

June 2, 2026

MIAMI

Robert Finvarb launches NoBe PARC, a North Beach residence designed for flexible ownership

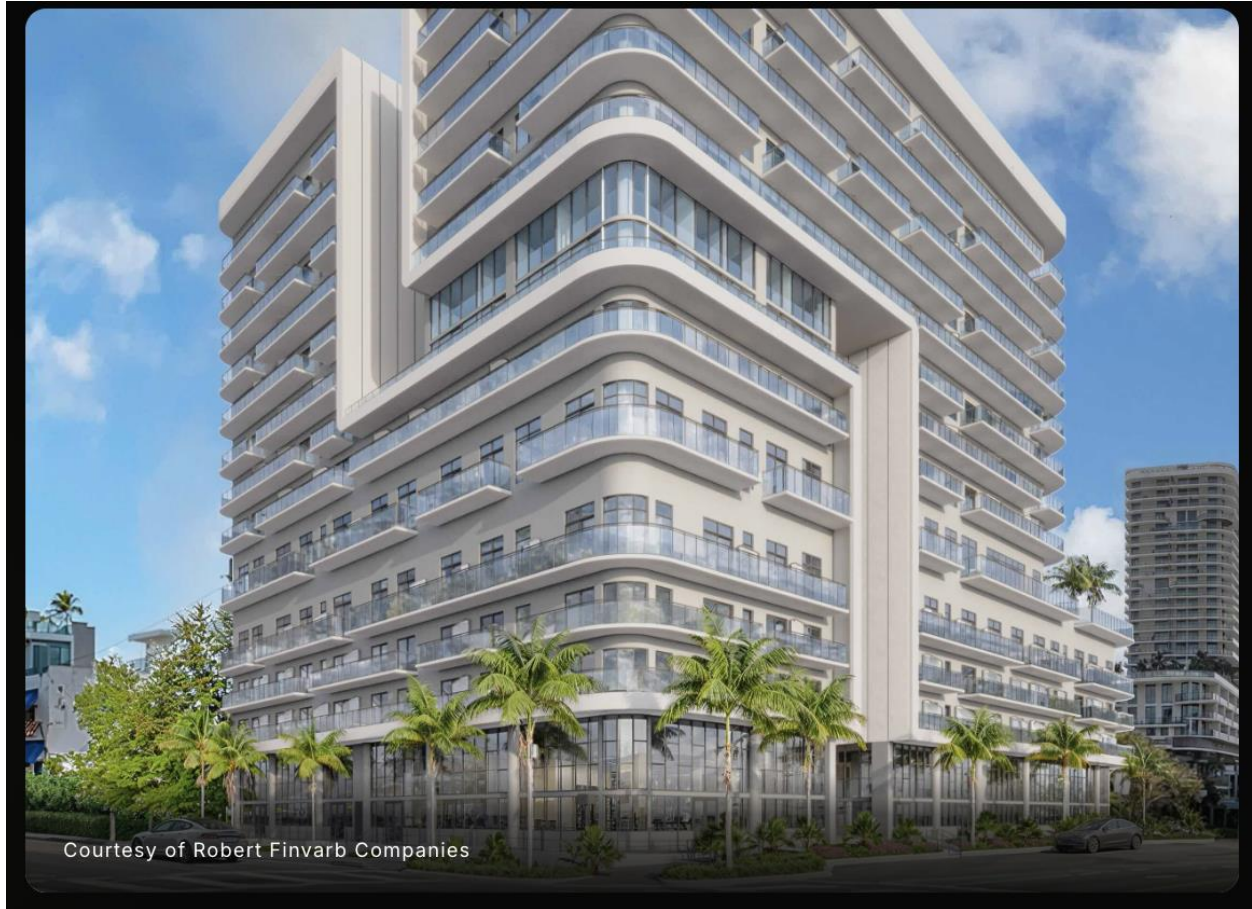
NoBe PARC Miami Beach brings 232 fully furnished, short-term-rental-friendly residences to North Beach — a 15-story tower from Robert Finvarb Companies, designed by Arquitectonica, where every home arrives move-in ready from day one.

BY JAKE NICHOLAS • JUNE 2, 2026



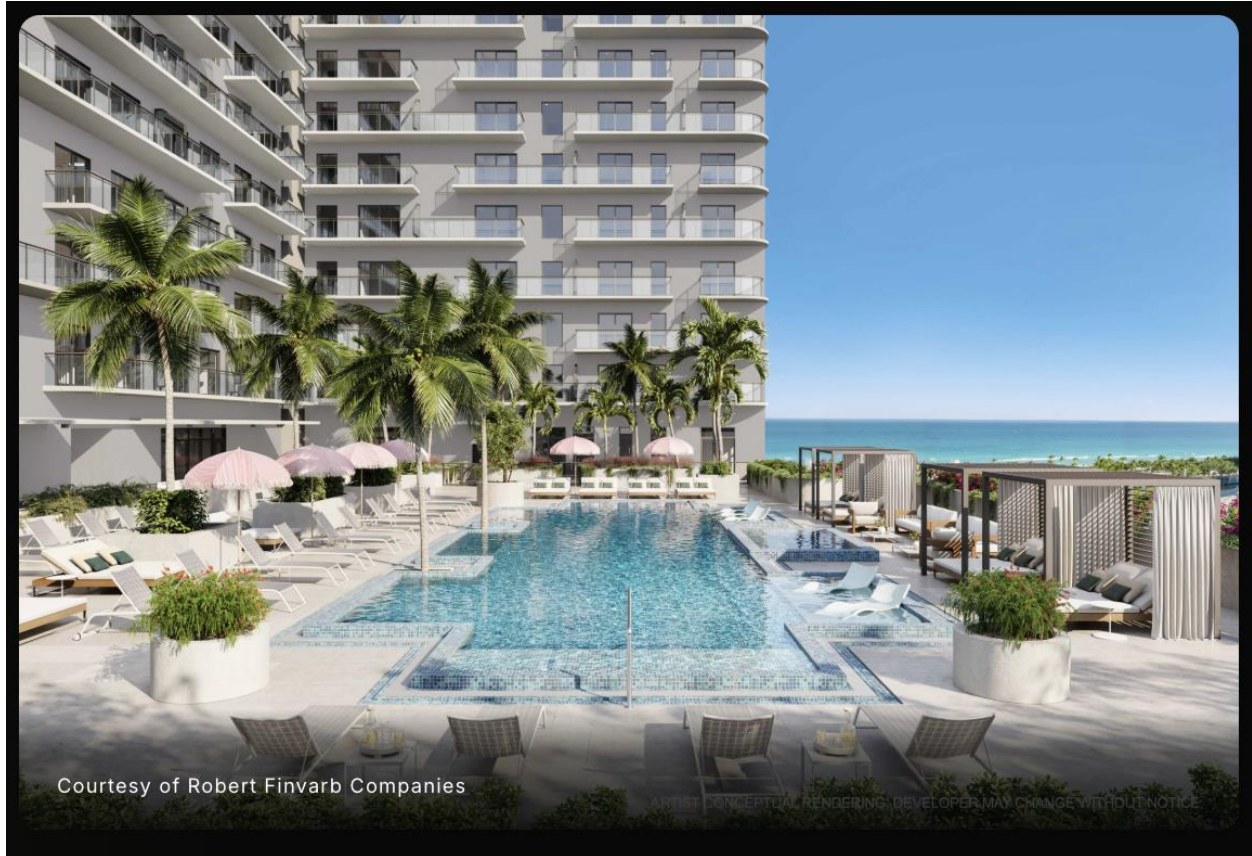
A few blocks from the sand in Miami Beach's quietest coastal corner, a new tower is betting that the most valuable thing it can offer buyers isn't a view or a finish — it's the freedom to use their home however they want.

Sales have officially launched at NoBe PARC Miami Beach, a 15-story residential tower bringing 232 fully furnished, short-term-rental-friendly residences to North Beach, the laid-back enclave locals call NoBe. Developed by Robert Finvarb Companies and rising on a 1.24-acre site at 7140 Abbott Avenue, the project is one of the few new-construction buildings in Miami Beach designed from the ground up around flexible ownership — homes you can live in, lease, or use seasonally, with the area's short-term-rental zoning making it possible from day one.



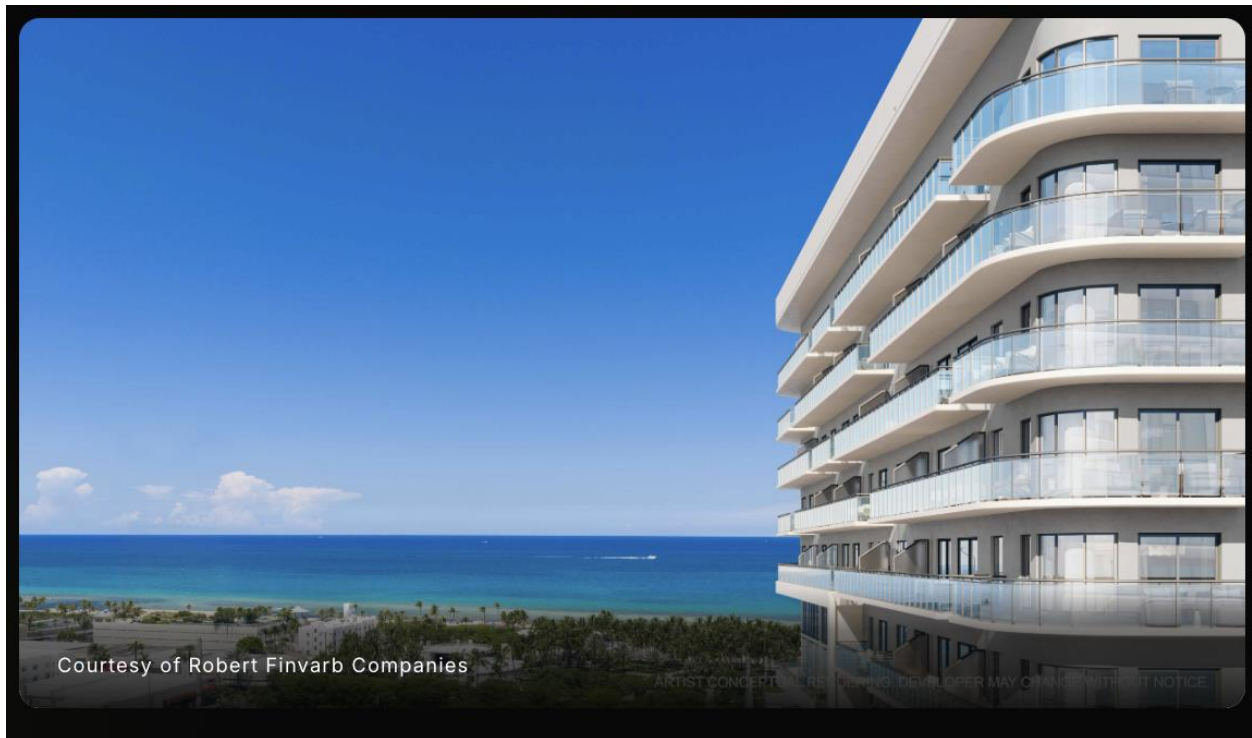
What sets the building apart is that every residence arrives ready to occupy the moment the keys change hands. Each home is delivered fully furnished with interiors curated by V Starr and furnishings by Crate & Barrel, layered over private terraces, custom Italian-inspired cabinetry, quartz countertops, full appliance packages, glass-enclosed showers, and in-unit laundry. Floor plans run from studios and junior one-bedrooms up to three-bedroom-plus-den layouts, spanning roughly 375 to 849 square feet, with

pricing from about \$570,000 to \$2 million.



The amenity program leans hospitality, not housing. A fifth-floor deck centers on a resort-style pool with an integrated spa, sun shelves, and a wellness suite of sauna, steam room, treatment room, and an outdoor cold plunge, alongside co-working spaces, social lounges, summer kitchens, gaming lawns, and a children's playroom. Up top, the rooftop deck opens to sunrise yoga space, cabanas, and lounges built for the golden-hour stretch over the water.

The design comes from Arquitectonica, the Miami firm behind some of the city's most recognizable skyline moments, with The Architects Group serving as architect of record and OneWorld Properties leading sales. The result reads as a contemporary take on coastal living — efficient layouts, warm materials, natural light, and an easy indoor-outdoor flow tuned to the beach a short walk away.



NoBe PARC arrives as North Beach steps firmly into its next chapter, joining a wave of new towers reshaping a neighborhood long prized for feeling more authentic and walkable than Miami Beach's more mature luxury districts. With completion targeted for late 2028, it lands as one of the clearest signals yet of where the area — and the way people want to own a piece of it — is heading.



TRACKING

NoBe PARC Miami Beach

MIAMI BEACH · RESIDENCES

A 15-story North Beach tower of 232 fully furnished, short-term-rental-friendly residences a short walk from the sand, with resort-style amenities and turnkey homes ready to live in or lease from day one.

ANNOUNCED

14%

ANNOUNCED

BREAKING GROUND

CONSTRUCTION

OPENING SOON

NOW OPEN

ESTIMATED TO START 2026 · ESTIMATED TO DELIVER 2029

232

15

UNITS

FLOORS

Developed by **Robert Finvarb Companies** · Architecture by **Arquitectonica, The Architects Group**

TMW INTELLIGENCE

Estimated Time to Completion

TMW ESTIMATE

~3 years to completion

TMW estimates an opening in ~3 years based on project type and current stage.

TMW-estimated dates based on project type and stage — not a developer commitment. Confidence drops accordingly.

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