

NOBE PARC

MIAMI BEACH

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CON RAÍCES EN
MIAMI BEACH.
DISEÑADO
PARA LA VIDA
ACTUAL.

An aerial photograph of a tropical beach. The left side of the image shows the ocean with vibrant turquoise water and white, foamy waves washing onto the shore. The beach is a wide expanse of white sand. On the right side, there is a dense line of green coastal vegetation. In the lower right quadrant, a group of people are gathered on the sand, surrounded by numerous colorful beach umbrellas in shades of blue, red, yellow, and green. Several white lounge chairs are scattered around them. Further up the beach, towards the top right, there is a small, white, box-like structure with a green roof, possibly a lifeguard stand or a small kiosk. A few more people are visible walking along the shoreline.

UNA
NUEVA
FORMA
DE *VIVIR*
EN MIAMI



Vida costera, redefinida por el diseño



NoBe PARC | Miami Beach

Un estilo de vida marcado por la luz, el movimiento y el ritmo de Miami Beach.

Ubicado en North Beach, Miami Beach, este nuevo desarrollo residencial de 15 niveles presenta 232 residencias terminadas y amobladas en un vibrante vecindario costero reconocido por su estilo de vida peatonal, espíritu de comunidad y conexión con la playa y los parques.

Con una selección de estudios, Jr. 1 dormitorio y residencias de uno, dos y tres dormitorios, el proyecto ofrece una propiedad flexible y una experiencia residencial equipada y lista para disfrutar, concebida para la vida moderna en Miami Beach.



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Detalles

La colección residencial incluye estudios listos para habitar, además de residencias Jr. 1 dormitorio, de uno, dos y tres dormitorios, terminadas y amobladas. Interiores contemporáneos y sofisticados, junto con distribuciones cuidadosamente concebidas, crean espacios cómodos y funcionales diseñados para acompañar el ritmo de vida frente al mar.

MIX RESIDENCIAL
(232 Residencias)

- Estudios
- Jr 1 Dormitorio
- 1 Dormitorio
- 1 Dormitorio + Den
- 2 Dormitorios + Den
- 3 Dormitorios + Den

14 NIVELES + ROOFTOP

- Planta baja:
Lobby, amenidades y espacios comerciales
- Niveles 2-14: Residencias
- Nivel 5: Amenity Deck
- Nivel 15: Rooftop Deck

EQUIPO DESARROLLADOR

DESARROLLADOR
Abbott Avenue Partners, LLC, an affiliate de Robert Finvarb Companies

DISEÑO DE INTERIORES
V Starr

EQUIPO DE VENTAS
OneWorld Properties™

DISEÑO ARQUITECTÓNICO
Arquitectonica

ARCHITECTO
TAG



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UBICACIÓN





BRICKELL

EDGEWATER

MIAMI DESIGN DISTRICT

NORTH BAY VILLAGE

LA GORCE



MB TENNIS CENTER

FUTURE AQUATIC CENTER

BOARDWALK

BANDSHELL

OCEAN TERRACE PARK

A pasos de la playa.
A minutos de todo.



- PARQUES & ESTILO DE VIDA
AL AIRE LIBRE
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

- RECREACIÓN
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

- ENTRETENIMIENTO
15. Miami Beach Bandshell
 16. Palm Tree Club
 17. Kaseya Center
 18. Arsht Center
 19. Perez 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

- GASTRONOMÍA
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. Taquiza
 36. Locura Marina Peruvian
 37. Makoto
 38. Nobu Miami Beach

- MODA, RETAIL & LIFESTYLE
39. Bal Harbor Shops
 40. Faena District
 41. Lincoln Road
 42. Miami Design District
 43. Wynwood Walls
 44. Brickell City Centre
 45. Miami Worldcenter

- MARINAS
46. Sunset Harbour Yacht Club
 47. Pelican Harbor Marina
 48. Haulover Marina

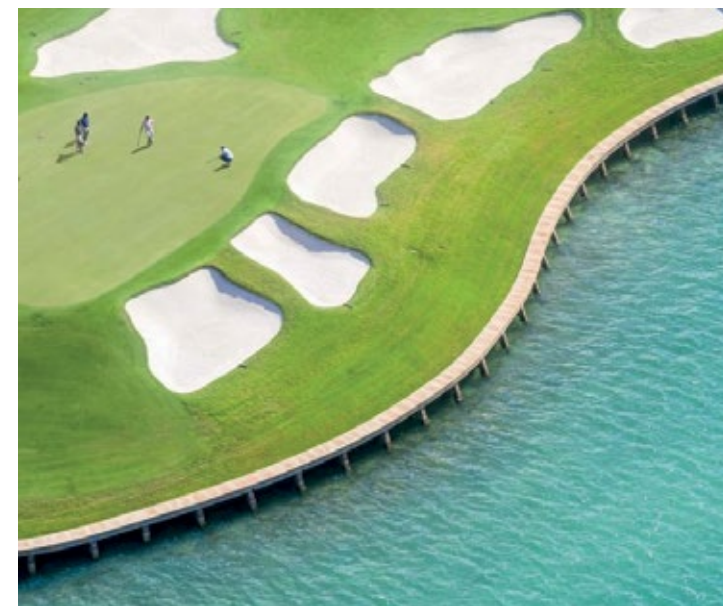
- SALUD & BIENESTAR
49. A.F.A. Academy
 50. The Method – Pilates
 51. The Spa at Carillon

- SERVICIOS ESENCIALES
52. Publix Super Market at North Shore
 53. CVS Pharmacy
 54. Shell

Bay Harbour Islands

Biscayne
Park

Más
que una
ubicación,
una forma
de vivir.



UN ENTORNO RELAJADO
A solo minutos



FITNESS & WELLNESS
En North Beach Oceanside Park



JUNTO AL MAR
Empieza tus mañanas en la playa



EN BUENA COMPAÑÍA
Cenas sobre Collins Avenue



DISFRUTANDO EL AIRE LIBRE
En North Beach Oceanside Park



VIDA EN EL BANDSHELL
Una vibrante mezcla de
eventos en vivo



MAÑANAS TRANQUILAS
En un café de barrio

95

Miami Design
District

NoBe PARC | Miami Beach

Miami Beach es la ciudad #1 de Estados Unidos

NoBe PARC ofrece una nueva forma de propiedad definida por la flexibilidad. Los propietarios pueden elegir vivir tiempo completo o rentar su residencia de manera parcial o permanente, creando un equilibrio entre uso personal y potencial de ingresos.

Esta flexibilidad está respaldada por la posición de Miami Beach como uno de los principales mercados de hospitalidad del país, ocupando el primer lugar a nivel nacional en tarifa diaria promedio (ADR), ingresos por habitación disponible (RevPAR) y ocupación, reforzando aún más la fortaleza y demanda del mercado de alquileres de corto plazo.

Al mismo tiempo, North Beach continúa evolucionando, impulsado por nuevas inversiones y crecimiento, convirtiendo la propiedad en esta zona en una oportunidad de estilo de vida y una inversión estratégica en un mercado en expansión.

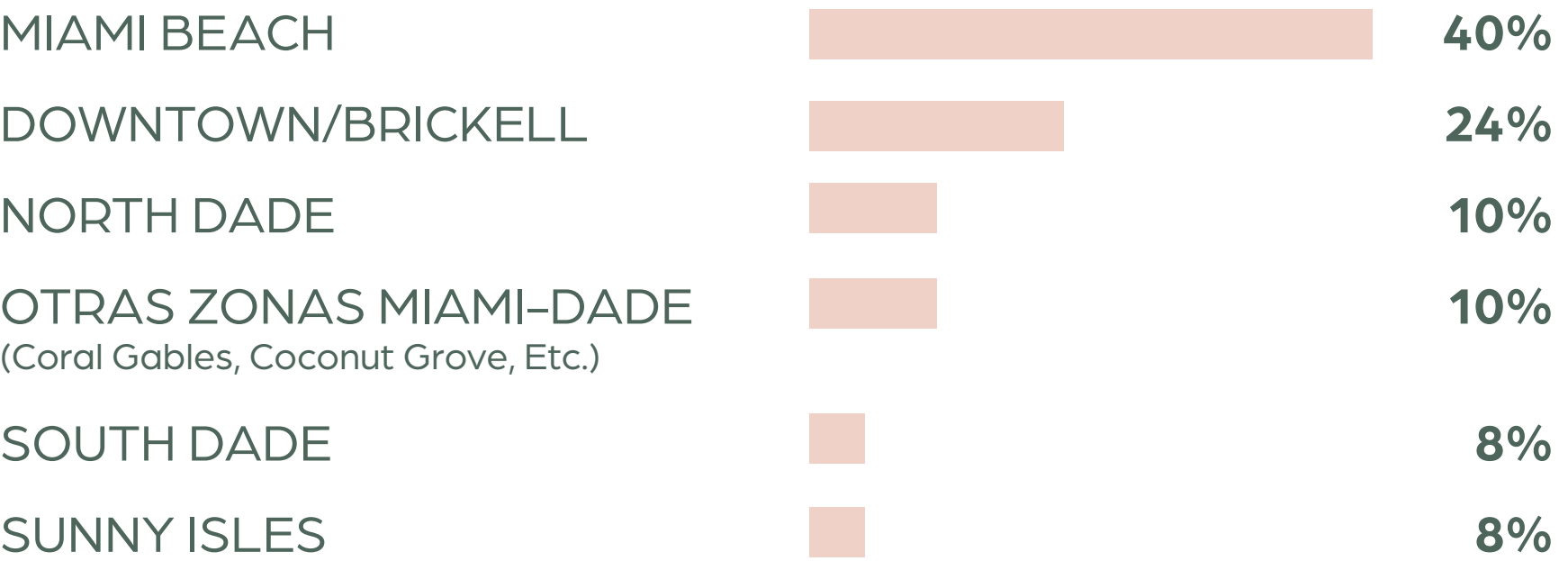
ESTADÍSTICAS DE VISITANTES DE MIAMI BEACH



RAZONES PARA VISITAR



PRINCIPALES ZONAS VISITADAS



LA VIDA EN NORTH BEACH





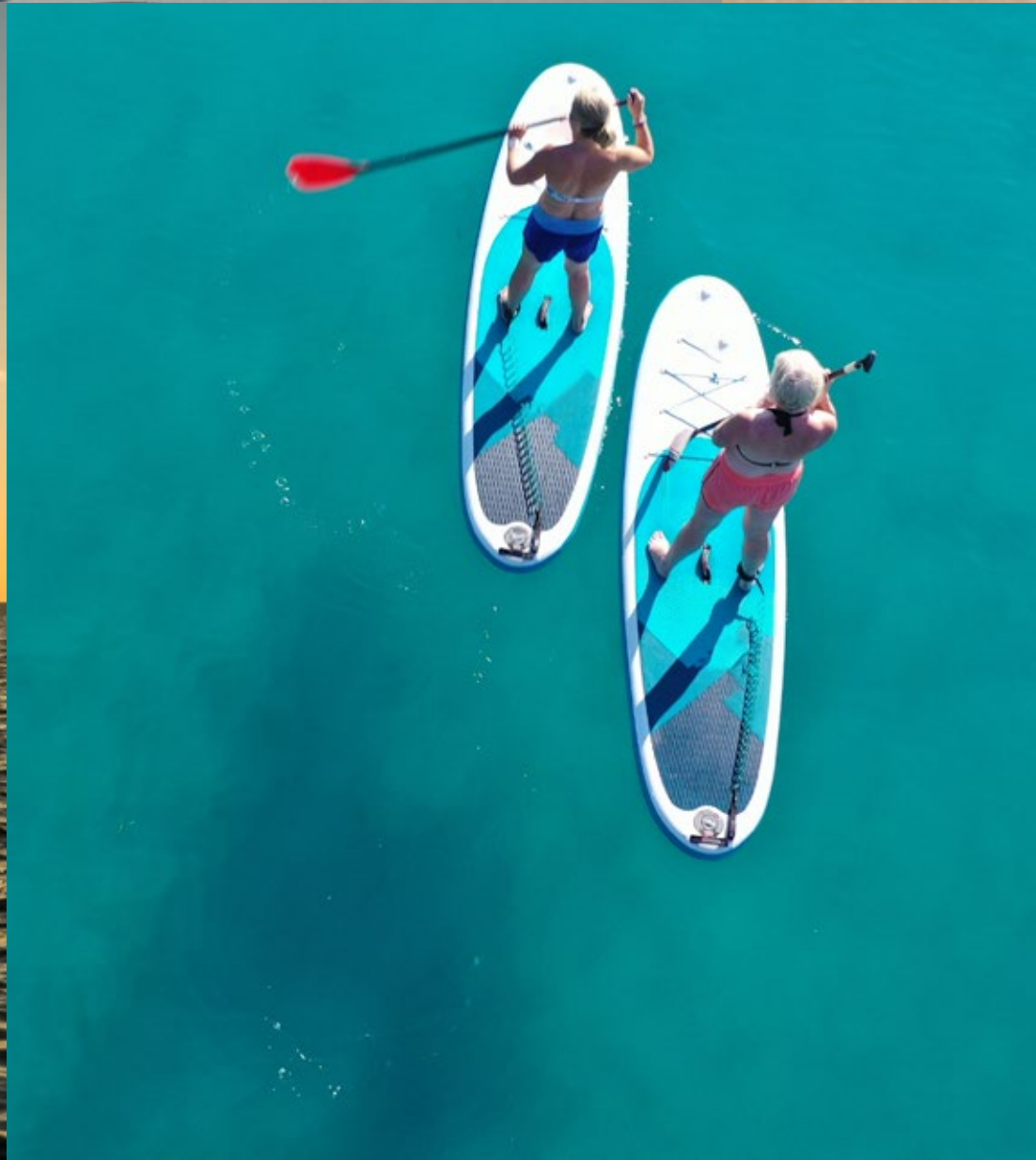
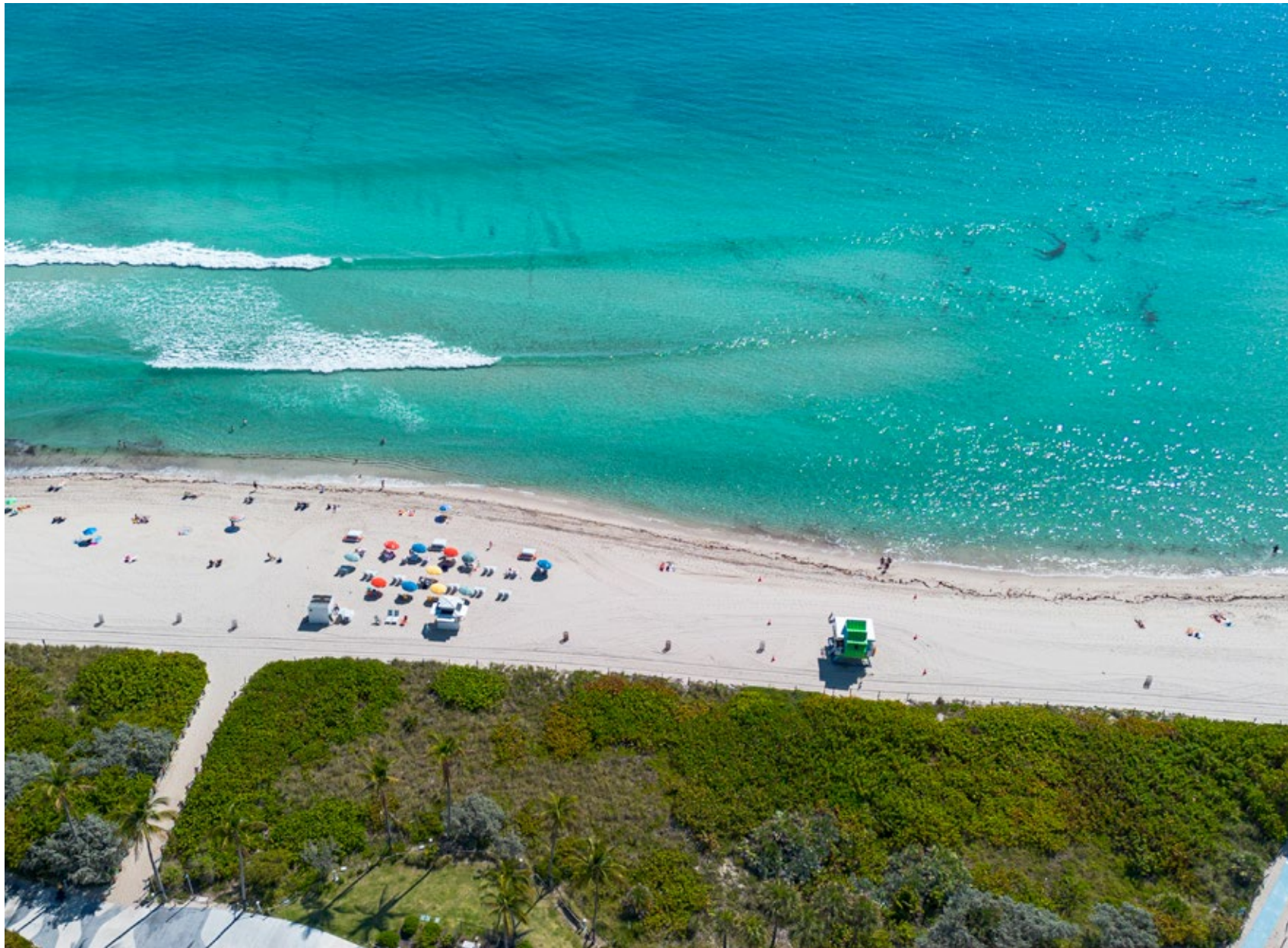
Cerca del mar. Cerca de todo.

NoBe PARC | Miami Beach

A solo minutos de Indian Creek, una de las comunidades residenciales más exclusivas del mundo, North Beach combina la cercanía al prestigio con un estilo de vida costero más auténtico, relajado y vibrante.

Amplias playas, calles caminables, cafés de barrio y espacios culturales vibrantes que dan forma a la vida cotidiana. Aquí, el ritmo es más tranquilo, mientras la energía de Miami permanece siempre cerca.

Definido por su espíritu de comunidad y rodeado de naturaleza, North Beach refleja la esencia de



UNA VIDA
MARCADA POR
LA *LUZ*, EL
MOVIMIENTO,
Y EL *RITMO* DE
NORTH BEACH.

Cultura & Comunidad

El espíritu de North Beach

North Beach ofrece una atmósfera cultural vibrante y relajada, definida por la comunidad, la música y la creatividad local.

Cafés independientes, restaurantes de barrio y espacios al aire libre llenan el área de vida desde el día hasta la noche. El arte local, las presentaciones en vivo y los eventos culturales reflejan el espíritu diverso de Miami.

La energía se siente auténtica y cercana: vibrante, pero conectada al ritmo de un vecindario costero.





Miami Beach Bandshell



A solo minutos de NoBe PARC, el **Miami Beach Bandshell** es uno de los íconos culturales más emblemáticos de North Beach.

Bajo cielos abiertos y brisas del océano, este icónico espacio acoge conciertos, presentaciones, proyecciones de cine y eventos comunitarios durante todo el año.

Desde conciertos al atardecer hasta encuentros de fin de semana, el Bandshell une música, cultura y comunidad, creando experiencias inolvidables a pasos de casa.

Una escena culinaria en crecimiento

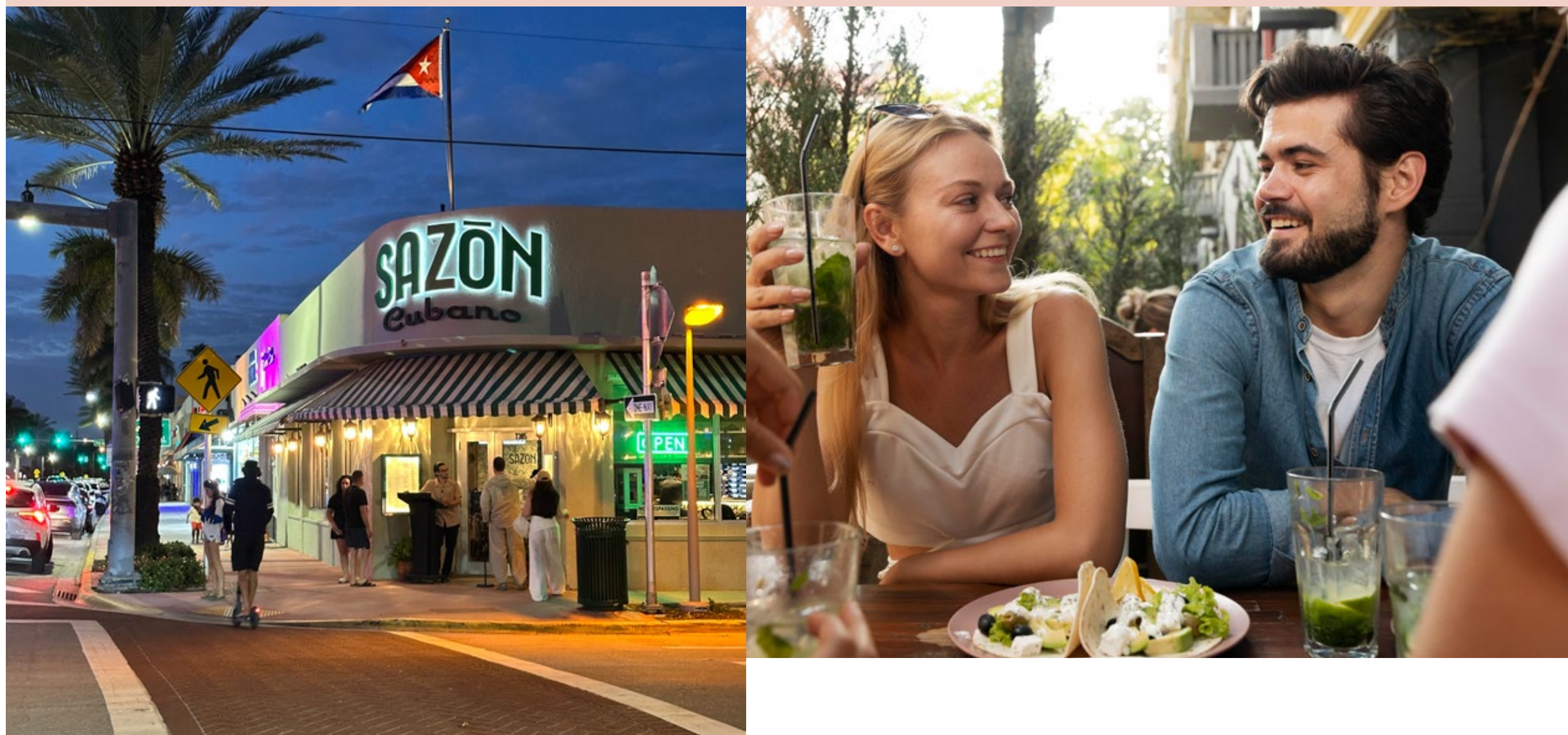
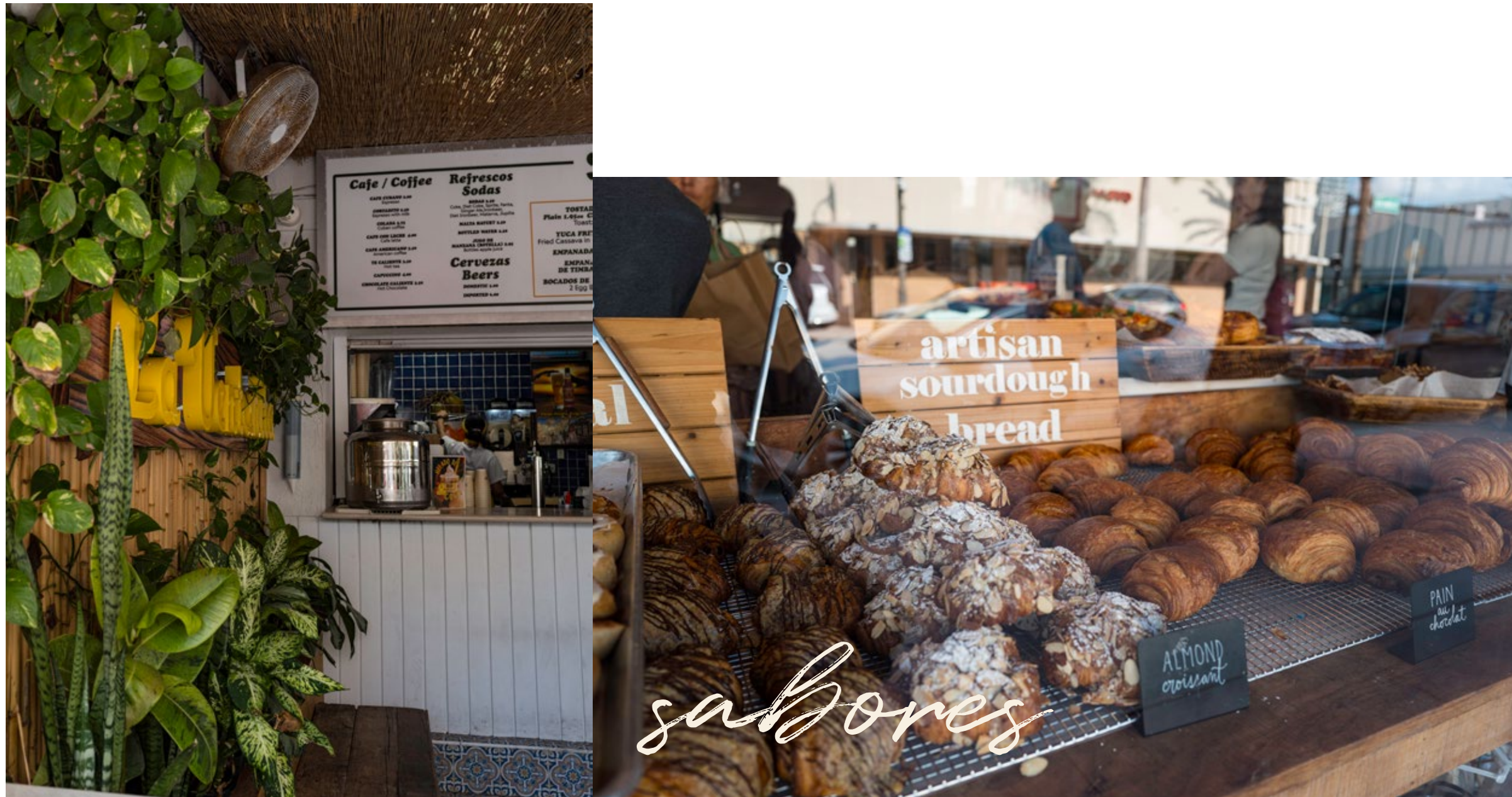
Los sabores de North Beach

North Beach se está convirtiendo silenciosamente en uno de los destinos gastronómicos más emocionantes de Miami Beach.

Cafés independientes, bistrós de barrio y cocinas de inspiración global crean una escena culinaria auténtica, diversa y en constante evolución. Desde mariscos frescos y sabores mediterráneos costeros hasta la intensidad de la cocina latinoamericana, el vecindario refleja el espíritu multicultural de Miami.

Aquí, la experiencia gastronómica se vive como un descubrimiento constante más que como un espectáculo: restaurantes relajados, terrazas vibrantes y favoritos locales que definen el carácter auténtico de North Beach.

A solo minutos, destinos mundialmente reconocidos en Bal Harbour, Surfside y Miami Beach expanden aún más la oferta gastronómica, acercando algunos de los restaurantes más reconocidos de Miami.





Lo mejor de North Beach, siempre cerca

Un vecindario diseñado para una vida activa, donde los parques, el deporte y los espacios abiertos forman parte del día a día.

Tennis Center & Baseball Fields

Canchas y espacios abiertos para un estilo de vida activo y al aire libre, a pasos de casa.

Normandy Shores Golf Course

Un campo de golf de 18 hoyos a solo minutos, ideal para una escapada relajada rodeada de naturaleza.

North Beach Aquatic Center

Un moderno espacio para natación, entrenamiento y bienestar, justo al frente.

NOBE PARC

MIAMI BEACH

Amenidades del edificio

Las amenidades de NoBe PARC han sido diseñadas para promover movimiento, bienestar y conexión.

Desde espacios de relajación hasta ambientes sociales y áreas al aire libre, incluyendo servicio exclusivo de playa, cada detalle ha sido cuidadosamente integrado para crear una experiencia residencial fluida, equilibrada y funcional.



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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

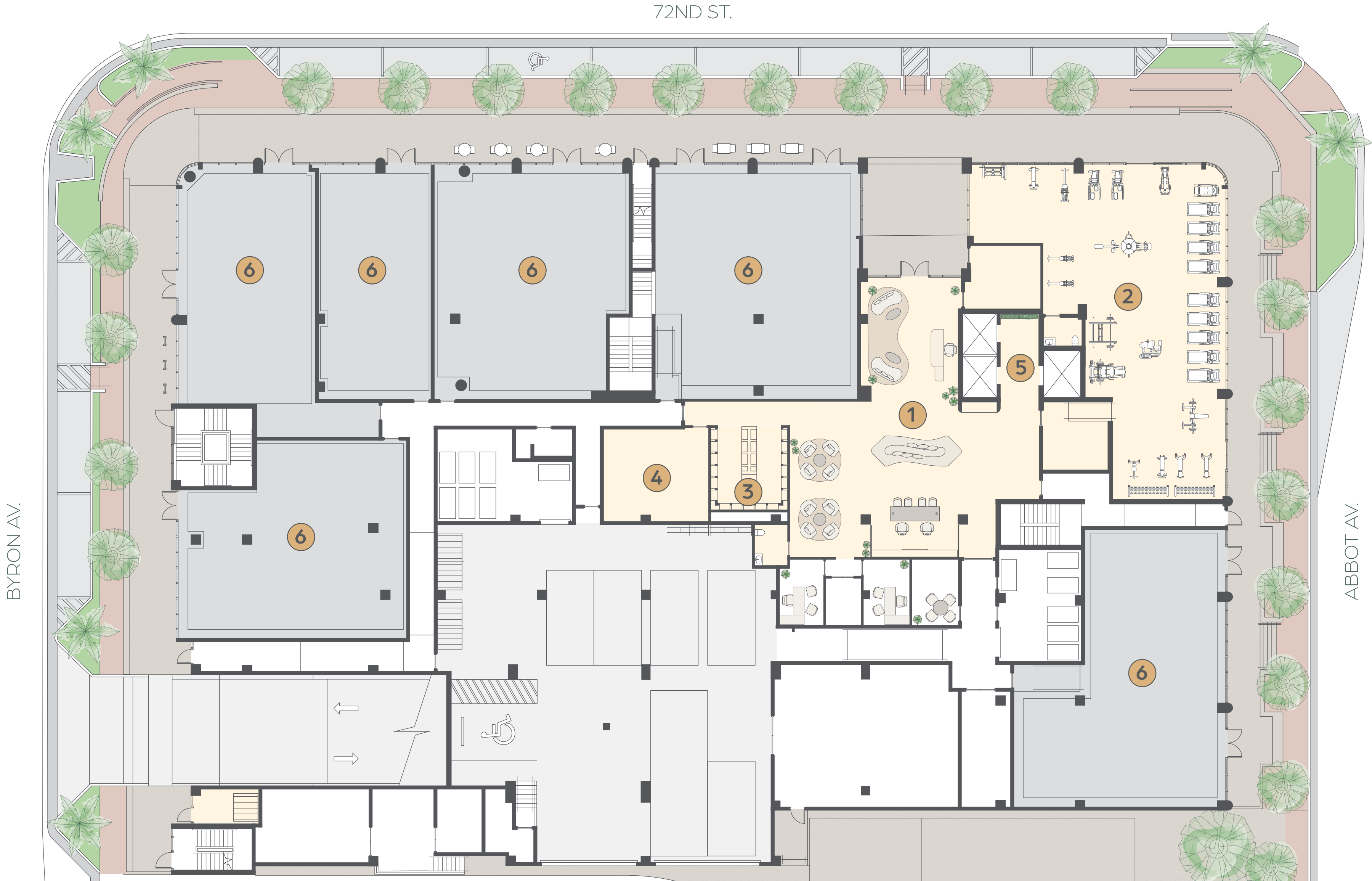
- Piscina estilo resort con sun shelves y spa integrado
- Sala de tratamientos
 - Treatment Room
 - Sauna
 - Baño de vapor
 - Cold Plunge exterior
- Club Room
- Lounge para Trabajo Remoto
- Dos Summer Kitchen con áreas privadas de estar
- Playroom para niños
- The Social Lawn – área exterior social y 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

Planta Baja

- 1. Lobby de recepción
- 2. Centro de Fitness
- 3. Sala de correspondencia
- 4. Sala de paquetería
- 5. Elevadores
- 6. Espacios comerciales



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Área de Amenidades

NIVEL 5

- 1. Piscina estilo resort con áreas de descanso
- 2. Piscina tipo spa
- 3. Pool Deck con zonas lounge
- 4. Spa de bienestar
- 5. Terraza de spa con piscina de inmersión fría
- 6. Sala de tratamientos
- 7. Sala de vapor
- 8. Sala de Sauna
- 9. The Social Lawn – área social al aire libre
- 10. Cocinas de Verano
- 11. Club Room
- 12. Lounge para Trabajo Remoto
- 13. Playroom para niños



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CLUB ROOM

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DISCINA ESTILO RESORT

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THE SOCIAL LAWN

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LOUNGE PARA TRABAJO REMOTO



LIVING

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COCINA

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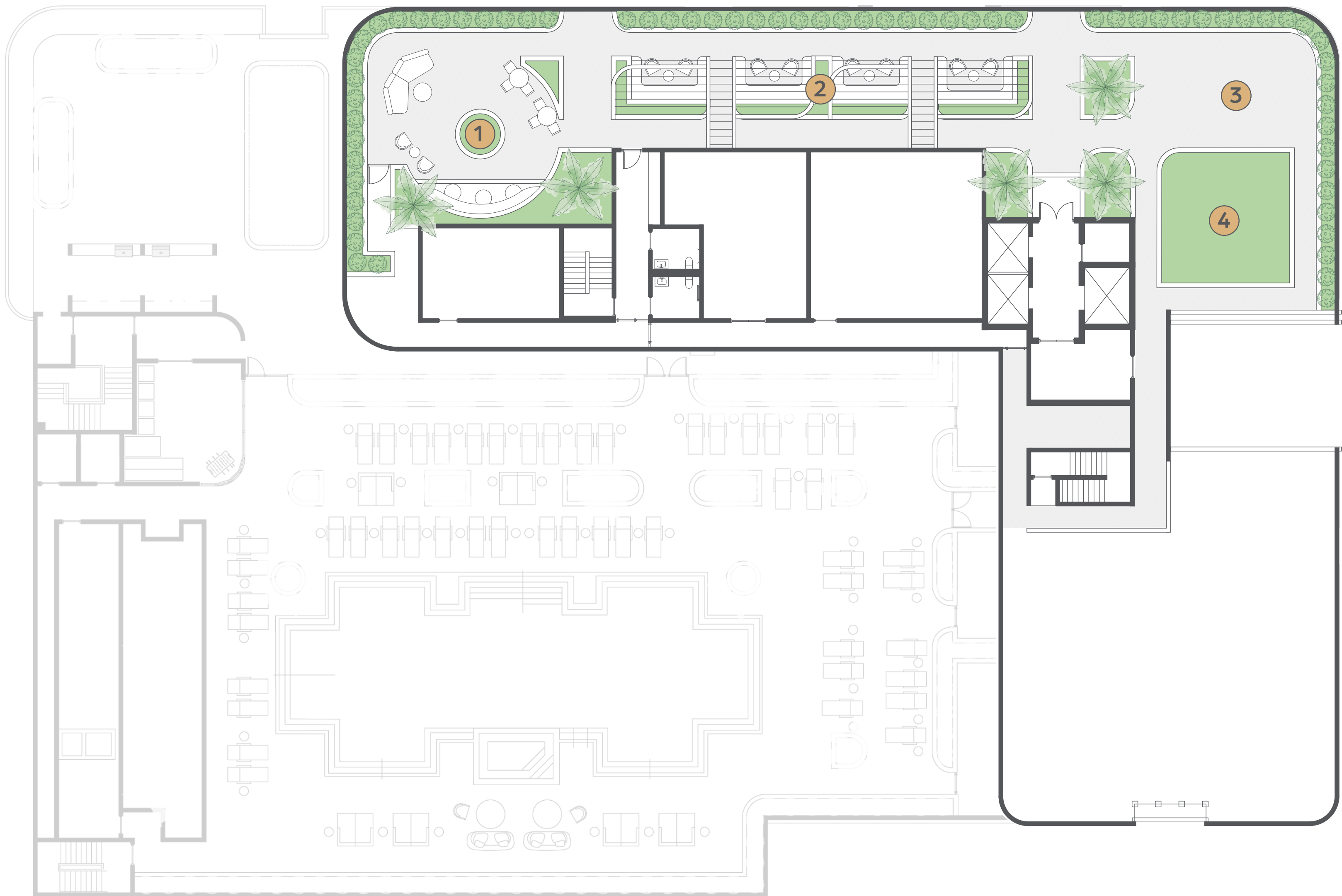
BAÑO

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Terraza Rooftop

NIVEL 15

- 1. Terraza de atardecer
- 2. Cabañas privadas
- 3. Terraza de yoga al amanecer
- 4. Zona Zen de relajación



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LAS RESIDENCIAS





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 under-mount de acero inoxidable con diseño contemporáneo refinado

- Paquete de electrodomésticos Bosch (o equivalente) que incluye: – Horno de alta velocidad
– Refrigerador y congelador integrados con panelado a medida
– Lavavajillas integrado
- Mamparas de vidrio en duchas
- Lavadora y secadora de alta gama dentro de la residencia
- Closets o vestidores 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 soffits, molduras, cielos suspendidos y/o luminarias

** Algunas residencias no incluyen terrazas

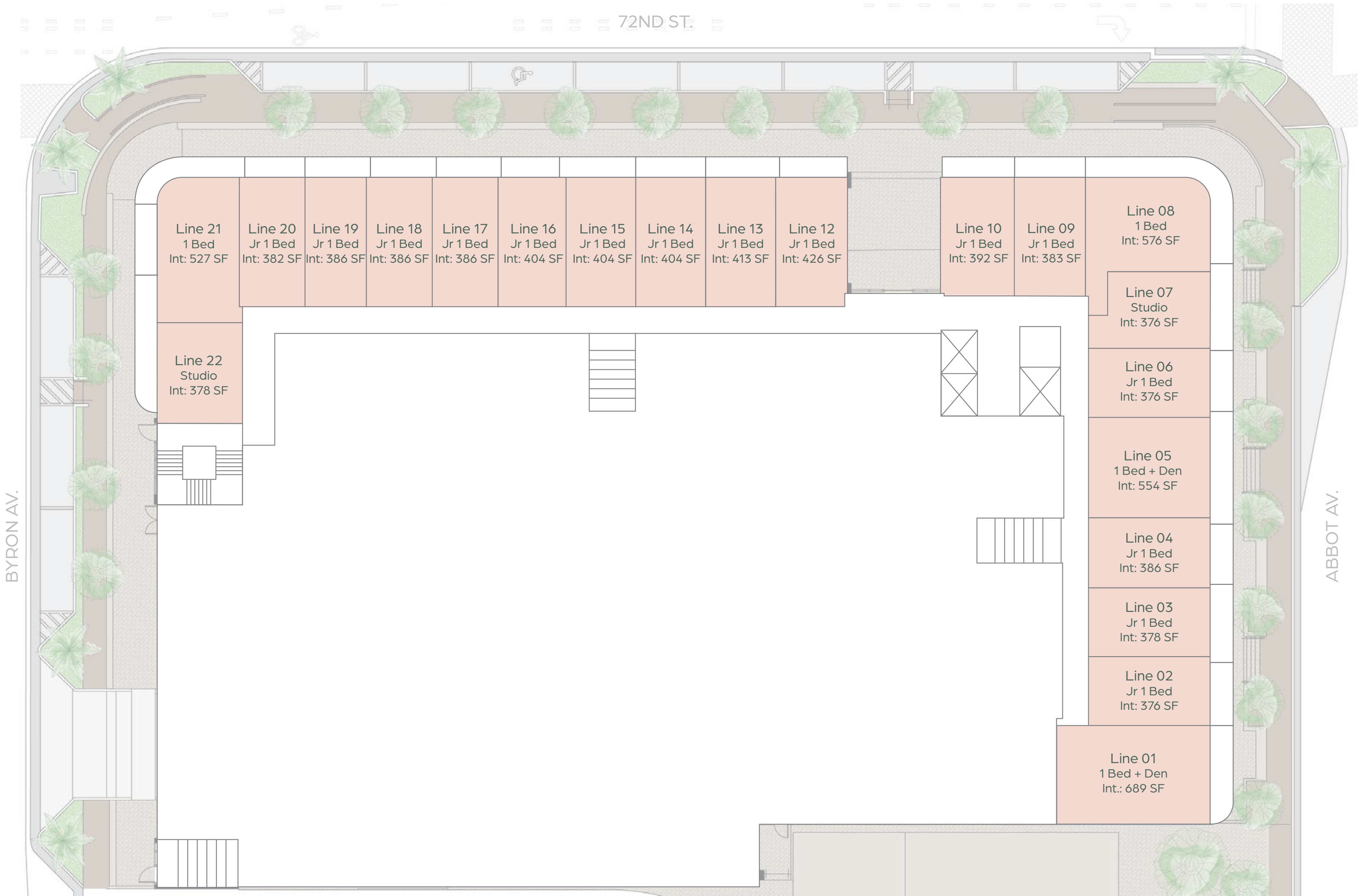
PLANOS RESIDENCIALES



Niveles 2 al 4

TIPOLOGÍAS RESIDENCIALES

- 2 Estudios
- 15 Jr 1 Dormitorio
- 2 Residencias de 1 Dormitorio
- 2 Residencias de 1 Dormitorio + Den



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Nivel 5



TIPOLOGÍAS RESIDENCIALES

- 5 Jr 1 Dormitorio
- 5 Residencias de 1 Dormitorio + Den
- 1 Residencias de 2 Dormitorios + Den



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Nivel 6



TIPOLOGÍAS RESIDENCIALES

- 1 Estudio
- 9 Jr. 1 Dormitorio
- 1 Residencia de 1 Dormitorio
- 8 Residencias de 1 Dormitorio + Den
- 1 Residencia de 2 Dormitorios + Den



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Nivel 7



TIPOLOGÍAS RESIDENCIALES

- 1 Estudio
- 9 Jr. 1 Dormitorio
- 1 Residencia de 1 Dormitorio
- 7 Residencias de 1 Dormitorio + Den
- 1 Residencia de 2 Dormitorios + Den



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Nivel 8



TIPOLOGÍAS RESIDENCIALES

- 1 Estudio
- 9 Jr. 1 Dormitorio
- 1 Residencia de 1 Dormitorio
- 7 Residencias de 1 Dormitorio + Den
- 1 Residencia de 2 Dormitorios + Den



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Niveles 9 al 14



TIPOLOGÍAS RESIDENCIALES

- 1 Estudio
- 9 Jr 1 Dormitorio
- 1 Residencia de 1 Dormitorio
- 8 Residencias de 1 Dormitorio + Den
- 1 Residencia de 2 Dormitorios + Den



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PLANOS



Línea 20

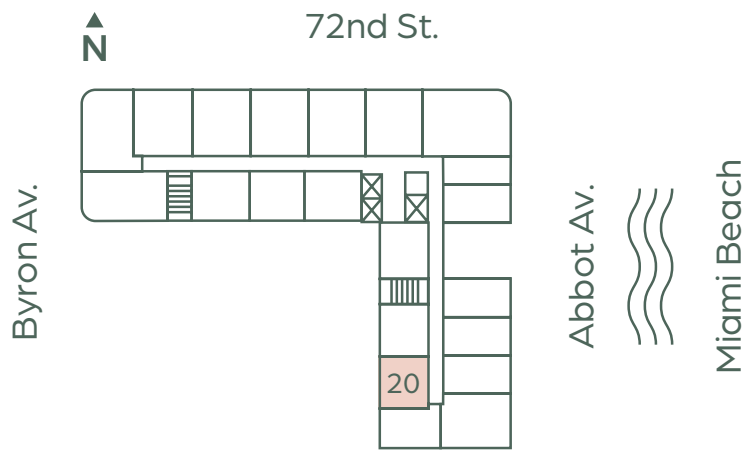
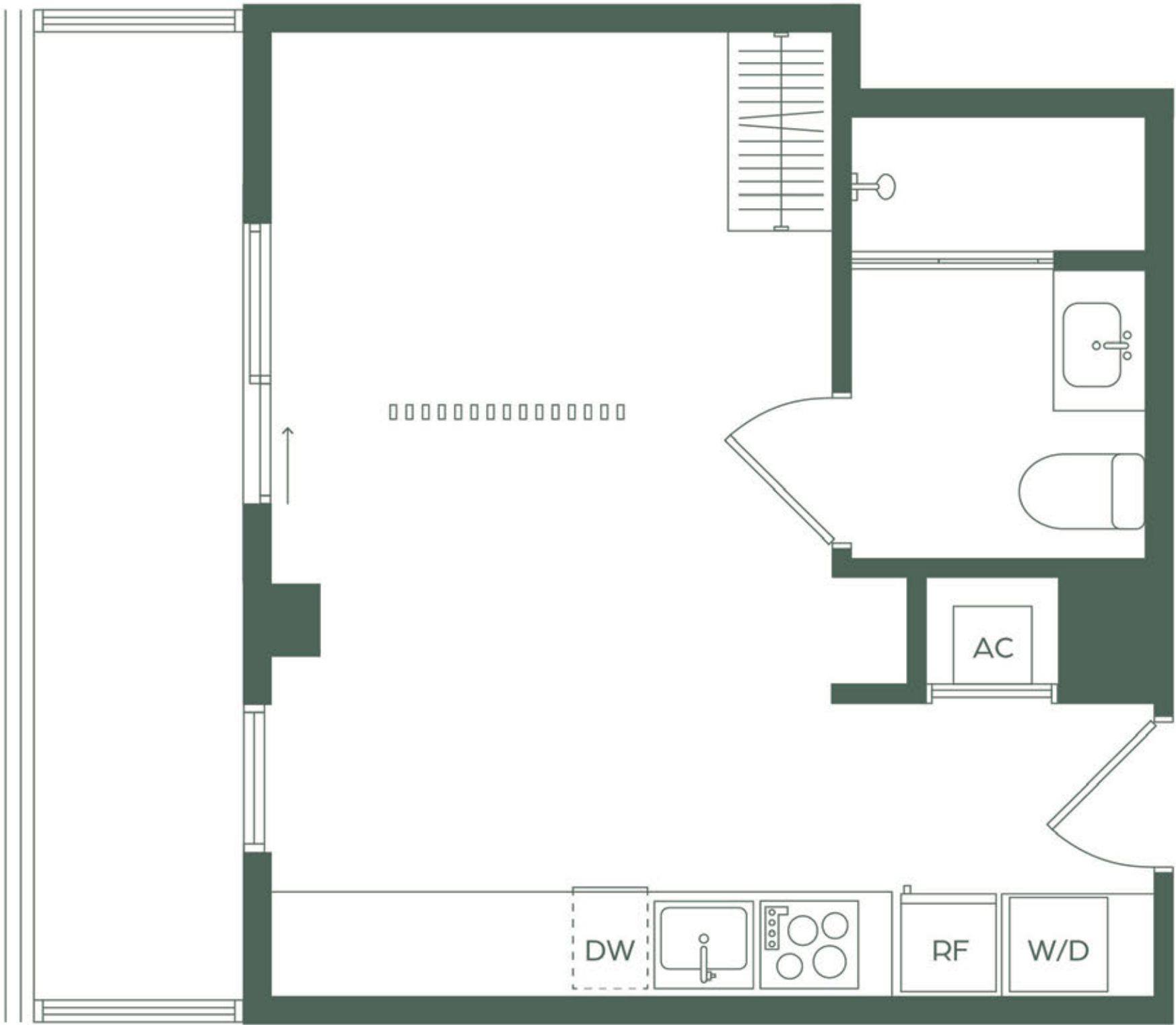


Jr 1 DORMITORIO / 1 BAÑO

Niveles 6 –14

Interior	375 sq. ft.	35 m ²
Terraza*	101 sq. ft.	9 m ²
Total	476 sq. ft.	44 m²

* En los niveles 6, 8, 10 & 12 la terraza es de 90 sq. ft.



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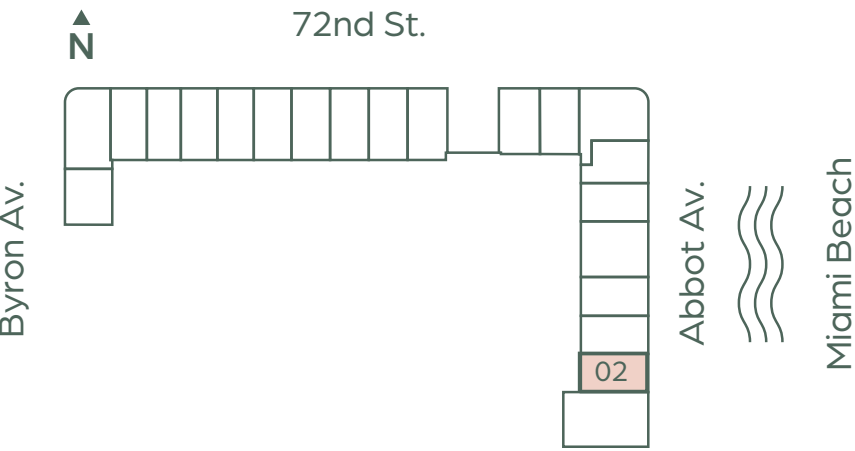
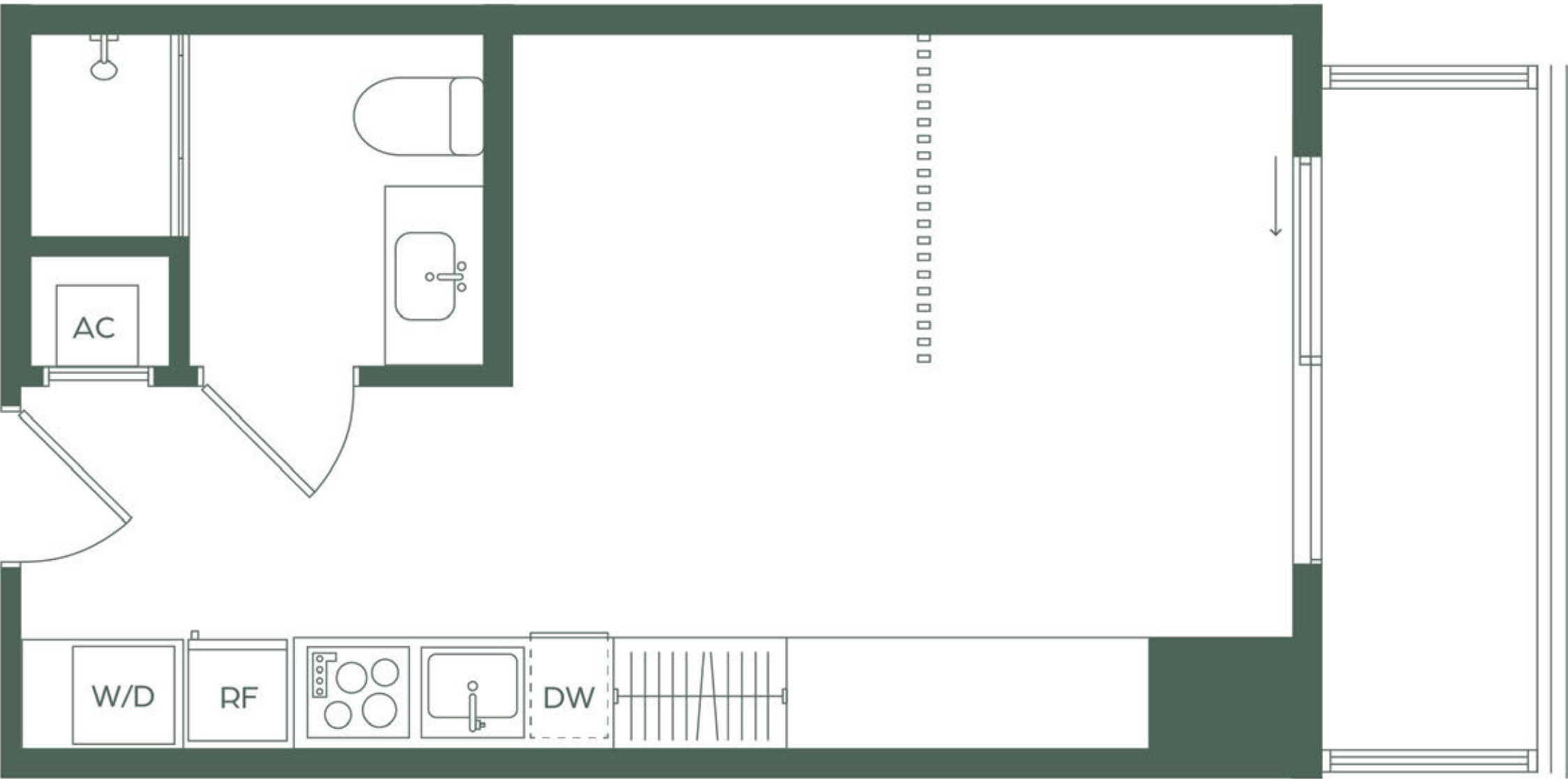
Línea 02

Jr 1 DORMITORIO / 1 BAÑO

Niveles 2 –14

Interior	376 sq. ft.	35 m ²
Terraza*	73 sq. ft.	7 m ²
Total	449 sq. ft.	42 m²

* En los niveles 2, 3, 4, 6, 7, 10 y 12 la terraza es de 70 sq ft



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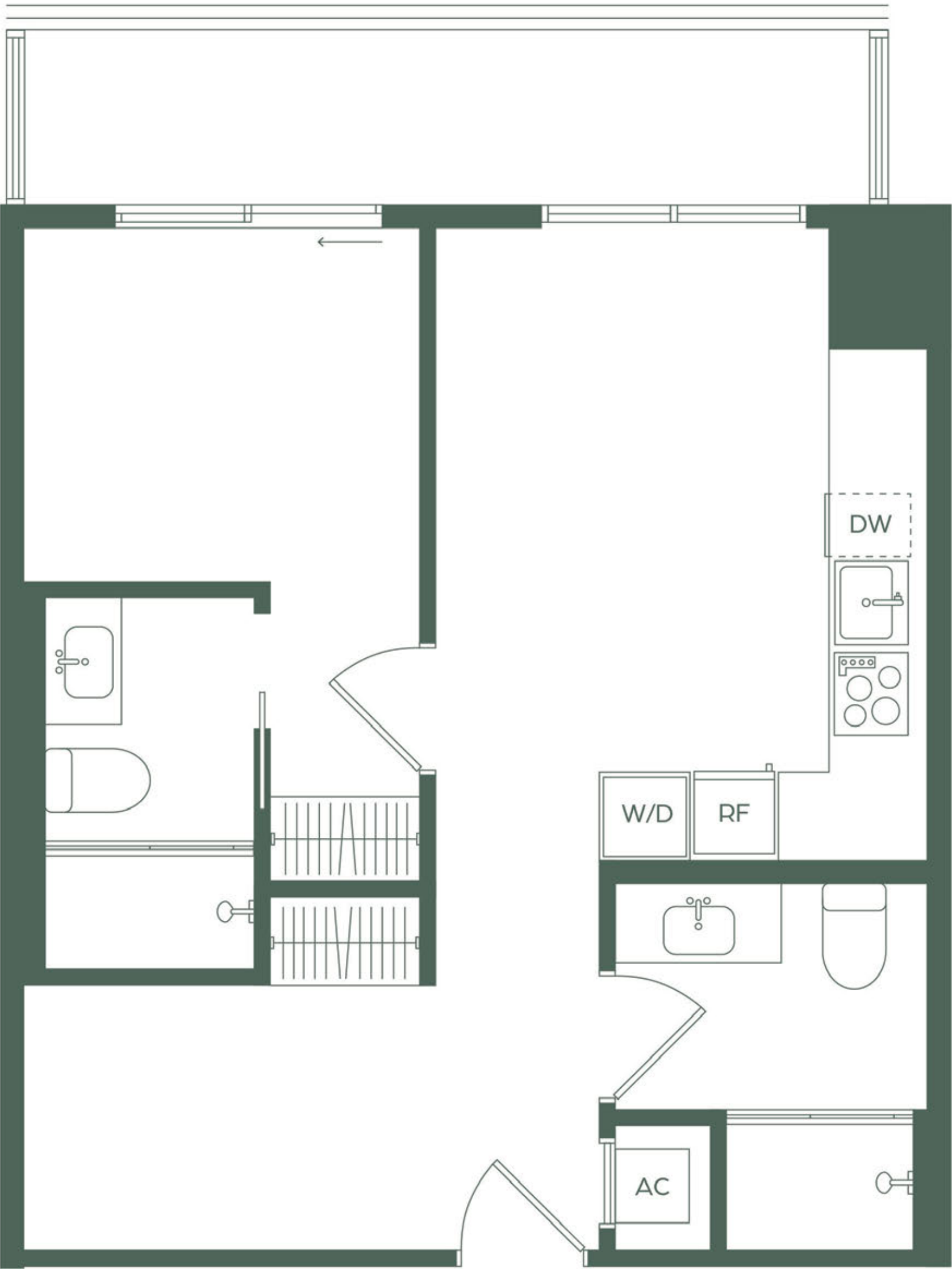
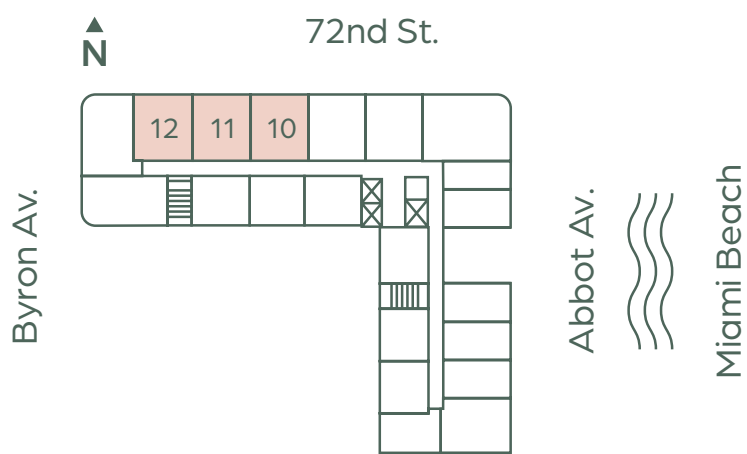
Líneas 10-11-12

1 DORMITORIO + DEN / 2 BAÑOS

Niveles 6 –14

Línea 10		
Interior	572 sq. ft.	53 m ²
Terraza*	119 sq. ft.	11 m ²
Total	691 sq. ft.	64 m ²
Línea 11		
Interior	574 sq. ft.	53 m ²
Terraza**	113 sq. ft.	11 m ²
Total	687 sq. ft.	64 m ²
Line 12		
Interior	575 sq. ft.	54 m ²
Terraza***	120 sq. ft.	11 m ²
Total	695 sq. ft.	65 m ²

* Niveles 7, 9, 11 y 14: terraza de 92 sq ft
Nivel 6 y 8: terraza de 100 sq ft
** Niveles 6, 8, 10 y 12: terraza de 61 sq ft
*** Niveles 6, 8, 10 y 12: terraza de 114 sq ft



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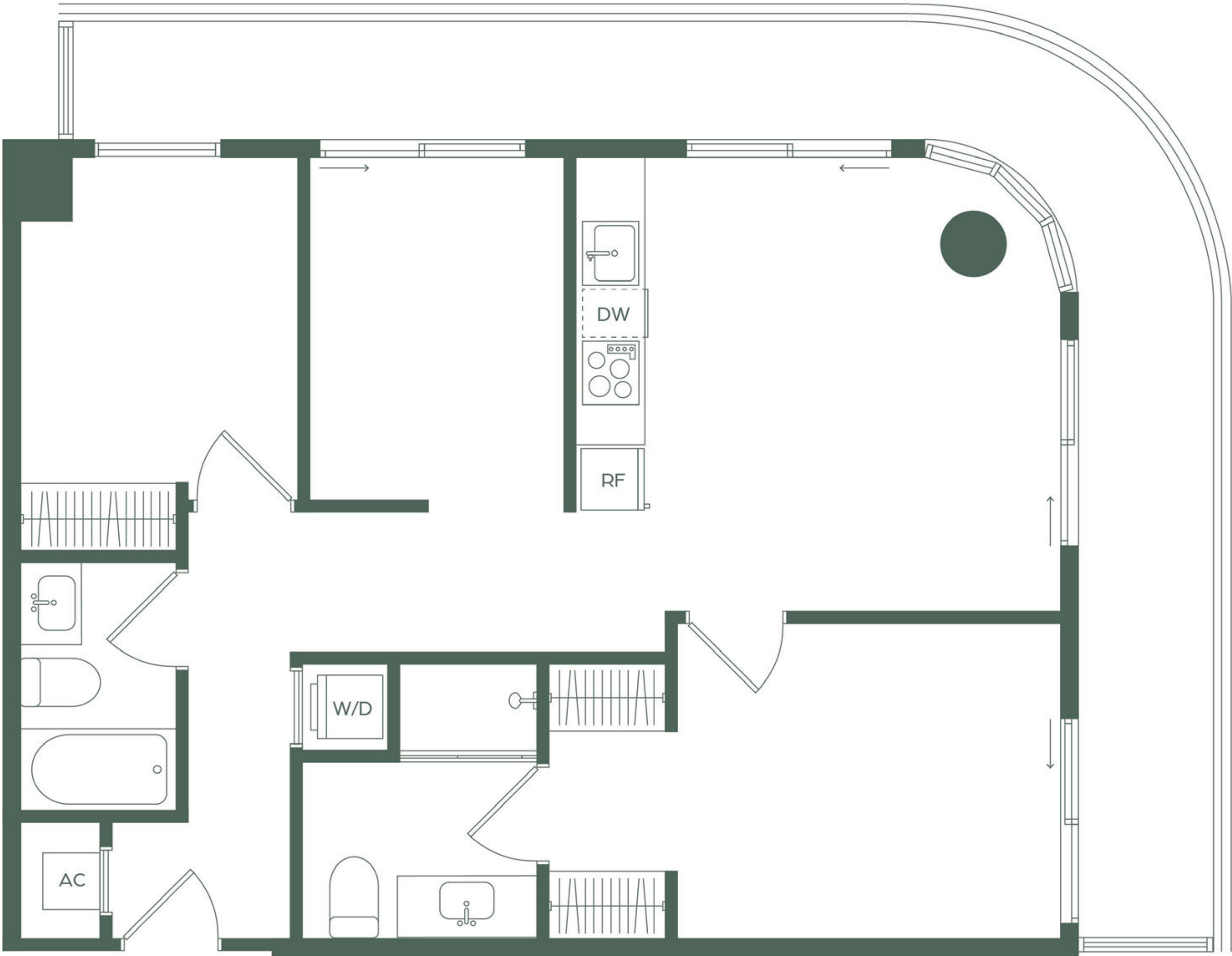
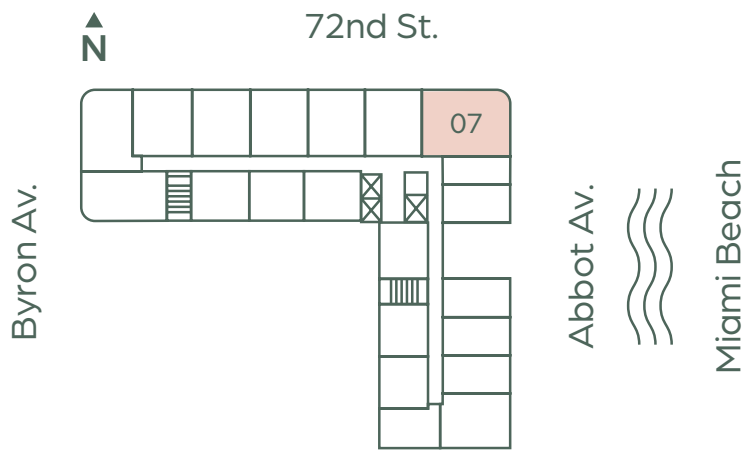
Línea 07

2 DORMITORIOS + DEN / 2 BAÑOS

Niveles 5 –14

Interior	848 sq. ft.	79 m ²
Terraza*	305 sq. ft.	28 m ²
Total	1.153 sq. ft.	107 m²

* Nivel 5: terraza de 232 sq ft
Nivel 7: terraza de 304 sq ft
Nivel 8: sin terraza
Niveles 10 y 12: terraza de 233 sq ft



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EL EQUIPO



Desarrollador

ABBOTT AVENUE PARTNERS, LLC, AFILIADA DE ROBERT FINVARB COMPANIES

Fundada por el empresario y visionario inmobiliario Robert Finvarb, Abbott Avenue Partners, LLC, afiliada de Robert Finvarb Companies, es una firma privada con sede en Miami especializada en inversión, desarrollo y gestión inmobiliaria, con un portafolio que abarca el sector hotelero, proyectos de uso mixto, desarrollos residenciales y activos marinas.

Con más de dos décadas de experiencia, la firma ha construido una sólida reputación identificando oportunidades excepcionales y desarrollando proyectos de gran valor en mercados altamente exclusivos.

Entre sus proyectos destacados se encuentran The Vanguard, Autograph Collection en Ann Arbor, Hyatt Centric South Beach, AC by Marriott/Element by Westin Brickell y el futuro Hyatt Centric Wynwood.

NoBe PARC tiene un significado especial para Robert, quien creció en North Beach y ha visto cómo este vecindario evolucionó de un tranquilo enclave frente al mar a una de las direcciones más deseadas de Miami Beach.

ROBERT FINVARB COMPANIES

NoBe PARC | Miami Beach



Arquitectura

ARQUITECTONICA

Desde la cofundación de Arquitectonica en 1977 en Coconut Grove, Bernardo Fort-Brescia ha liderado la transformación del paisaje urbano de Miami.

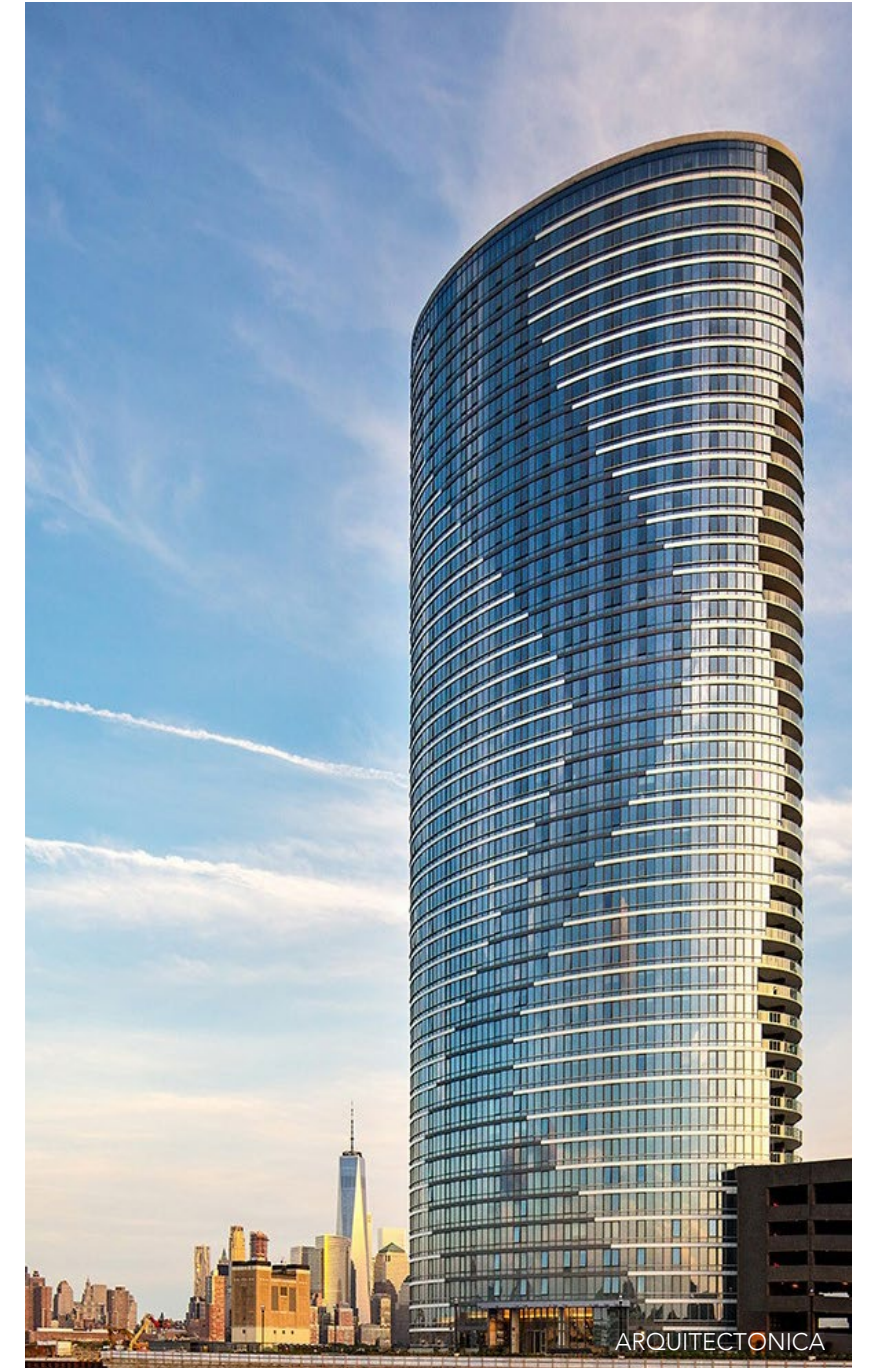
La firma es reconocida por sus diseños modernos y el uso innovador de materiales, geometría, patrones y color.

Con presencia global, Arquitectonica ha desarrollado proyectos en 59 países y cinco continentes.

TAG – THE ARCHITECTS GROUP

TAG Architecture es una firma boutique galardonada con más de 30 años de experiencia en el sur de Florida, especializada en hospitality, residencias multifamiliares, viviendas de lujo y diseño comercial. Dirigida por su fundador Jerome Gavcovich, la firma ofrece un enfoque altamente personalizado respaldado por un equipo experimentado, aportando una sólida experiencia en hospitality a este proyecto residencial multifamiliar.

ARQUITECTONICA



Diseño de Interiores

V STARR

V Starr es una firma multidisciplinaria de diseño con sede en el sur de Florida y reconocida internacionalmente por sus proyectos alrededor del mundo.

Sus proyectos destacan por un enfoque centrado en el bienestar, la sostenibilidad y la conexión con las comunidades donde desarrollan sus diseños. Crean en un diseño responsable, de máxima calidad, accesible y respetuoso del factor humano.

V STARR

NoBe PARC | Miami Beach





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