

NOBE PARC

MIAMI BEACH

ROOTED IN
MIAMI BEACH.
DESIGNED
FOR HOW *LIFE*
MOVES NOW.

An aerial photograph of a beach scene. The top half of the image shows the ocean with waves breaking onto a sandy beach. The bottom half shows the beach area with several people, colorful beach umbrellas (red, blue, yellow, green), lounge chairs, and a lifeguard stand with a green roof. The text 'A NEW WAY TO LIVE IN MIAMI BEACH' is overlaid on the left side of the image.

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

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



THE BUILDING

Details

The residential collection includes turnkey of 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 UNITS)

- Studios
- Jr 1 Bd
- 1 Bed
- 1 Bed + Den
- 2 Bed + Den
- 3 Bed + Den

14 FLOORS + ROOFTOP

- Ground level: Lobby, amenities & commercial spaces
- Levels 2-14: Residences
- Level 5: Amenity Deck
- Level 15: Rooftop Deck

THE TEAM

DEVELOPER
Robert Finvarb Companies

DESIGN ARCHITECT
Arquitectonica

ARCHITECT
TAG

DESIGNER
V Starr

SALES TEAM
OneWorld Properties™



LOCATION





BRICKELL

EDGEWATER

MIAMI DESIGN DISTRICT

NORTH BAY VILLAGE

LA GORCE

BISCAYNE BAY

MB TENNIS CENTER

FUTURE AQUATIC CENTER

MIAMI BEACH

BOARDWALK

BANDSHELL

ALTOS DEL MAR PARK



Steps from the beach. Minutes from everything.

● PARKS

1. Allison Park
2. Altos del Mar Park
3. North Beach Oceanside Park
4. Park View Island

● RECREATIONAL

5. Miami Beach Golf Club
6. La Gorce Country Club
7. Normandy Shores Golf Course
8. Miami Shores Country Club
9. Miami Shores Aquatic Center
10. Miami Shores Recreation Department
11. Jungle Island
12. Wynwood Walls.

● ENTERTAINMENT

13. Arsht Center
14. Pérez Art Museum Miami
15. Miami Children's Museum
16. Kaseya Center

● HOTELS

17. Fontainebleau Miami Beach
18. The Casablanca Miami Beach
19. Eden Roc Miami Beach
20. Four Seasons Hotel at The Surf Club

● SHOPPING & RETAIL

21. Lincoln Road
22. Brickell City Centre
23. Miami Design District
24. Bal Harbour Shops
25. Miami Worldcenter

● MARINAS

26. Pelican Harbor Marina
27. Sunset Harbour Yacht Club
28. Haulover Marina

● DINING

29. Petralunga
30. Katana Japanese Restaurant
31. The Citadel
32. Mandolin Aegean Bistro
33. Amara at Paraiso
34. Palm Tree Club
35. Chica Miami
36. Taquiza

● CAFÉS

37. Panther Coffee - MiMo
38. Artpie
39. Fincas Coffee
40. Dior Café Miami
41. Buenos Aires Bakery & Cafe

More
than a
location,
a way
of living.



A RELAXED ROUND
Just minutes away.



FITNESS & WELLNESS
At North Beach Oceanside Park.



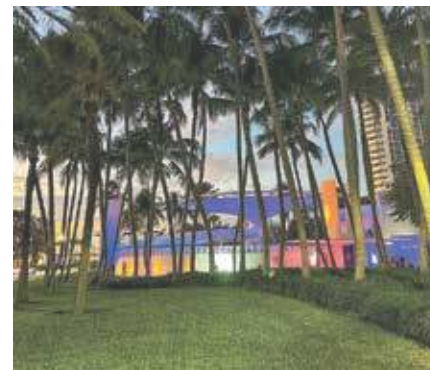
OUT BY THE WATER
Start your morning at the beach.



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
VISITORS

86%
OCCUPANCY

\$100K+
INCOME OF 44%

SOURCE: GMCVB March 2026

REASONS FOR VISIT

#1
HOTEL AVERAGE
DAILY RATE

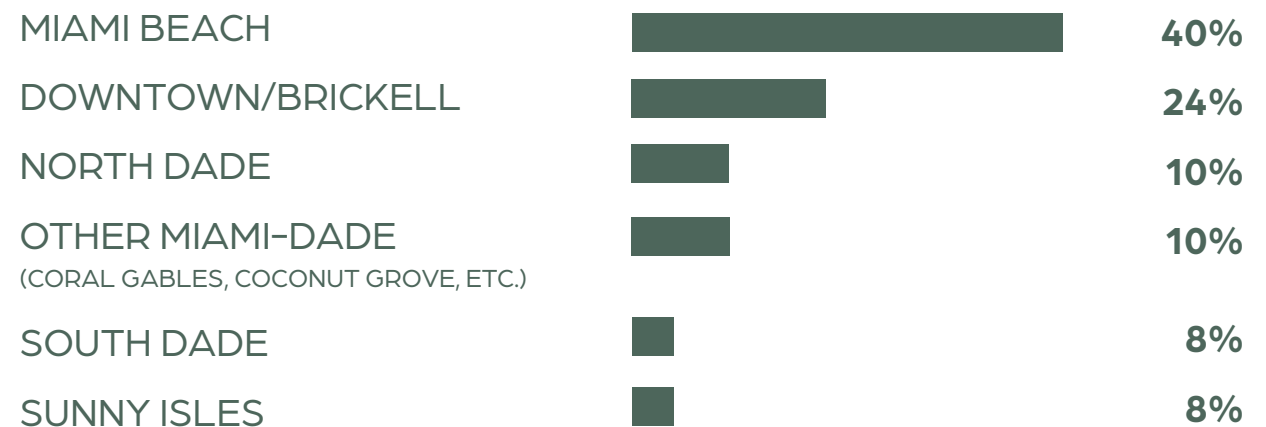
#1
REVENUE PER
AVAILABLE ROOM

#1
OCCUPANCY

+18%
IN ADR YOY

+20%
IN REVPAR YOY

TOP AREAS FOR VISITORS



LIFE IN NORTH BEACH





Walkable. Coastal. Alive.



Minutes from Indian Creek Village, 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 authentic coastal living.





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 diverse 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, film 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 flavors to bold Latin American cuisine, the neighborhood reflects 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 Beach Aquatic Center

A modern space for swimming, training, and wellness, just across the street.

Tennis Center & Baseball Fields

Courts and open fields for an active, outdoor lifestyle within steps from home.

Normandy Shores Golf Course

An 18-hole course just minutes away, offering a relaxed, scenic escape. Steps from home.

NOBE PARC

MIAMI BEACH

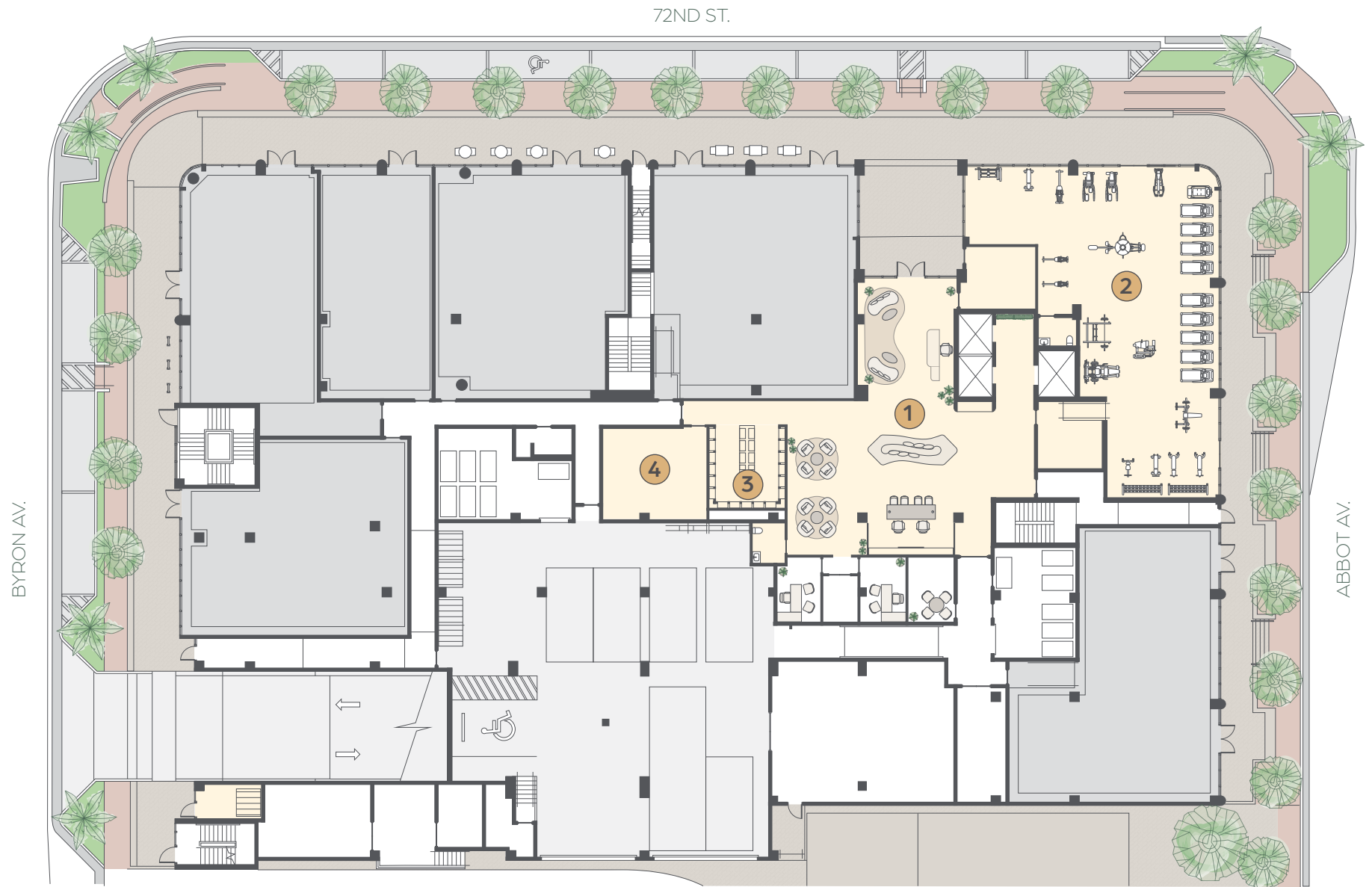
Amenities

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

1. Lobby
2. Fitness Center
3. Mail Room
4. Package Room



Lobby Concept



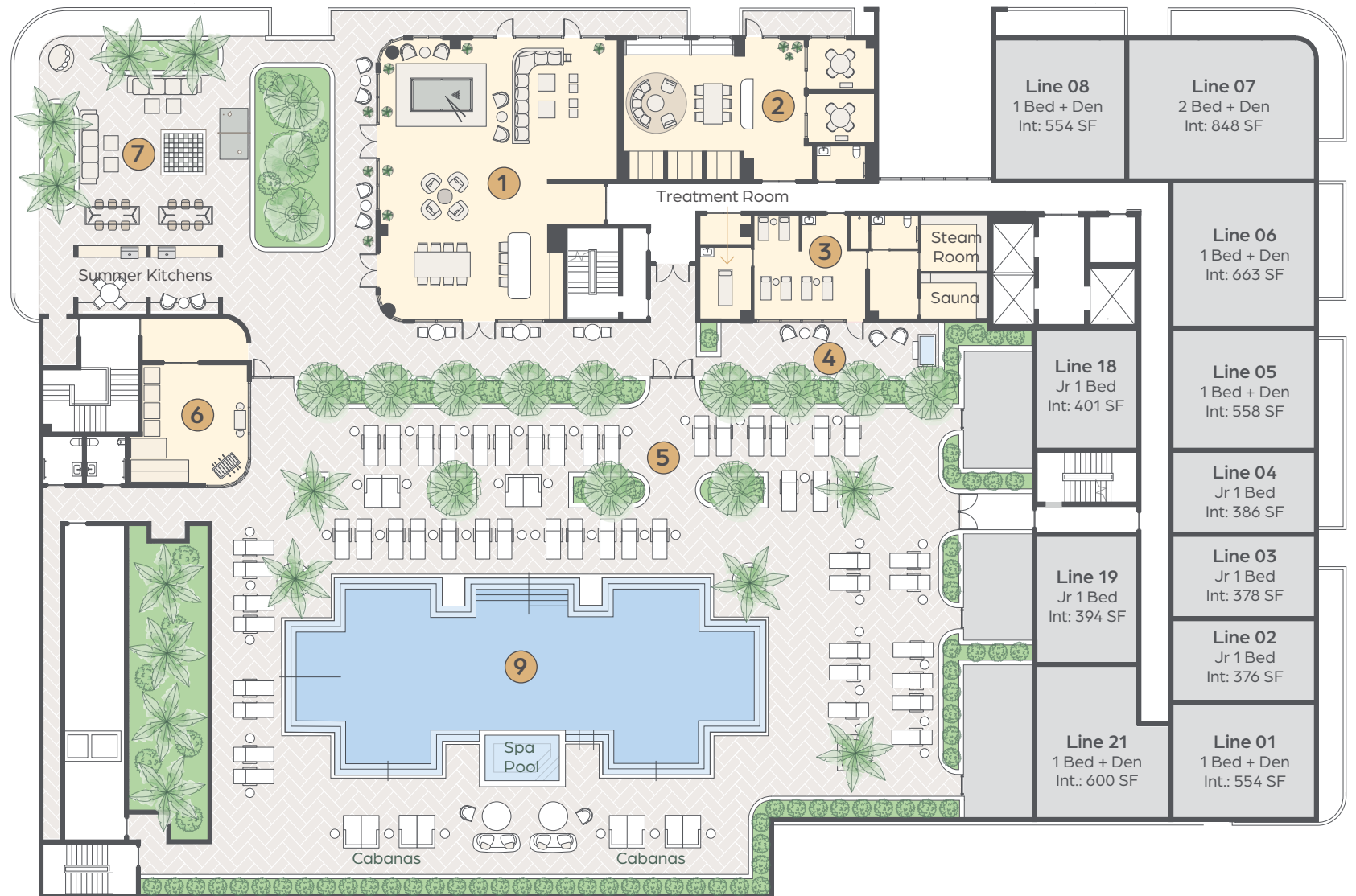
Fitness Center Concept



Amenity Deck

Level 5

- 1. Club Room
- 2. Co-working
- 3. Spa
- 4. Spa Terrace
- 5. Pool Deck
- 6. Children's Playroom
- 7. The Social Lawn
- 8. Resort-style Pool



Pooldeck Concept



Clubroom Concept



Rooftop Deck



LEVEL 15

1. Sunset Deck
2. Cabanas
3. Sunrise Yoga Deck
4. Zen Relaxation Area



THE RESIDENCES





Residential Features

- Fully 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 glass doors**
- Finished porcelain flooring throughout the residence
- Kitchens and bathrooms feature custom-inspired Italian cabinetry and quartz countertops
- Elegant, brushed nickel sink faucets with 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

Residential Concept



Residential Concept



Kitchen Concept



white slab style cabinetry (uppers)

brushed nickel kitchen faucet

quartz countertop & backsplash

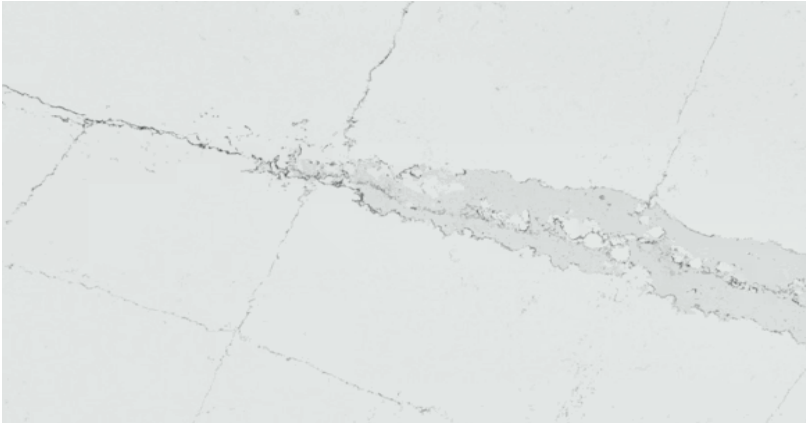
white oak slab style cabinetry

ivory porcelain tile

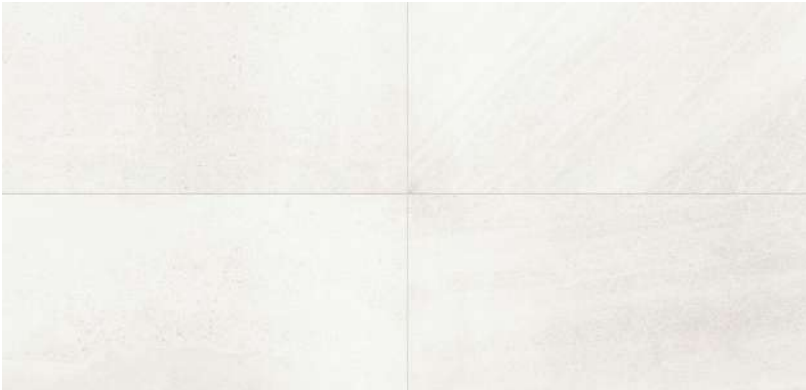
Kitchen Finishes



white paint | wall, ceiling & trim



countertop | white marble look engineered quartz slab



bathroom floor | sands tile ivory



cabinets | white oak



bathroom faucet style | brushed nickel finish

RESIDENTIAL KEY PLANS



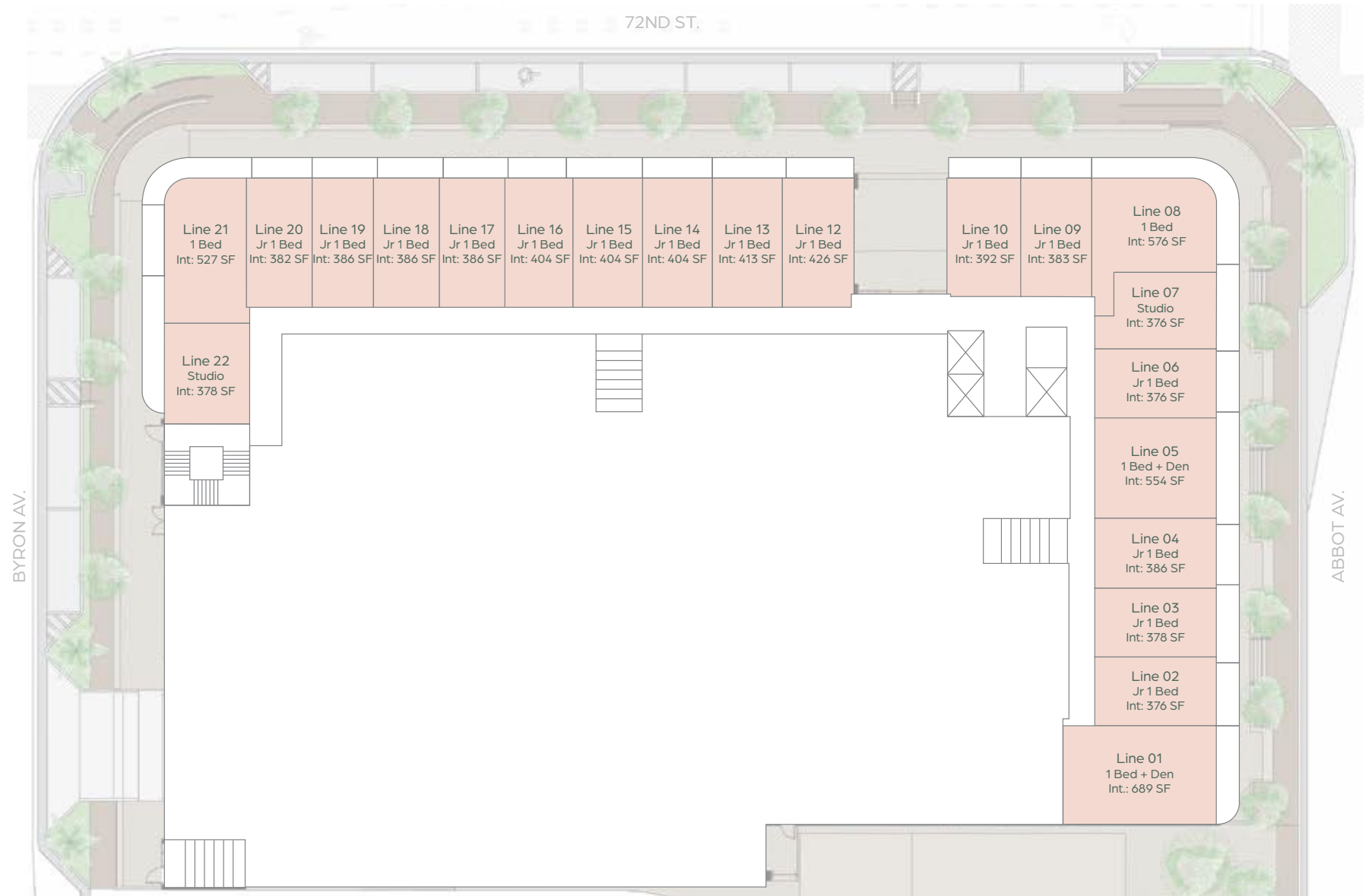
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Levels 2 to 4

TYPICAL RESIDENCE TYPES

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



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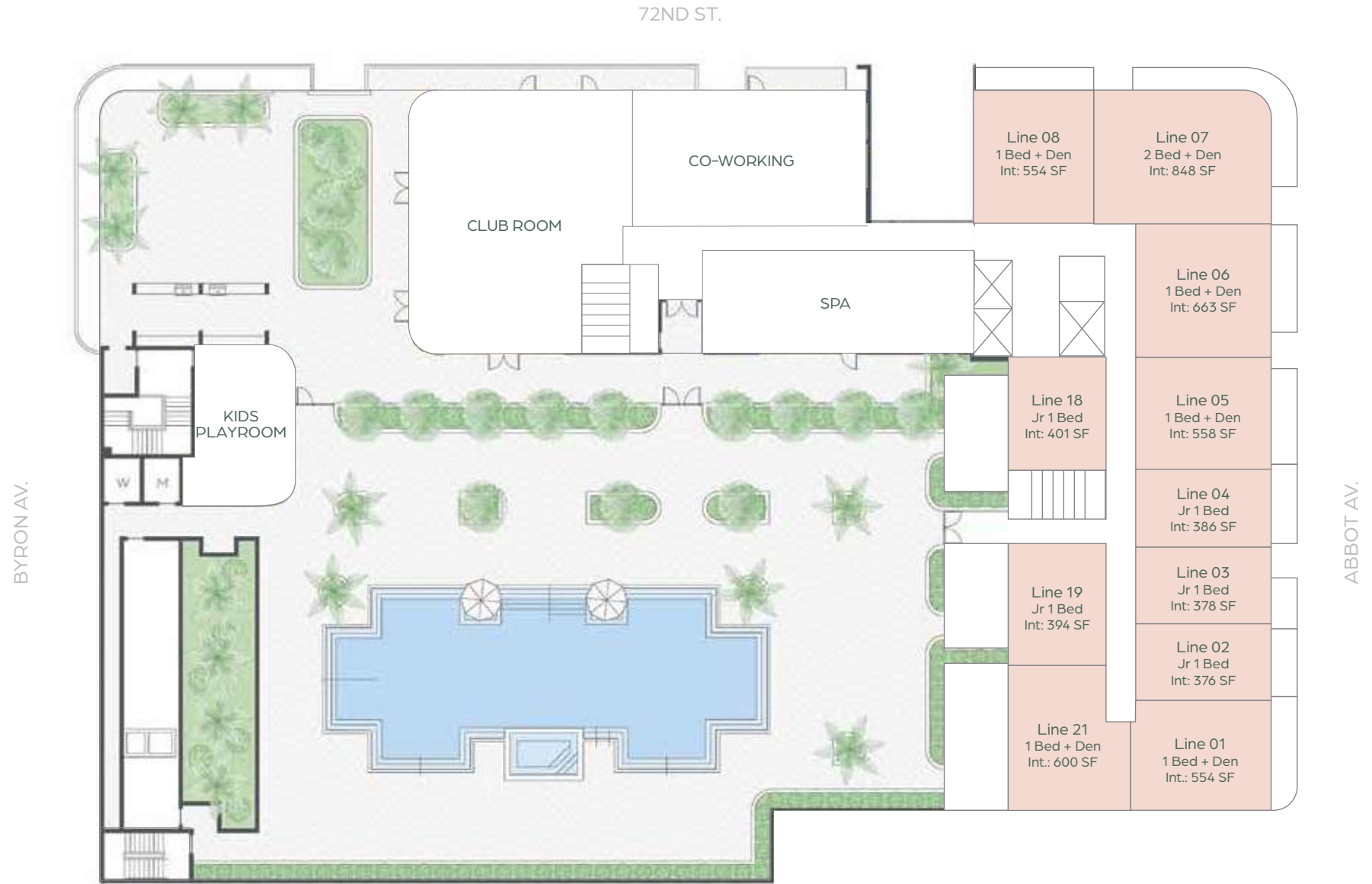
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Level 5

TYPICAL RESIDENCE TYPES

- 5** 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

72ND ST.



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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

72ND ST.



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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

72ND ST.



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Levels 9 to 14

TYPICAL RESIDENCE TYPES

- 1 Studio
- 9 Jr 1 Bedroom
- 1 1 Bedroom
- 8 1 Bedroom + Den
- 1 2 Bedrooms + Den



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FLOORPLANS



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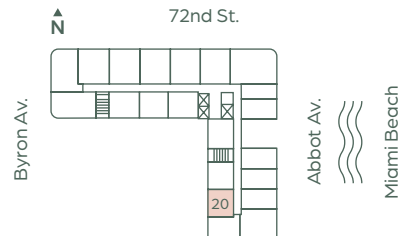
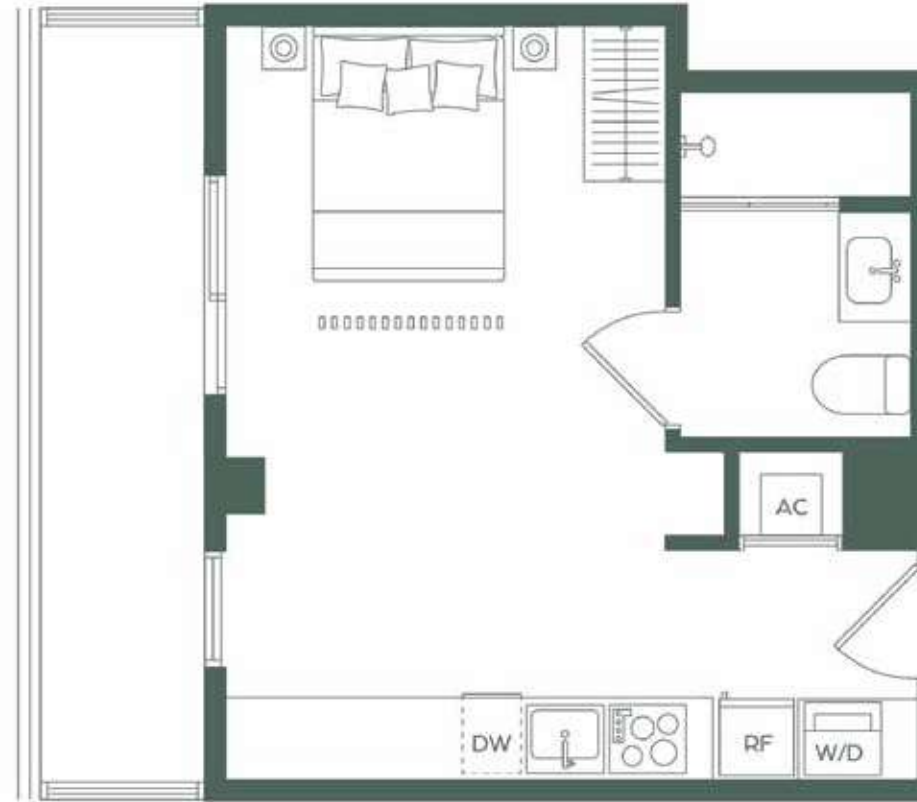
Line 20

Levels 6 -14

Jr 1 BEDROOM / 1 BATH

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

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



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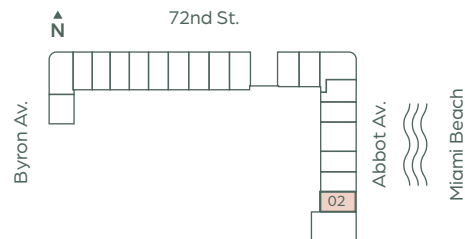
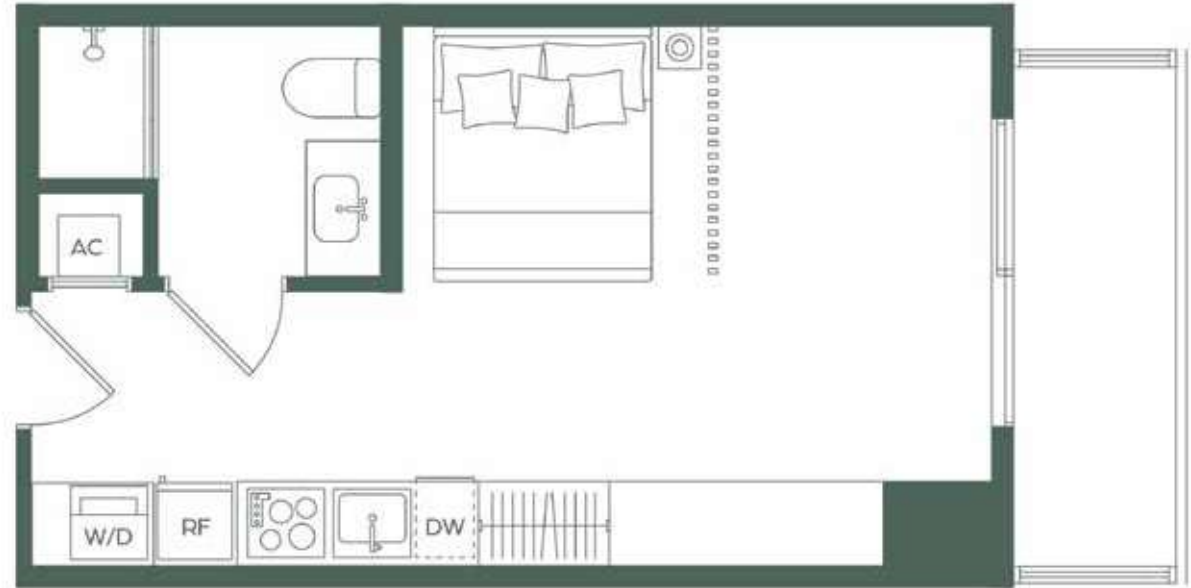
Line 02

Levels 2-14

Jr 1 BEDROOM / 1 BATH

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

*Levels 2-4, 6, 8, 10 & 12 Terrace is 70sq. ft.



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Line 10 - 11 - 12

Levels 6 -14

1 BEDROOM + DEN / 2 BATHS

Line 10

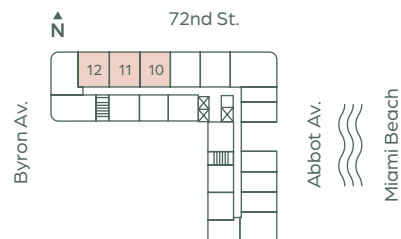
Interior	572 sq. ft.	53 m ²
Terrace*	119 sq. ft.	11 m ²
Total	691 sq. ft.	64 m²

Line 11

Interior	574 sq. ft.	53 m ²
Terrace**	113 sq. ft.	11 m ²
Total	687 sq. ft.	64 m²

Line 12

Interior	575 sq. ft.	54 m ²
Terrace***	120 sq. ft.	11 m ²
Total	695 sq. ft.	65 m²



* Levels 7, 9, 11 & 14 Terrace is 92 sq. ft.
 Levels 6 & 8 Terrace is 100 sq. ft.
 ** Levels 6, 8, 10 & 12 Terrace is 61 sq. ft.
 *** Levels 6, 8, 10 & 12 Terrace is 114 sq. ft.



ONELWORLD™ ROBERT FINVARB COMPANIES
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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.

NOBE PARC

MIAMI BEACH

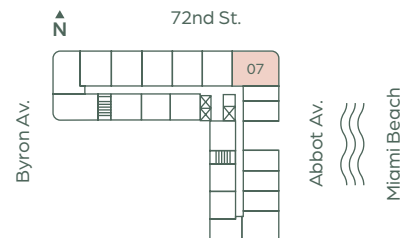
Line 7

Levels 5 -14

2 BEDROOMS + DEN / 2 BATHS

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

*Levels 5, 10 & 12 Terrace is 232 sq. ft.
Level 8 Terrace is 0 sq. ft.



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THE TEAM



Developer

ROBERT FINVARB PROPERTIES

Founded by entrepreneur and real estate visionary Robert Finvarb, Robert Finvarb Companies is a Miami-based private real estate investment, development, and management firm with a portfolio spanning hospitality, mixed-use, residential, and marina assets. With more than two decades of experience, the firm has built an enduring reputation 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 the 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



Design Architect

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 recognized 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 five continents

ARQUITECTONICA



Architect



TAG - THE ARCHITECTS GROUP

TAG Architecture, backed by over three decades of proven experience in South Florida, delivers high-quality hospitality, multifamily residential, luxury home, and commercial design solutions tailored to the local real estate market.

As a boutique, award-winning firm, TAG Architecture provides a highly personalized, hands-on approach led directly by its founder, Jerome Gavcovich, and supported by a loyal, experienced team.

Leveraging its extensive hospitality design expertise, TAG Architecture brings its expertise to this unique multifamily residential project to create a distinctive and luxurious living experience.



Interior Design

V STARR

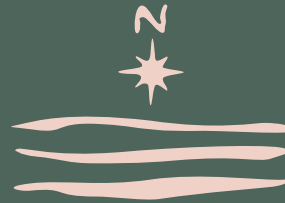
V Starr is a South Florida-based award winning multi-disciplinary design practice with a broad portfolio of projects across the World.



Our projects are best known for their distinct focus on wellness, sustainability, and their sensibility towards the communities they impact.

We believe in responsible design that is of the highest quality, accessible, and respectful of the human element.

V STARR





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