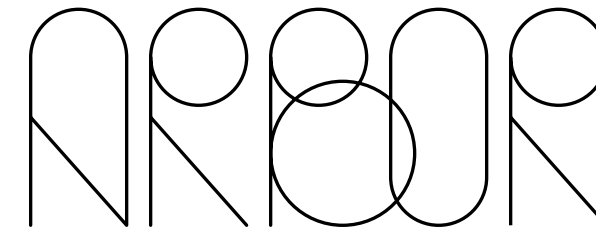


ARBOUR

Coconut Grove



52 residences in Coconut Grove  
inspired by eco-living, good living  
and everything in between.



3034 Oak Avenue  
Miami, FL 33133



## A Natural Beauty

Introducing Arbor, a residential development inspired by dappled sunlight, birdsong and blue skies; by children playing, your best-friend visiting, and families relaxing; by walks in the park, walking in general, and all walks of life; by bicycle rides, ball games and balmy evenings; by the smell of flowers, the smell of fresh coffee, and barbecue smoke wafting gently through trees; by putting your feet up, letting your hair-down and living life to the fullest; by eco-living, good living and everything in between; by Coconut Grove, the great outdoors and a pure, unadulterated sense of satisfaction.

In other words, an Arbor by name and an arbor by nature.









## Living in Harmony

It's no secret that we love nature, as such, we've gone out of our way to create a unique kind of eco-system at Arbor; one that's based entirely around you. From electric car-charging stations to the natural wood finishes, every little detail is there to help you and your environment, flourish for years to come.

Created by Miami's own Behar Font & Partners, Arbor's exterior is informed as much by the natural landscape as it is by the very best principles of modernist design. With only five floors, the building nestles discreetly among the leafy streets of Coconut Grove, while large windows allow the outside to fill the interior with light. Practically proportioned both inside and out, Arbor provides a welcome contrast to many of the large-scale, statement developments that have become the norm. Presenting residents with a warm place to dwell in, rather than dwell upon, Arbor's architecture is as thoughtful and considerate as a friendly neighbor, and as laidback and contemporary as Coconut Grove itself.



## A Perfect Place

While there's no denying that life at Arbor is geared towards the great outdoors, our residences are designed with only one thing in mind: good living. Step inside each of the 52 units and you'll find bright, spacious, family-friendly and, of course, sociable spaces that feel like home. The perfect place for relaxing, entertaining or –well, relaxing even more. With high ceilings, private gardens and full-length windows, every corner of Arbor feels like exactly that: a natural retreat from the daily grind. Whether you opt for a loft, a penthouse or townhome, you'll find nothing but peace, quiet and contentedness.

52 residences

5 floors

2-3 bedrooms

10-foot ceilings

PH residences with private terraces

Two-story lofts

Townhomes with 20-foot ceilings and private gardens

Floor to ceiling windows











## Live Life to the Fullest

We don't believe in house rules or mottos, but if we did it'd probably be along the lines of "Be happy, healthy, and wholesome." That's why our amenities have been designed to compliment the well-balanced nature of our lifestyle – helping you not just to enjoy life, but to get more out of it. After all, life is for living, so go out there and enjoy it. From communal spaces and private facilities, life at Arbor is the perfect mix of convenience and opportunity – giving you the choice to see and do as much or as little as you like.

Amenities include:

Concierge

Ample parking and storage

Fitness center

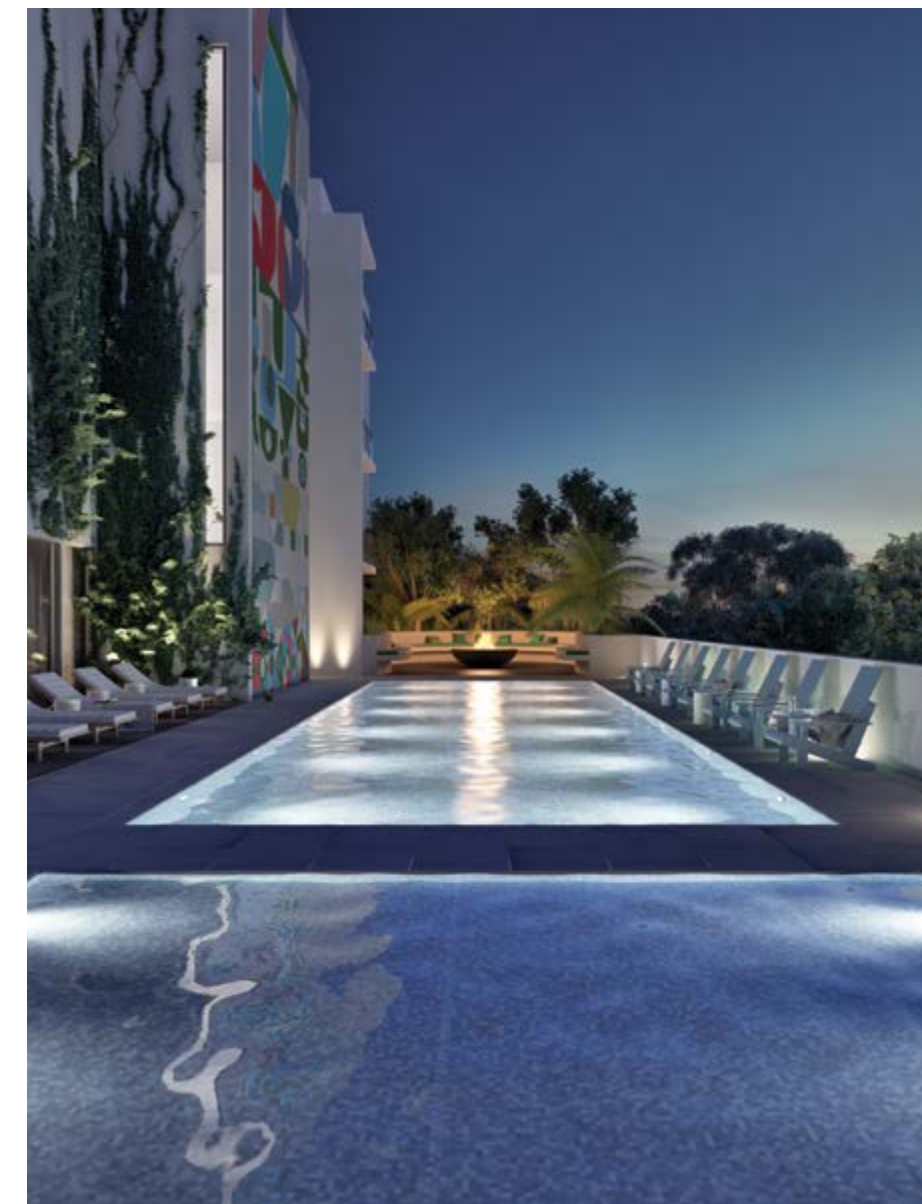
Bicycle share program and concierge

Lush courtyard pool

Social lounge

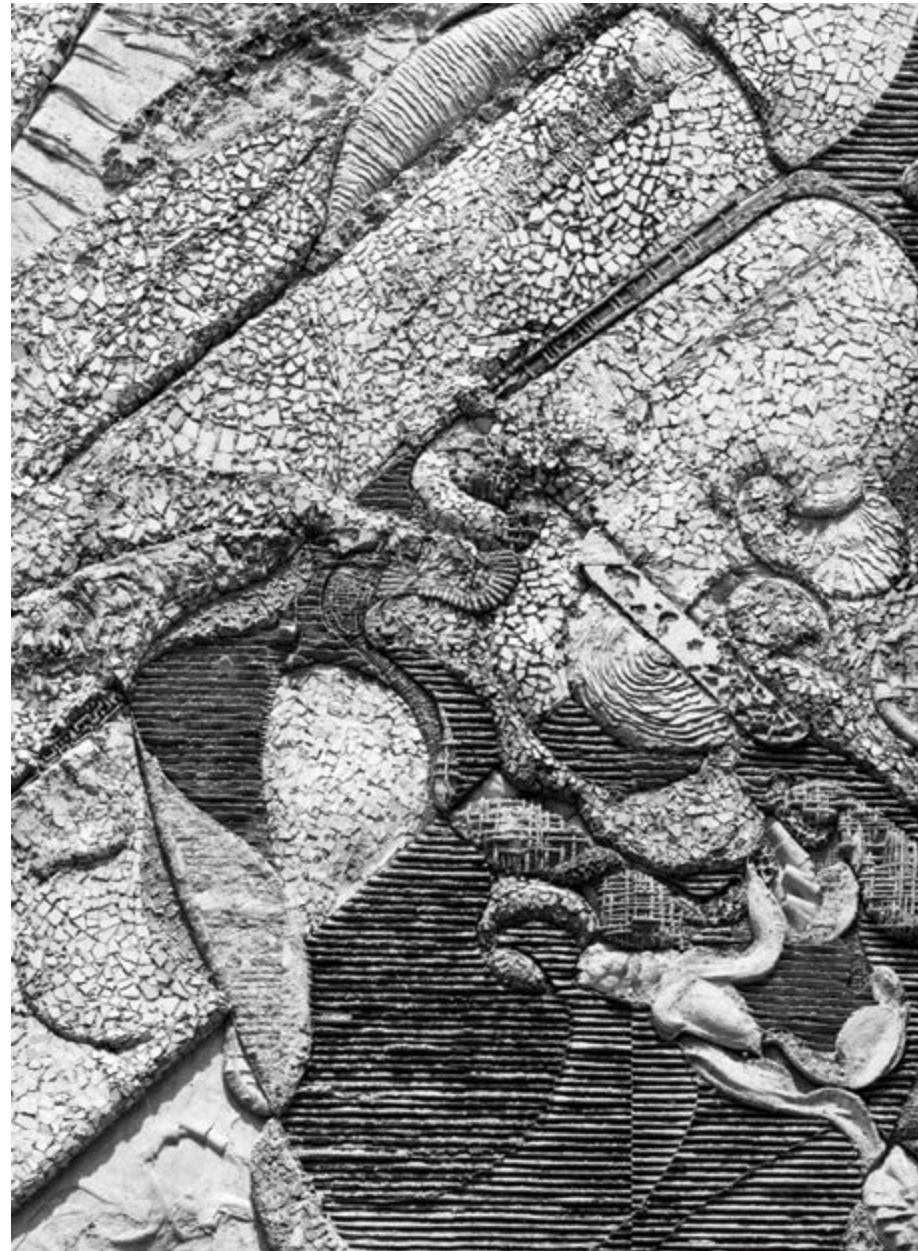
Rooftop terrace

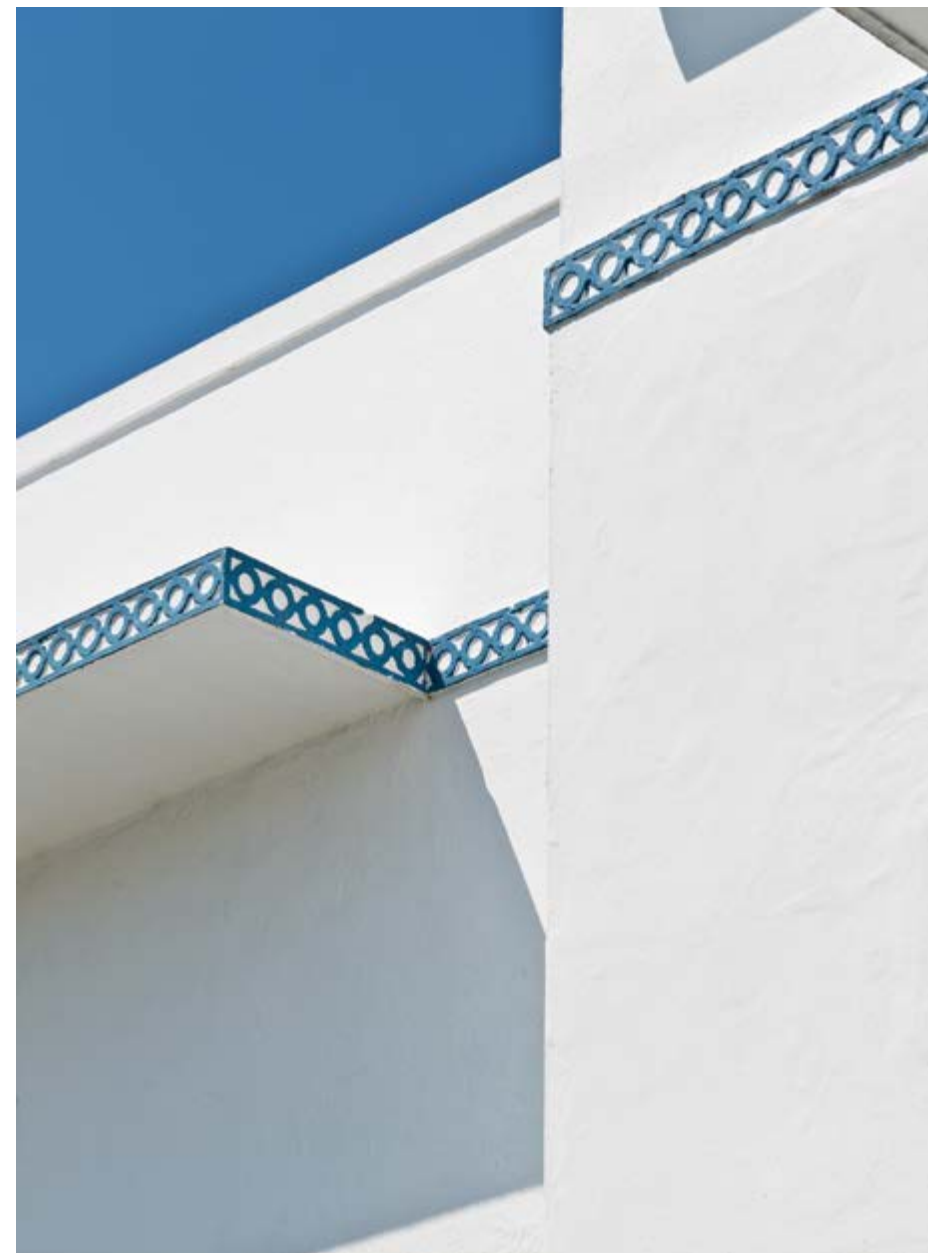
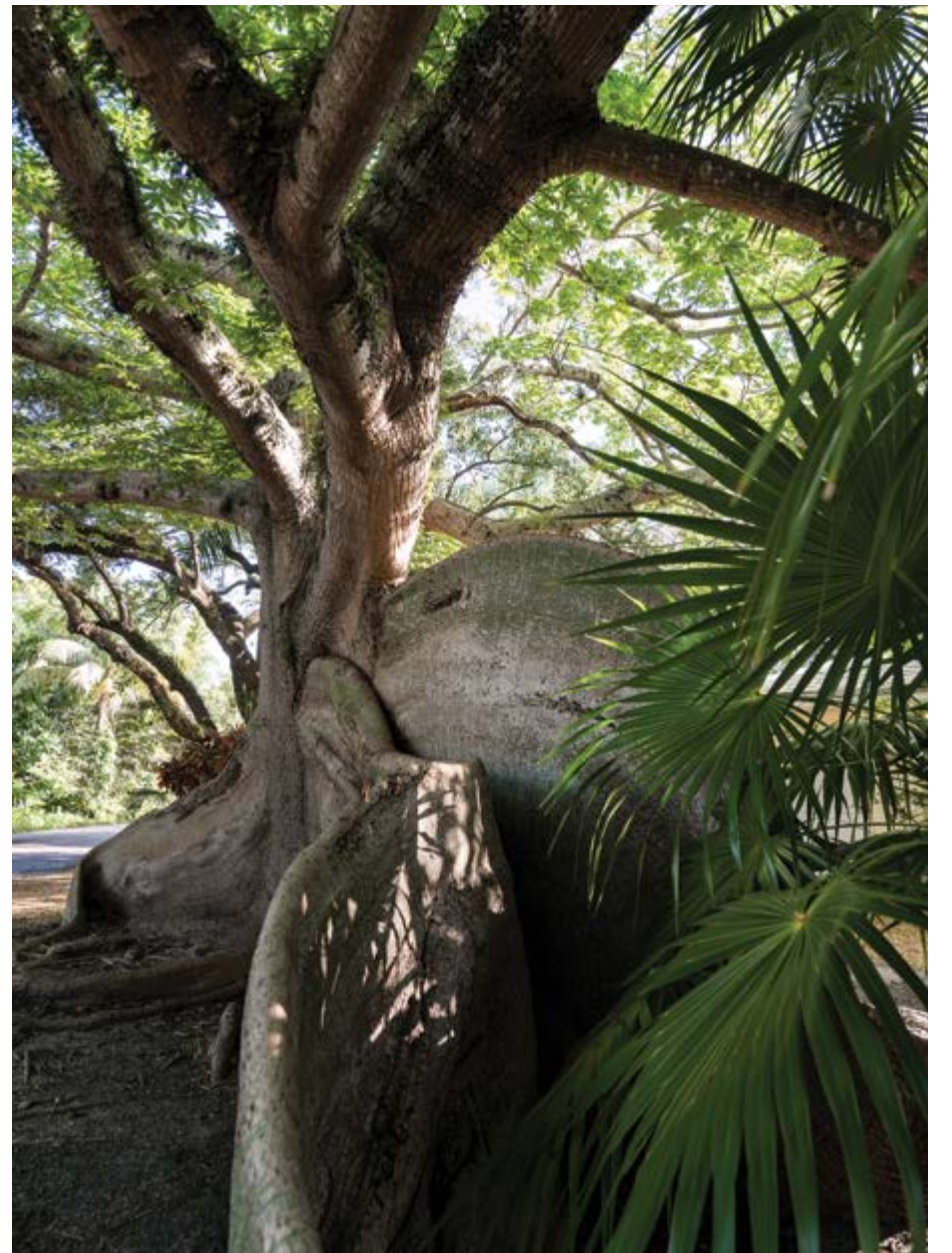
Pet friendly



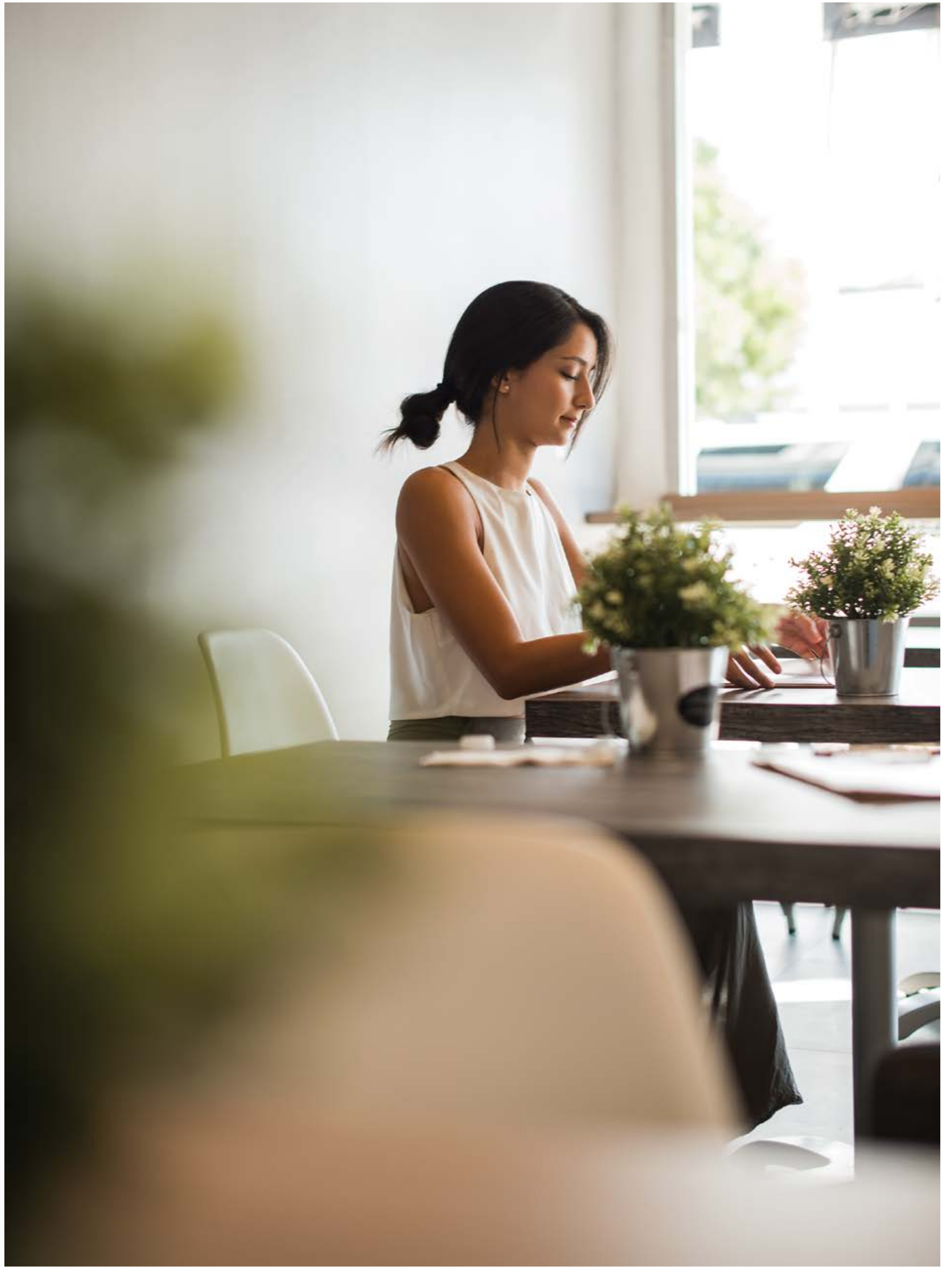
## Get Into the Grove

One of the oldest and most diverse neighborhoods in Miami, Coconut Grove is a tropical haven of art, culture, history and outstanding natural beauty. A place where the exotic meets the idyllic, it is known for its individualism as well as for its warm welcomes and laidback pace. Nestled in the heart of it all, Arbor is just moments away from everything this unique enclave has to offer. Surrounded by historic parks, bayside walks, and fashionable shopping, you're as likely to find people boating and fishing as you are dining in style. Away from it all, yet in a world of its own, Coconut Grove is an abundance of cool in an oasis of calm.







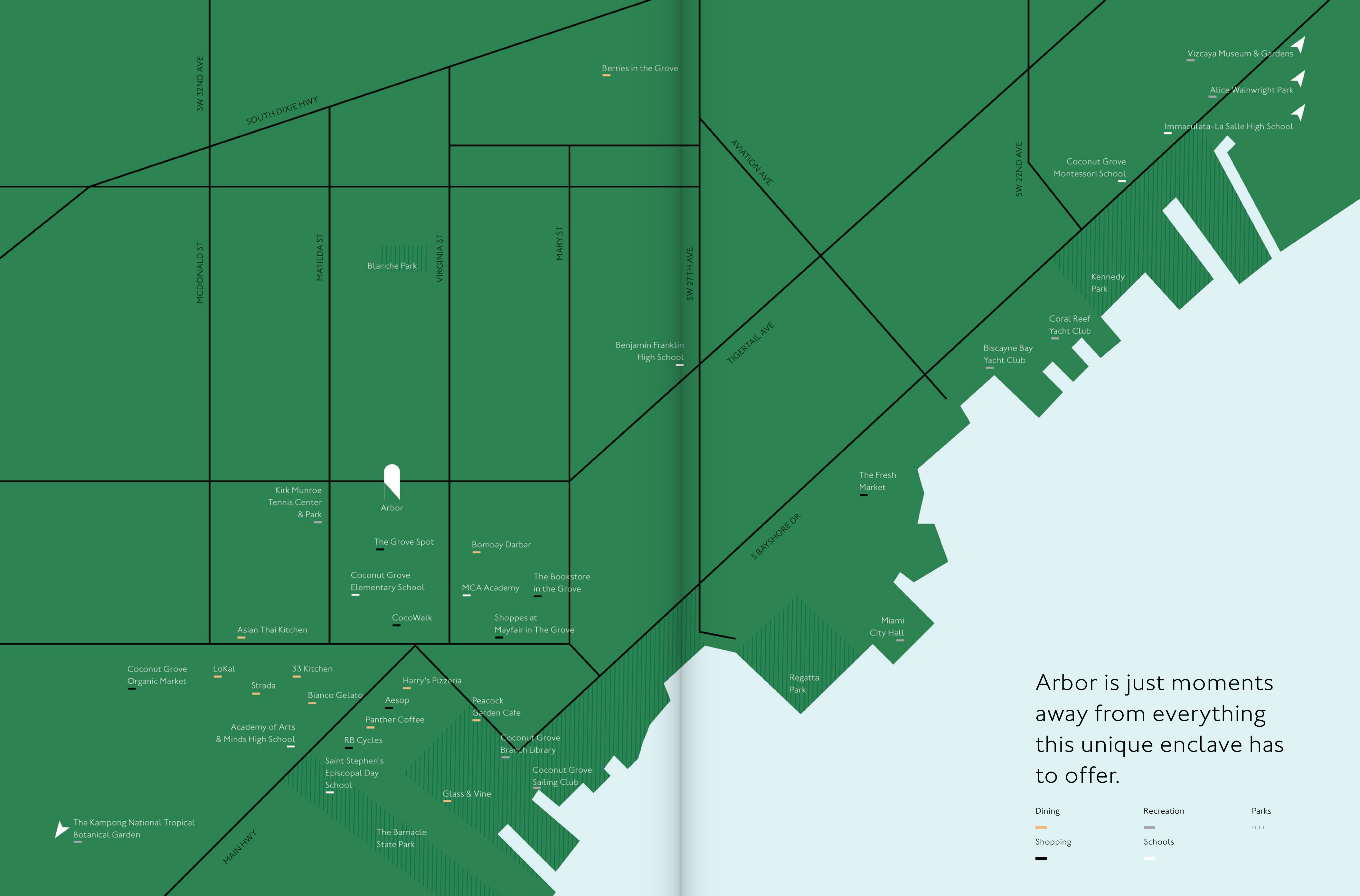












Berries in the Grove

Vizcaya Museum & Gardens

Alice Wainwright Park

Immaculata-La Salle High School

Coconut Grove Montessori School

Kennedy Park

Coral Reef Yacht Club

Biscayne Bay Yacht Club

Benjamin Franklin High School

The Fresh Market

Kirk Munroe Tennis Center & Park

Arbor

The Grove Spot

Bombay Darbar

Coconut Grove Elementary School

MCA Academy

The Bookstore in the Grove

CocoWalk

Shoppes at Mayfair in The Grove

Asian Thai Kitchen

Miami City Hall

Regatta Park

Coconut Grove Organic Market

LoKal

33 Kitchen

Strada

Bianco Gelato

Aesop

Panther Coffee

RB Cycles

Saint Stephen's Episcopal Day School

Glass & Vine

Coconut Grove Branch Library

Coconut Grove Sailing Club

The Barnacle State Park

Harry's Pizzeria

Peacock Garden Cafe

The Kampong National Tropical Botanical Garden

Arbor is just moments away from everything this unique enclave has to offer.

- Dining
- Shopping
- Recreation
- Schools
- Parks

# The Team

## Urban Atlantic Group Developer

UAG is passionate about developing spaces and fostering experiences where people can comfortably live, gather, work, play, eat and enjoy themselves. With over a decade of experience, they aim to create places within Miami's most eclectic urban neighborhoods that highlight local businesses, are walkable and sustainable and serve their community in the long-term. UAG principals Nick Hamann and Danny Buraglia's sense of pride and responsibility in Miami stems from living and working in the city for most of their lives. Both Nick and Danny reside in Coconut Grove with their families.



## Oak Ventures Developer

Jeremy Waks believes in cultivating communities. His work in building residential real estate in Coconut Grove reflects his vision for truly sustainable, urban experiences, as well as his respect for the area's rich history. He believes the walkability and proximity to Biscayne Bay is something truly unique to the area. Born and raised in Miami, Florida, Jeremy attended the University of Florida and returned to Miami to live and work in Coconut Grove.



## Behar Font & Partners, P. A. Architect

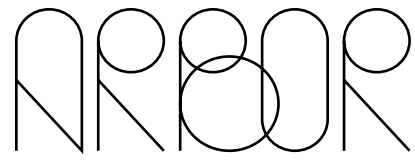
Behar Font & Partners, P. A. is a professional organization dedicated to the practice of architecture, planning and interior design. Our principals have a combined total of 65 years of architectural experience and, as such, have served as architects and designers for a wide variety of project types. This varied experience includes retail facilities from individual stores to shopping malls, residential facilities from single-family residences to multi-unit complexes, professional office centers, religious architecture, governmental facilities, educational facilities and multi-use complexes. Confident in our ability and experience, we continue to dedicate ourselves to the design of creative, functional, flexible and efficient projects.



## Samuel Amoia Interior Designer

Samuel Amoia's passion for design originated while working for industry leaders such as Andre Balazs, Ian Schrager, and famed interior designer Stephen Sills. Amoia's work has been featured in Vogue, T Magazine, Architectural Digest, New York Times, Forbes, Wallpaper, Elle Décor, World of Interiors, Wall Street Journal, Cultured Magazine, Interview Magazine, The Robb Report, and NY Magazine. Amoia has been named By VOGUE magazine as "one of the Young Interior Designers to watch."





**Project Location**  
3034 Oak Avenue, Miami, FL 33133

**Developer**  
Urban Atlantic Group  
Oak Ventures

**Architect**  
Behar Font & Partners

**Landscape Designer**  
Witkin Hults +  
Nielsen Landscape Architects

**Interior Designer**  
Samuel Amoia

**ARBOR BUYERS**  
**CONTACT:**  
**STEVE SAMUELS | OCEANFRONT REALTY**  
**(305) 494-1767**

