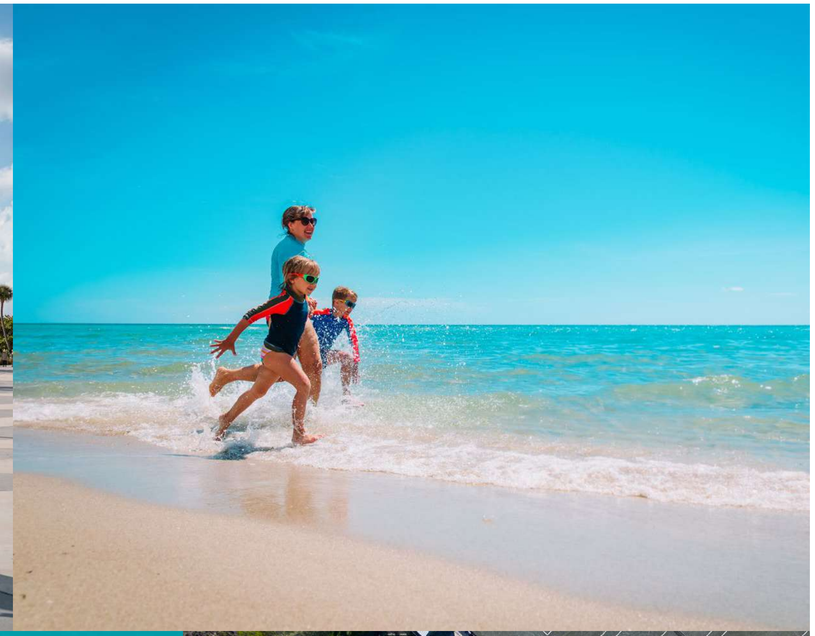
NoBe PARC | Miami Beach

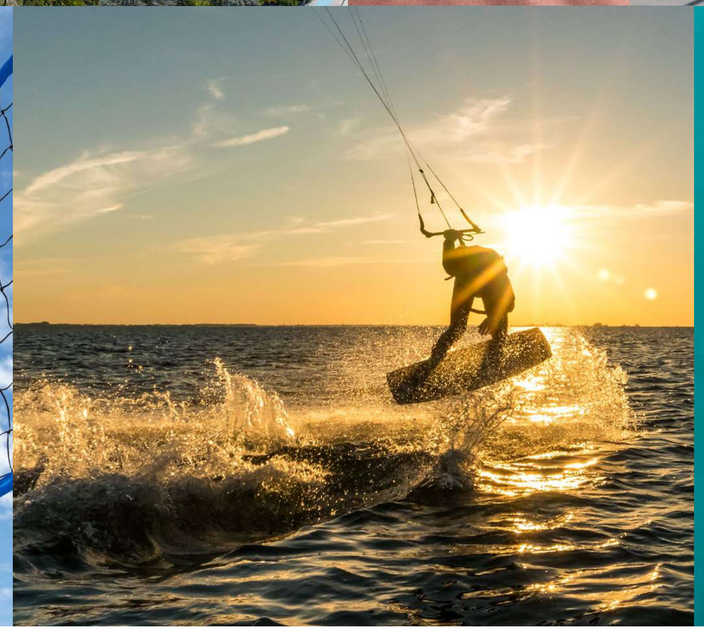
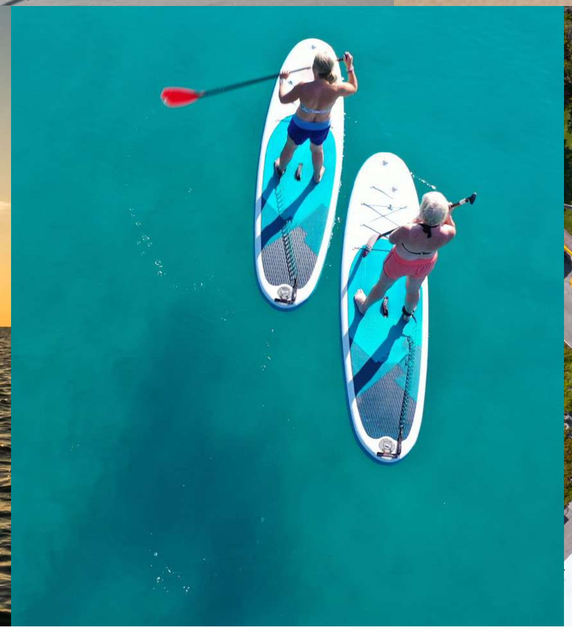
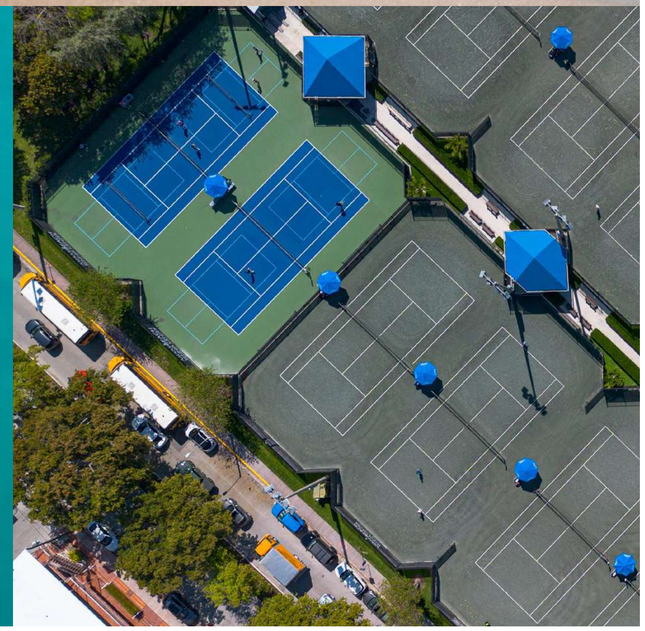
Minutes from Indian Creek, one of the most exclusive residential enclaves in the world, North Beach offers proximity to prestige while maintaining a more relaxed, authentic coastal lifestyle.

Wide beaches, walkable streets, neighborhood cafés, and vibrant cultural spaces shape daily life. Here, the pace is calmer, yet the energy of Miami remains close at hand.

Rooted in community and surrounded by nature, North Beach reflects the spirit of authentic coastal living.



LIVING SHAPED
BY *LIGHT*,
MOVEMENT,
AND THE
RHYTHM OF
NORTH BEACH.

Culture & Community

Authentically North Beach

North Beach offers a vibrant yet relaxed cultural atmosphere, shaped by community, music, and local creativity.

Independent cafés, neighborhood restaurants, and outdoor gathering spaces bring the area to life throughout the day and into the evening. Local art, live performances, and cultural events reflect the diverse spirit of Miami.

The energy feels authentic and approachable lively, yet grounded in the rhythm of a coastal neighborhood.







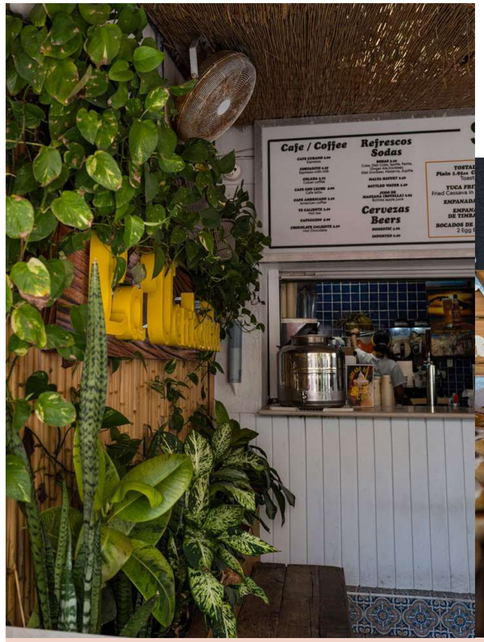


The Miami Beach Bandshell

Just moments from NoBe PARC, the **Miami Beach Bandshell** is one of North Beach's most beloved cultural landmarks.

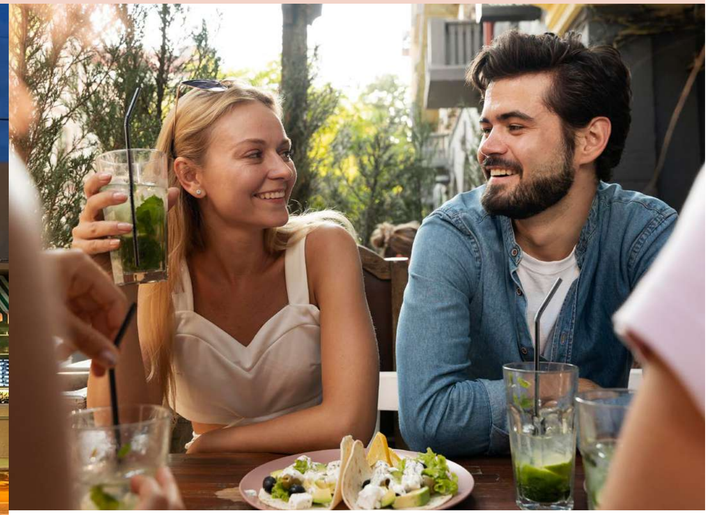
Set beneath open skies and ocean breezes, this iconic venue hosts live music, performances, film screenings, and community events throughout the year.

From sunset concerts to weekend gatherings, the Bandshell brings together music, culture, and community — creating unforgettable experiences just steps from home.









A growing culinary scene

Flavors of North Beach

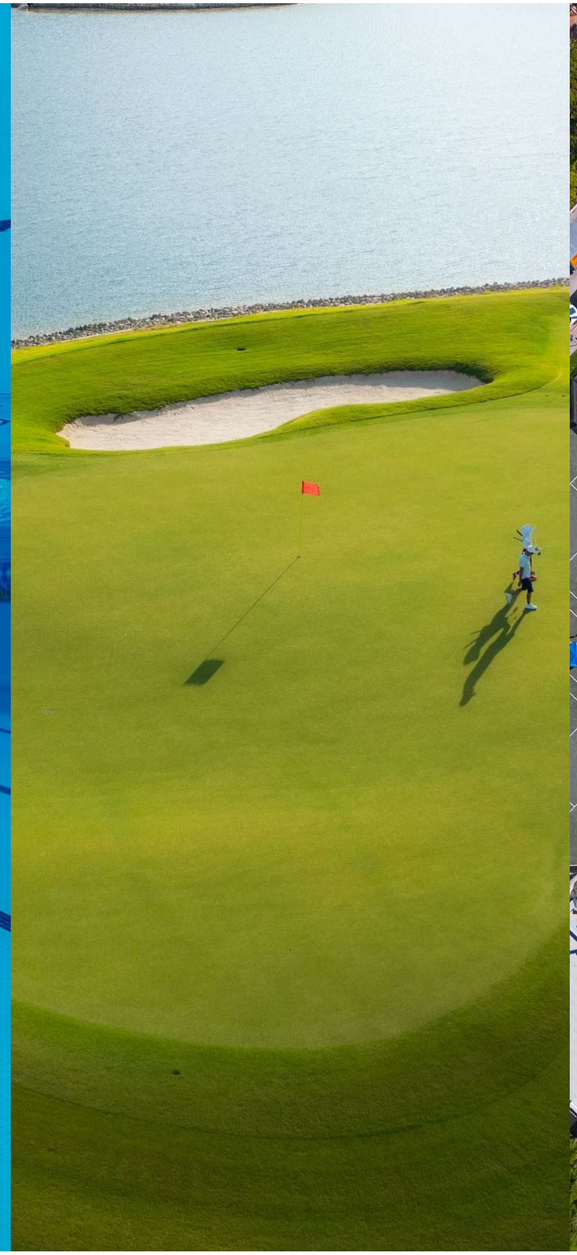
North Beach is quietly becoming one of Miami Beach's most exciting culinary destinations.

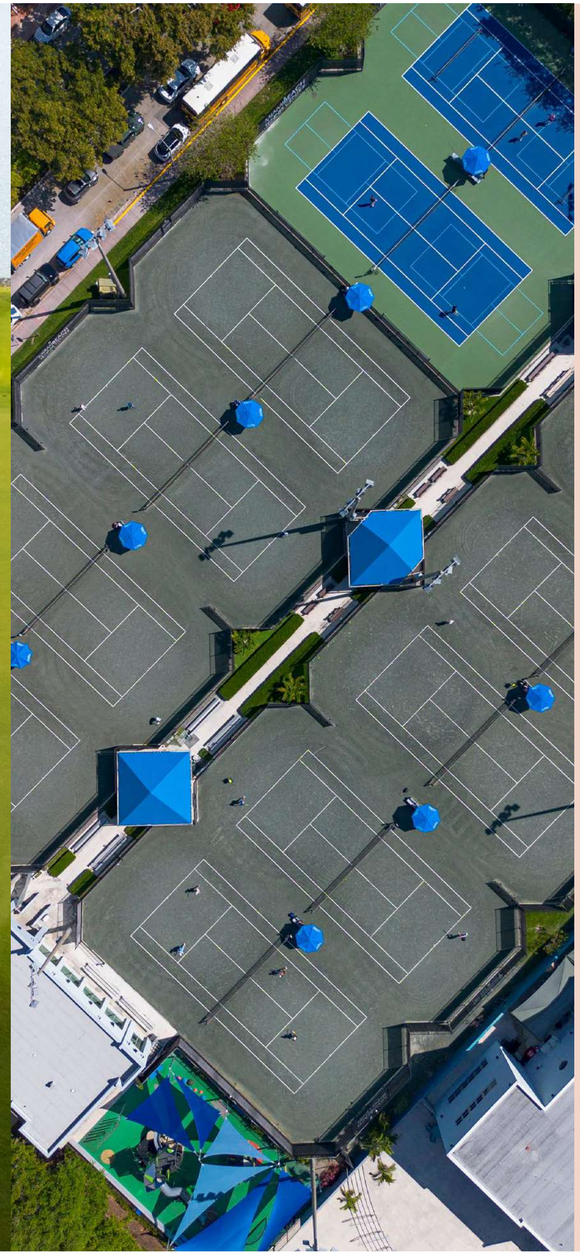
Independent cafés, neighborhood bistros, and globally inspired kitchens shape a dining scene that feels authentic, diverse, and constantly evolving. From fresh seafood and coastal Mediterranean flavors to bold Latin American cuisine, the neighborhood reflects Miami's multicultural spirit.

Here, dining is less about spectacle and more about discovery, relaxed restaurants, lively terraces, and local favorites that give North Beach its unique character.

Just minutes away, world-renowned destinations in Bal Harbour, Surfside, and Miami Beach further expand the culinary landscape, placing some of Miami's most celebrated restaurants within easy reach.







The best of North Beach, close at hand

A neighborhood designed for active living, where parks, sports, and open spaces are part of the everyday.

North Shore Park
Courts and open fields for an active, outdoor lifestyle just steps from home.

Normandy Shores Golf Course
An 18-hole course just minutes away, offering a relaxed, scenic escape. Steps from home.

North Beach Aquatic Center
A modern space for swimming, training, and wellness, just across the street.

NoBe PARC

MIAMI BEACH

Building Amenities

Amenities at NoBe PARC are designed to support movement, wellbeing, and connection.

From restorative spaces to social and outdoor environments, including dedicated beach service, each element is thoughtfully integrated to create a seamless living experience shaped by balance and ease.



GROUND LEVEL

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

AMENITY DECK | LEVEL 5

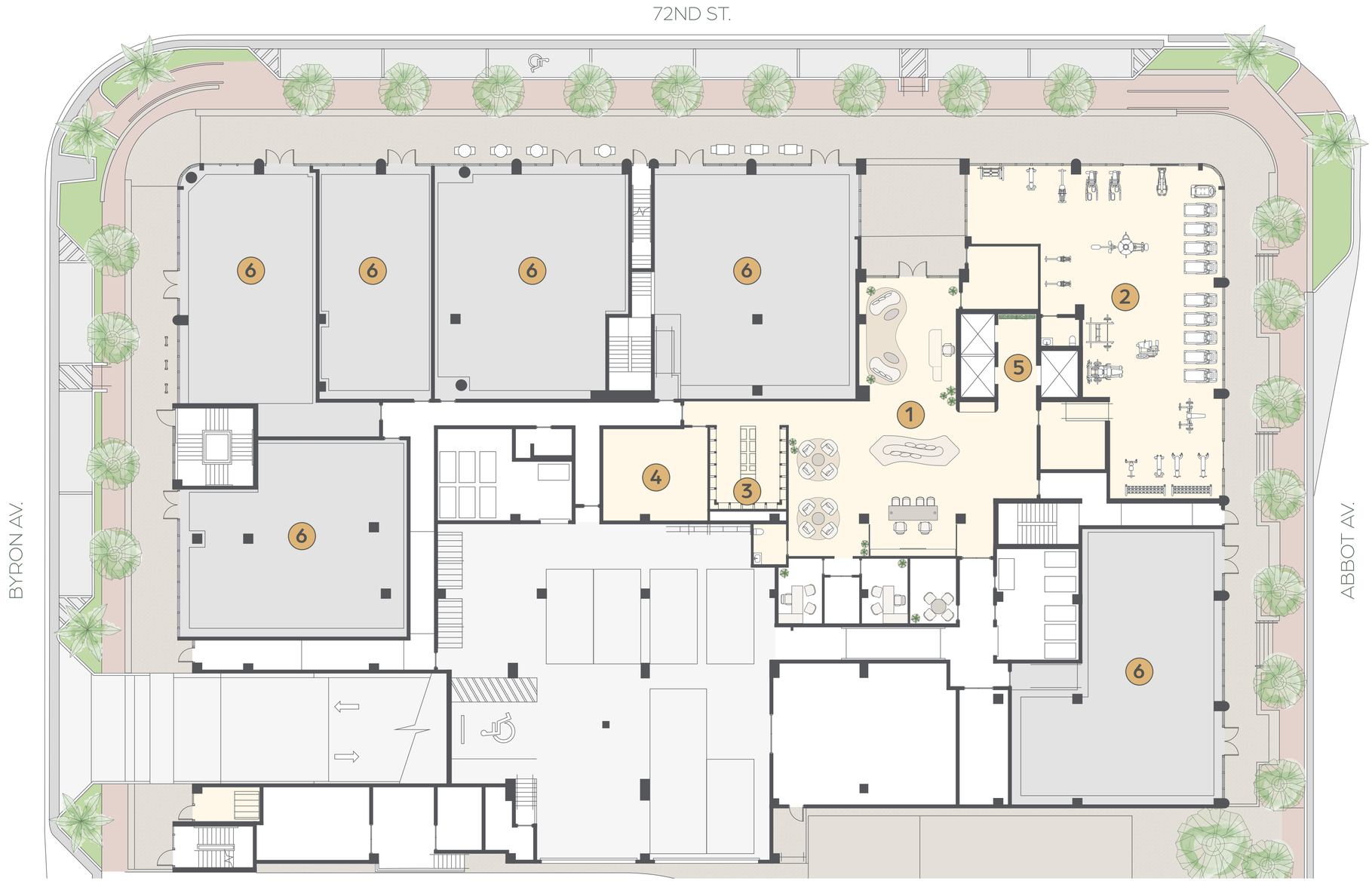
- Resort style pool with sun shelves and integrated spa
- Spa
  - Treatment Room
  - Sauna
  - Steam Room
  - Outdoor Cold Plunge
- Club Room
- Work from Home Lounge
- Two Summer Kitchens with private seating areas
- Children's Playroom
- The Social Lawn – outdoor seating and gaming area

ROOFTOP DECK | LEVEL 15

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

Ground Level

1. Lobby
2. Fitness Center
3. Mail Room
4. Package Room
5. Elevator Lobby
6. Retail Spaces

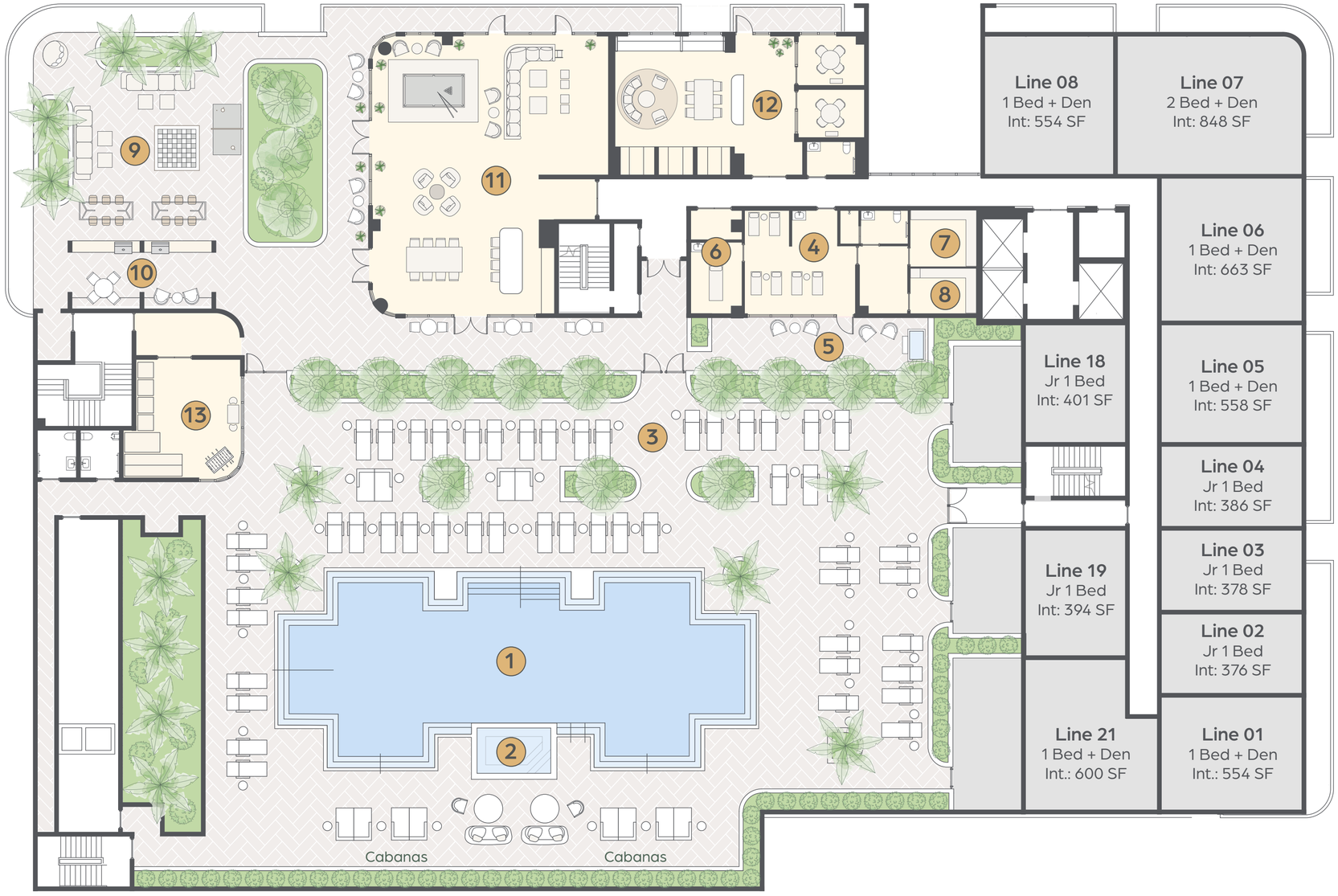


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Amenity Deck

LEVEL 5

1. Resort-style Pool
2. Spa Pool
3. Pool Deck
4. Spa
5. Spa Terrace with Cold Plunge Pool
6. Treatment Room
7. Steam Room
8. Sauna
9. The Social Lawn
10. Summer Kitchens
11. Club Room
12. Work from Home Lounge
13. Children's Playroom



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CLUB ROOM

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RESORT-STYLE POOL

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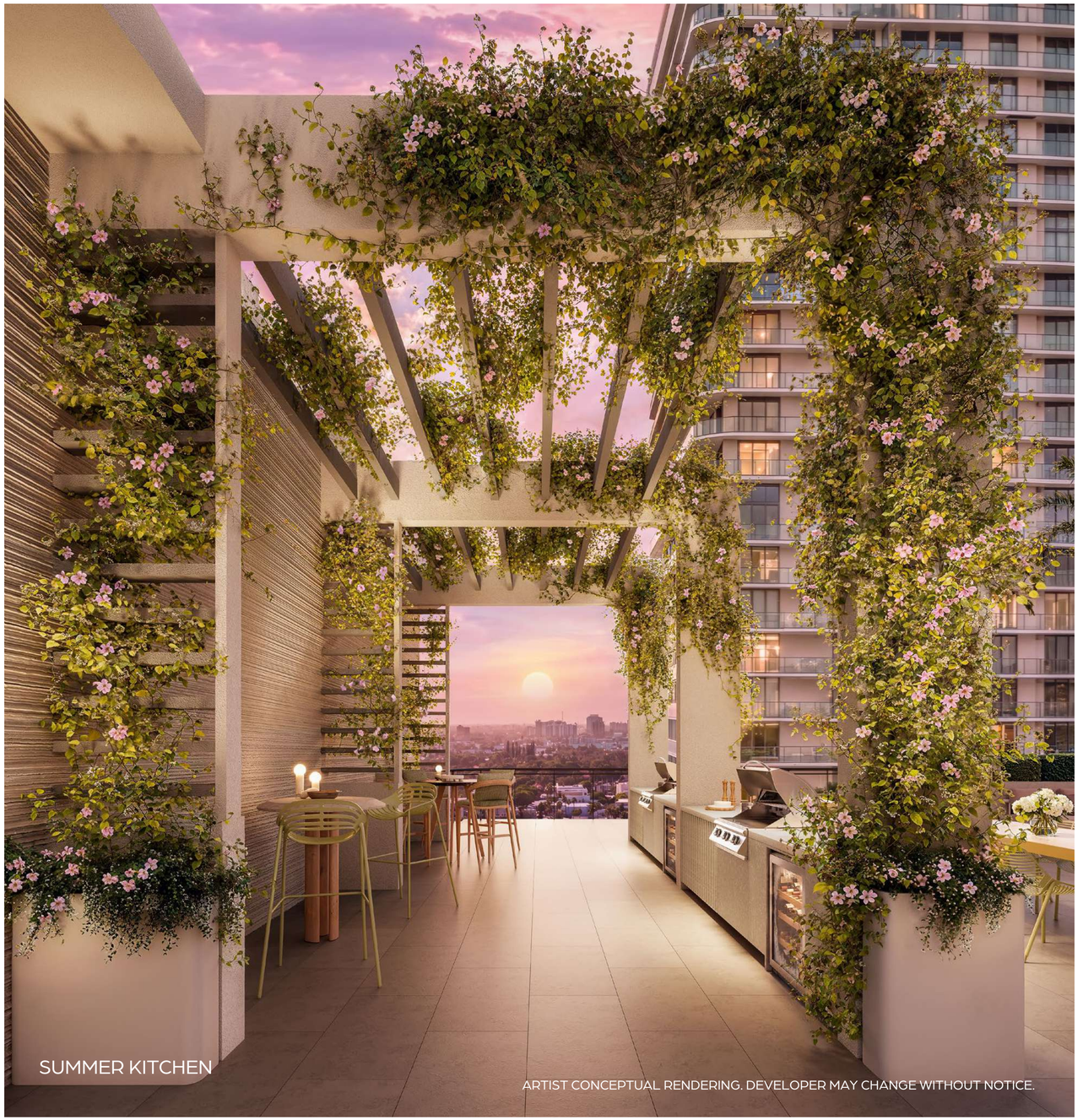


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THE SOCIAL LAWN

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SUMMER KITCHEN

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WORK FROM HOME LOUNGE

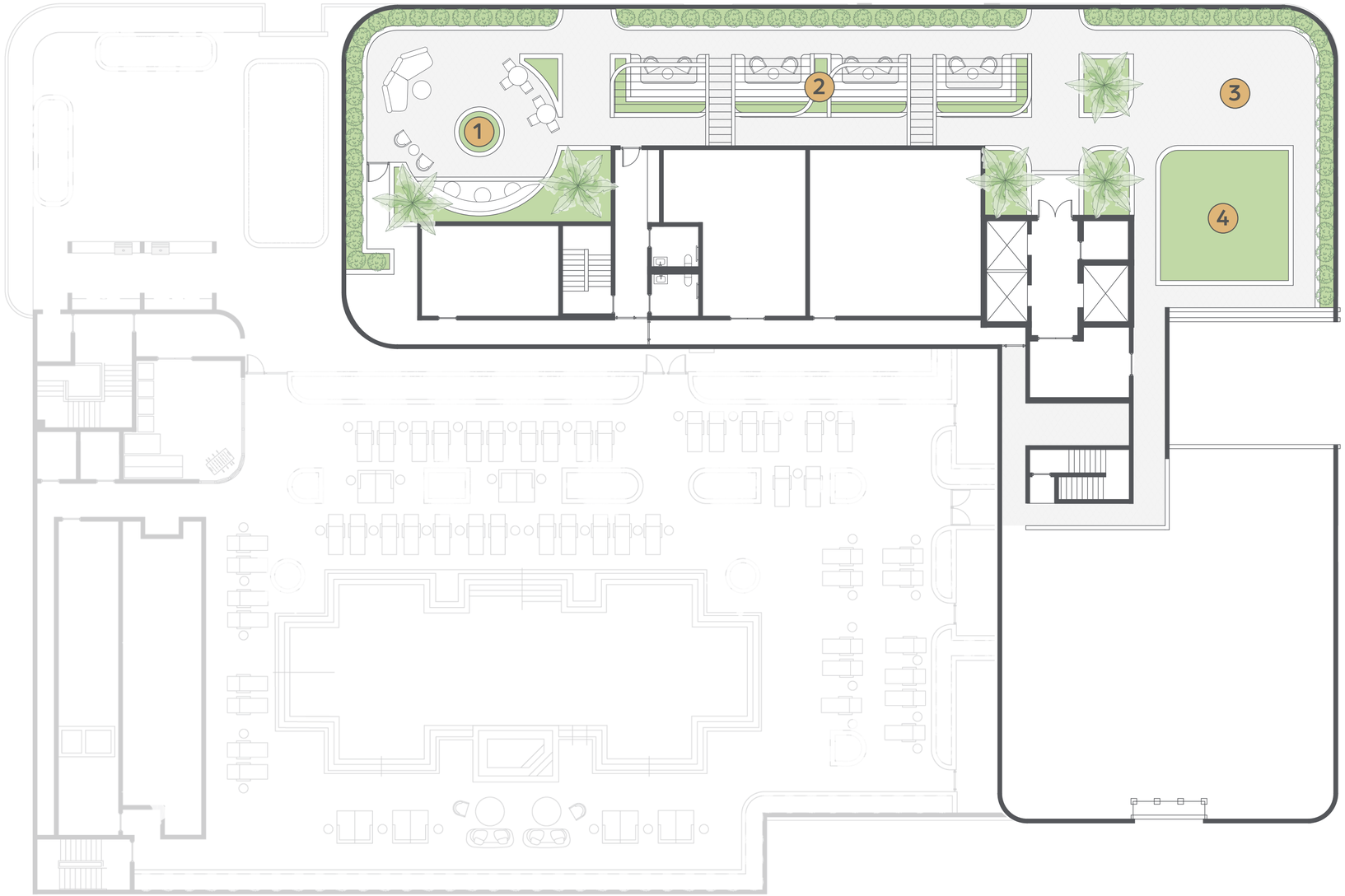
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FITNESS CENTER

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Rooftop Deck



LEVEL 15

1. Sunset Deck
2. Cabanas
3. Sunrise Yoga Deck
4. Zen Relaxation Area

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YOGA DECK

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THE RESIDENCES



Residential Features

- 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, brushed nickel 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*



LIVING ROOM

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KITCHEN

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JR 1 BEDROOM KITCHEN

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JR 1 BEDROOM

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1 BEDROOM

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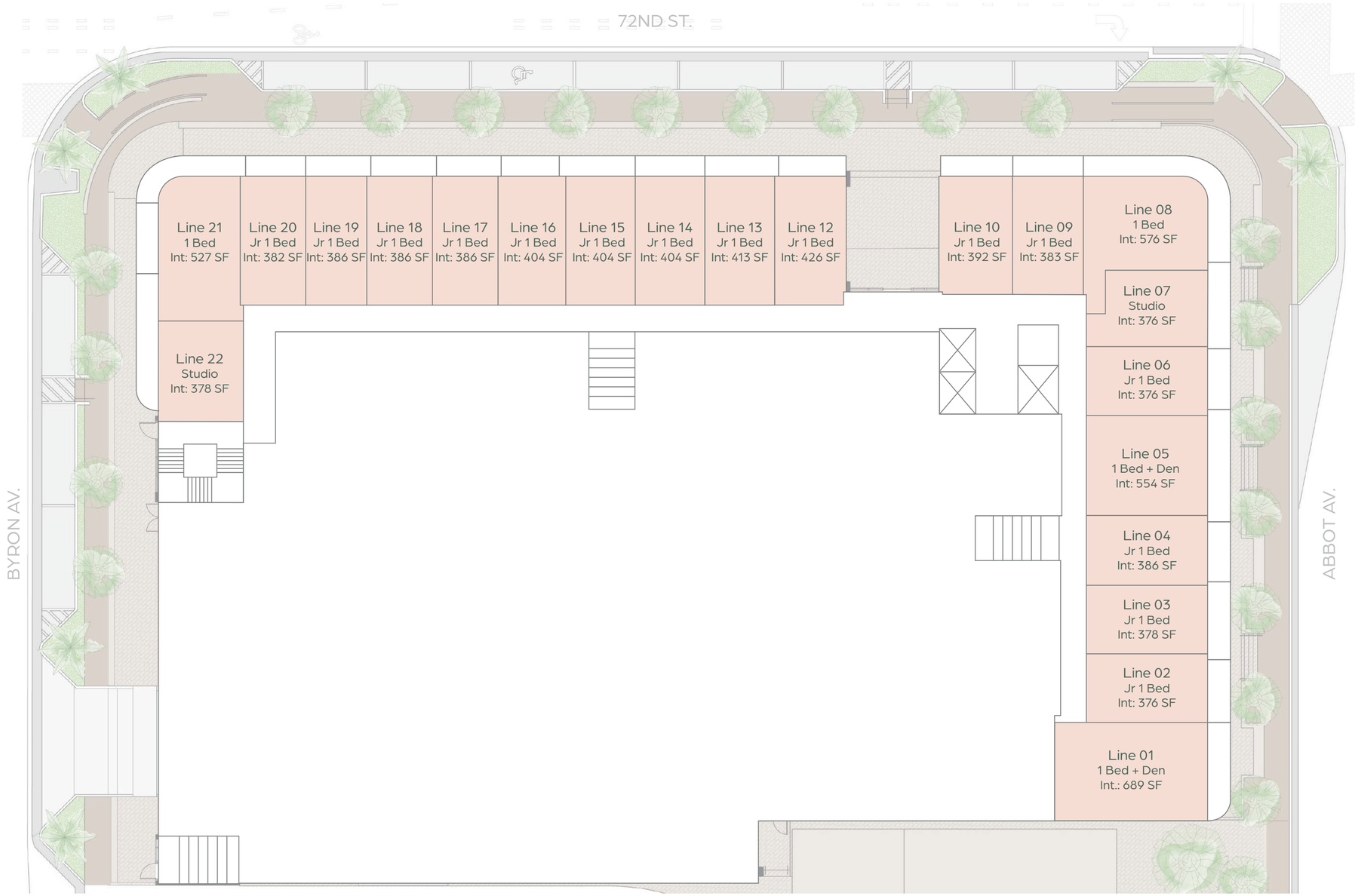

BATHROOM
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RESIDENTIAL KEY PLANS

Levels 2 to 4

TYPICAL RESIDENCE TYPES

- **2** Studio
- **15** Jr 1 Bedroom
- **2** 1 Bedroom
- **2** 1 Bedroom + Den



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Level 5

TYPICAL RESIDENCE TYPES

5 Jr 1 Bedroom
5 1 Bedroom + Den
1 2 Bedrooms + Den



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Level 6

TYPICAL RESIDENCE TYPES

- **1** Studio
- **9** Jr 1 Bedroom
- **1** 1 Bedroom
- **8** 1 Bedroom + Den
- **1** 2 Bedrooms + Den



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Level 7

TYPICAL RESIDENCE TYPES

1	Studio
9	Jr 1 Bedroom
1	1 Bedroom
7	1 Bedroom + Den
1	2 Bedrooms + Den



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Level 8

TYPICAL RESIDENCE TYPES

- **1** Studio
- **9** Jr 1 Bedroom
- **1** 1 Bedroom
- **7** 1 Bedroom + Den
- **1** 2 Bedrooms + Den



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Levels 9 to 14

TYPICAL RESIDENCE TYPES

1 Studio
9 Jr 1 Bedroom
1 1 Bedroom
8 1 Bedroom + Den
1 2 Bedrooms + Den



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FLOORPLANS

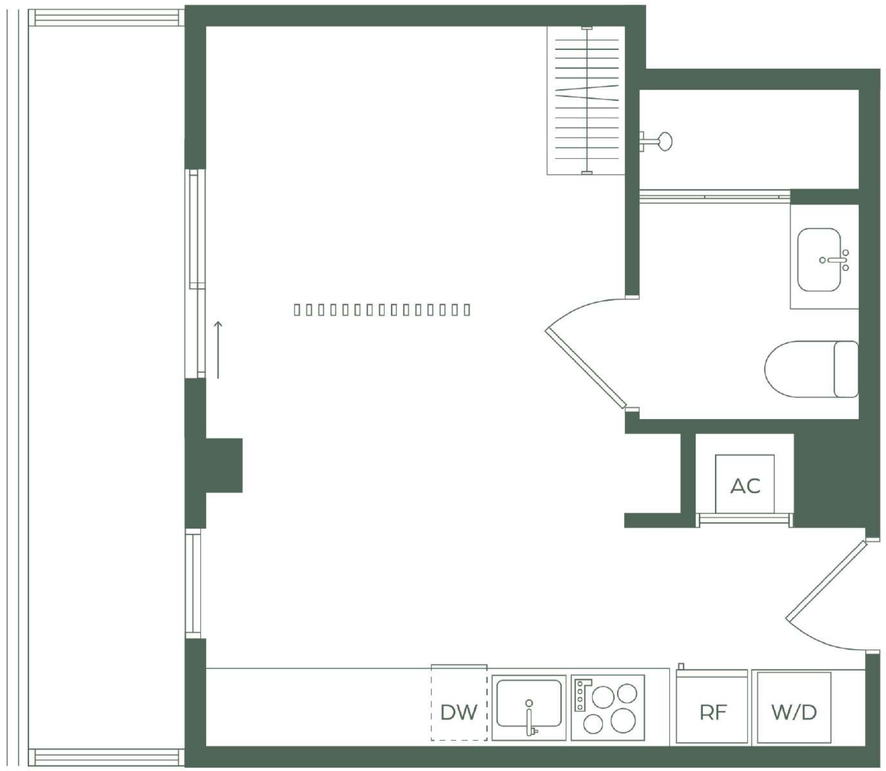
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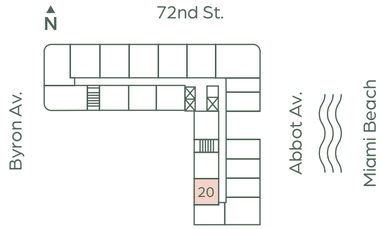
Jr 1 BEDROOM / 1 BATH

Levels 6 –14

Interior	375 sq. ft.	35 m^2
Terrace*	101 sq. ft.	9 m^2
Total	**476 sq. ft.**	**44 m^2**

** Levels 6, 8, 10 & 12 Terrace is 90 sq. ft.*





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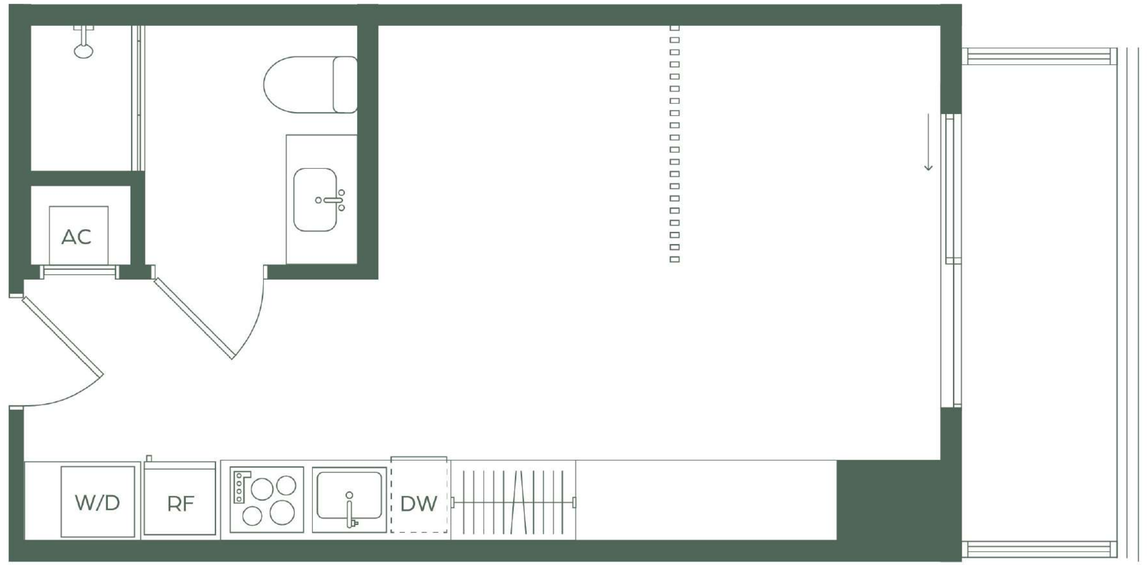
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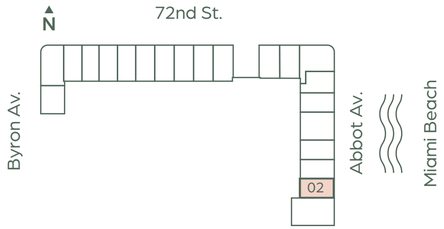
Jr 1 BEDROOM / 1 BATH

Levels 2 –14

Interior	376 sq. ft.	35 m^2
Terrace*	73 sq. ft.	7 m^2
Total	**449 sq. ft.**	**42 m^2**

** Levels 2, 3, 4, 6, 8, 10 & 12 Terrace is 70 sq. ft.*





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Line 10-11-12

1 BEDROOM + DEN / 2 BATHS

Levels 6 –14

Line 10

Interior	572 sq. ft.	53 m²
Terrace*	119 sq. ft.	11 m²
Total	**691 sq. ft.**	**64 m²**

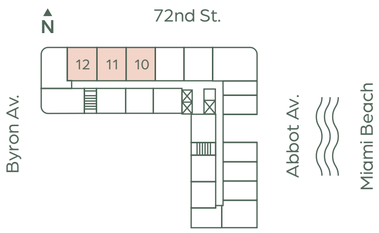
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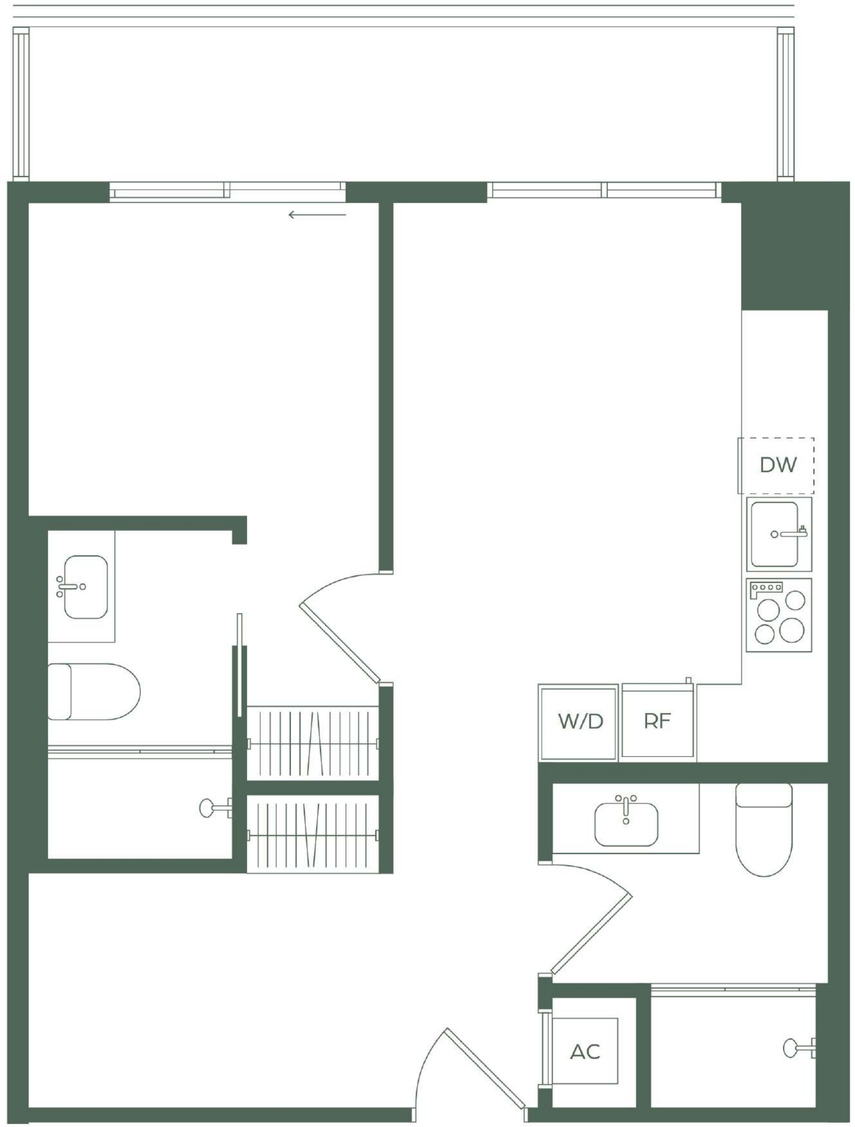
Interior	574 sq. ft.	53 m²
Terrace**	113 sq. ft.	11 m²
Total	**687 sq. ft.**	**64 m²**

Line 12

Interior	575 sq. ft.	54 m²
Terrace***	120 sq. ft.	11 m²
Total	**695 sq. ft.**	**65 m²**

* *Levels 7, 9, 11 & 14 Terrace 10 is 92 sq. ft.*
Level 6 & 8 Terrace 10 is 100 sq. ft.
** *Levels 6, 8, 10 & 12 Terrace 11 is 61 sq. ft.*
*** *Levels 6, 8, 10 & 12 Terrace 12 is 114 sq. ft.*





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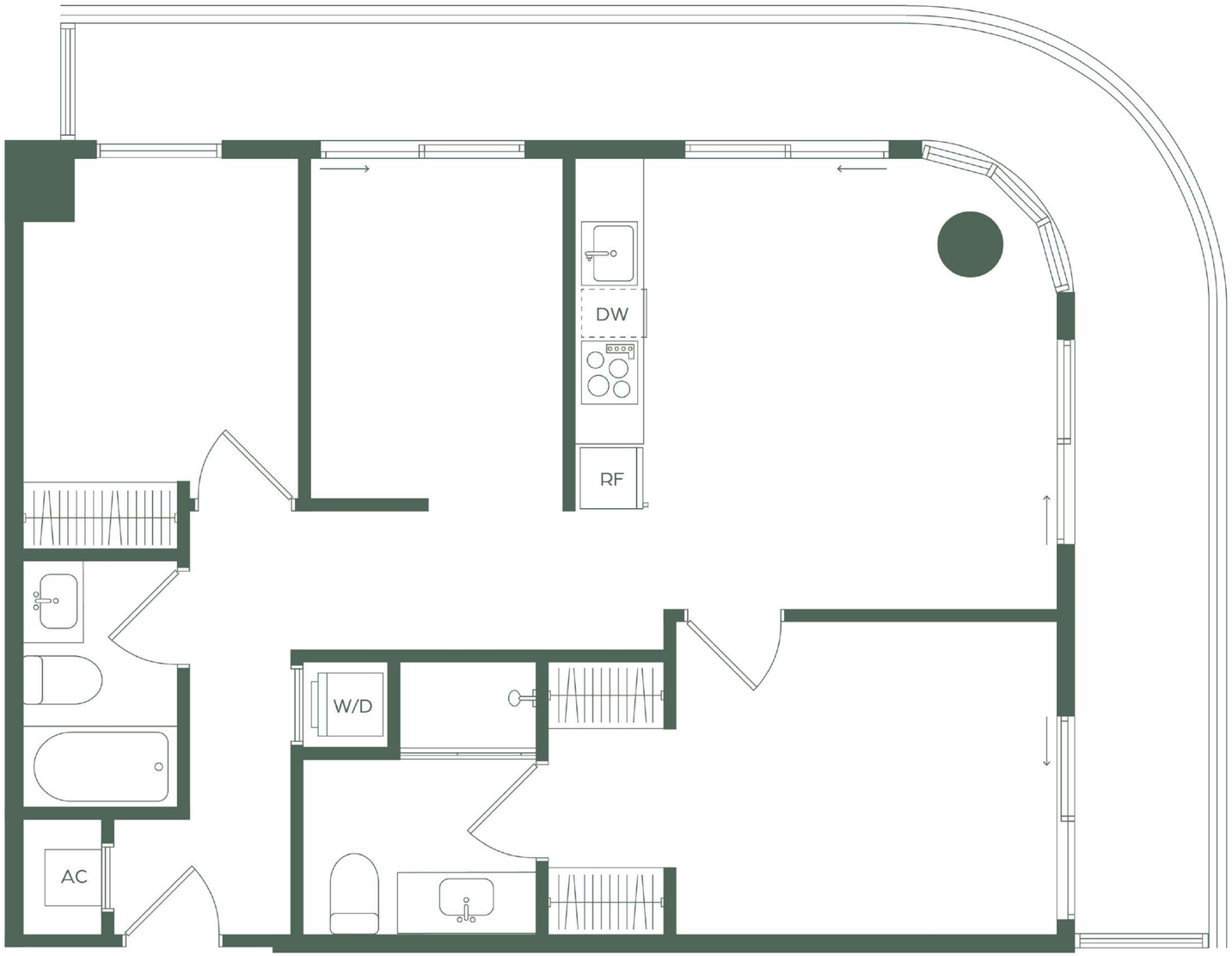
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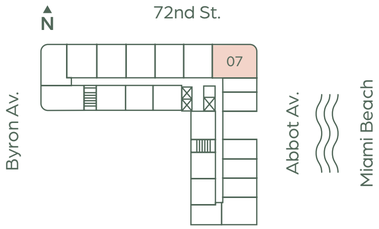
2 BEDROOMS + DEN / 2 BATHS

Levels 5 –14

Interior	848 sq. ft.	79 m²
Terrace*	305 sq. ft.	28 m²
Total	**1.153 sq. ft.**	**107 m²**

* *Level 5, 10 & 12 Terrace is 232 sq. ft.*
Level 7 Terrace is 304 sq. ft.
Level 8 No Terrace





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THE TEAM

Developer

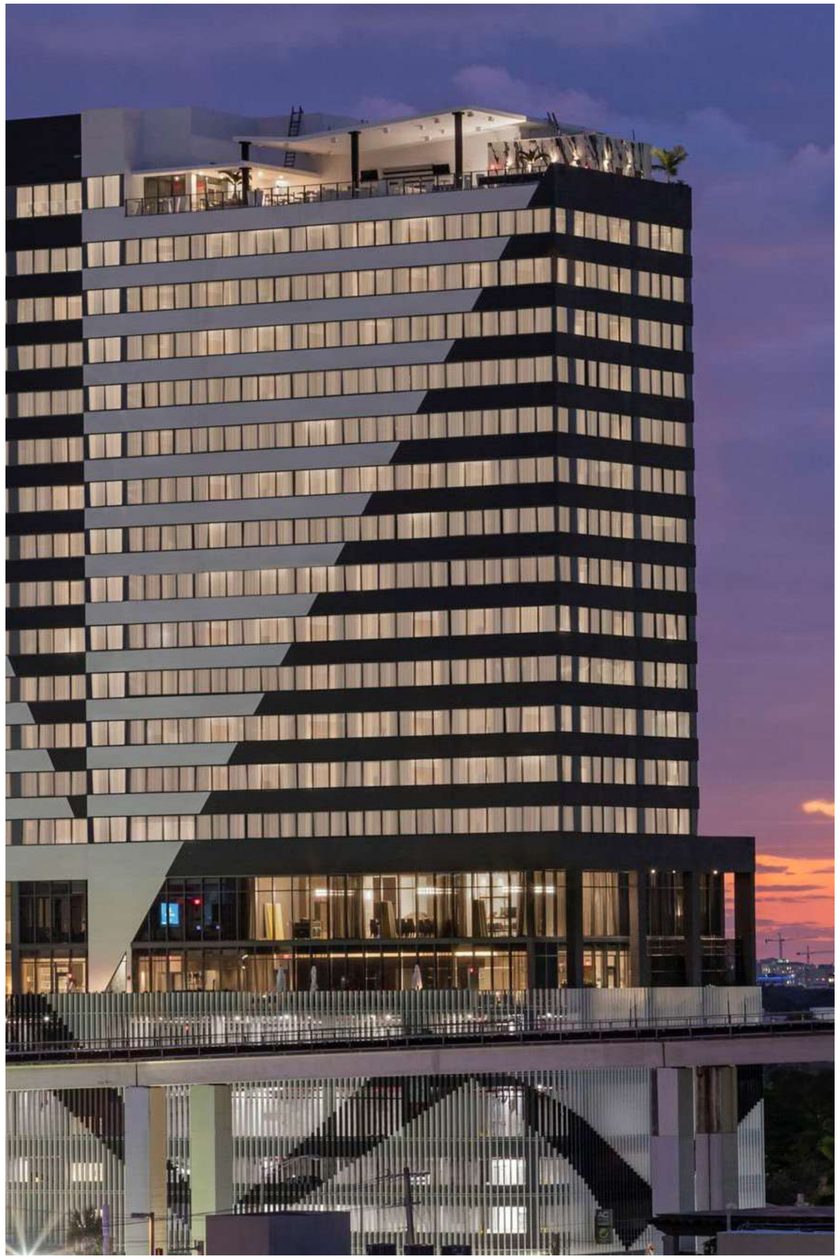
ABBOTT AVENUE PARTNERS, LLC, AN AFFILIATE OF THE ROBERT FINVARB COMPANIES

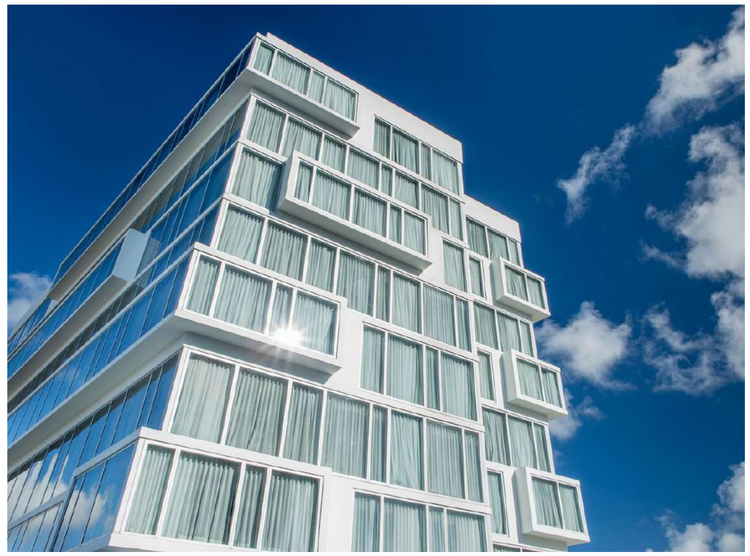
Founded by entrepreneur and real estate visionary Robert Finvarb, Abbott Avenue Partners, LLC, an affiliate of the Robert Finvarb Companies is a Miami-based private real estate investment, development, and management firm with a portfolio spanning hospitality, mixed-use, residential, and marina assets. With more than two decades of experience, the firm has built an enduring reputation for identifying exceptional opportunities and delivering projects of lasting distinction in high-barrier-to-entry markets.

Notable projects include The Vanguard, Autograph Collection in Ann Arbor, Hyatt Centric South Beach, AC by Marriott/Element by Westin Brickell, and the planned Hyatt Centric Wynwood. The portfolio reflects both the firm's range and its unwavering focus on quality and long-term value.

NoBe PARC holds a particular resonance for Robert, who grew up in North Beach and has watched this neighborhood evolve from a quiet, sun-drenched enclave into one of Miami Beach's most sought-after addresses.

ROBERT FINVARB COMPANIES







Architects

ARQUITECTONICA

Since cofounding Arquitectonica in 1977 in Coconut Grove, Bernardo Fort-Brescia has been leading the renaissance in Miami's urban landscape.

The firm is recognized for modern designs that showcase innovative uses of materials, geometry, pattern, and color.

A major presence on the international stage, Arquitectonica has made its mark globally with projects in 59 countries on five continents

TAG – THE ARCHITECTS GROUP

TAG Architecture is a boutique, award-winning firm with over 30 years of experience in South Florida, specializing in hospitality, multifamily residential, luxury homes, and commercial design. Led by founder Jerome Gavcovich, the firm offers a hands-on, highly personalized approach supported by an experienced team, bringing deep hospitality expertise to elevate this multifamily residential project.

ARQUITECTONICA

TAG The Architects Group













Interior Design

V STARR

V Starr is a South Florida-based award winning multi-disciplinary design practice with a broad portfolio of projects across the World.

Their projects are best known for their distinct focus on wellness, sustainability, and their sensibility towards the communities they impact.

They believe in responsible design that is of the highest quality, accessible, and respectful of the human element.







V STARR



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