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.

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 esidences to a vibrant coastal neighborhood known for its walkability, community feel, and connection to the beach and park.

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



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 Bedrooms + Den
- 2 Bedrooms + Den
- 3 Bedrooms + 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™

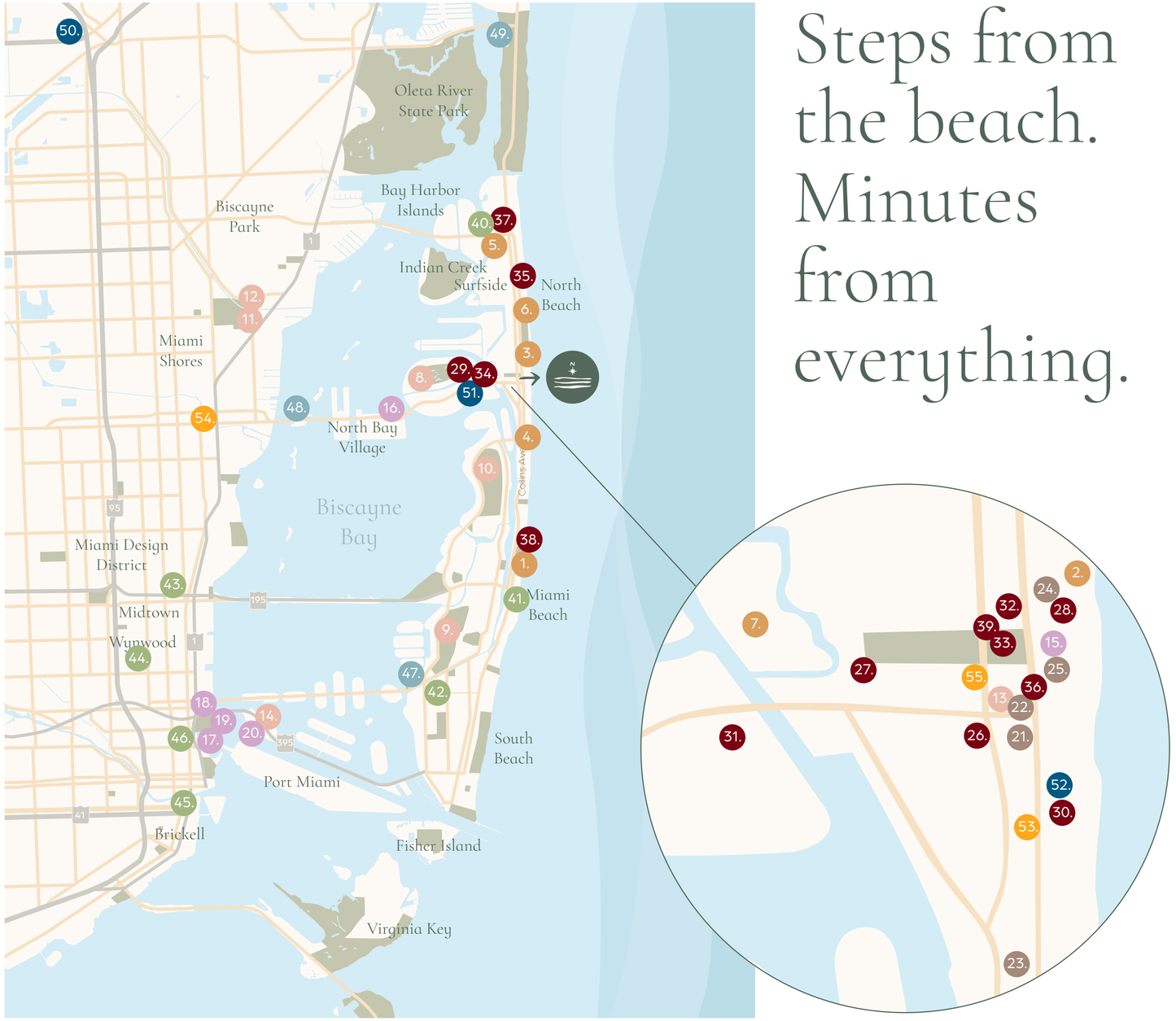


ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

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. Pérez 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. The Surf Club Restaurant
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.

MIAMI BEACH VISITOR STATISTICS

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

Source: GMCVB March 2026

REASONS FOR VISIT

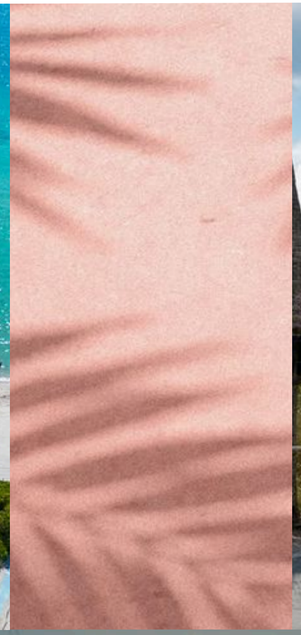
#1	#1	#1
HOTEL AVERAGE DAILY RATE	REVENUE PER AVAILABLE ROOM	OCCUPANCY

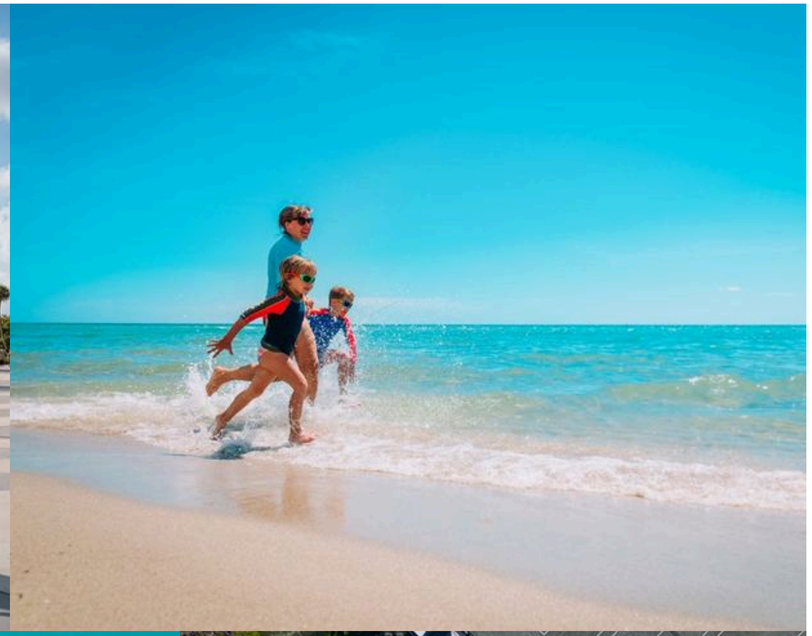
+18%	+20%
IN ADR YOY	IN REVPAR YOY

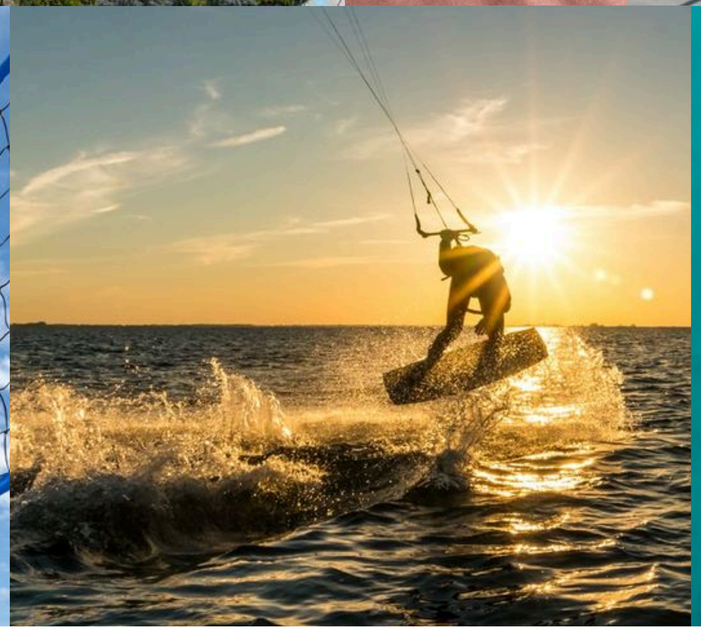
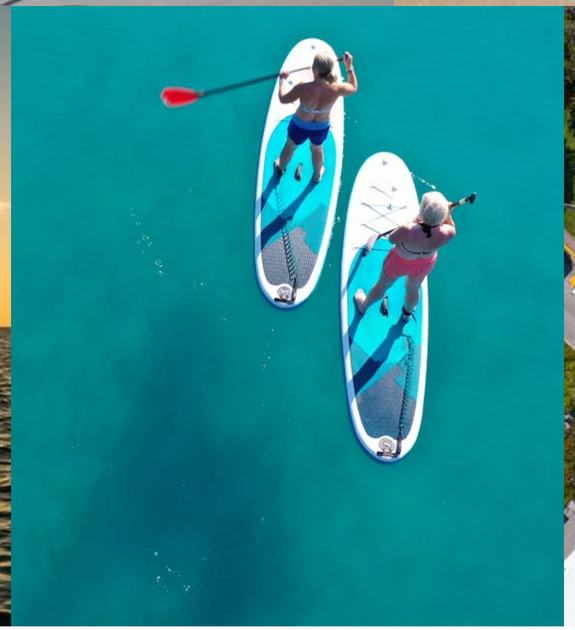
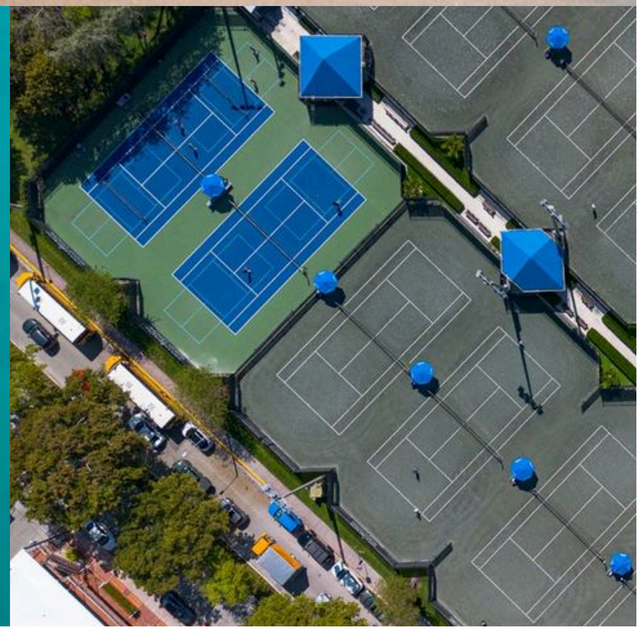
TOP AREAS FOR VISITORS

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.

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 authenti coastal living.

NoBe PARC | Miami Beach

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 di erse 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, fil 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 fla ors to bold Latin American cuisine, the neighborhood reflect 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 or 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
  - Contrast Therapy Experience
- 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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LOBBY

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LOBBY

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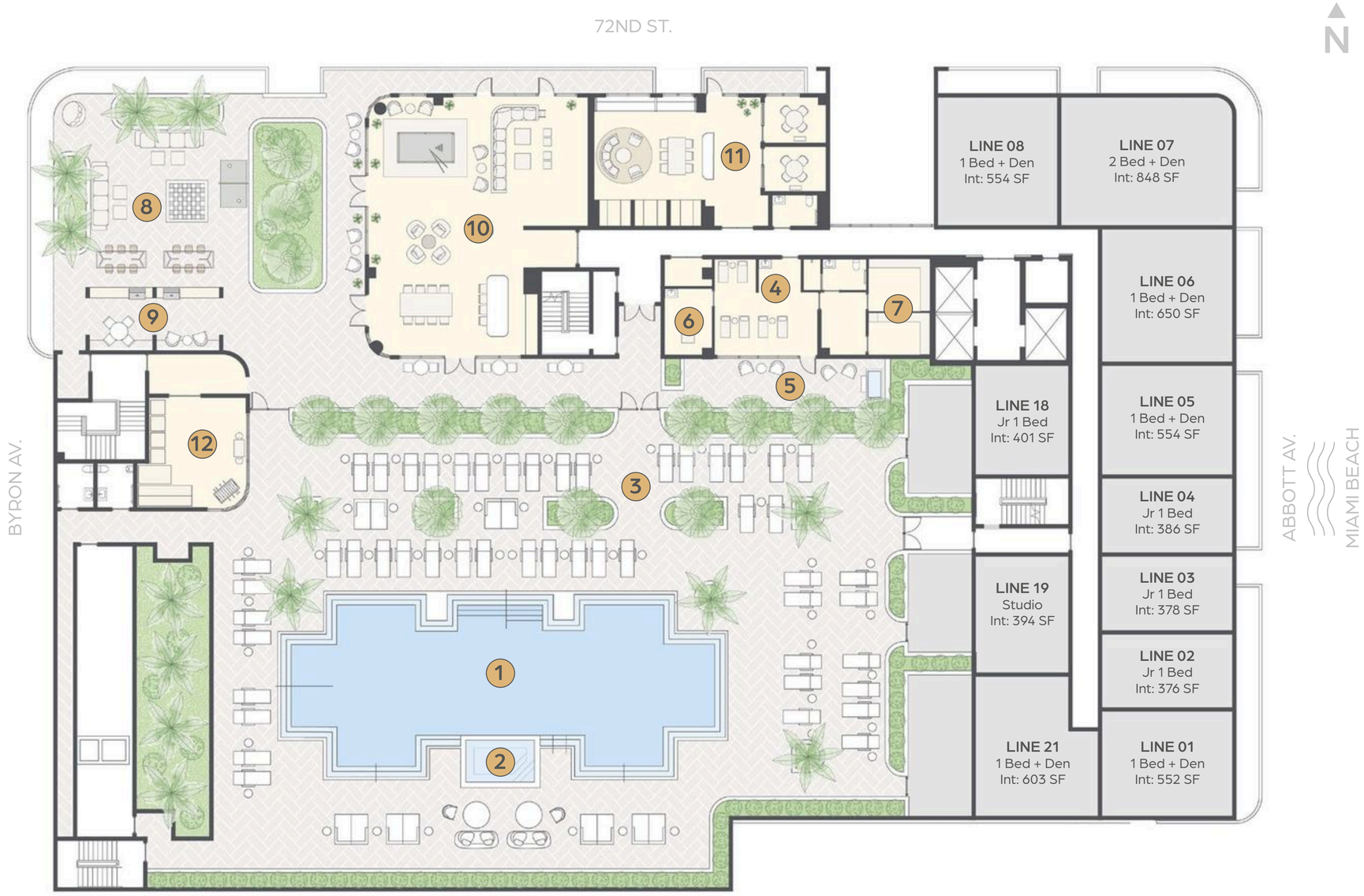
FITNESS CENTER

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Amenity Deck

LEVEL 5

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



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RESORT-STYLE POOL

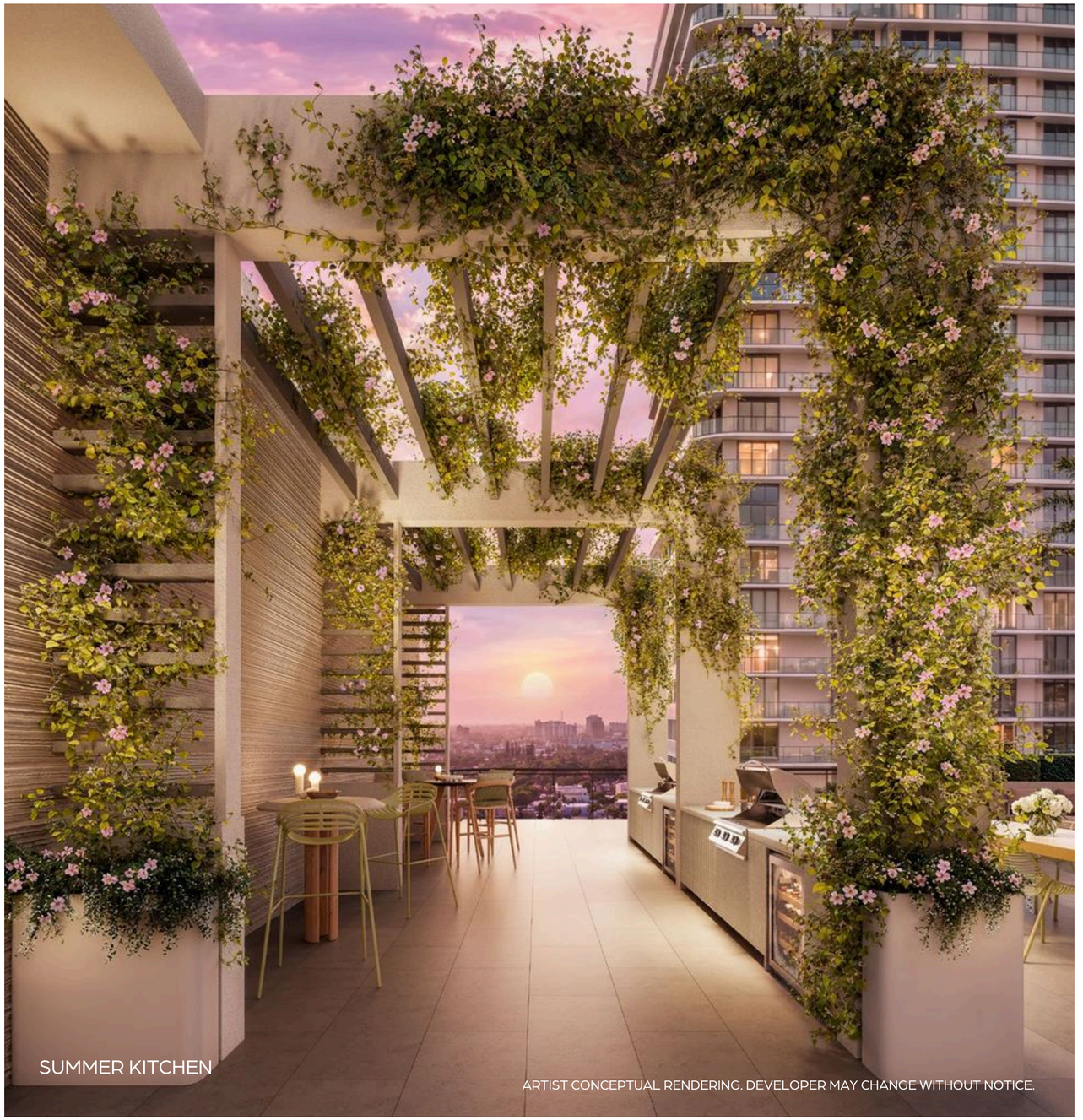
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THE SOCIAL LAWN

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SUMMER KITCHEN

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CLUB ROOM

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WORK FROM HOME LOUNGE

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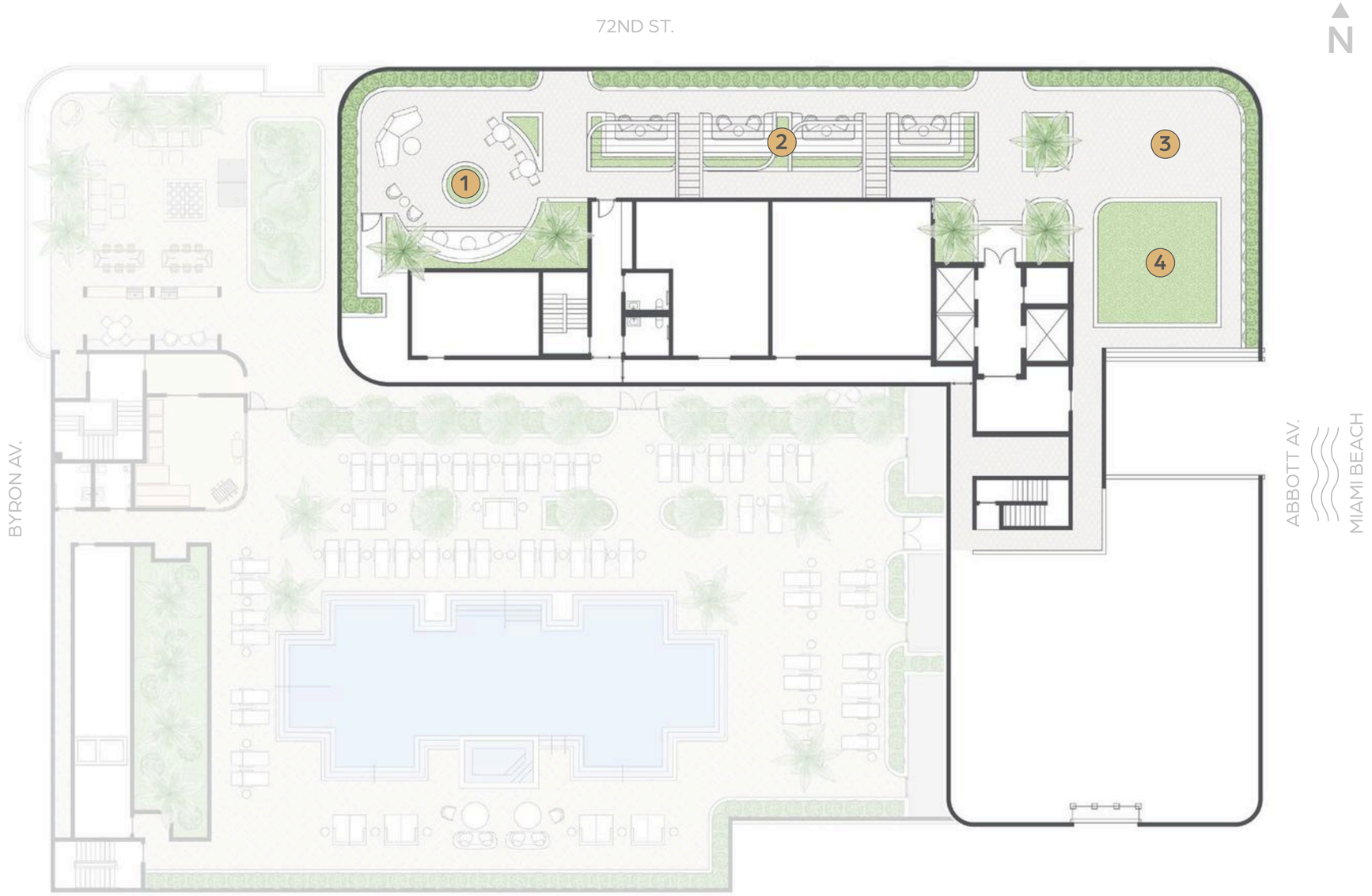
CHILDREN'S PLAYROOM

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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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Beach Club

Mornings begin by the water.

Located just steps from the beach, NoBe PARC extends the experience of home toward the shoreline. Owners and their guests will be able to reserve beach loungers, enjoying a simple and comfortable way to spend time by the ocean. Whether for a quiet morning under the sun, an afternoon by the water, or a relaxing day by the sea, the beach becomes a natural part of daily life in North Beach.



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 glas doors**
- Finished porcelain flooring throughout the residenc
- Kitchens and bathrooms feature custom-inspired Italian cabinetry and quartz countertops
- Elegant brushed nickel faucets with a 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*



NoBe PARC | Miami Beach

Championship-level design. Coastal by nature.

Championship-level design meets wellness-focused coastal living as V Starr brings its signature multifamily vision to Miami Beach.
Furnished by Crate & Barrel and thoughtfully layered with select pieces from Venus Williams' collection, the residences blend comfort, functionality and contemporary design.



COMFORT

Layered furnishings designed for relaxed coastal living.



PERFORMANCE

Spaces inspired by movement, functionality and balance.



TIMELESS DESIGN

Select pieces from the Venus Williams for Crate & Barrel collection bring sculptural elegance and modern sophistication.



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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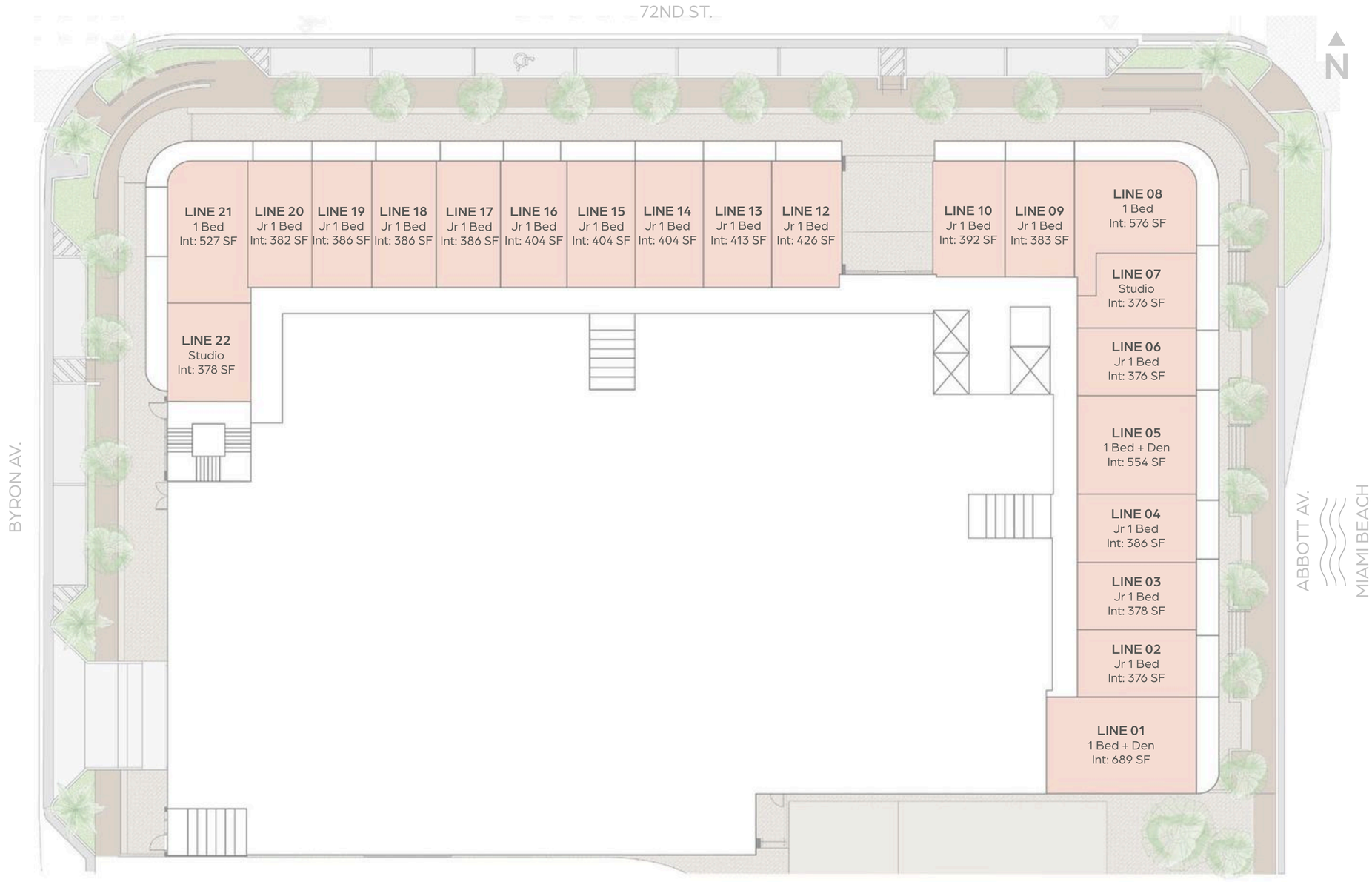

BATHROOM
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RESIDENTIAL KEY PLANS

Levels 2 to 4

TYPICAL RESIDENCE TYPES

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

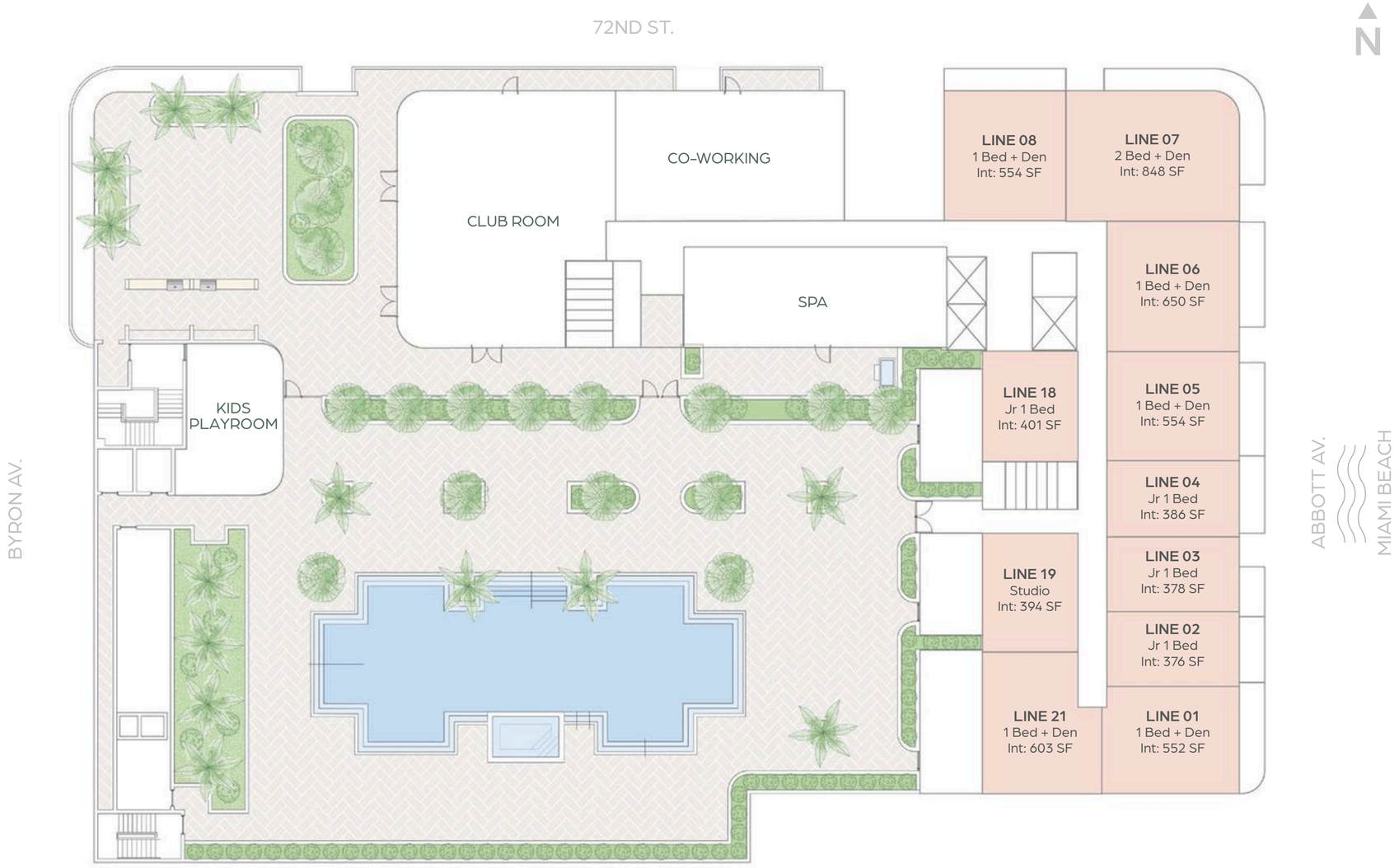


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Level 5

TYPICAL RESIDENCE TYPES

1 Studio
4 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

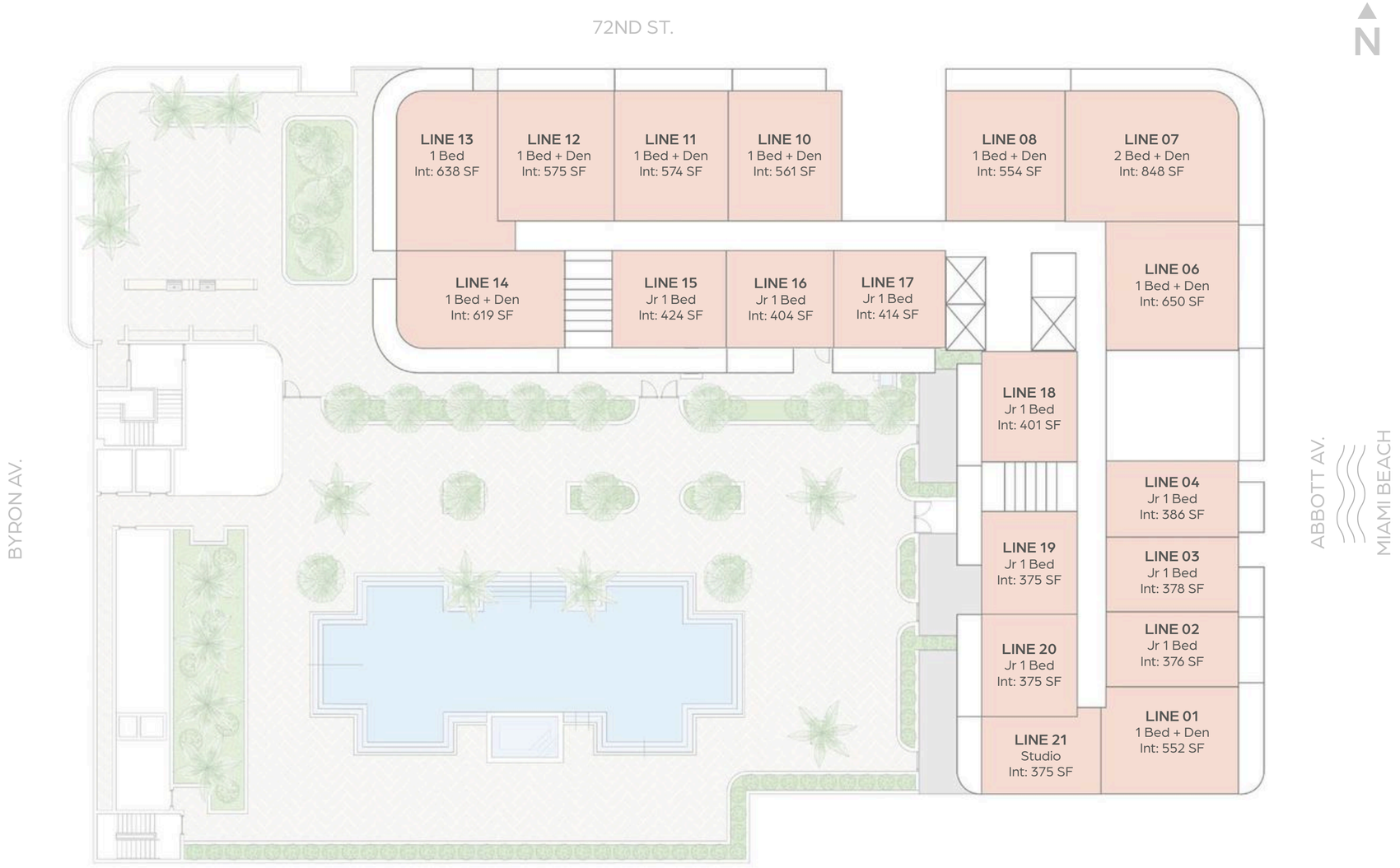


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Level 7

TYPICAL RESIDENCE TYPES

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

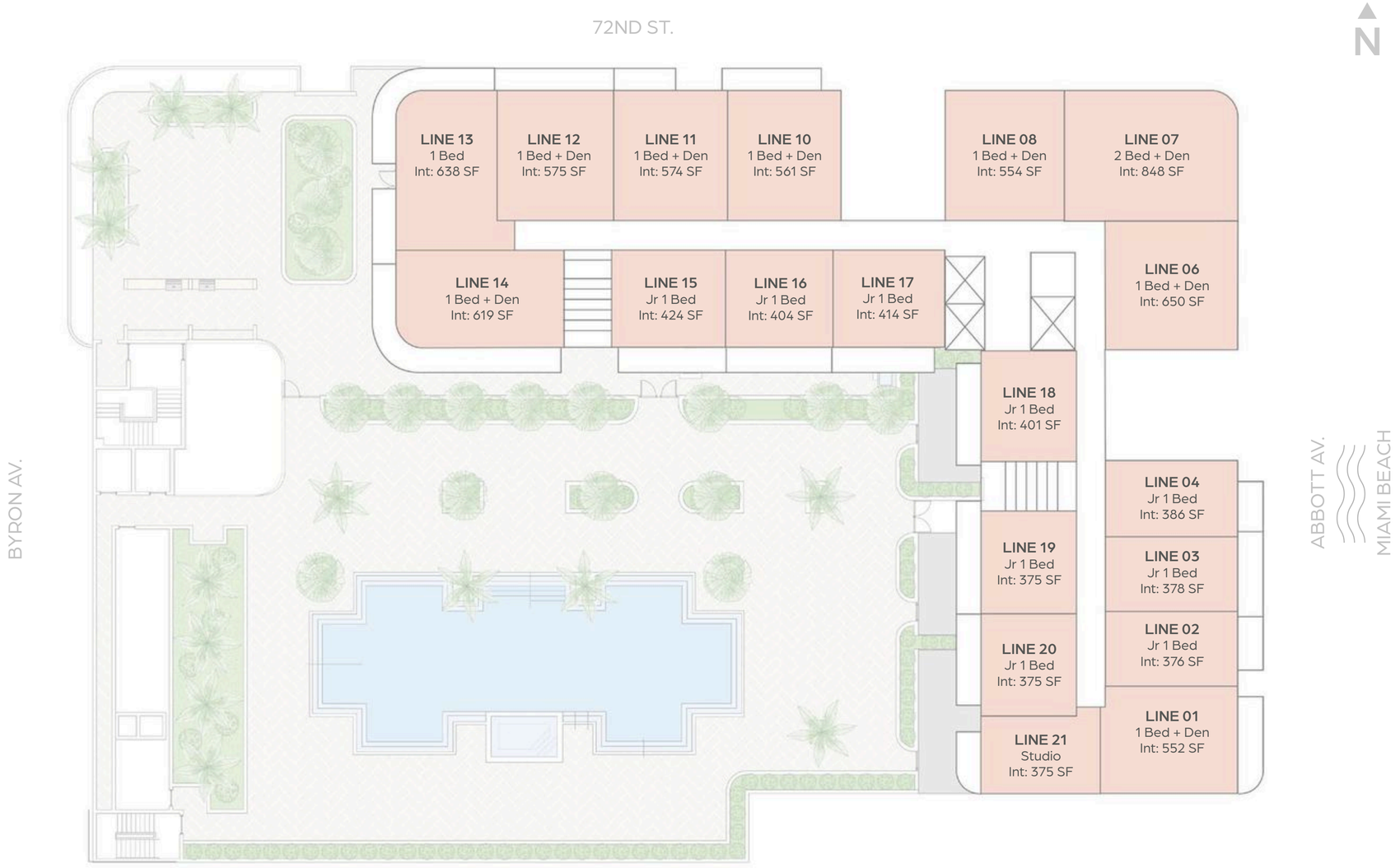


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Level 8

TYPICAL RESIDENCE TYPES

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

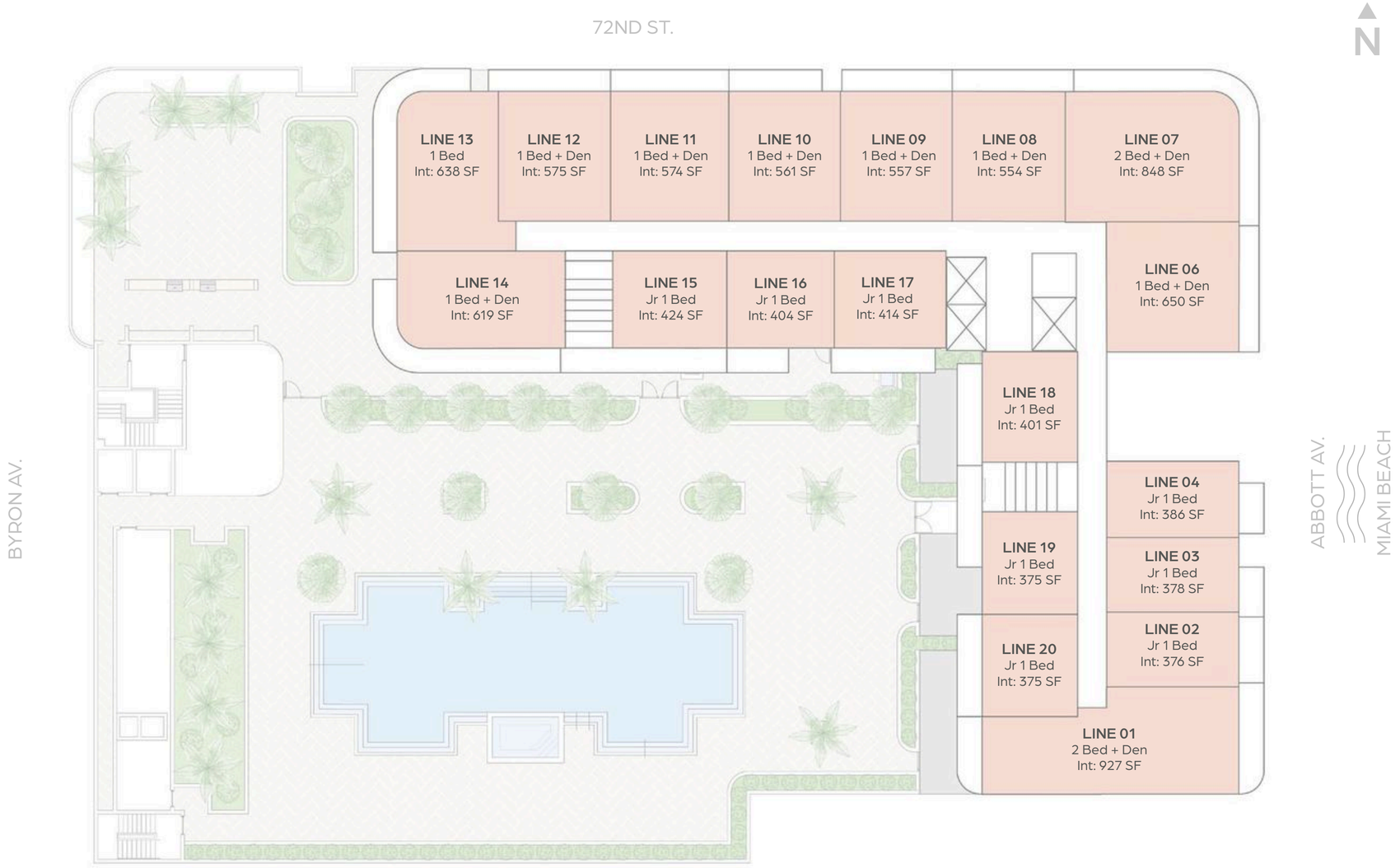


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Levels 9 to 11

TYPICAL RESIDENCE TYPES

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

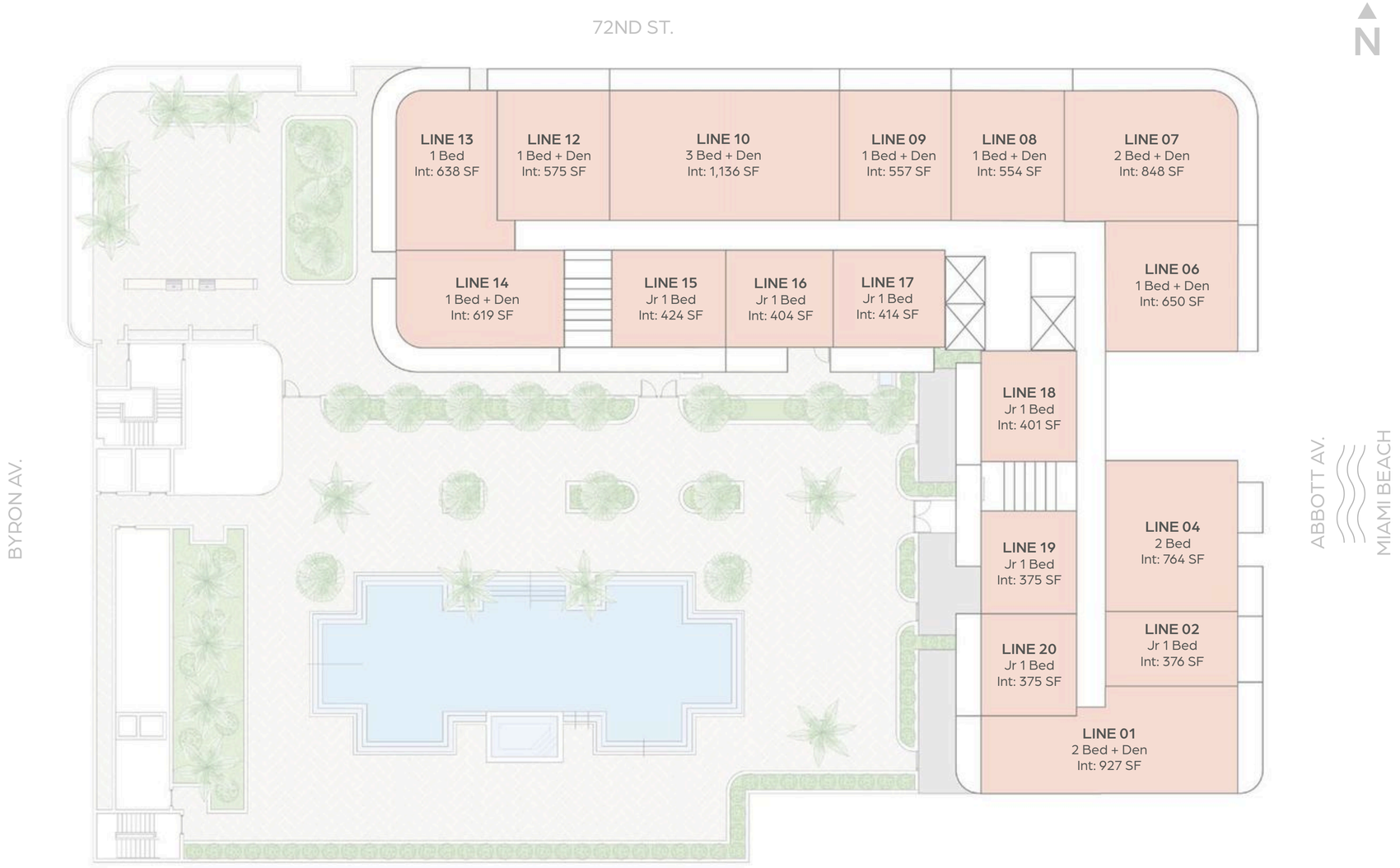


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Levels 12 to 14

TYPICAL RESIDENCE TYPES

7	Jr 1 Bedroom
1	1 Bedroom
5	1 Bedroom + Den
1	2 Bedrooms
2	2 Bedrooms + Den
1	3 Bedrooms + Den



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FLOORPLANS

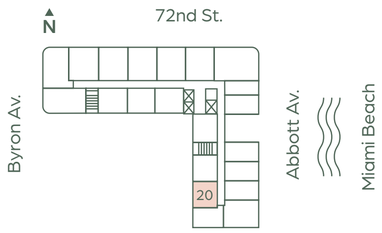
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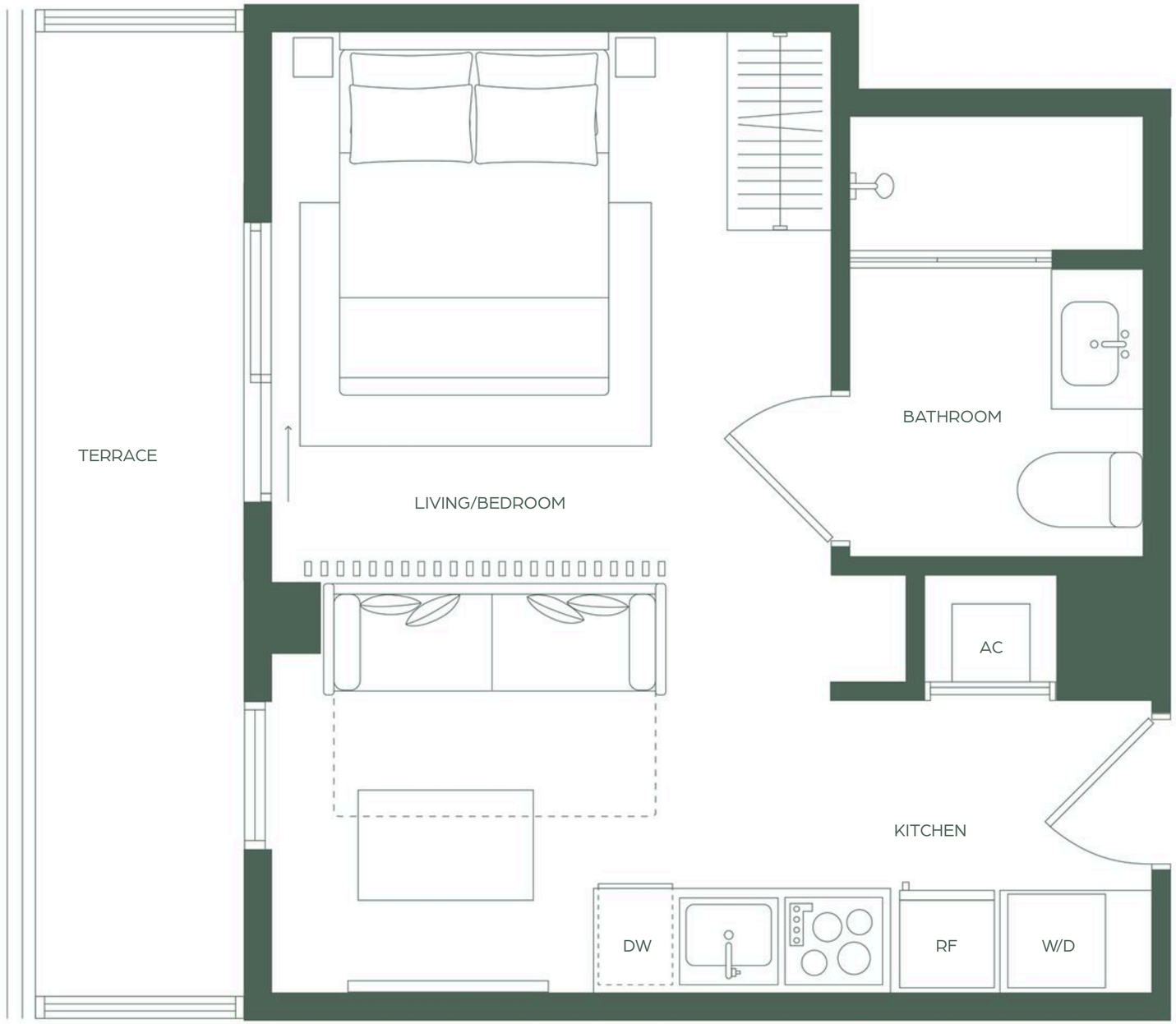
Jr 1 BEDROOM / 1 BATH

Levels 6–14

Interior	375 sq. ft.	35 m²
Terrace*	101 sq. ft.	9 m²
Total	**476 sq. ft.**	**44 m²**

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





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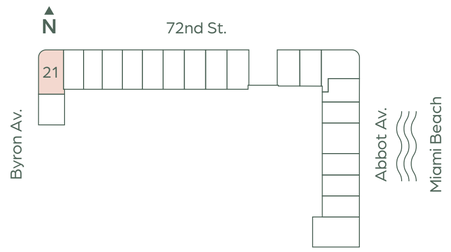
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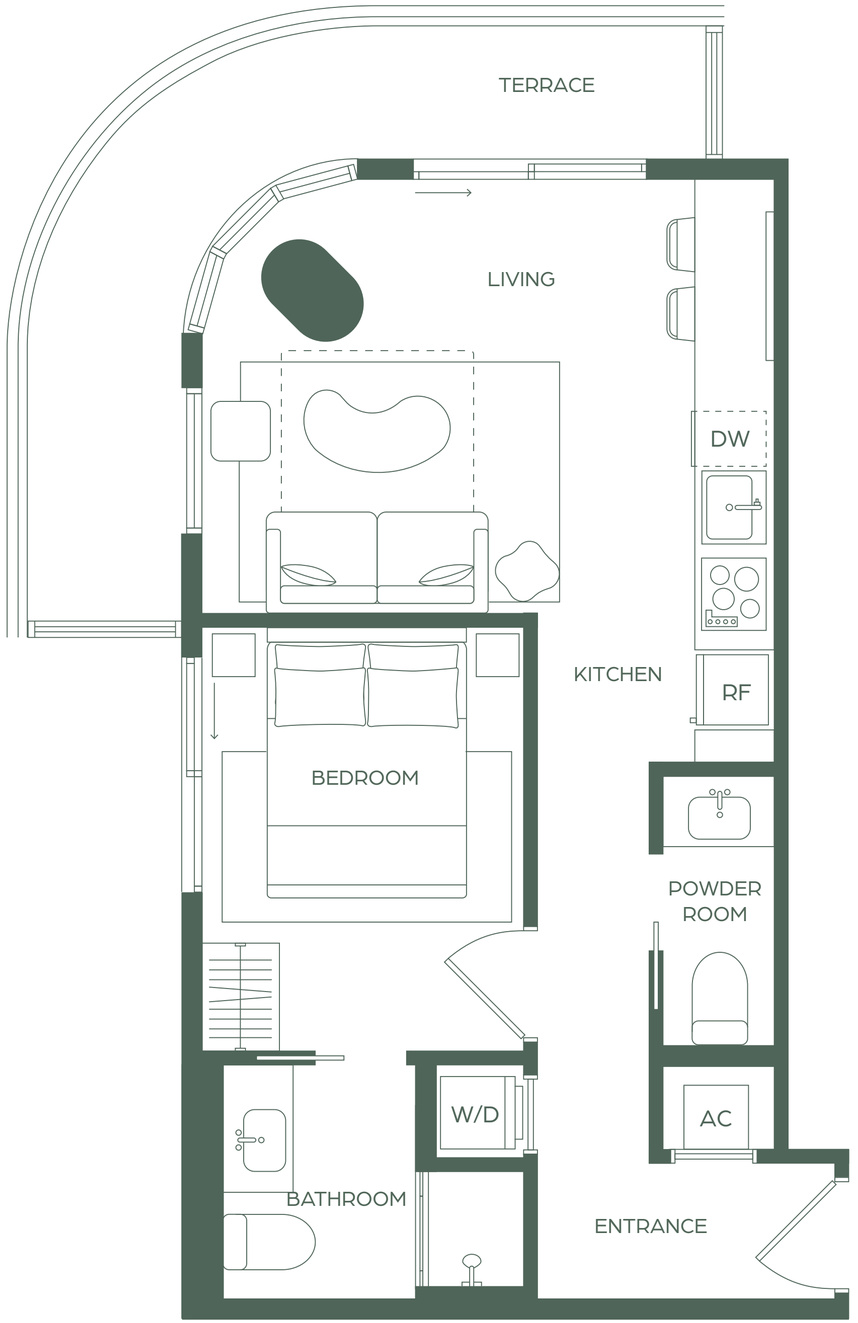
1 BEDROOM / 1.5 BATHS

Levels 2–4

Interior	527 sq. ft.	49 m^2
Terrace*	250 sq. ft.	23 m^2
Total	**777 sq. ft.**	**72 m^2**

** Level 3 Terrace 151 sq. ft.*





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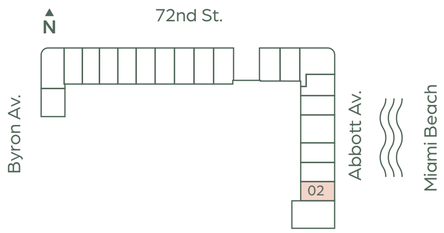
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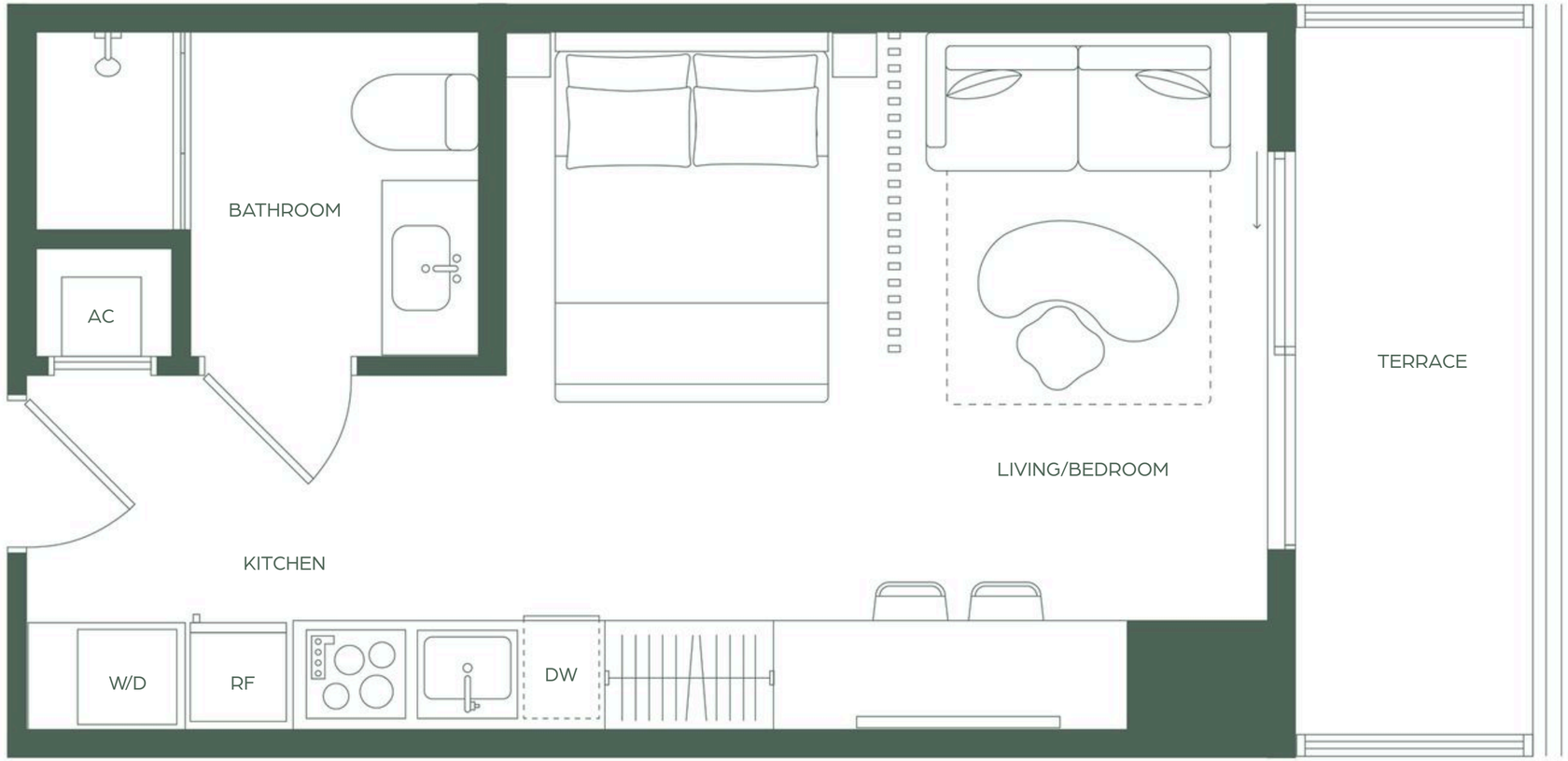
Jr 1 BEDROOM / 1 BATH

Levels 2–14

Interior	376 sq. ft.	35 m²
Terrace*	73 sq. ft.	7 m²
Total	**449 sq. ft.**	**42 m²**

** 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

Line 10 | Levels 6–11

Interior	561 sq. ft.	52 m²
Terrace*	119 sq. ft.	11 m²
Total	**680 sq. ft.**	**63 m²**

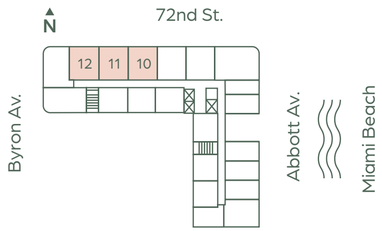
Line 11 | Levels 6–11

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

Line 12 | Levels 6–14

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

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





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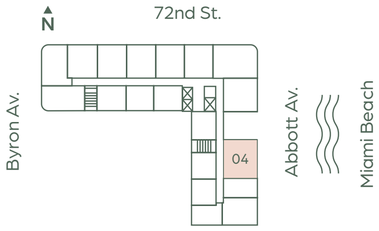
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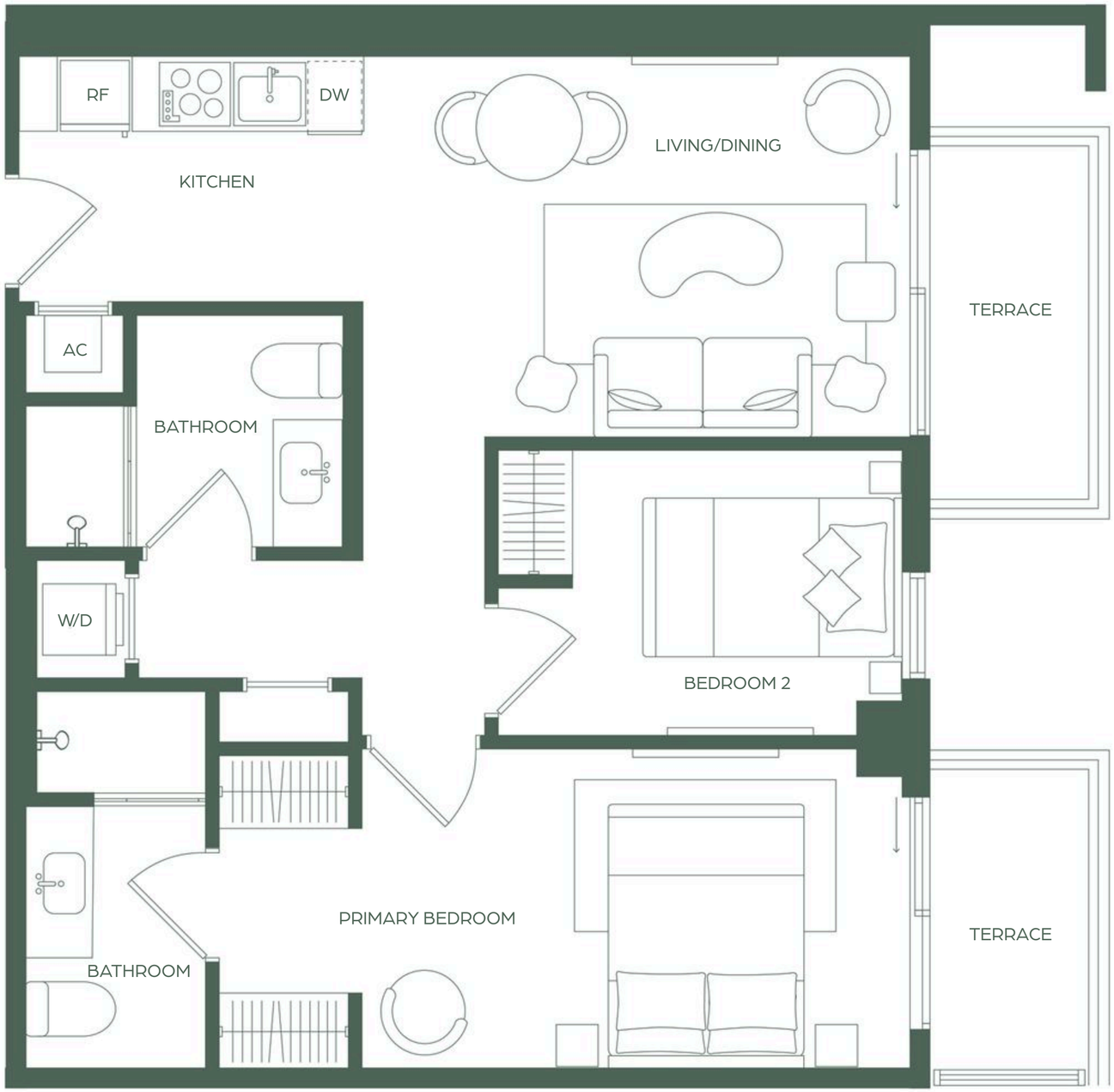
2 BEDROOMS / 2 BATHS

Levels 11–14

Interior	764 sq. ft.	71 m^2
Terrace*	130 sq. ft.	12 m^2
Total	**894 sq. ft.**	**83 m^2**

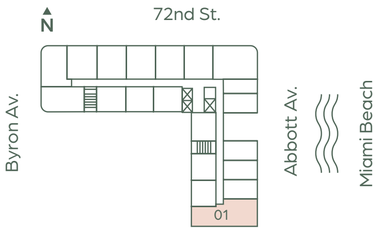
* *Levels 11 & 14 Terrace is 98 sq. ft.*





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Line 01

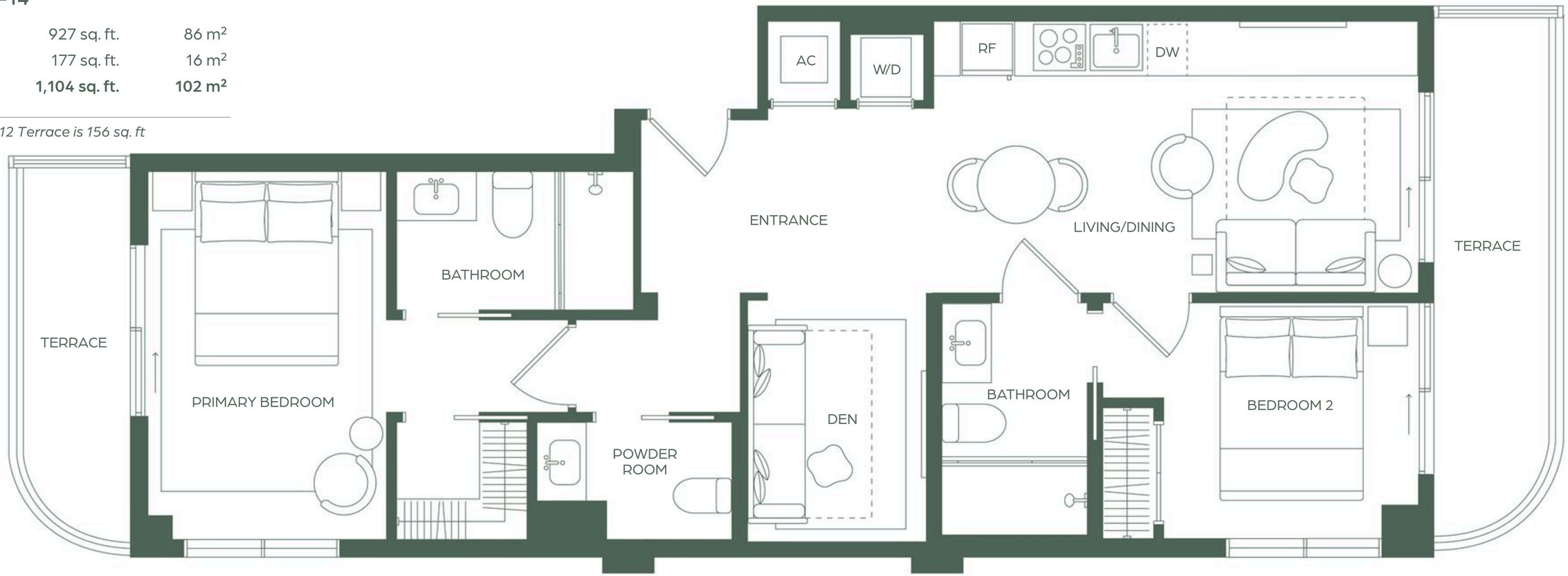


2 BEDROOMS + DEN / 2.5 BATH

Levels 9–14

Interior	927 sq. ft.	86 m²
Terrace*	177 sq. ft.	16 m²
Total	**1,104 sq. ft.**	**102 m²**

** Level 10 & 12 Terrace is 156 sq. ft*



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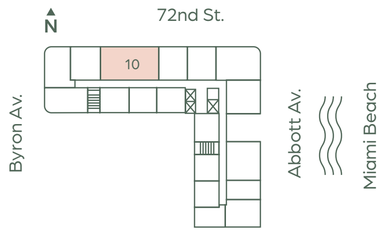
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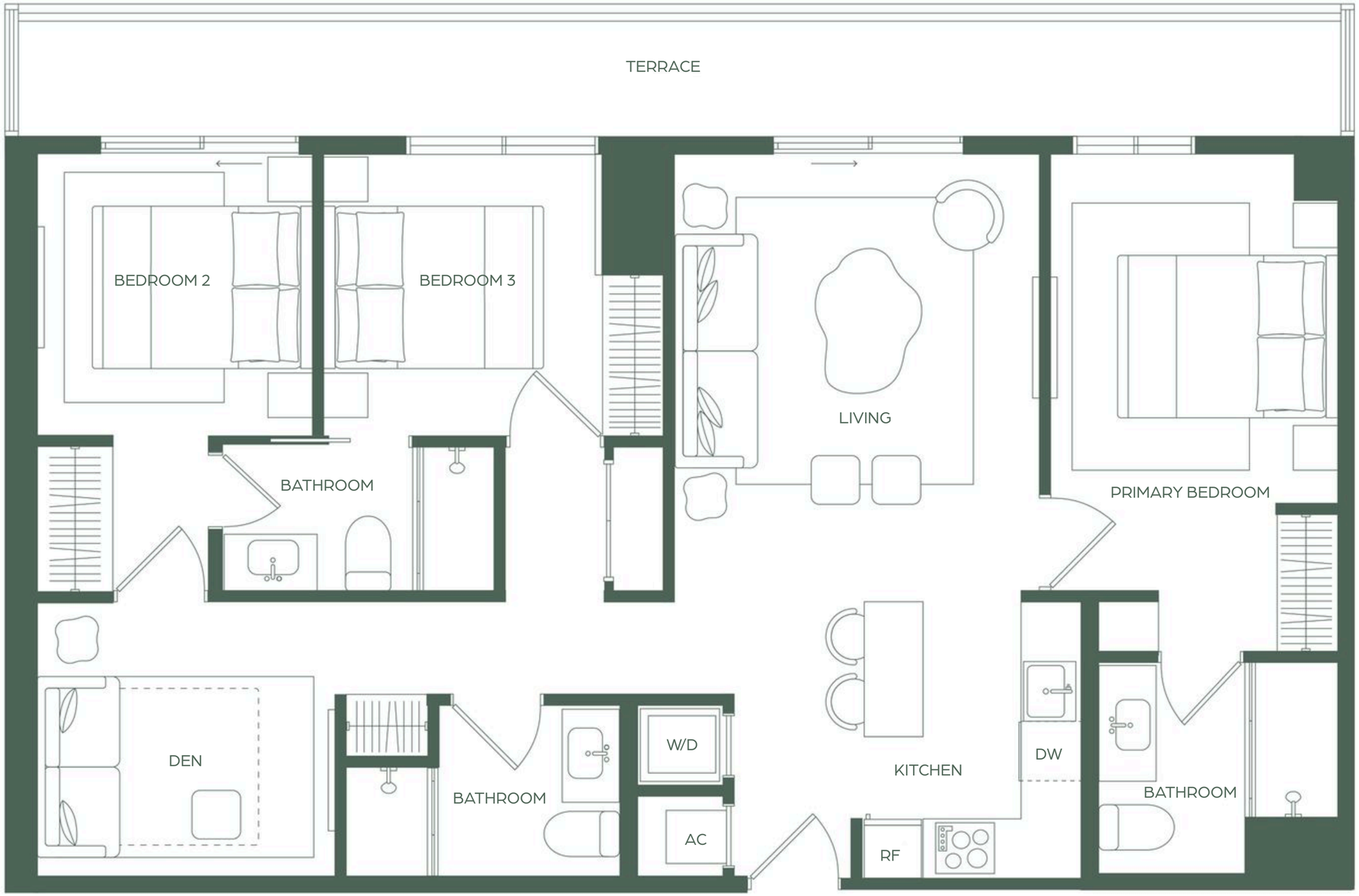
3 BEDROOMS + DEN / 3 BATH

Levels 12–14

Interior	1,136 sq. ft.	106 m²
Terrace*	205 sq. ft.	19 m²
Total	**1,341 sq. ft.**	**125 m²**

** Level 10 & 12 Terrace is 180 sq. ft.*





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THE TEAM

Developer

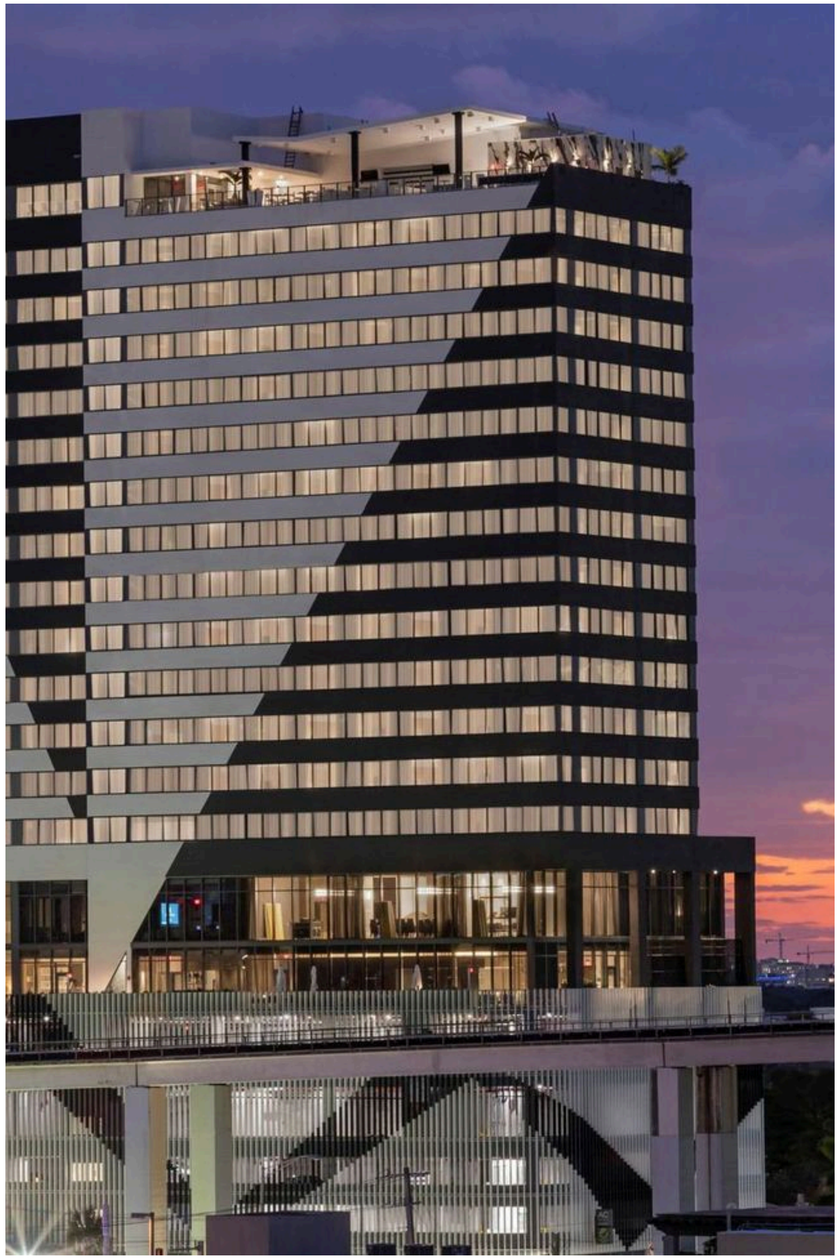
ABBOTT AVENUE PARTNERS, LLC, AN AFFILIATE OF THE ROBERT FINVARB COMPANIES

Robert Finvarb Companies is founded by entrepreneur and real estate visionary Robert Finvarb, Abbott Avenue Partners, LLC, an affilia e of the Robert Finvarb Companies is a Miami-based private real estate investment, development, and management firm with portfolio spanning hospitality, mixed-use, residential, and marina assets. With more than two decades of experience, the firm has built an enduring eputation 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 th 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 ecognized 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 fi e continents.

TAG ARCHITECTURE

TAG Architecture is a boutique, award-winning fir 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 of ers a hands-on, highly personalized approach supported by an experienced team, bringing deep hospitality expertise to elevate this multifamily residential project.

ARQUITECTONICA

TAG ARCHITECTURE



ARQUITECTONICA


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ARQUITECTONICA


TAG


TAG

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

Sales Team

ONEWORLD PROPERTIES™

OneWorld Properties™ has successfully sold over 5,500 units, totaling over $6 billion in residential sales.

Leveraging over 20 years of experience, their team has established a dominant presence in domestic and international markets, with sales to buyers from over 20 major U.S. cities and 60 different countries.

Founded by Peggy Olin, OneWorld Properties™ seeks to go beyond a typical brokerage by partnering with prestigious U.S. developers of luxury condominium buildings. Communities. As a full-service real estate company, they also specialize in representing buyers and sellers with high-end luxury properties throughout South Florida and beyond.

ONEWORLD™
PROPERTIES









WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This Condominium is being developed by ABBOTT AVENUE PARTNERS, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Robert Finvarb Companies, LLC or any other party that may be referenced as the developer ("Named Party") and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. References to the units being fully furnished or turnkey shall not be deemed to include items which are not otherwise expressly agreed to be provided in your purchase agreement. Consult the Condominium Documents and your purchase agreement for a description of those features/items which are to be included in the units. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. Beach club privileges and services are provided through an agreement with a third party and are subject to the terms of the agreement. The availability of the beach club and of the services are outside of the control of Developer. See beach club agreement in the Prospectus for details.