



UNA VIDA
NATURALMENTE
VIBRANTE



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE

NOBE **PARC**
MIAMI BEACH

Cerca del mar. Cerca de todo.

Una vida moldeada por la luz,
el movimiento y el ritmo de Miami Beach.

Ubicado en North Beach, Miami Beach, este desarrollo residencial de 15 niveles ofrece 232 residencias terminadas y amobladas en un vibrante vecindario costero y caminable, conectado a la playa y al parque.

Un modelo de propiedad flexible acompaña los estilos de vida contemporáneos, permitiendo alquileres a corto plazo mientras se mantiene una experiencia residencial cohesiva. Las residencias amobladas y listas para habitar permiten el uso inmediato con transiciones sin inconvenientes, equilibrando la adaptabilidad con el diseño y el confort.

CARACTERÍSTICAS DEL EDIFICIO

MIX RESIDENCIAL (232 RESIDENCIAS)

- Estudios | 375 sq. ft. | 35 m²
- Jr 1 Dormitorio | 375 – 424 sq. ft. | 35 – 39 m²
- 1 Dormitorio | 576 – 638 sq. ft. | 54 – 59 m²
- 1 Dormitorio + Den | 527 – 662 sq. ft. | 49 – 62 m²
- 2 Dormitorios + Den | 849 – 927 sq. ft. | 79 – 86 m²
- 3 Dormitorios + Den | 1,131 sq. ft. | 105 m²

14 NIVELES + TERRAZA ROOFTOP

- **Planta baja:** Lobby, amenidades y locales comerciales
- **Niveles 2–14:** Residencias
- **Nivel 5:** Deck de Amenidades
- **Nivel 15:** Terraza rooftop



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EL EQUIPO

DESARROLLADOR

Abbott Avenue Partners, LLC,
empresa afiliada de Robert Finvarb Companies

ARQUITECTO DE DISEÑO

Arquitectonica

ARQUITECTO

TAG

DISEÑO DE INTERIORES

V Starr

EQUIPO DE VENTAS

OneWorld Properties™

ESTRUCTURA DE DEPÓSITO

20% al Contrato

10% al Inicio de Obra

10% al Top Off

60% al Cierre

AMENIDADES DEL EDIFICIO

PLANTA BAJA

- Lobby de recepción 24 horas
- Valet parking con app residencial
- Centro de Fitness
- Sala de correspondencia
- Sala de paquetería
- Beach Club exclusivo

DECK DE AMENIDADES | NIVEL 5

- Piscina estilo resort con sun shelves y spa integrado
 - Sala de tratamientos
 - Sauna
 - Baño de vapor
 - Cold Plunge exterior
- Club Room
- Centro de co-working
- Dos "Summer Kitchens" con áreas privadas de estar
- Playroom para niños
- The Social Lawn – área exterior social y de juegos

TERRAZA ROOFTOP | NIVEL 15

- Sunrise Yoga Deck
- Cabañas privadas con áreas lounge integradas
- Sunset Deck panorámico
- Espacio Zen de relajación y bienestar profundo



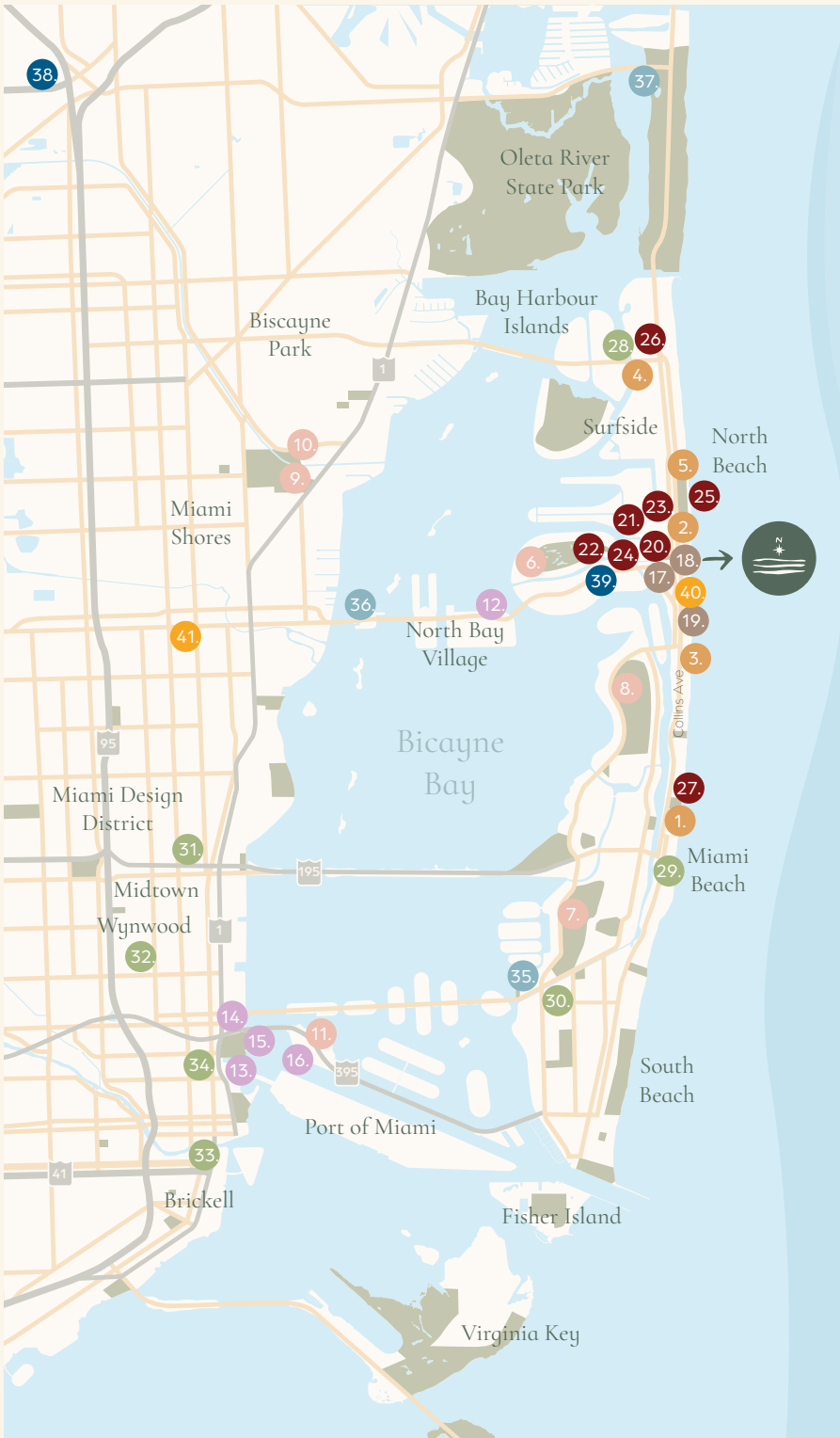
CARACTERÍSTICAS RESIDENCIALES

- Residencias terminadas y amobladas, curadas por V Starr y amobladas por Crate & Barrel
- Programa de propiedad flexible
- Vistas despejadas al océano y la ciudad en residencias seleccionadas
- Techos de 9 pies en salas y dormitorios*
- Ventanales de vidrio de impacto de gran formato con tratamientos de ventana incluidos
- Terrazas privadas terminadas conectadas de forma fluida mediante puertas corredizas de vidrio**
- Pisos de porcelanato instalados en toda la residencia
- Cocinas y baños con carpintería italiana a medida y encimeras de cuarzo
- Grifería en níquel cepillado y fregadero de acero inoxidable bajo encimera con diseño contemporáneo refinado
- Paquete de electrodomésticos Bosch (o equivalente) que incluye:
 - Horno de alta velocidad
 - Refrigerador y congelador integrados con paneles a medida
 - Lavavajillas integrado
- Mamparas de vidrio en duchas
- Lavadora y secadora de alta gama dentro de la residencia
- Closets o vestidores completamente terminados y equipados
- Residencias pre-cableadas para internet de alta velocidad y Wi-Fi
- Sistema integrado de cerradura digital inteligente para acceso seguro sin llaves

* Las alturas de techo excluyen áreas con techos falsos, molduras, cielos suspendidos y/o luminarias

** Algunas residencias no incluyen terrazas





PUNTOS DE INTERÉS

PARQUES & ESTILO DE VIDA AL AIRE LIBRE

1. Miami Beach Boardwalk
2. Altos del Mar Park
3. Allison Park
4. Surfside Park
5. North Beach Oceanside Park

RECREACIÓN

6. Normandy Shores Golf Course
7. Miami Beach Golf Club
8. La Gorce Country Club
9. Miami Shores Country Club
10. Miami Shores Aquatic Center
11. Jungle Island

ENTRETENIMIENTO

12. Palm Tree Club
13. Kaseya Center
14. Arsht Center
15. Perez Art Museum Miami
16. Miami Children's Museum

CAFÉS

17. Buenos Aires Bakery & Café
18. Cachito Coffee & Bakery
19. Love Brunch

GASTRONOMÍA

20. Cafe Prima Pasta
21. Ezios
22. Silverlake Bistro
23. Manolo
24. Marc's Artisanal Pizzeria
25. Taquiza
26. Makoto
27. Nobu Miami Beach

SHOPPING + RETAIL

28. Bal Harbor Shops
29. Faena District
30. Lincoln Road
31. Miami Design District
32. Wynwood Walls
33. Brickell City Centre
34. Miami Worldcenter

MARINAS

35. Sunset Harbour Yacht Club
36. Pelican Harbor Marina
37. Haulover Marina

SALUD & BIENESTAR

38. A.F.A. Academy
39. The Method – Pilates

SERVICIOS ESENCIALES

40. Publix Super Market at North Shore
41. CVS Pharmacy

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