



NROR

Coconut Grove

WELCOME TO ARBOR

Where the Art of Living Is Redefined



45 EXCLUSIVE RESIDENCES

One Serene Grove Lifestyle

Nestled in the heart of the Village of Coconut Grove, our exclusive community offers more than just residences; it offers a lifestyle that harmonizes with nature. Arbor stands as a low-rise sanctuary with only 45 spacious residences, emphasizing low density to provide a sense of privacy and tranquility that complements this vibrant neighborhood.

Building Features

Created by Miami's own Behar Font & Partners, Arbor's exterior is informed as much by the natural landscape as it is by the very best principles of modernist design. With only five floors, the building nestles discreetly among the leafy streets of Coconut Grove, while large windows allow the outside to fill the interior with light.

- 5-story eco-friendly building
- 45 spacious 2- to 4-bedroom residences with den
- Pet-friendly living
- Electric car charging stations
- Shops, restaurants, parks, marinas, and top schools are all in walking distance





Residence Features

Every residence at Arbor is a canvas waiting for your life's story. Each comes with a den that adapts to your lifestyle – a playroom or homework station for young families, a home office for empty nesters, or a creative space that suits your unique needs.

- Modern open layouts from 1,466 to 3,185 SF with 10+ ft. ceilings
- Floor-to-ceiling impact-resistant windows
- Panoramic Coconut Grove views from your private sanctuary
- PH residences with private terraces
- Townhomes with over 20 ft. ceilings and private gardens
- Two-story lofts

Suite of Amenities

Our amenities have been designed to complement the well-balanced nature of our lifestyle – helping you not just to enjoy life but to get more out of it. From communal spaces to private facilities, life at Arbor is the perfect mix of convenience and opportunity – giving you the choice to see and do as much or as little as you like.

- 24-hr concierge and valet service
- Ample parking and storage
- State-of-the-art fitness center
- Lush courtyard pool
- Social lounge
- Rooftop terrace



Located in the Heart of The Village of Coconut Grove

Arbor takes pride in being an integral part of the Village of Coconut Grove, a neighborhood that cherishes exclusivity and a warm, homey atmosphere. Here, you'll experience the architectural and historical values that define the Grove, the last remaining landscape jungle that maintains its unique charm.



PROJECT LOCATION

3034 Oak Avenue
Miami, FL 33133

DEVELOPED BY

ARBOR GROVE DEVELOPMENT

INTERIORS BY

DAC

ARCHITECTURE BY

BEHAR FONT & PARTNERS

LANDSCAPE DESIGN BY

WITKIN HULTS + NIELSEN

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 7 18.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. SKETCHES, RENDERINGS, GRAPHIC MATERIALS, PLANS, SPECIFICATIONS, TERMS, CONDITIONS AND STATEMENTS CONTAINED HEREIN ARE PROPOSED ONLY AND ARE BASED ON CONCEPTUAL DEVELOPMENT PLANS THAT ARE SUBJECT TO ARCHITECTURAL AND OTHER REVISIONS AT THE SOLE DISCRETION OF THE DEVELOPER, BUILDER, ARCHITECT, OR AS MAY BE REQUIRED BY LAW, AND SHOULD NOT BE RELIED UPON. NO GUARANTEES OR REPRESENTATIONS ARE MADE THAT ANY MATTERS CONTAINED HEREIN SHALL BE PROVIDED. FLOOR PLANS MAY NOT BE TO SCALE. ANY FURNITURE, APPLIANCES OR ITEMS DEPICTED HEREIN ARE SHOWN FOR ARTISTIC AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PURCHASE AND SALE OF THE UNIT. DIMENSIONS ARE BASED ON THE DEFINITION OF THE UNIT AS PROVIDED IN THE DECLARATION AND THE FLORIDA ADMINISTRATIVE CODE, AS SUCH THEY INCLUDE ONLY THE INTERIOR AIRSPACE BETWEEN PERIMETER WALLS AND EXCLUDE INTERIOR STRUCTURAL COMPONENTS. HOWEVER, MEASUREMENTS OF THE ROOMS SET FORTH ON ANY FLOOR PLAN ARE GENERALLY TAKEN FROM THE GREATEST POINT OF EACH GIVEN ROOM (AS IF THE ROOM WAS A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUPS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH TIMES WIDTH. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY FROM ACTUAL CONSTRUCTION. THE RENDERINGS ILLUSTRATE AND DEPICT A LIFESTYLE AND MAY INCLUDE OPTIONS, EXTRAS, AMENITIES AND FEATURES WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY NOT BE AVAILABLE. RENDERINGS MAY DEPICT VIEWS THAT ARE NOT AVAILABLE. NO GUARANTEES OR REPRESENTATIONS ARE MADE AS TO CURRENT OR FUTURE VIEWS FROM ANY UNIT. BUYERS SHOULD CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY CONDOMINIUM UNITS WHERE PROHIBITED BY LAW. SUCH AN OFFER SHALL ONLY BE MADE PURSUANT TO THE PROSPECTUS (OFFERING CIRCULAR) FOR THE CONDOMINIUM AND NO STATEMENTS OR DEPICTIONS SHOULD BE RELIED UPON UNLESS MADE IN THE PROSPECTUS OR YOUR PURCHASE AGREEMENT. ALL REAL ESTATE SHOWN HEREIN IS SUBJECT TO THE US FEDERAL FAIR HOUSING ACT OF 1998.