



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

SALES TEAM

OneWorld Properties™

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, brushed nickel 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

