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Sales open for luxe condominium in burgeoning Miami Beach neighborhood

NoBe Parc joins growing list of short-term rental developments in North Beach area



A new short-term rental development in Miami Beach's North Beach neighborhood is open to buyers. (Abbott Avenue Partners, an affiliate of Robert Finvarb Cos.)

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Robert Finvarb Cos. launched sales for NoBe Parc Miami Beach, a new luxury condominium and the latest project to offer short-term rentals in the city's growing North Beach neighborhood.

The planned 15-story tower contains 232 units — studio to three-bedroom floorplans — at 7140 Abbott Ave. Prices range from \$570,000 to \$2 million with sales led exclusively by OneWorld Properties. The tower was designed by Arquitectonica, with TAG serving as the architect of record.

The condominium is the latest in a series that have emerged in North Beach, a Miami Beach neighborhood that roughly encompasses the area from 63rd Street up to the village of Surfside in the north. Local officials updated the area's zoning over the past few years to allow for higher, more dense development.

"There is a clear evolution happening in North Beach," said Robert Finvarb, CEO of Robert Finvarb Cos., in a press release from the developer. "I grew up here, and I've watched it transform from a quiet coastal enclave into one of the most compelling areas in Miami Beach," he said.

Projects in the area include a trio of luxury condominiums by developer Lefferts, whose 206-unit 72 Park and 126-unit Palma Miami Beach also allow short-term rentals. The historic Deauville resort site is being redeveloped into branded condominiums by Terra.

Residences at NoBe Parc will come fully furnished, allowing owners to immediately occupy or rent out their property upon completion sometime in 2028.

"Flexibility has become one of the most valuable amenities in real estate. Buyers still want the Miami Beach lifestyle, but they also want the ability to use their residence on their own terms, whether that means seasonal living, generating income, or simply having a turnkey home near the water," said Peggy Olin, CEO of OneWorld Properties, in the developer's release.

Plans call for a fifth-floor amenity deck with a resort-style pool and spa, a sauna, steam and treatment rooms, and a cold-plunge area. The rooftop will offer yoga spaces, cabanas and other wellness-focused relaxation space. Coworking spots, social lounges, a 24-hour attended lobby, fitness center, resident's app, and ground-floor commercial spaces are also in the works.

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