NoBe PARC

MIAMI BEACH

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

ENRAIZADO EM MIAMI BEACH. PROJETADO PARA COMO A VIDA SE MOVE AGORA.


UMA NOVA
MANEIRA
DE *VIVER*
EM MIAMI
BEACH



Vida litorânea, refinada pelo design.

Uma vida inspirada pela luz, pelo movimento e pela energia de Miami Beach.

Localizado em North Beach, Miami Beach, este novo empreendimento residencial de 15 andares apresenta 232 residências totalmente acabadas e mobiliadas, em um bairro litorâneo vibrante, conhecido por suas ruas convidativas para caminhadas, pelo forte senso de comunidade e pela proximidade com a praia e o parque.

Com uma variedade de plantas, incluindo estúdios, Junior 1 Bedroom e residências de 1, 2 e 3 dormitórios, o empreendimento oferece opções versáteis e uma experiência residencial completa, concebida para o estilo de vida contemporâneo em Miami Beach.



IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.

Detalhes

A coleção residencial inclui estúdios, Junior 1 Bedroom e residências de 1, 2 e 3 dormitórios, todas totalmente acabadas e mobiliadas. Interiores de linhas contemporâneas, aliados a plantas cuidadosamente planejadas, criam ambientes confortáveis e sofisticados, projetados para acompanhar o ritmo do dia a dia à beira-mar.

MIX RESIDENCIAL
(232 Residências)

- Estúdios
- Jr 1 Dorm
- 1 Dorm
- 1 Dorm + Sala íntima
- 2 Dorm + Sala íntima
- 3 Dorm + Sala íntima

14 PAVIMENTOS + COBERTURA

- Piso térreo: Lobby, áreas de lazer e espaços comerciais
- Pisos 2–14: Residências
- Piso 5: Áreas de lazer e comodidades
- Piso 15: Cobertura

A EQUIPE

INCORPORADORA
Abbott Avenue Partners, LLC,
afiliada da Robert Finvarb Companies

ARQUITETURA DE DESIGN
Arquitectonica

ARQUITETURA
TAG

DESIGN DE ÁREA INTERNAS
V Starr

EQUIPE DE VENDAS
OneWorld Properties™

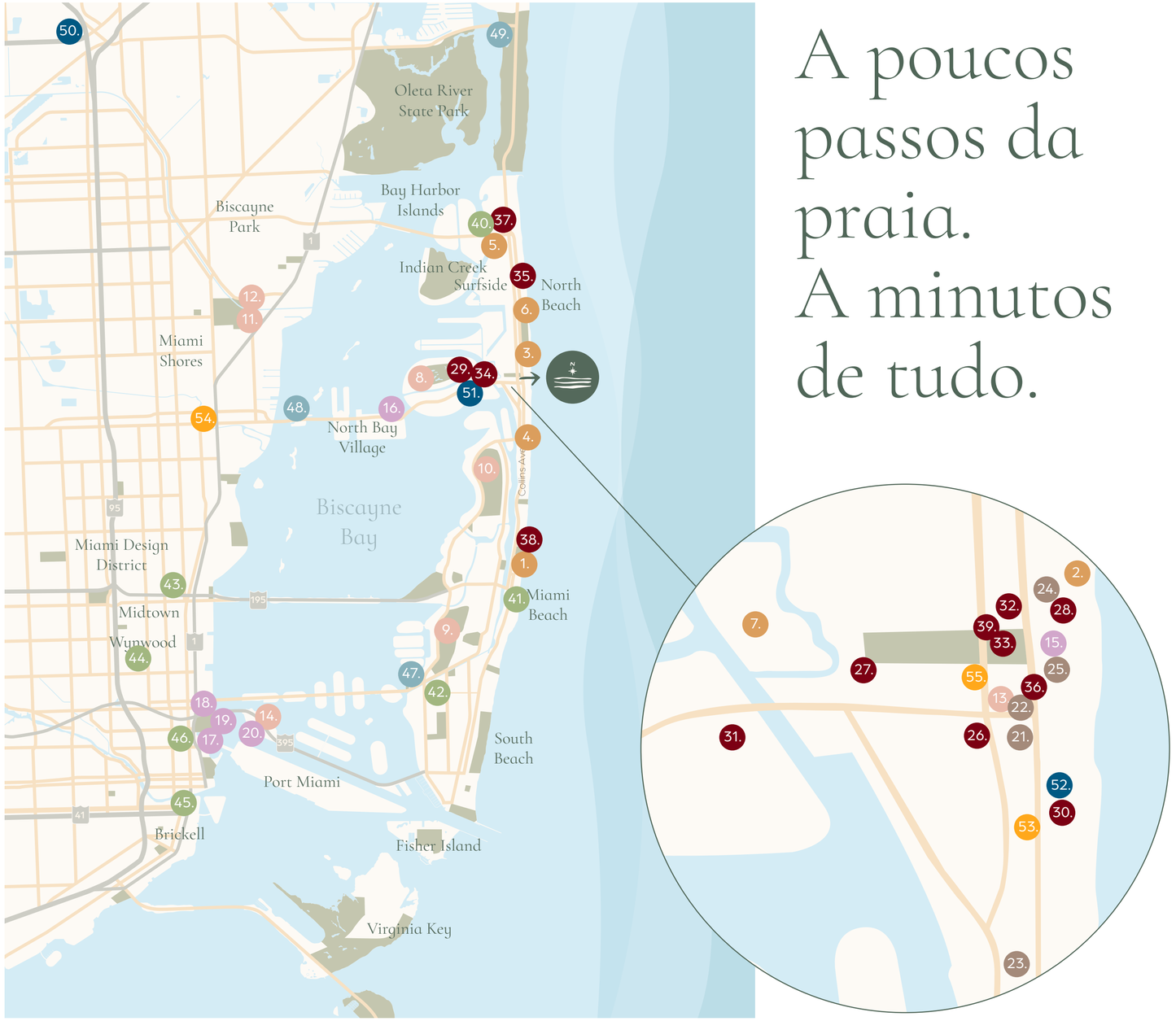


IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.

LOCALIZAÇÃO


BRICKELL
EDGEWATER
MIAMI DESIGN DISTRICT
NORTH BAY VILLAGE
LA GORCE
N
MB TENNIS CENTER
FUTURO CENTRO AQUÁTICO
BOARDWALK
BANDSHELL
OCEAN TERRACE PARK

A poucos passos da praia. A minutos de tudo.



PARQUES E ESTILO DE VIDA AO AR LIVRE

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

RECREAÇÃO

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

ENTRETENIMENTO

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

CAFETERIAS

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

GASTRONOMIA

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

COMPRAS + VAREJO

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

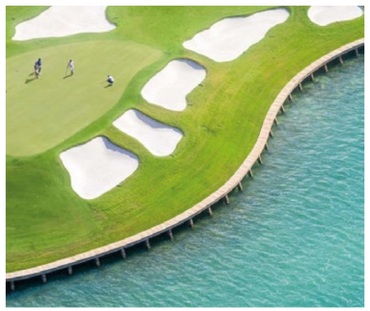
ACADEMIAS DE FITNESS E BEM-ESTAR

50. A.F.A. Academy
51. The Method – Pilates
52. The Spa at Carillon

ESSENCIAIS

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

Mais do que uma localização, um estilo de vida.



UM PASSEIO DESCONTRAÍDO
A poucos minutos de distância



FITNESS E BEM-ESTAR
No Parque North Beach Oceanside



À BEIRA-MAR
Comece sua manhã na praia



EM BOA COMPANHIA
Refeições na Collins Avenue



APROVEITANDO A VIDA AO AR LIVRE
No Parque North Beach Oceanside



AO VIVO NO BANDSHELL
Um mix dinâmico de eventos ao vivo



UM COMEÇO MAIS LENTO
Em uma cafeteria do bairro

Miami Beach é a cidade #1 nos EUA.



O NoBe PARC apresenta um novo conceito de propriedade imobiliária, marcado pela flexibilidade. Os proprietários podem optar por morar em suas residências durante todo o ano ou alugá-las por períodos curtos ou prolongados, conciliando o uso pessoal com o potencial de geração de renda.

Essa flexibilidade é respaldada pelo destaque de Miami Beach no setor de hospitalidade, ocupando o primeiro lugar nos Estados Unidos em diária média (ADR), receita por quarto disponível (RevPAR) e taxa de ocupação, fatores que reforçam a força do mercado e a demanda por locações de curta temporada.

Ao mesmo tempo, North Beach continua em plena transformação, atraindo novos investimentos e apresentando um crescente dinamismo. Esse cenário faz da aquisição de um imóvel na região não apenas uma oportunidade de desfrutar de um estilo de vida diferenciado, mas também uma possibilidade estratégica de investimento em um mercado em expansão.

NoBe PARC | Miami Beach

ESTATÍSTICAS DOS VISITANTES DE MIAMI BEACH

11.3	86%	RENDA DE US$100
MILHÕES DE VISITANTES	DE OCUPAÇÃO	MIL DE 44%

Fonte: GMCVB, março de 2026

MOTIVOS PARA AS VISITAS

#1	#1	#1
EM TARIFA MÉDIA DIÁRIA DE HOTÉIS	1 EM RECEITA POR QUARTO DISPONÍVEL	EM OCUPAÇÃO

+18%	+20%
NA ADR ANO A ANO	EM REVPAR ANO A ANO

PRINCIPAIS ÁREAS PARA VISITANTES

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

A VIDA EM NORTH BEACH



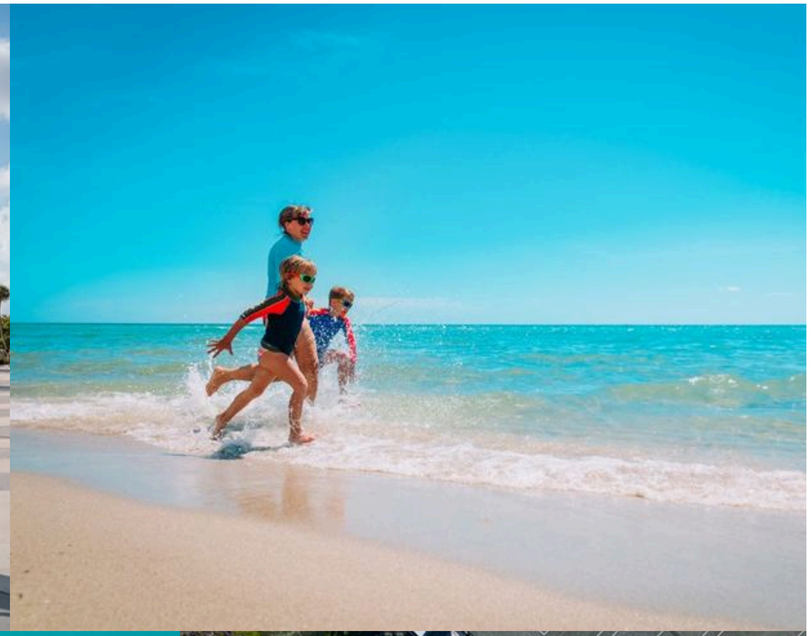
Para caminhar. Litorânea. Cheia de vida.

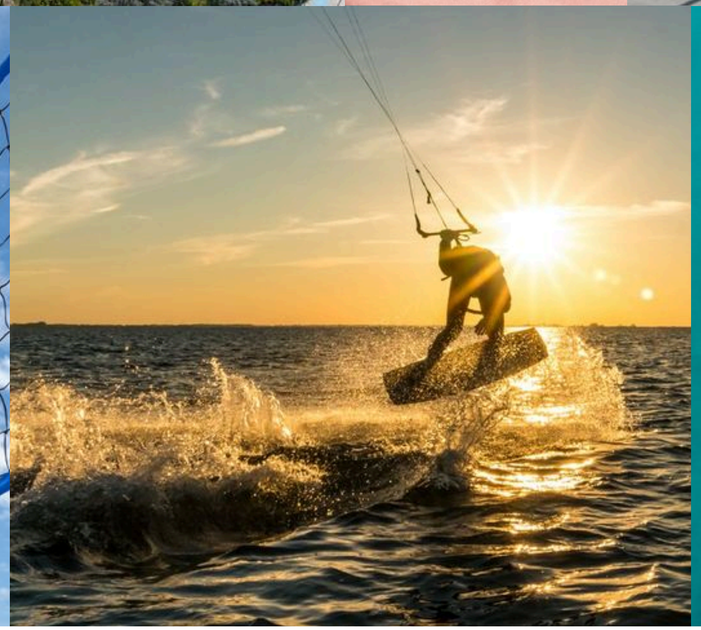
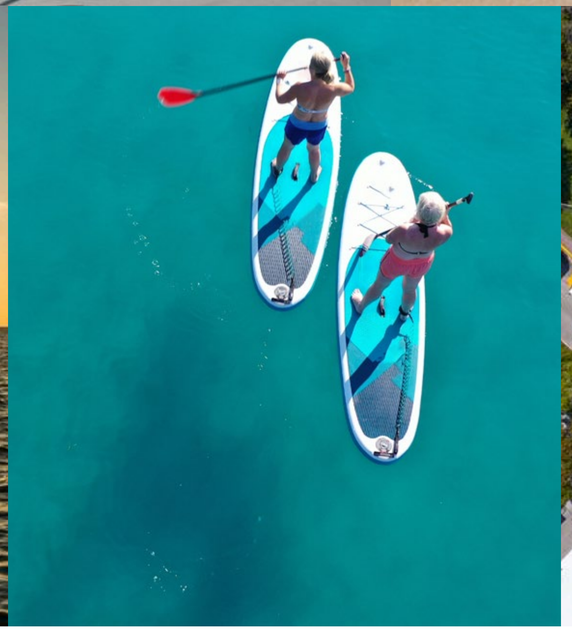
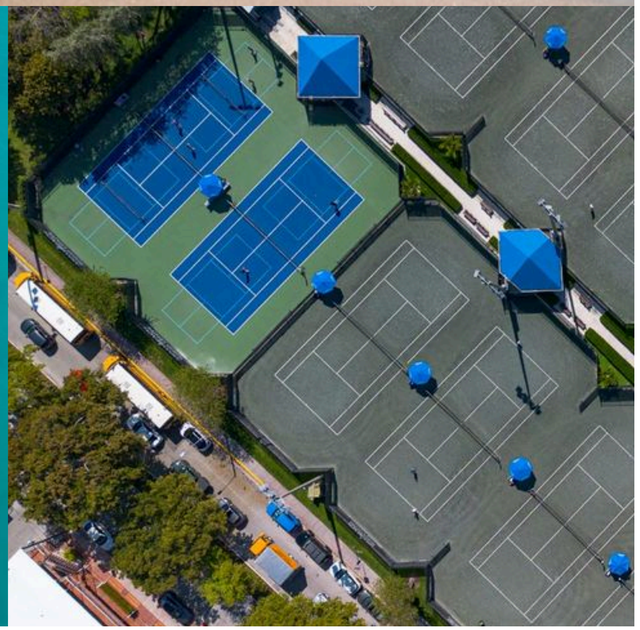
A poucos minutos de Indian Creek, um dos enclaves residenciais mais exclusivos do mundo, North Beach combina a proximidade com uma das regiões mais prestigiadas de Miami com um estilo de vida à beira-mar mais descontraído e autêntico.

Praias extensas, ruas convidativas para caminhadas, cafés charmosos e espaços culturais vibrantes fazem parte do cotidiano. Aqui, o ritmo é mais tranquilo, sem abrir mão da energia e da vitalidade de Miami.

Com fortes raízes na comunidade e cercada pela natureza, North Beach reflete a essência autêntica do estilo de vida à beira-mar.



UMA VIDA
INSPIRADA PELA *LUZ*,
PELO *MOVIMENTO*
E PELA ENERGIA DE
NORTH BEACH.

Cultura e Comunidade





Autenticamente North Beach

North Beach oferece uma atmosfera cultural vibrante e descontraída, marcada pelo espírito comunitário, pela música e pela criatividade local.

Cafés independentes, restaurantes de bairro e espaços de convivência ao ar livre dão vida à região durante o dia e também à noite. A arte local, as apresentações ao vivo e os eventos culturais refletem a diversidade e a riqueza cultural de Miami.

A atmosfera é autêntica e acolhedora, cheia de vida, mas preserva a tranquilidade e o ritmo característicos de um bairro à beira-mar.





O Miami Beach Bandshell

A poucos passos do NoBe PARC, o **Miami Beach Bandshell** é um dos espaços culturais mais emblemáticos e queridos de North Beach.

Localizado ao ar livre, em meio à brisa do mar, esse espaço icônico recebe shows de música ao vivo, apresentações artísticas, sessões de cinema e eventos comunitários ao longo do ano.

De concertos ao pôr do sol a encontros nos fins de semana, o Bandshell reúne música, cultura e comunidade, proporcionando experiências memoráveis a poucos passos de casa.









Um cenário gastronômico em expansão

Sabores de North Beach

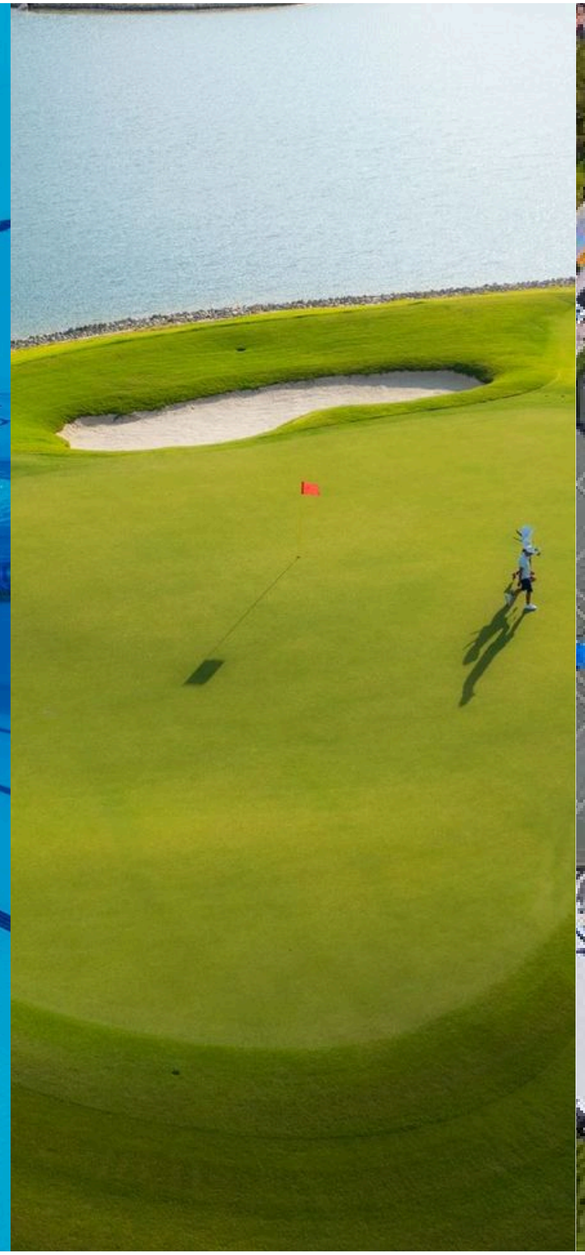
North Beach vem se consolidando, de maneira discreta, como um dos destinos gastronômicos mais interessantes de Miami Beach.

Cafés independentes, bistrôs charmosos e restaurantes com influências de diversas partes do mundo compõem um cenário gastronômico autêntico, diversificado e em constante evolução. De frutos do mar frescos e sabores da culinária mediterrânea à intensidade da gastronomia latino-americana, o bairro reflete a essência multicultural de Miami.

Aqui, a experiência gastronômica vai além das aparências e valoriza a descoberta de novos sabores, restaurantes descontraídos, mesas ao ar livre e estabelecimentos locais que conferem a North Beach sua identidade única.

A poucos minutos dali, os renomados destinos gastronômicos de Bal Harbour, Surfside e Miami Beach ampliam ainda mais as possibilidades, oferecendo fácil acesso a alguns dos restaurantes mais prestigiados da região.







O melhor de North Beach, bem ao seu alcance

Um bairro que convida a um estilo de vida ativo, onde parques, esportes e espaços ao ar livre fazem parte do dia a dia.

Centro de Tênis e Campos de Beisebol
Quadras de tênis e campos de beisebol que incentivam a prática de esportes e um estilo de vida ativo ao ar livre, a poucos passos de casa.

Campo de Golfe Normandy Shores
Um campo de golfe de 18 buracos, localizado a poucos minutos de distância, que oferece um ambiente tranquilo e vistas privilegiadas para momentos de lazer e descontração.

North Beach Aquatic Center
Um espaço moderno dedicado à natação, ao treinamento e ao bem-estar, localizado do outro lado da rua.

NoBe PARC

MIAMI BEACH

Comodidades do edifício

As áreas de lazer e comodidades do NoBe PARC foram cuidadosamente planejadas para promover um estilo de vida ativo, o bem-estar e a convivência.

De espaços dedicados ao relaxamento a ambientes de convivência e áreas ao ar livre, incluindo um serviço exclusivo de praia, cada detalhe foi pensado para proporcionar uma experiência residencial harmoniosa, marcada pelo equilíbrio, conforto e sofisticação.



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PISO TÉRREO

- Recepção com atendimento 24 horas
- Serviço de manobrista com aplicativo exclusivo para moradores
- Academia
- Espaço para armazenamento
- Sala de recebimento de encomendas
- Beach Club

ÁREA DE LAZER | 5º PISO

- Piscina em estilo resort, com áreas para banho de sol e spa integrado
- Spa
  - Sala de tratamentos
  - Sauna seca
  - Experiência de Contraste Térmico
- Salão de convivência (Club Room)
- Lounge para trabalho remoto
- Duas cozinhas gourmet ao ar livre com áreas de estar privativas
- Brinquedoteca
- The Social Lawn – espaço de convivência ao ar livre com mesas, cadeiras e área de jogos

TERRAÇO NA COBERTURA | 15º PISO

- Terraço para yoga ao nascer do sol
- Cabanas privativas integradas a áreas de estar
- Terraço para contemplar o pôr do sol
- Espaço zen para relaxamento

Piso Térreo

1. Lobby
2. Academia
3. Sala de correspondências
4. Sala de recebimento de encomendas
5. Hall dos elevadores
6. Espaços comerciais



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LOBBY

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



LOBBY

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



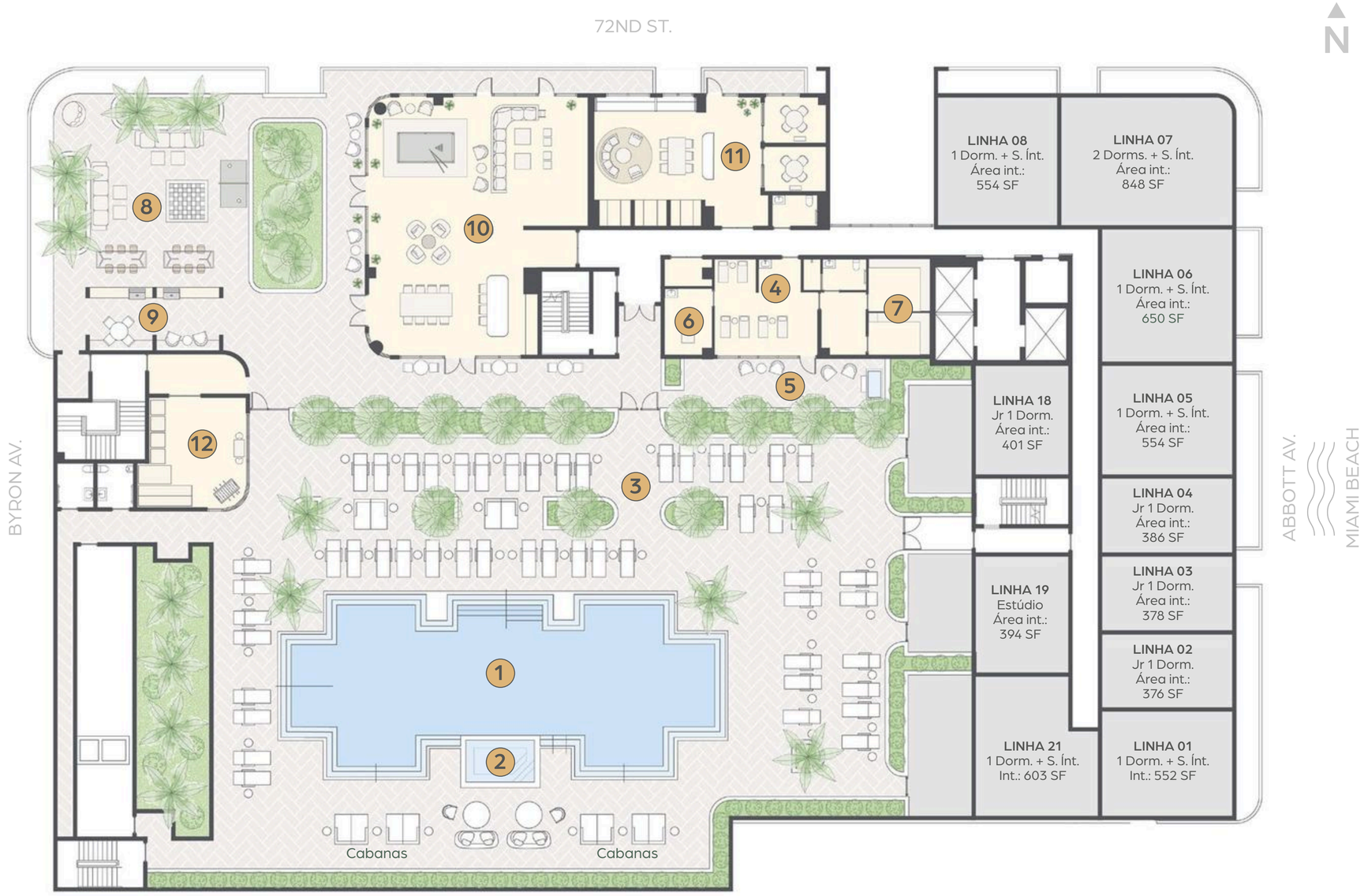
ACADEMIA

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.

Piso com área de comodidades

PISO 5

1. Piscina em estilo resort
2. Piscina aquecida
3. Deck da piscina
4. Spa
5. Terraço do spa
6. Sala de tratamentos
7. Sauna seca
8. The Social Lawn
9. Cozinhas gourmet ao ar livre
10. Club Room
11. Lounge para trabalho remoto
12. Brinquedoteca



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PISCINA ESTILO RESORT

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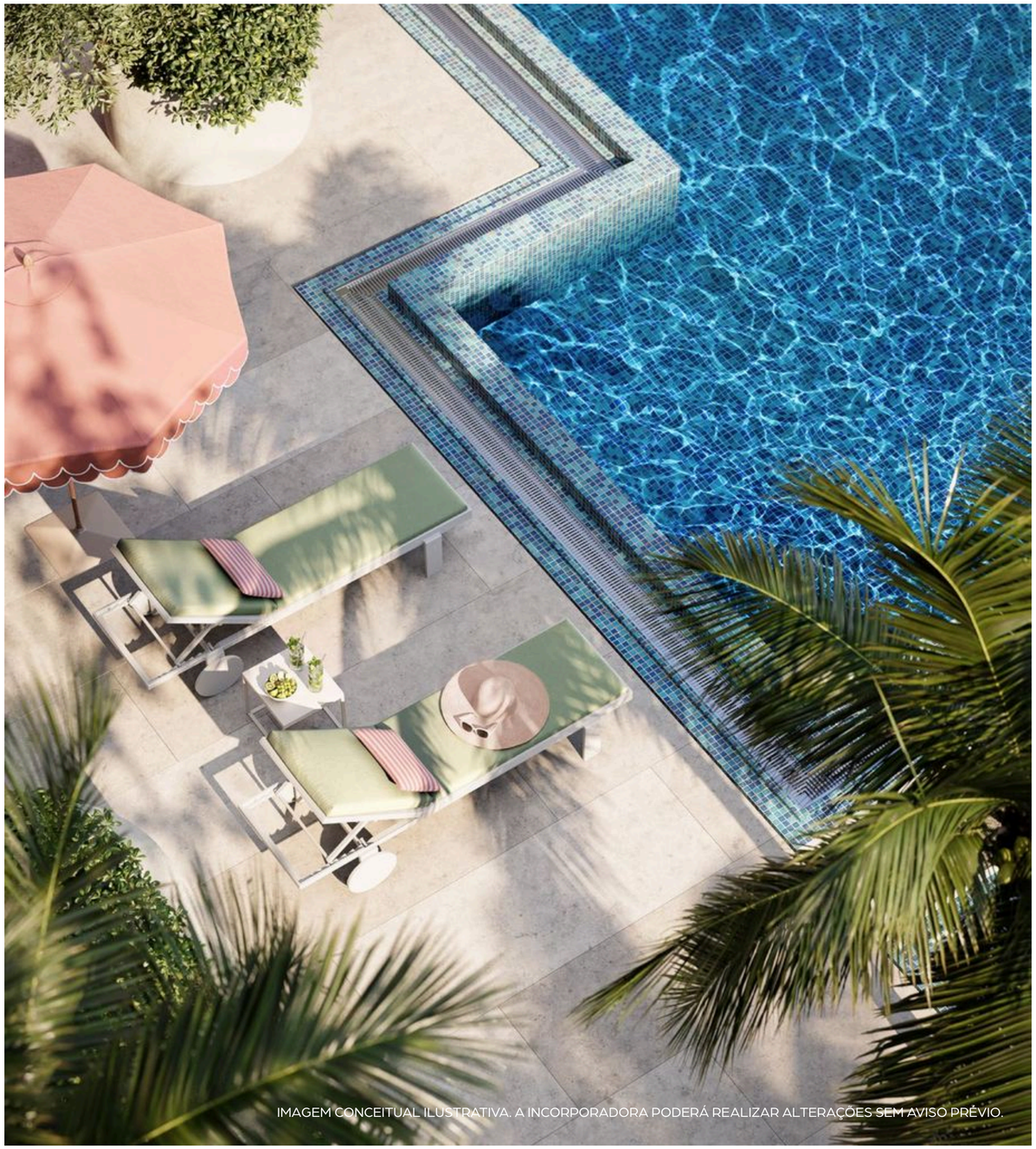
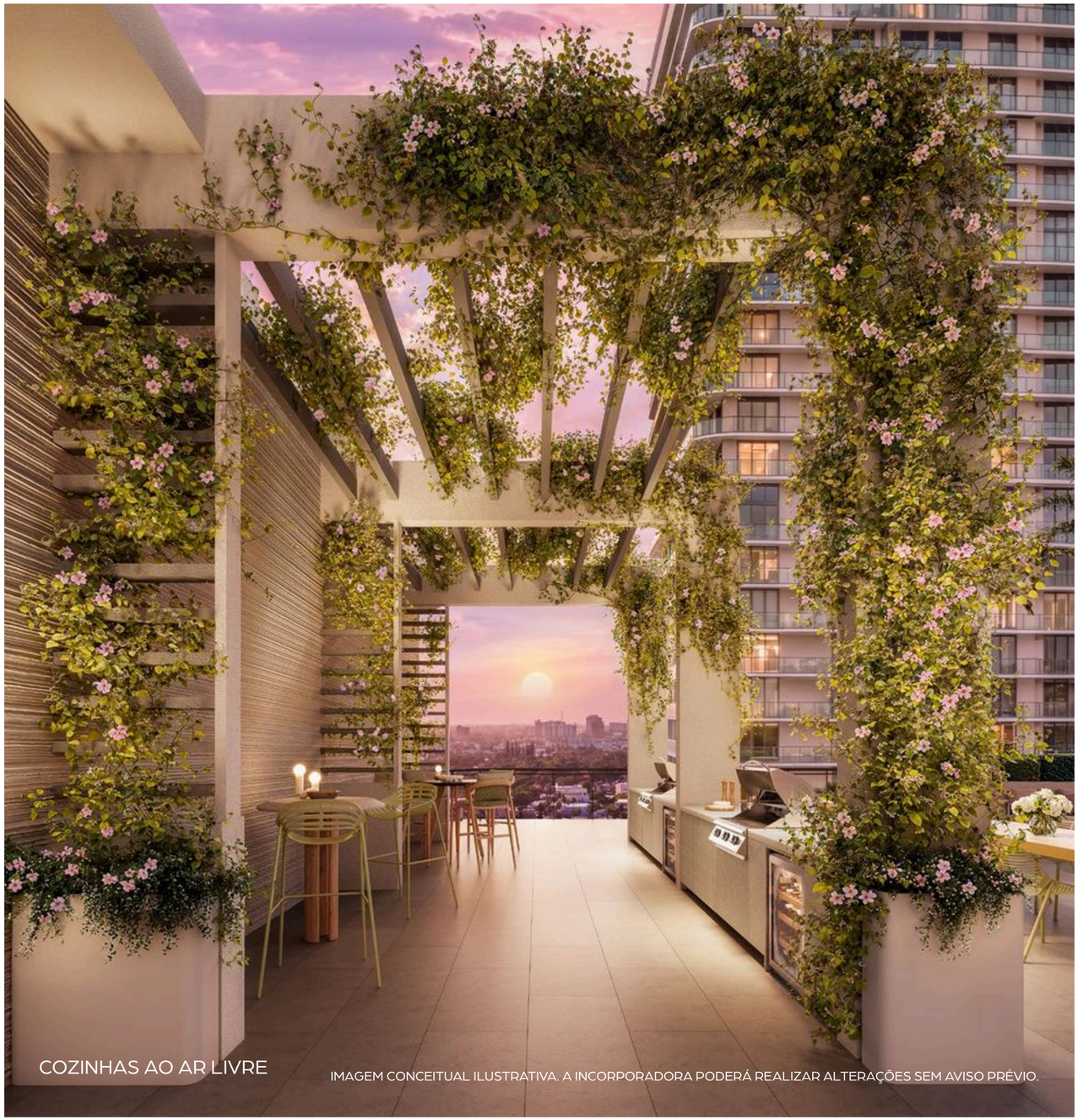


IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



ÁREA DE CONVIVÊNCIA AO AR LIVRE

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



COZINHAS AO AR LIVRE

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



SALÃO DE CONVIVÊNCIA

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



SALÃO DE CONVIVÊNCIA

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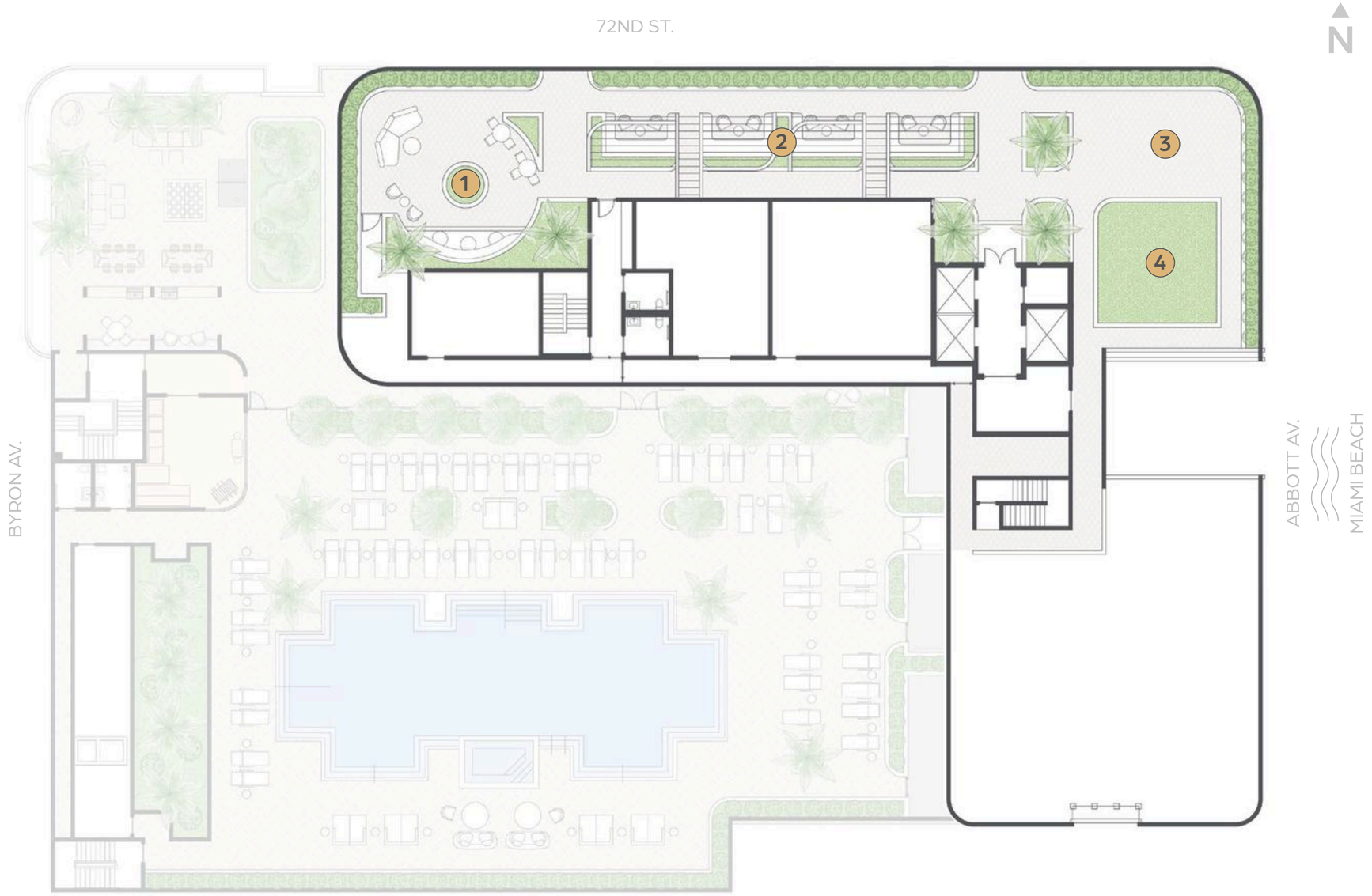
BRINQUEDOTECA

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.

Cobertura

PISO 15

1. Terraço do Pôr do Sol
2. Cabanas Privativas
3. Terraço de Yoga ao Nascer do Sol
4. Espaço Zen de Relaxamento



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DECK SUNRISE YOGA

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Beach Club

A poucos passos da praia, o NoBe PARC oferece uma experiência residencial que se estende até o mar. Os proprietários e seus convidados poderão reservar espreguiçadeiras e desfrutar do conforto e da exclusividade de um estilo de vida à beira-mar.

Seja para começar o dia aproveitando o sol, desfrutar de uma tarde tranquila à beira-mar ou simplesmente relaxar, a praia se torna uma extensão natural da experiência de viver em North Beach.



RESIDÊNCIAS



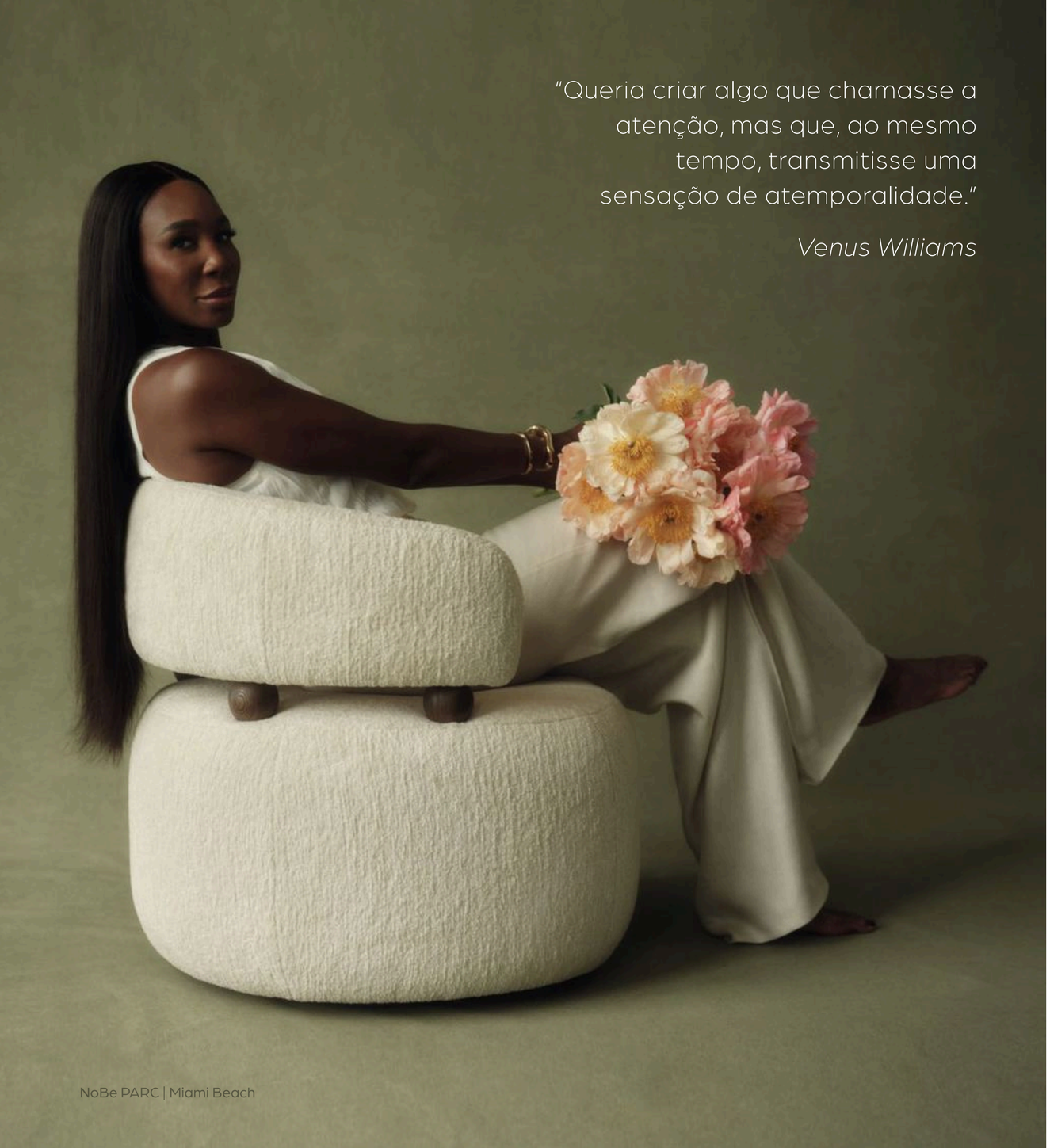
IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.

Características do residencial

- Residências decoradas e mobiliadas, com curadoria de design da V Starr e móveis da Crate & Barrel
- Programa de propriedade flexível
- Vistas panorâmicas e desobstruídas do oceano e da cidade em residências selecionadas
- Pé-direito de 3 metros nas salas de estar e nos dormitórios*
- Janelas amplas com vidros resistentes a impactos e cortinas
- Terraços privativos com acabamento, integrados aos ambientes internos por portas de correr de vidro**
- Piso de porcelanato em todos os ambientes
- Cozinhas e banheiros com armários italianos sob medida e bancadas de quartzo
- Torneiras com metais elegantes com acabamento em níquel escovado e cubas contemporâneas de aço inoxidável embutidas
- Conjunto de eletrodomésticos Bosch (ou de marca equivalente), incluindo:
  - Forno de cocção rápida
  - Geladeira e freezer com painéis integrados
  - Lava-louças
- Boxes de vidro nos chuveiros
- Máquinas de lavar e secar roupas de alto padrão nas residências
- Closets ou guarda-roupas totalmente planejados
- Infraestrutura preparada para internet e Wi-Fi de alta velocidade
- Sistema integrado de fechadura digital inteligente, que permite acesso seguro sem chave

** As medidas do pé-direito não incluem áreas onde possam existir sancas, elementos estruturais, forros rebaixados ou suspensos e/ou luminárias.*

*** Algumas residências não possuem terraços.*



"Queria criar algo que chamasse a atenção, mas que, ao mesmo tempo, transmitisse uma sensação de atemporalidade."

Venus Williams

NoBe PARC | Miami Beach

Design de campeã. Essência litorânea.

O design de alto padrão se une a um estilo de vida à beira-mar, com foco no bem-estar. A V Starr traz sua visão exclusiva de design residencial para Miami Beach, criando ambientes que combinam conforto, funcionalidade e sofisticação contemporânea.

Mobiliadas pela Crate & Barrel e cuidadosamente complementadas com peças selecionadas da coleção de Venus Williams, as residências refletem o equilíbrio perfeito entre estética e conforto.



CONFORTO
Mobiliário cuidadosamente selecionado para proporcionar um estilo de vida litorâneo sofisticado e descontraído.



FUNCIONALIDADE
Ambientes projetados para promover movimento, funcionalidade e equilíbrio.



DESIGN ATEMPORAL
Peças selecionadas da coleção de Venus Williams para a Crate & Barrel conferem elegância escultural e sofisticação contemporânea aos ambientes.



SALA DE ESTAR

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



COZINHA

ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



JR 1 DORMITÓRIO – COZINHA

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



JR 1 DORMITÓRIO

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



1 DORMITÓRIO

IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.



BANHEIRO

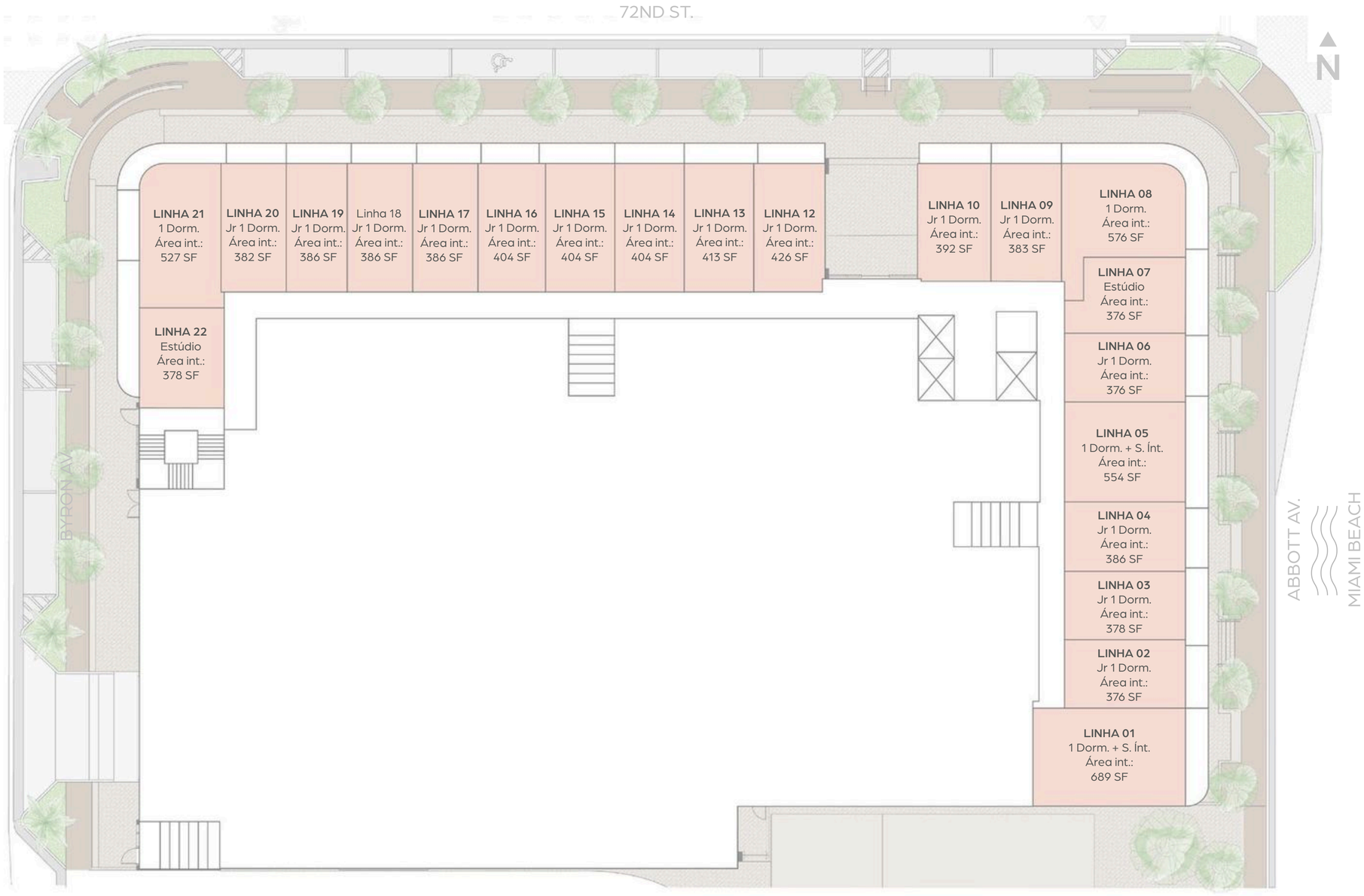
IMAGEM CONCEITUAL ILUSTRATIVA. A INCORPORADORA PODERÁ REALIZAR ALTERAÇÕES SEM AVISO PRÉVIO.

TIPOS DE PLANTAS

Pisos 2 a 4

TIPOS DE RESIDÊNCIAS TÍPICAS

- **2** Estúdios
- **15** Jr 1 Dormitório
- **2** 1 Dormitório
- **2** 1 Dormitório + Sala íntima



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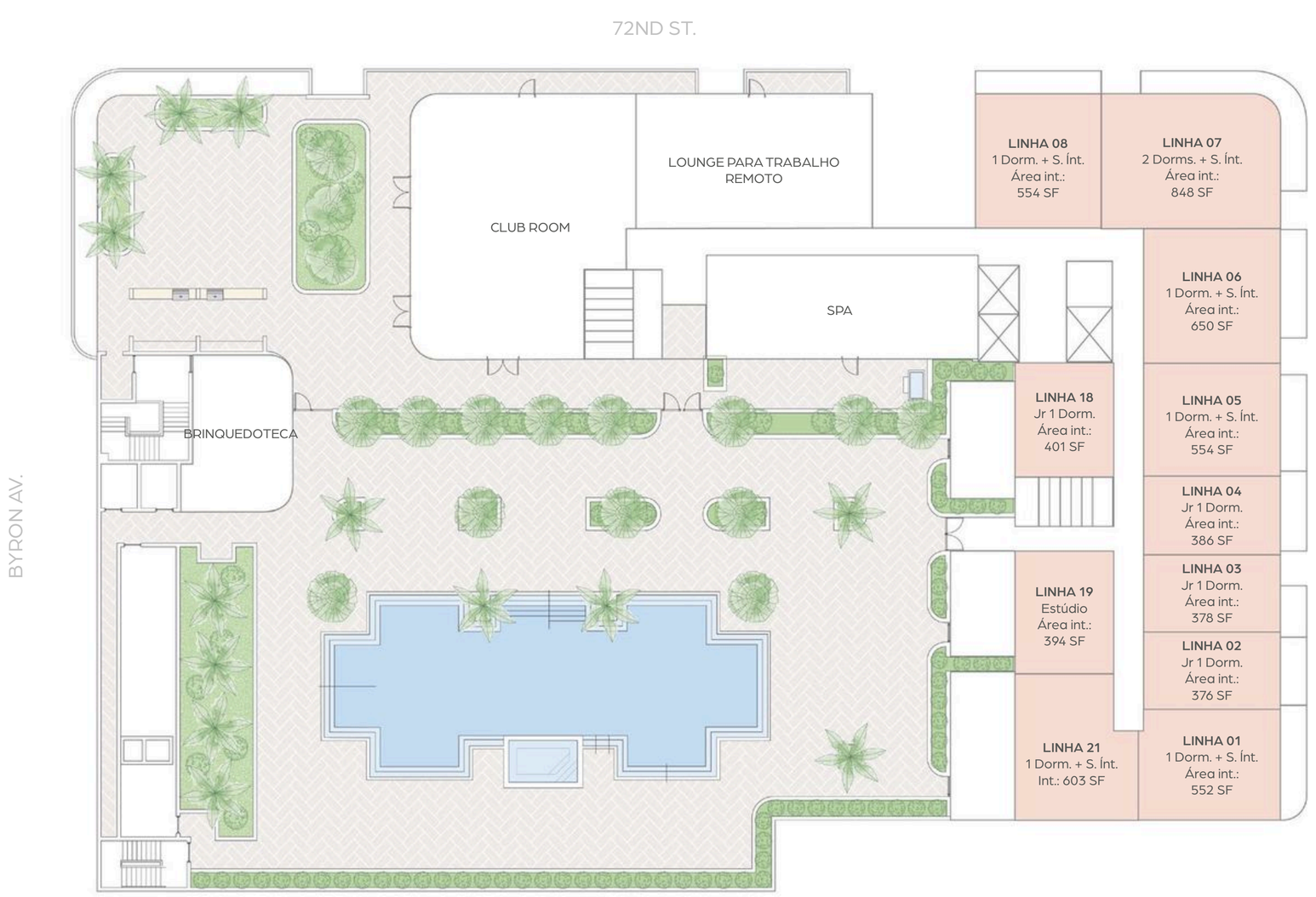
Piso 5

TIPOS DE RESIDÊNCIAS TÍPICAS

5 Jr 1 Dormitório
5 1 Dormitório + Sala íntima
1 2 Dormitórios + Sala íntima



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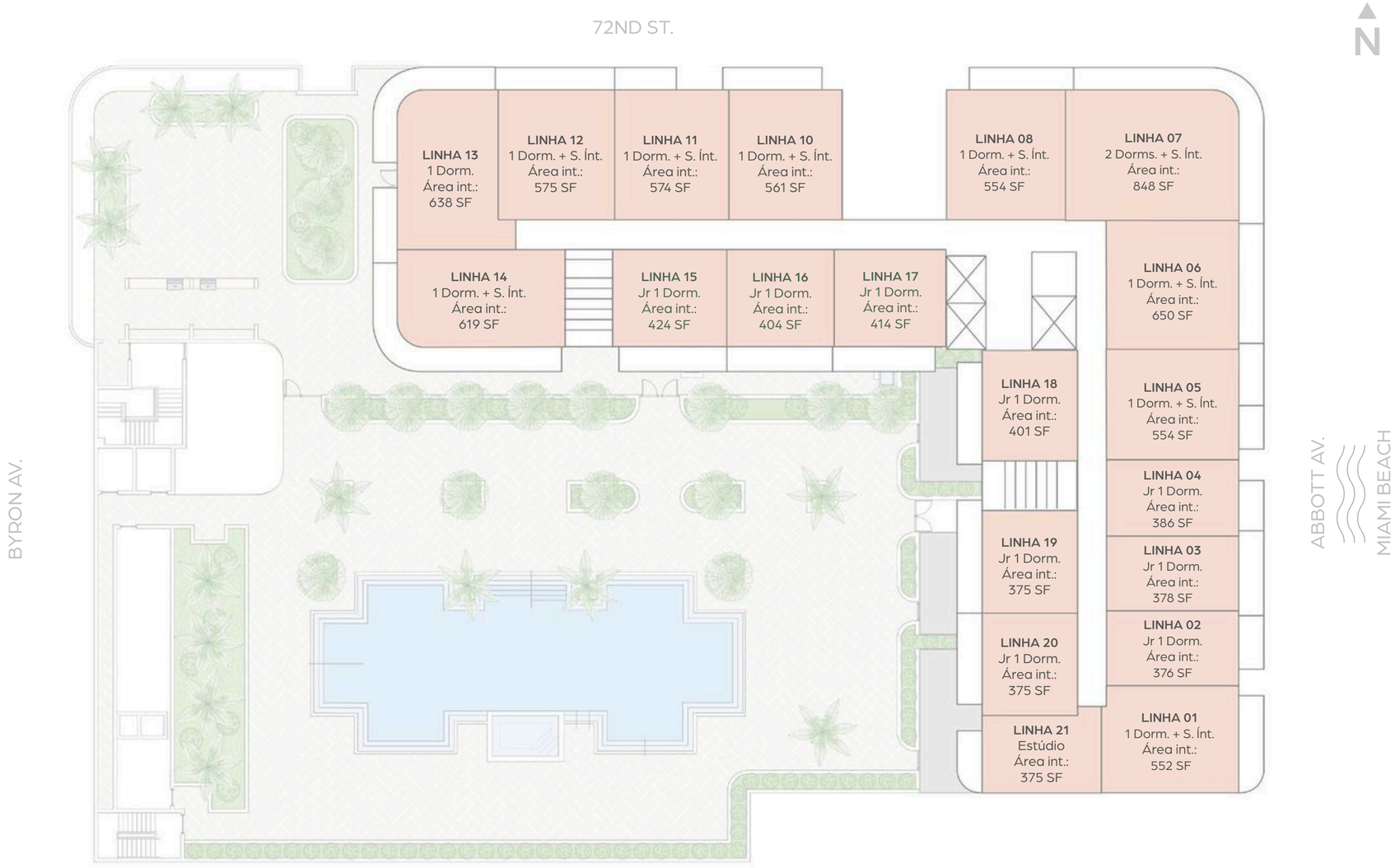
Piso 6

TIPOS DE RESIDÊNCIAS TÍPICAS

1 Estúdio
9 Jr 1 Dormitório
1 1 Dormitório
8 1 Dormitório + Sala íntima
1 2 Dormitórios + Sala íntima



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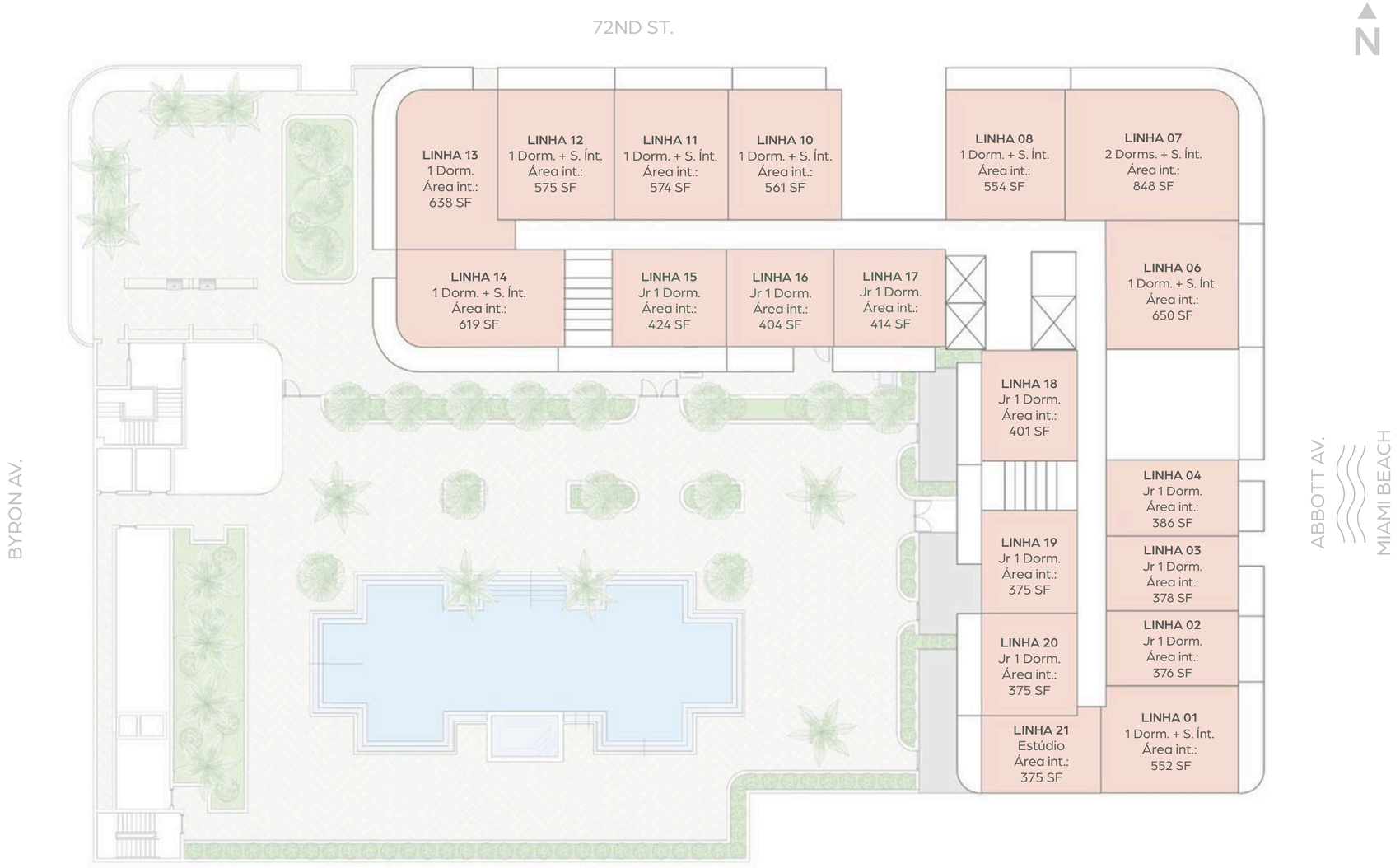
Piso 7

TIPOS DE RESIDÊNCIAS TÍPICAS

- **1** Estúdio
- **9** Jr 1 Dormitório
- **1** 1 Dormitório
- **7** 1 Dormitório + Sala íntima
- **1** 2 Dormitórios + Sala íntima



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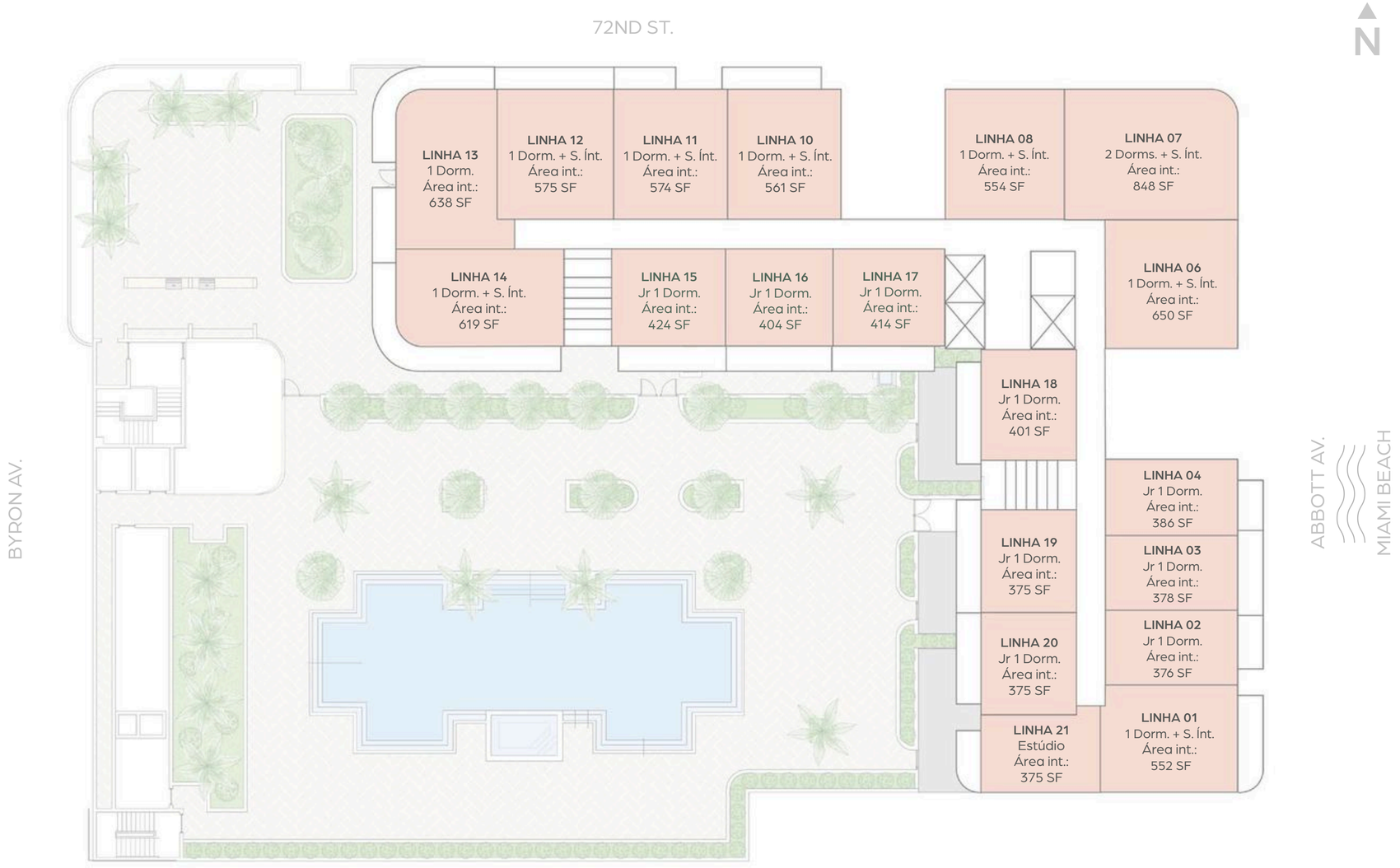
Piso 8

TIPOS DE RESIDÊNCIAS TÍPICAS

1	Estúdio
9	Jr 1 Dormitório
1	1 Dormitório
7	1 Dormitório + Sala íntima
1	2 Dormitórios + Sala íntima



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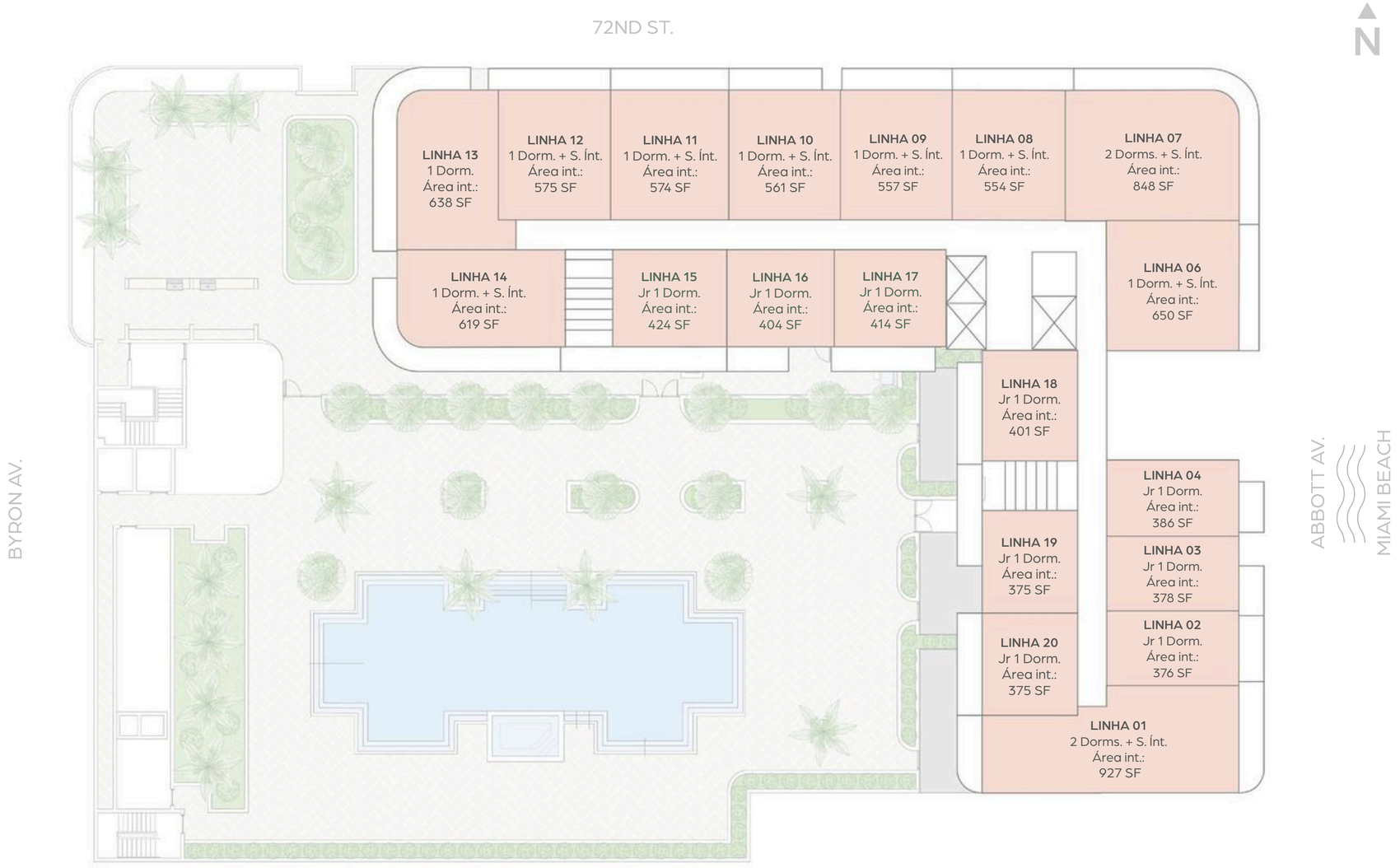
Pisos 9 a 11

TIPOS DE RESIDÊNCIAS TÍPICAS

- **9** Jr 1 Dormitório
- **1** 1 Dormitório
- **7** 1 Dormitório + Sala íntima
- **2** 2 Dormitórios + Sala íntima



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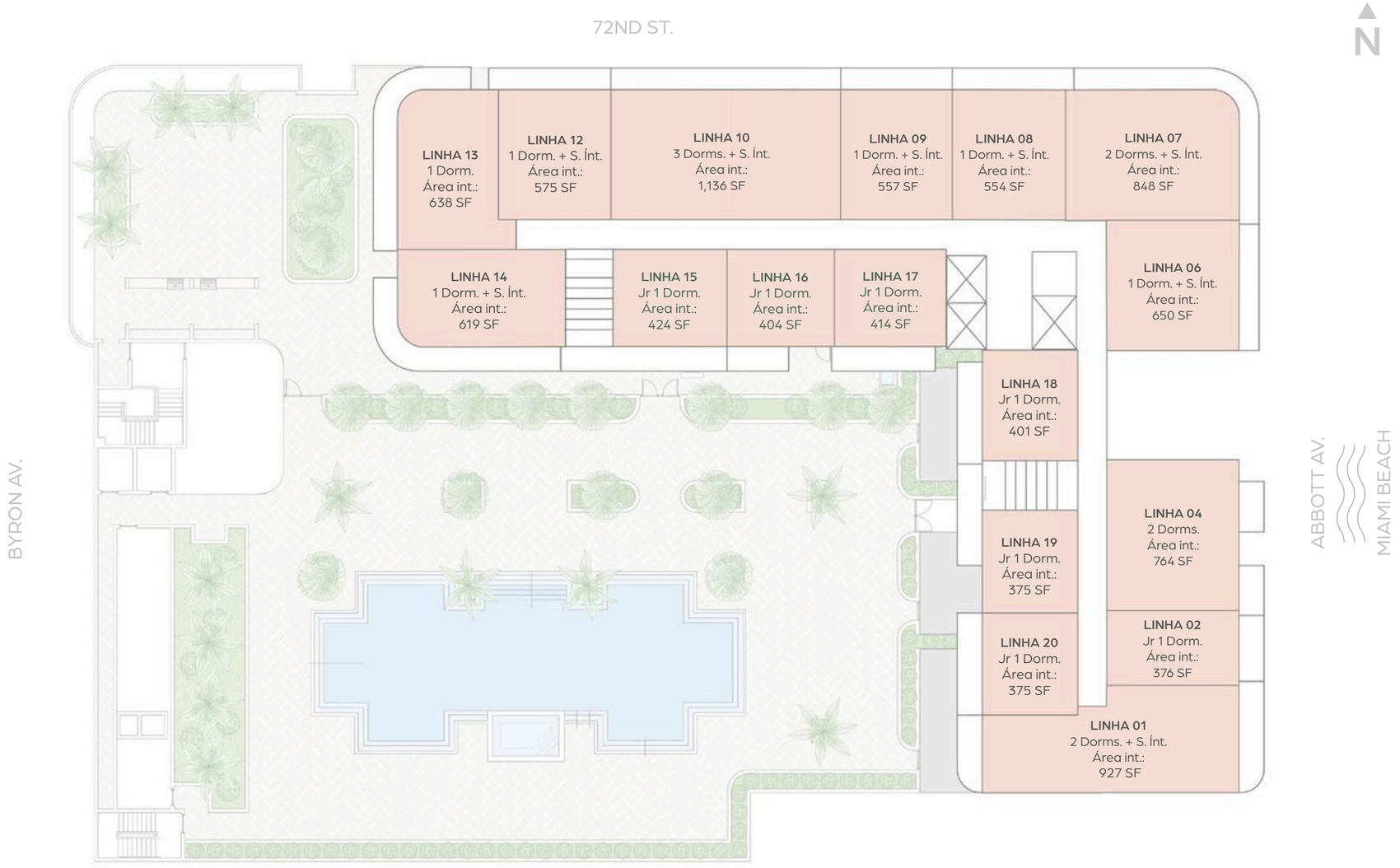
Pisos 12 ao 14

TIPOS DE RESIDÊNCIAS TÍPICAS

7	Jr 1 Dormitório
1	1 Dormitório
5	1 Dormitório + Sala íntima
1	2 Dormitórios
2	2 Dormitórios + Sala íntima
1	3 Dormitórios + Sala íntima



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PLANTAS BAIXAS

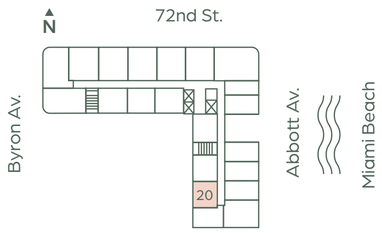
Linha 20

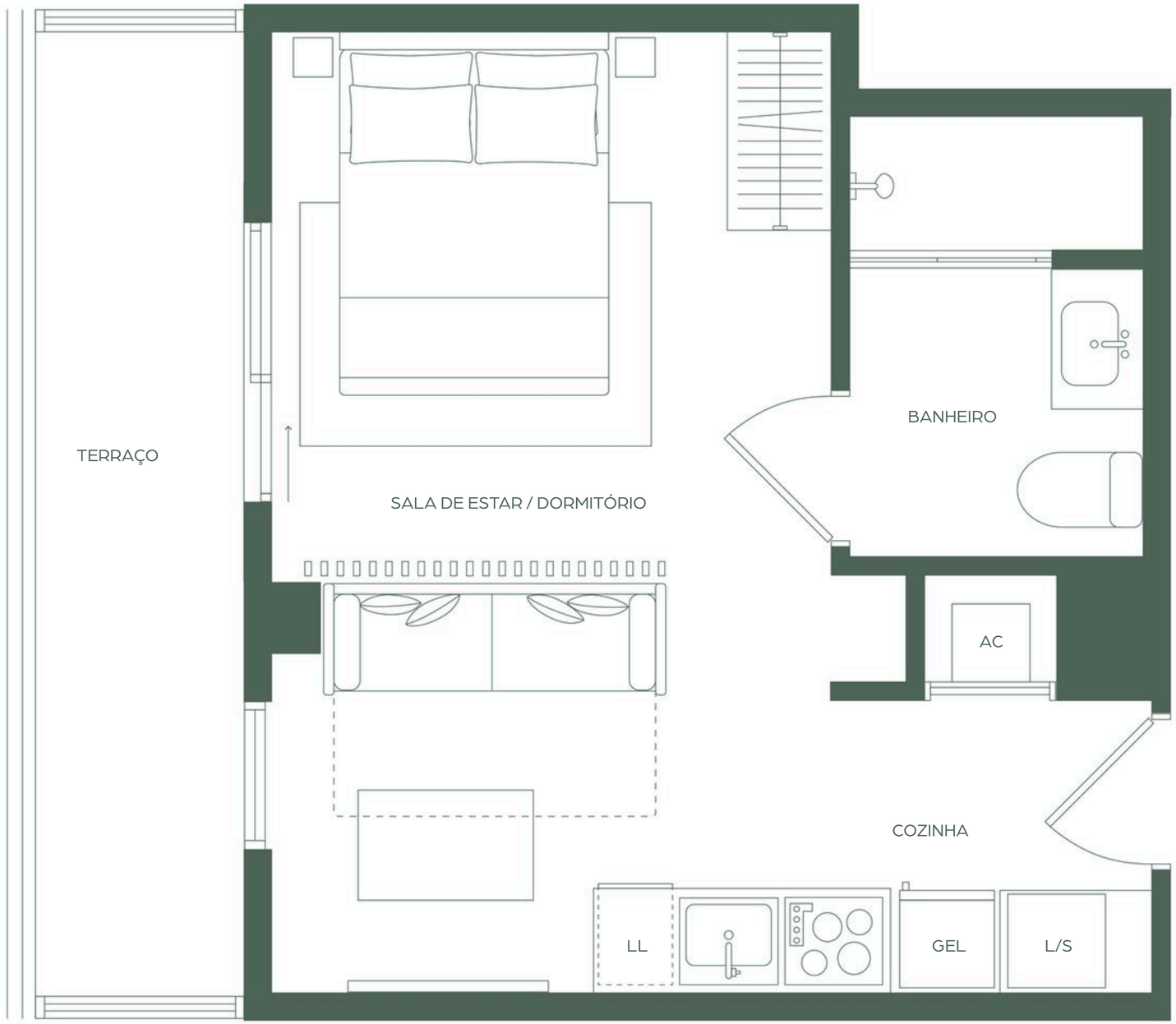
Jr 1 DORMITÓRIO / 1 BANHEIRO

Pisos 6 –14

Área interna	375 sq. ft.	35 m²
Terraço*	101 sq. ft.	9 m²
Total	**476 sq. ft.**	**44 m²**

* *Os terraços dos pisos 6, 8, 10 e 12 têm 8,4 m².*





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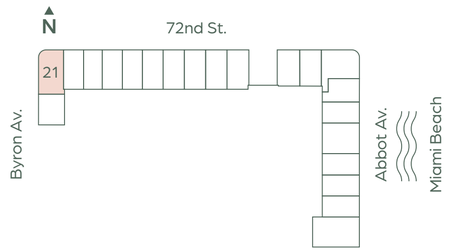
Linha 21

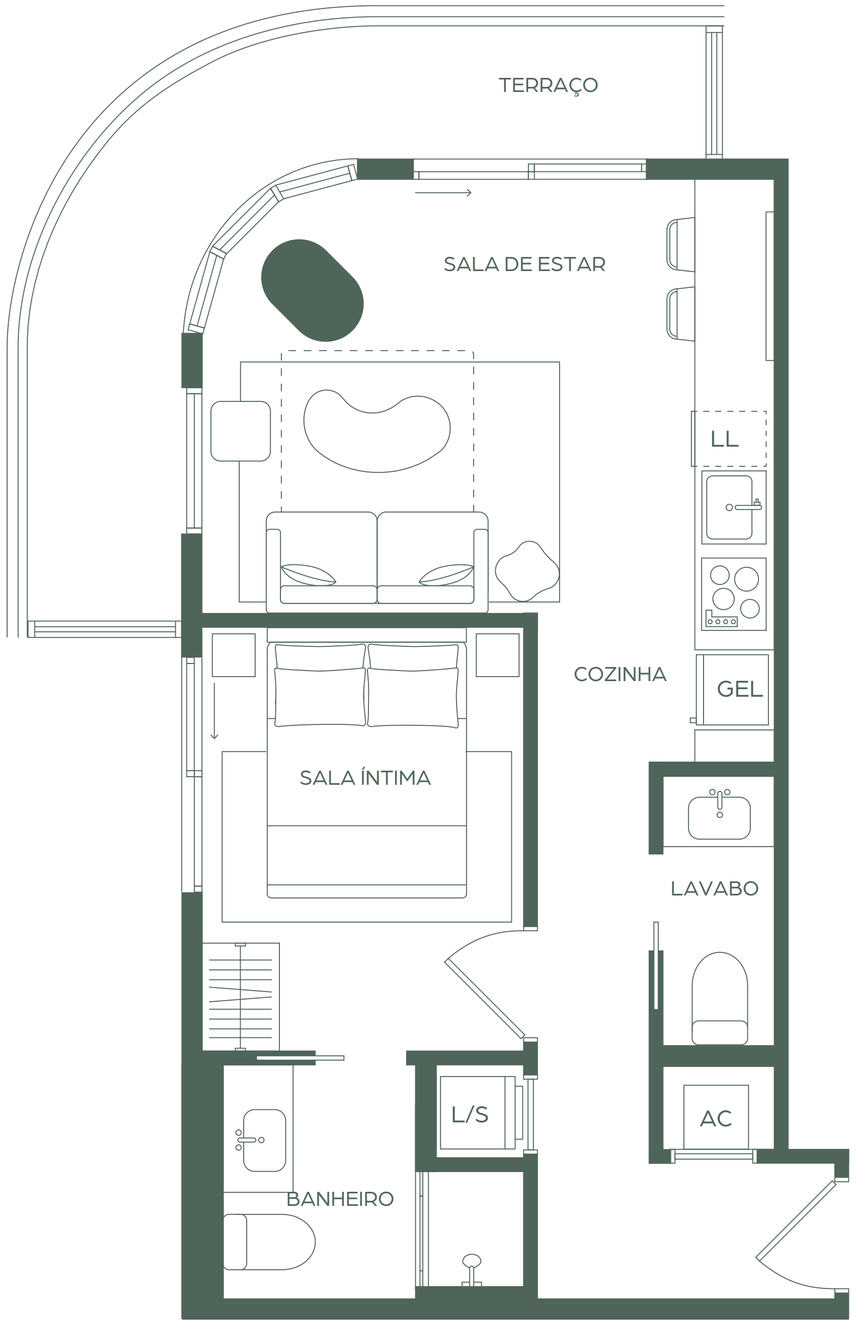
1 DORMITÓRIO / 1.5 BANHEIROS

Pisos 2–4

Área interna	527 sq. ft.	49 m²
Terraço*	250 sq. ft.	23 m²
Total	**777 sq. ft.**	**72 m²**

** O terraço do piso 3 tem 14m²*





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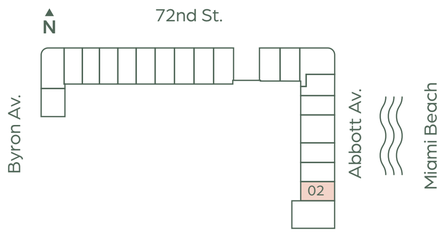
Linha 02

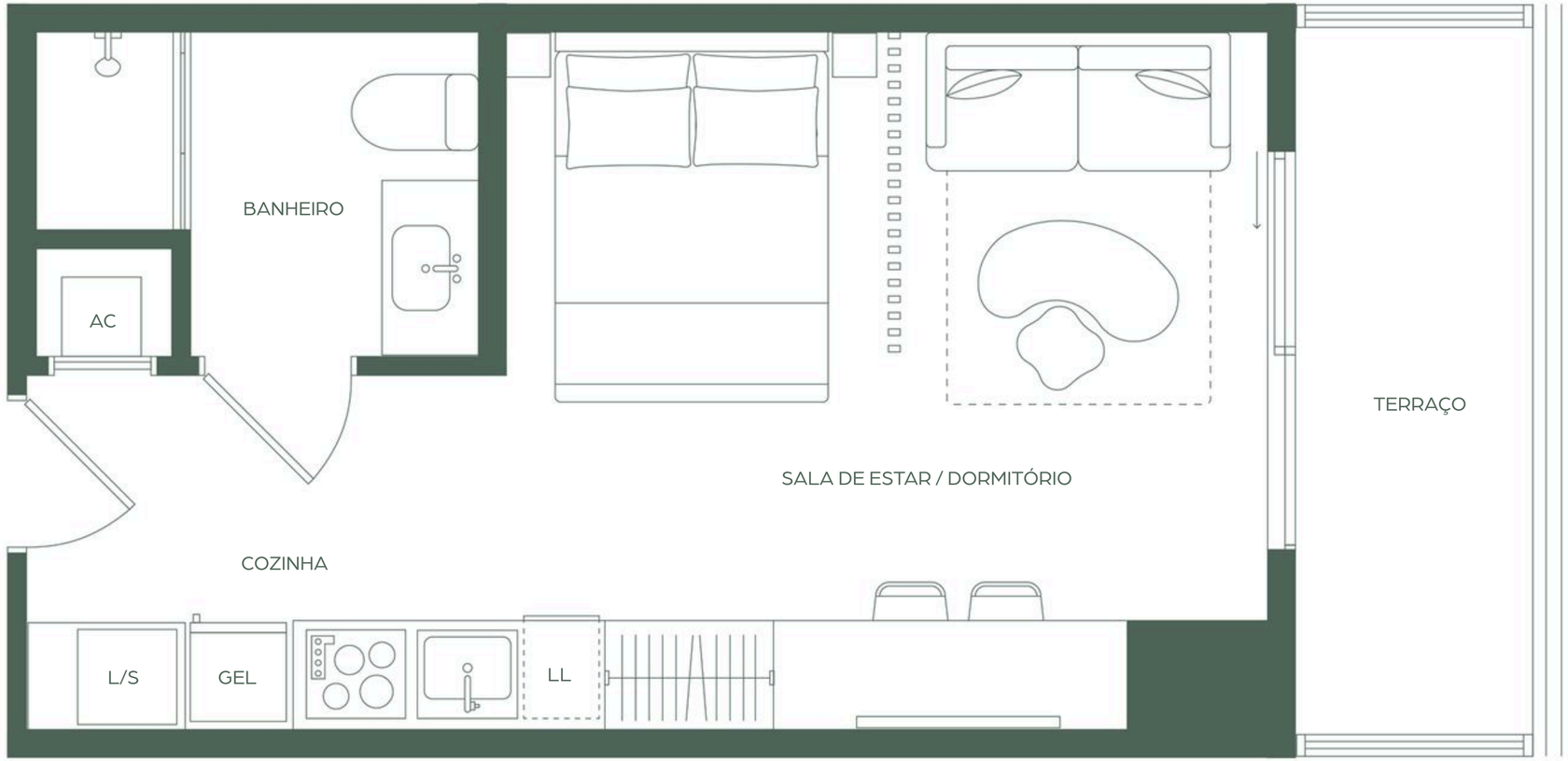
Jr 1 DORMITÓRIO / 1 BANHEIRO

Pisos 2 –14

Área interna	376 sq. ft.	35 m²
Terraço*	73 sq. ft.	7 m²
Total	**449 sq. ft.**	**42 m²**

** Os terraços dos pisos 2, 3, 4, 6, 7,10 e 12 têm 6,5 m²*





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Linha 10-11-12

1 DORMITÓRIO + SALA ÍNTIMA / 2 BANHEIROS

Pisos 6 –14

Linha 10

Área interna	572 sq. ft.	53 m²
Terraço*	119 sq. ft.	11 m²
Total	**691 sq. ft.**	**64 m²**

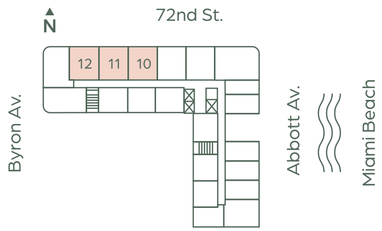
Linha 11

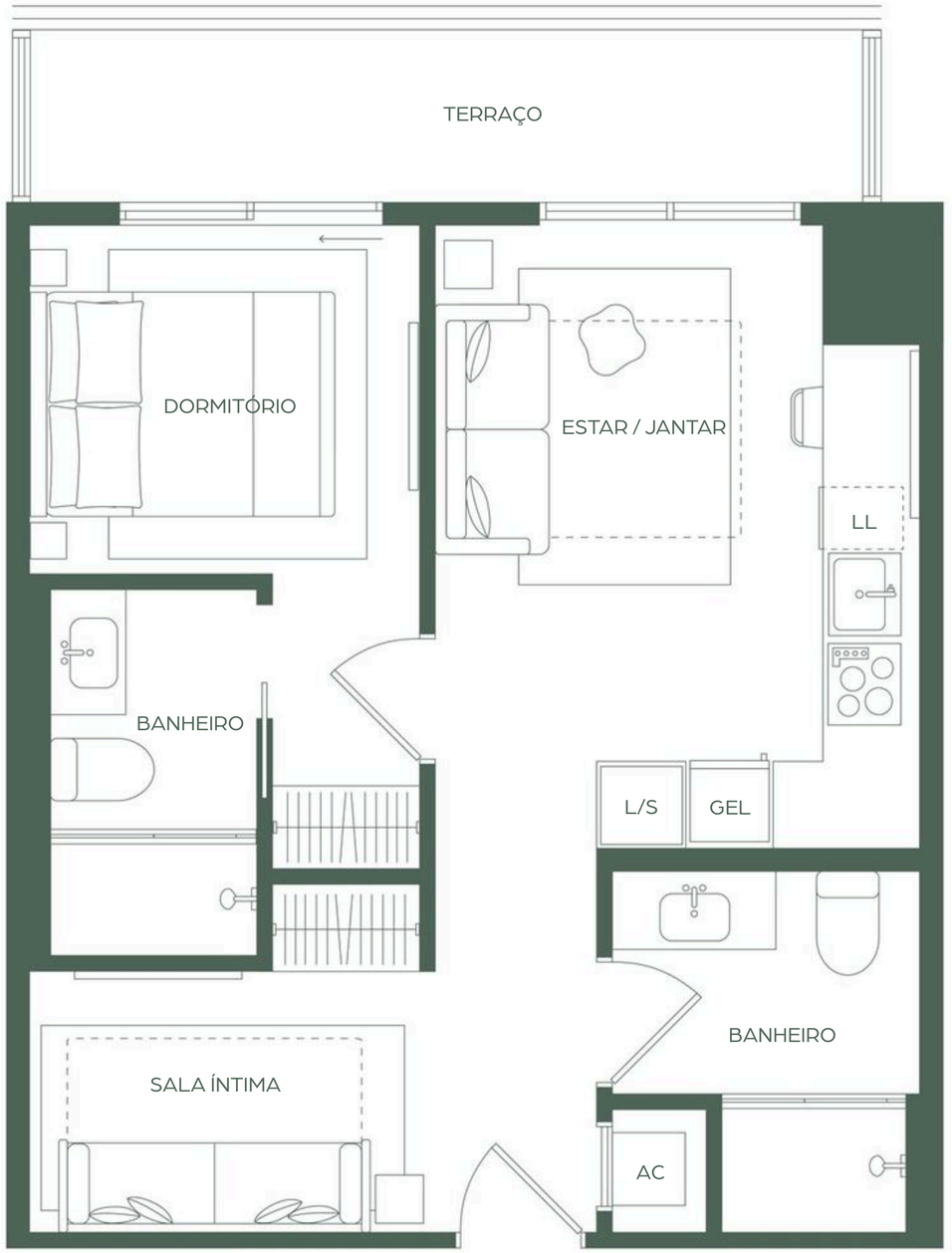
Área interna	574 sq. ft.	53 m²
Terraço**	113 sq. ft.	11 m²
Total	**687 sq. ft.**	**64 m²**

Linha 12

Área interna	575 sq. ft.	54 m²
Terraço***	120 sq. ft.	11 m²
Total	**695 sq. ft.**	**65 m²**

**Os terraços 10 dos pisos 7, 9, 11 e 14 têm 8,5 m²*
Os terraços 10 dos pisos 6 e 8 têm 9,3 m²
***Os terraços 11 dos pisos 6, 8, 10 e 12 têm 5,6 m²*
****Os terraços 12 dos pisos 6, 8, 10 e 12 têm 10,6 m²*





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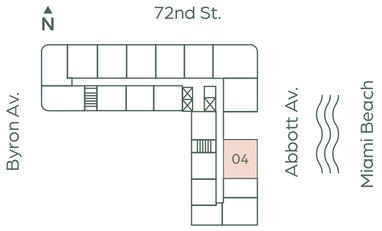
Linha 04

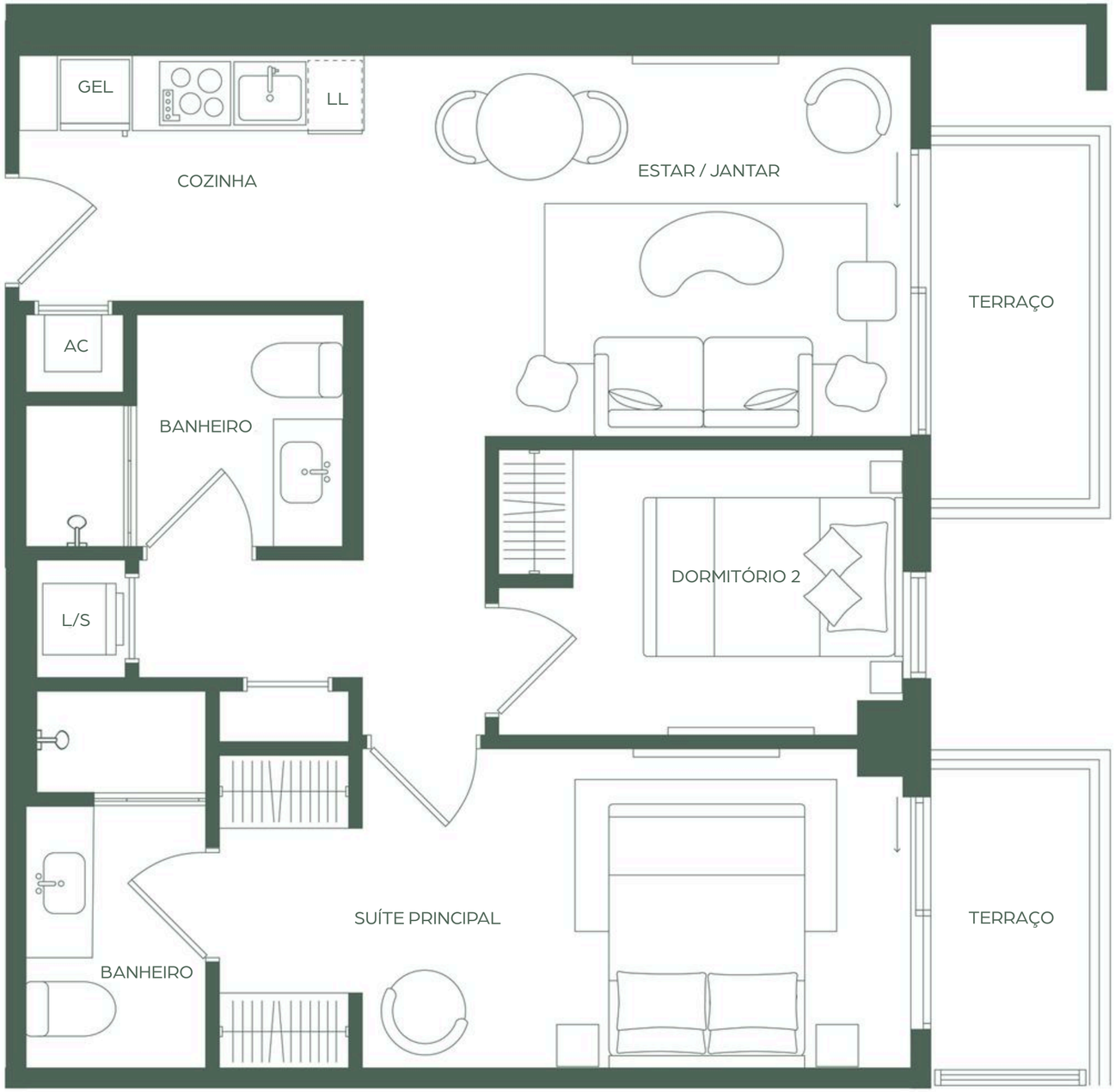
2 DORMITÓRIOS / 2 BANHEIROS

Pisos 11–14

Área interna	764 sq. ft.	71 m²
Terraço*	130 sq. ft.	12 m²
Total	**894 sq. ft.**	**83 m²**

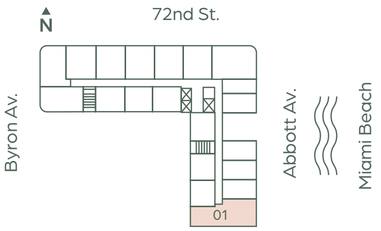
** O terraço do piso 11 e 14 tem 9,1 m²*





ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. All depictions of furnishings, appliances, built-ins, counters, soffits, floor coverings, lighting and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Consult the Developer's prospectus for information on what is offered with the Unit.

Linha 01

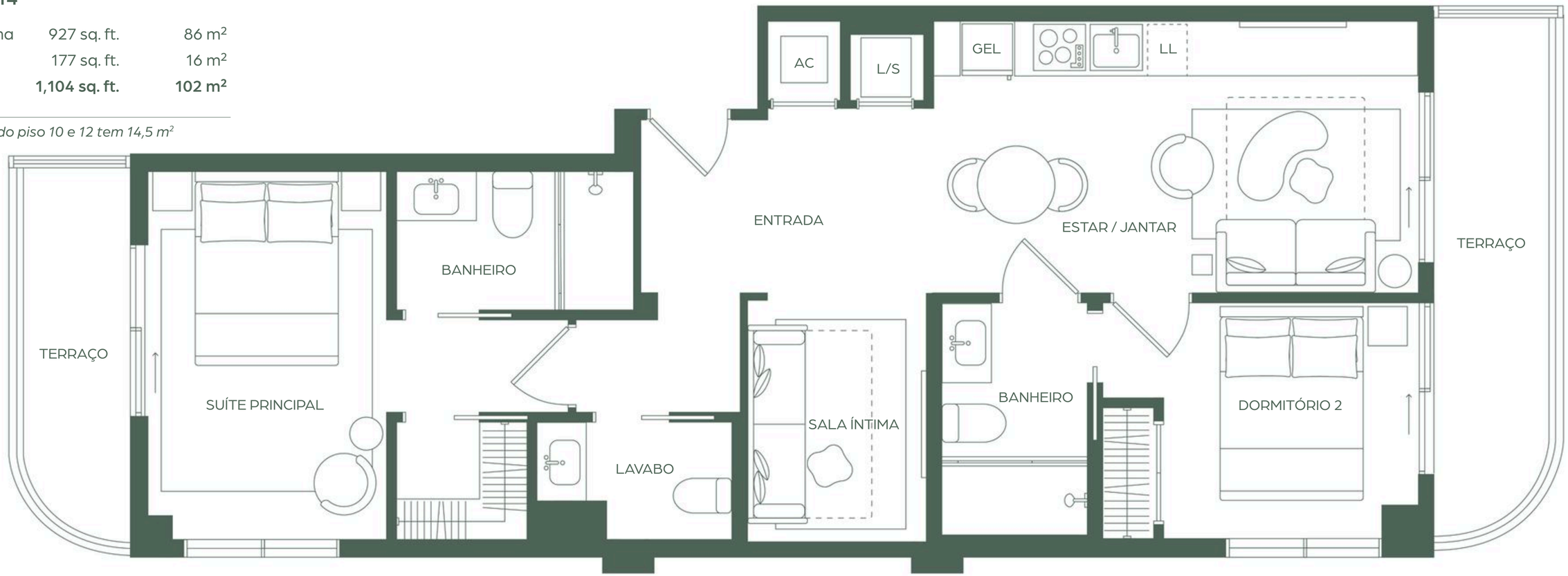


2 DORMITÓRIOS + SALA ÍNTIMA / 2.5 BANHEIROS

Pisos 9–14

Área interna	927 sq. ft.	86 m²
Terraço*	177 sq. ft.	16 m²
Total	**1,104 sq. ft.**	**102 m²**

** O terraço do piso 10 e 12 tem 14,5 m²*



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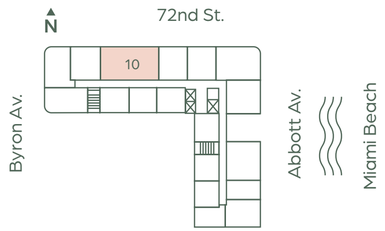
Linha 10

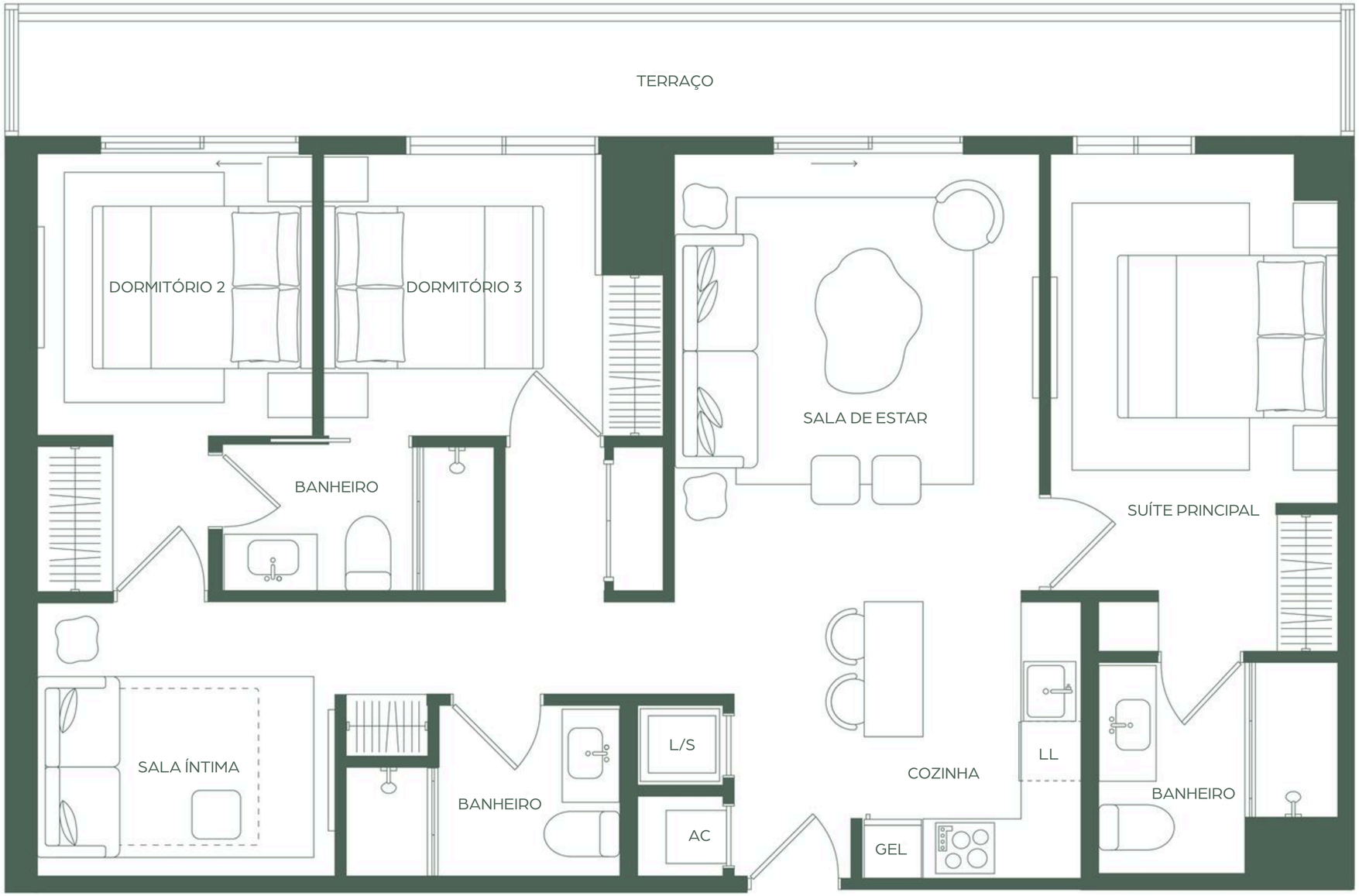
3 DORMITÓRIOS + SALA ÍNTIMA / 3 BANHEIROS

Pisos 12–14

Área interna	1,136 sq. ft.	106 m²
Terraço*	205 sq. ft.	19 m²
Total	**1,341 sq. ft.**	**125 m²**

** O terraço do piso 10 e 12 tem 16,7 m²*





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A EQUIPE

Incorporadora

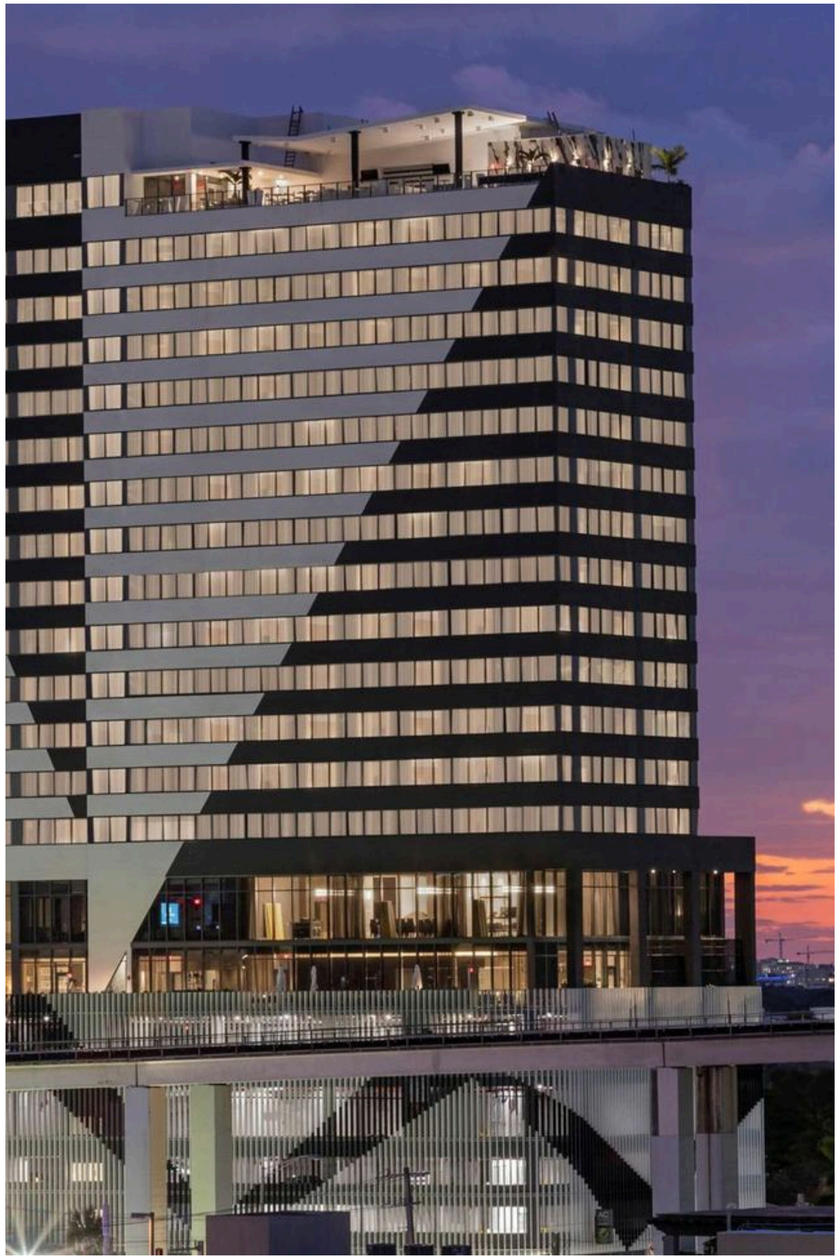
ABBOTT AVENUE PARTNERS, LLC, UMA AFILIADA DA ROBERT FINVARB COMPANIES

Fundada por Robert Finvarb, empreendedor e visionário do setor imobiliário, a Abbott Avenue Partners, LLC, afiliada à Robert Finvarb Companies, é uma empresa privada de investimentos, incorporação e gestão imobiliária, sediada em Miami. Seu portfólio abrange empreendimentos hoteleiros, de uso misto, residenciais e marinas. Com mais de duas décadas de experiência, a empresa consolidou uma sólida reputação por identificar oportunidades excepcionais e desenvolver projetos de destaque em mercados com elevadas barreiras de entrada.

Entre seus projetos de destaque estão o The Vanguard, Autograph Collection, em Ann Arbor; o Hyatt Centric South Beach; o AC by Marriott/Element by Westin Brickell; e o futuro Hyatt Centric Wynwood. Esse portfólio reflete a diversidade de atuação da empresa e seu compromisso contínuo com a qualidade e a geração de valor a longo prazo.

O NoBe PARC tem um significado especial para Robert Finvarb, que cresceu em North Beach e acompanhou a transformação do bairro, antes um refúgio tranquilo e ensolarado, em um dos endereços mais desejados de Miami Beach.

ROBERT FINVARB COMPANIES







Arquitetos

ARQUITECTONICA

Desde que cofundou a Arquitectonica, em 1977, em Coconut Grove, Bernardo Fort-Brescia tem desempenhado um papel fundamental na transformação da paisagem urbana de Miami.

O escritório é reconhecido por seus projetos de arquitetura contemporânea, que se destacam pelo uso inovador de materiais, formas geométricas, padrões e cores.

Com forte presença internacional, a Arquitectonica deixou sua marca na arquitetura mundial, com projetos desenvolvidos em 59 países, distribuídos por cinco continentes.

TAG ARCHITECTURE

A TAG Architecture é um escritório de arquitetura boutique premiado, com mais de 30 anos de experiência no sul da Flórida, especializado em projetos hoteleiros, empreendimentos residenciais multifamiliares, residências de luxo e espaços comerciais.

Sob a liderança de seu fundador, Jerome Gavcovich, o escritório adota uma abordagem prática e altamente personalizada, apoiada por uma equipe experiente. Sua ampla experiência no setor hoteleiro contribui para agregar sofisticação e valor a este empreendimento residencial.

ARQUITECTONICA

TAG ARCHITECTURE



ARQUITECTONICA


ARQUITECTONICA


ARQUITECTONICA


ARQUITECTONICA


TAG


TAG

Design de Área internas

V STARR

A V Starr é um escritório multidisciplinar de design premiado, sediado no sul da Flórida, com um amplo portfólio de projetos desenvolvidos em diversas partes do mundo.

Seus projetos se destacam pelo compromisso com o bem-estar, a sustentabilidade e o respeito às características e necessidades das comunidades em que atua.

A empresa acredita em um design responsável, de alta qualidade e acessível, que valoriza as pessoas e coloca a experiência humana no centro de cada projeto.







V STARR

Equipe de vendas

ONEWORLD PROPERTIES™

A OneWorld Properties™ comercializou com sucesso mais de 5.500 unidades residenciais, totalizando mais de US$ 6 bilhões em vendas.

Com mais de 20 anos de experiência, a empresa consolidou uma presença expressiva nos mercados nacional e internacional, atendendo compradores de mais de 20 grandes cidades dos Estados Unidos e de mais de 60 países ao redor do mundo.

Fundada por Peggy Olin, a OneWorld Properties™ vai além do modelo tradicional de uma imobiliária, estabelecendo parcerias estratégicas com algumas das mais prestigiadas incorporadoras dos Estados Unidos para a comercialização de empreendimentos residenciais de luxo. Como uma empresa imobiliária de serviços completos, também é especializada na representação de compradores e vendedores de imóveis de alto padrão em todo o sul da Flórida e em outros mercados.

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.