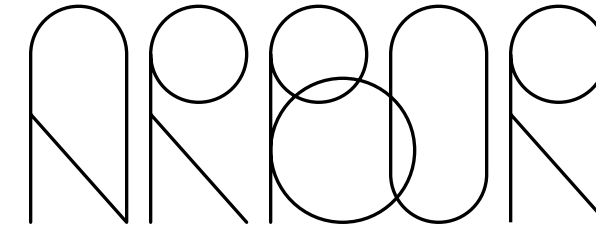


AROUR

Coconut Grove





3034 Oak Avenue  
Miami, FL 33133

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## 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.







near











## 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

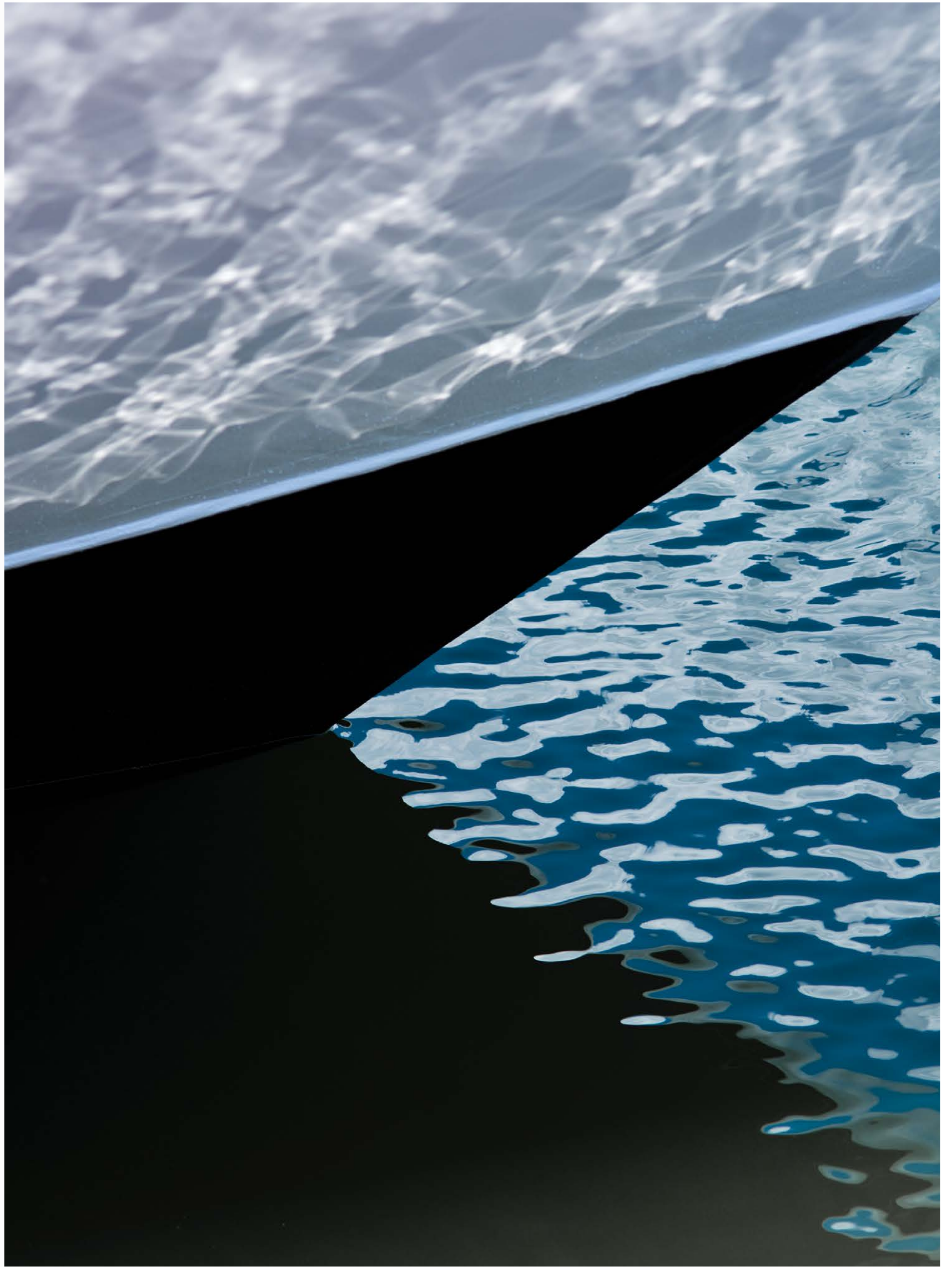
Two-story lofts

Townhomes with 20-foot ceilings and private gardens

Floor to ceiling windows







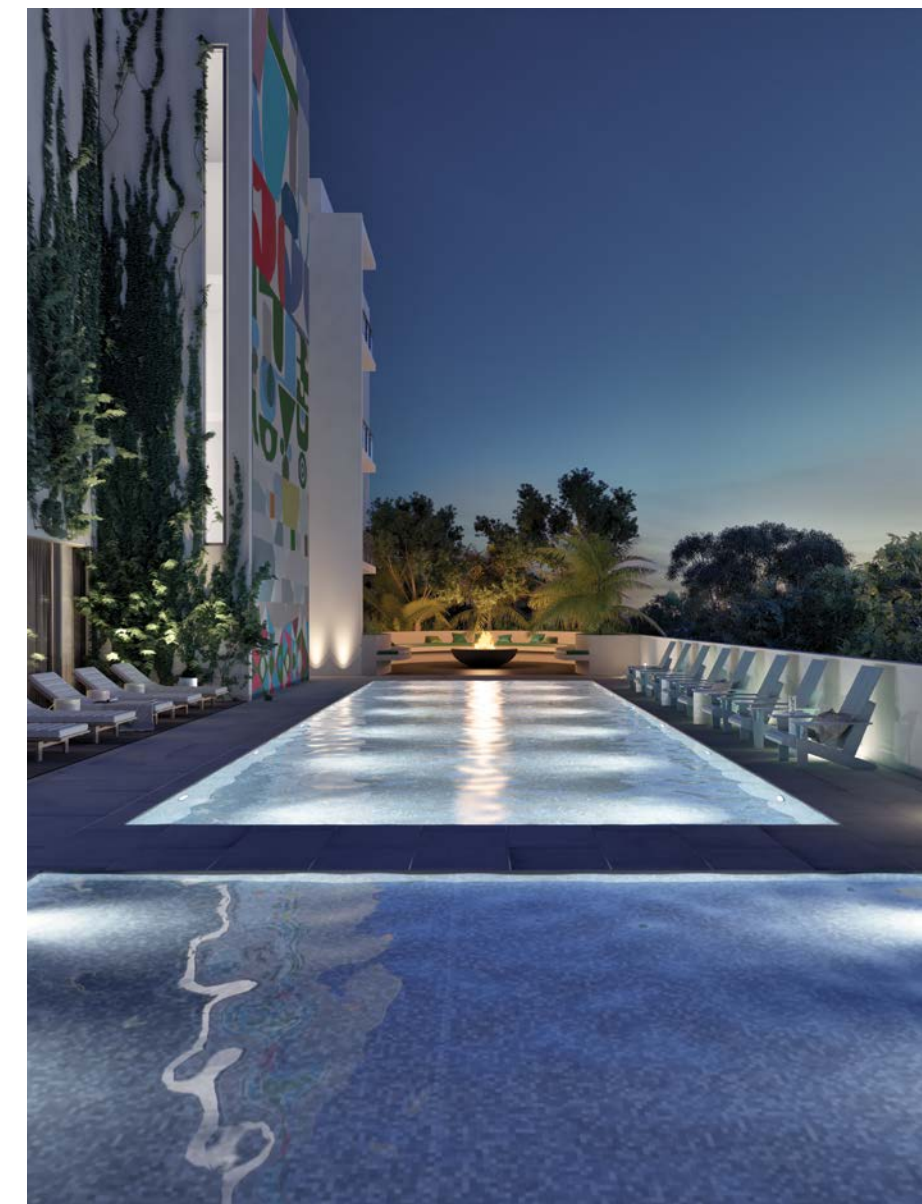


## Live Life to the Fullest

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.

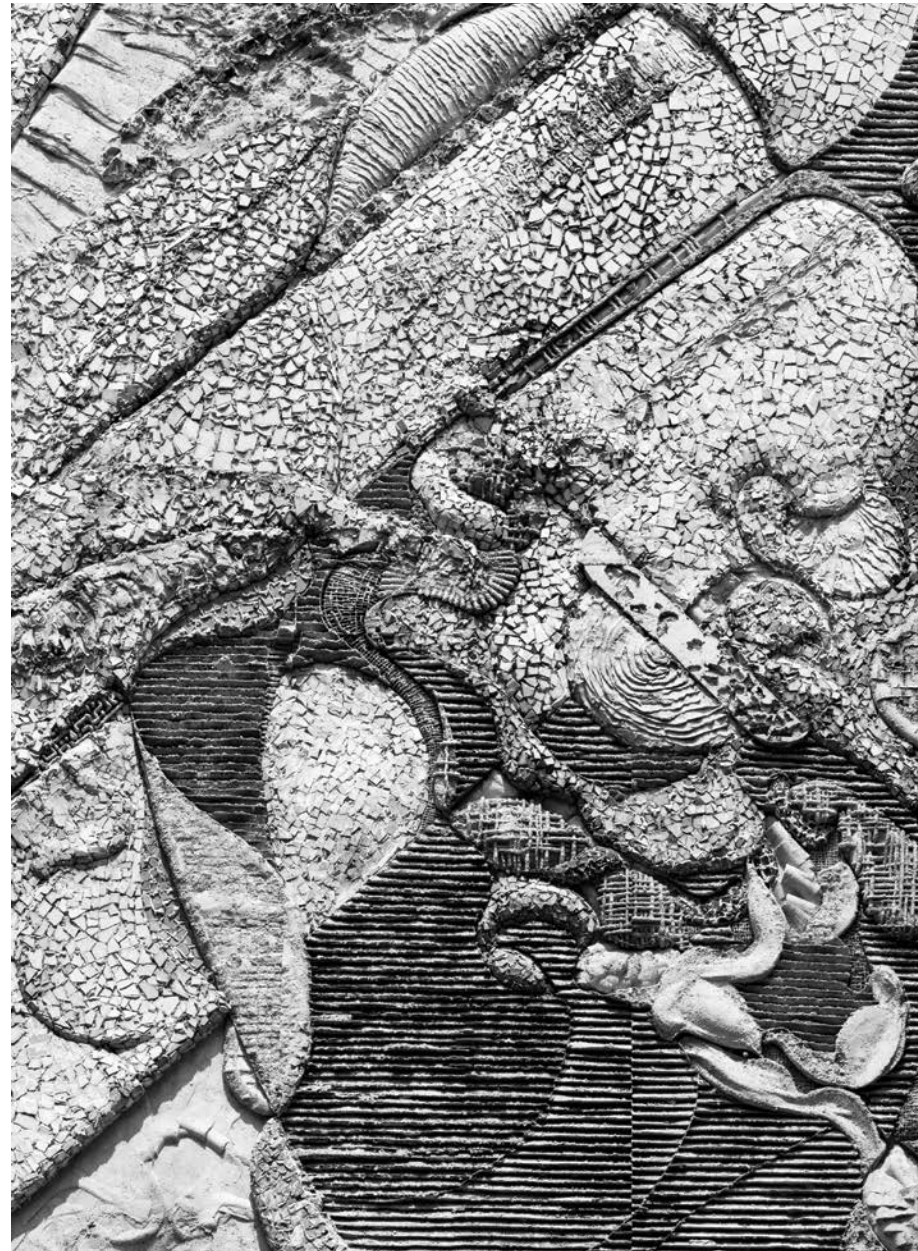
Amenities include:

- Concierge
- Ample parking and storage
- Fitness center
- Lush courtyard pool
- Social lounge
- Rooftop terrace
- Pet friendly

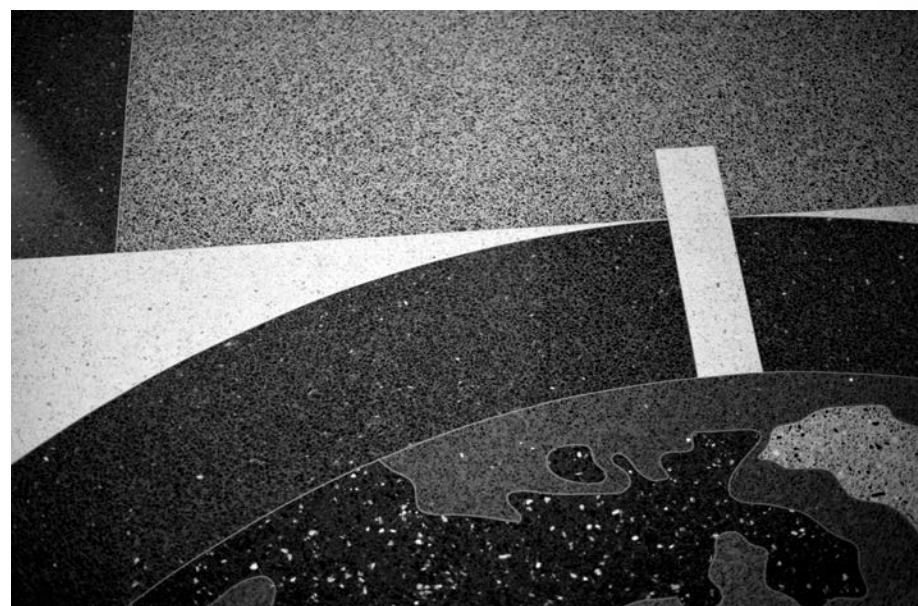




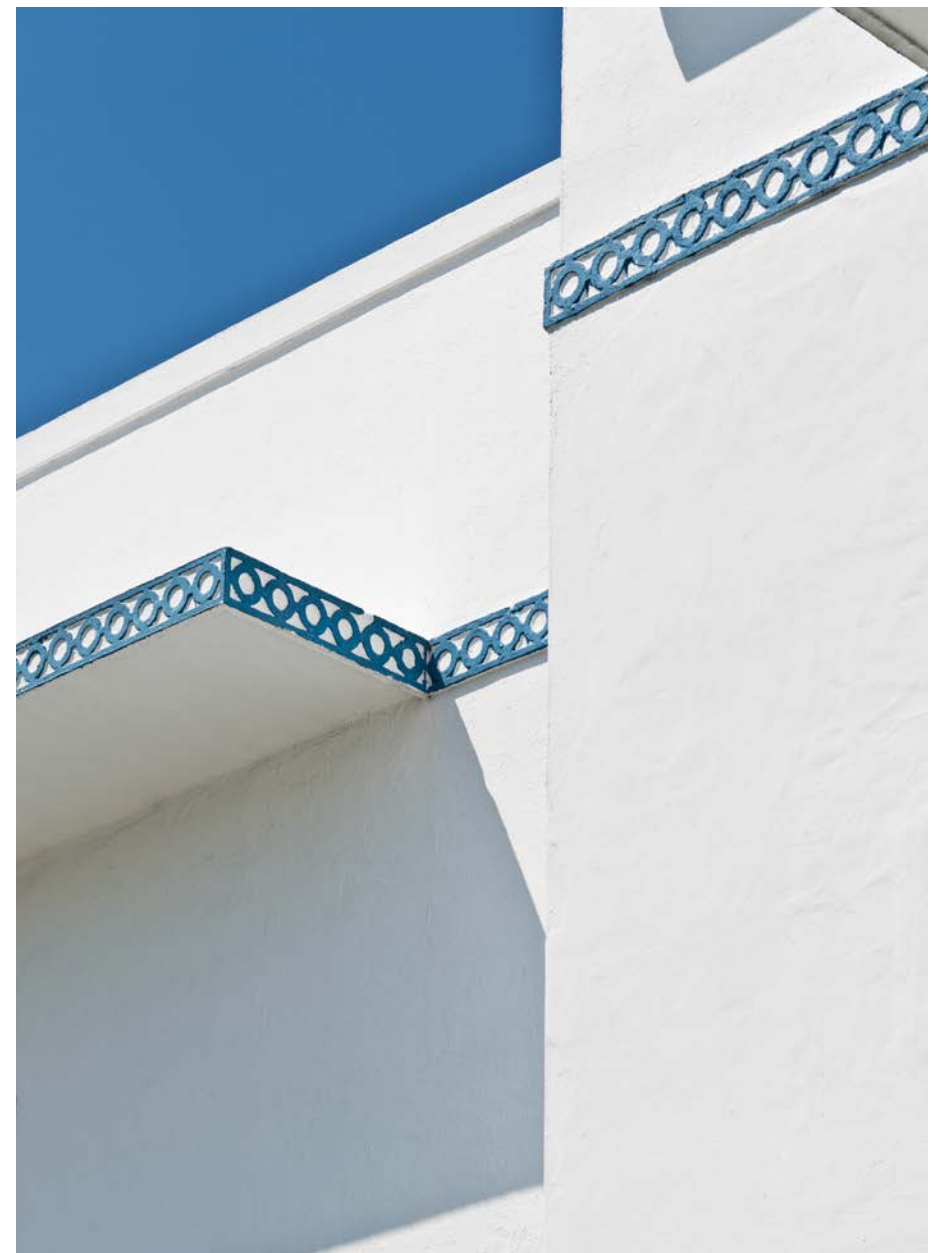
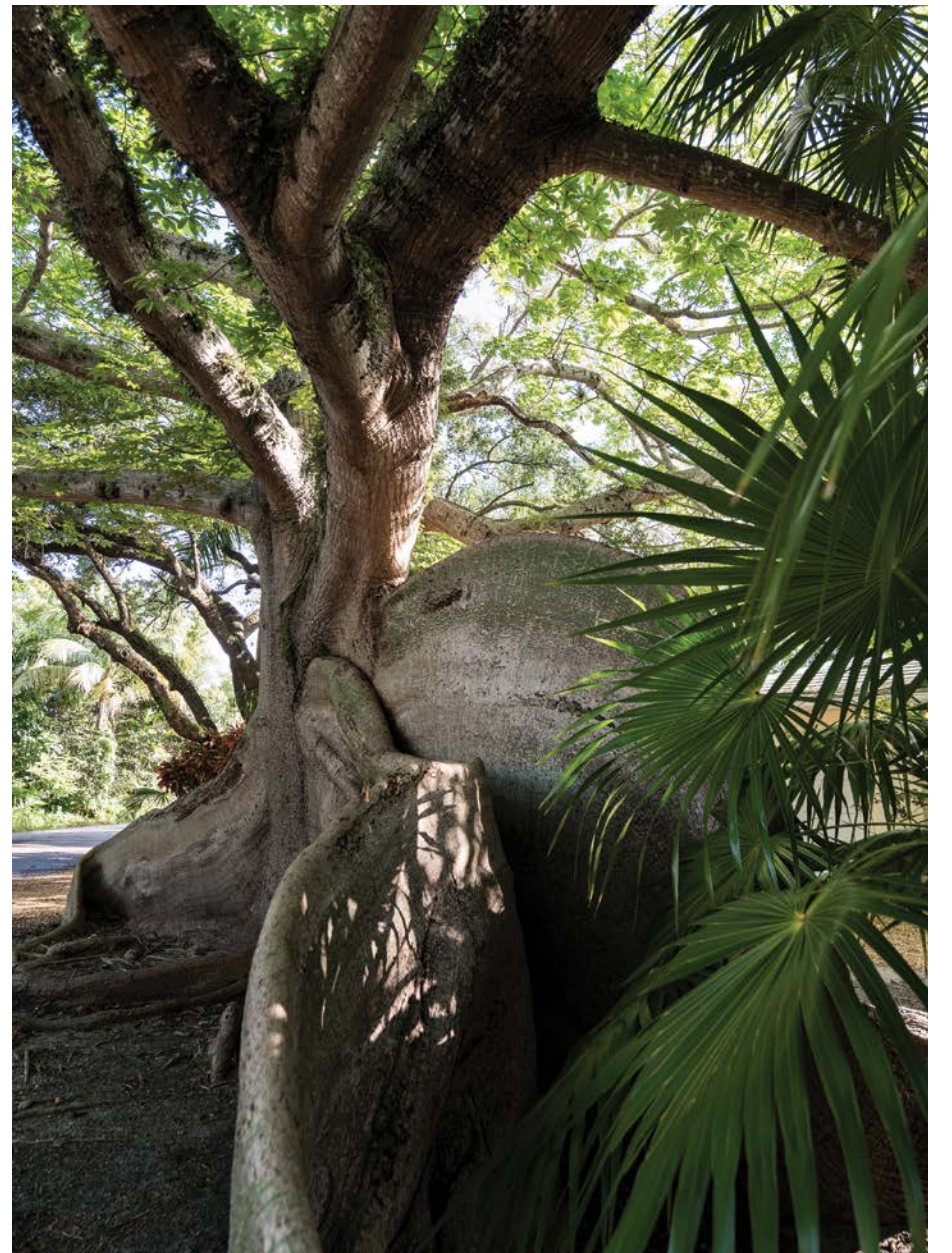
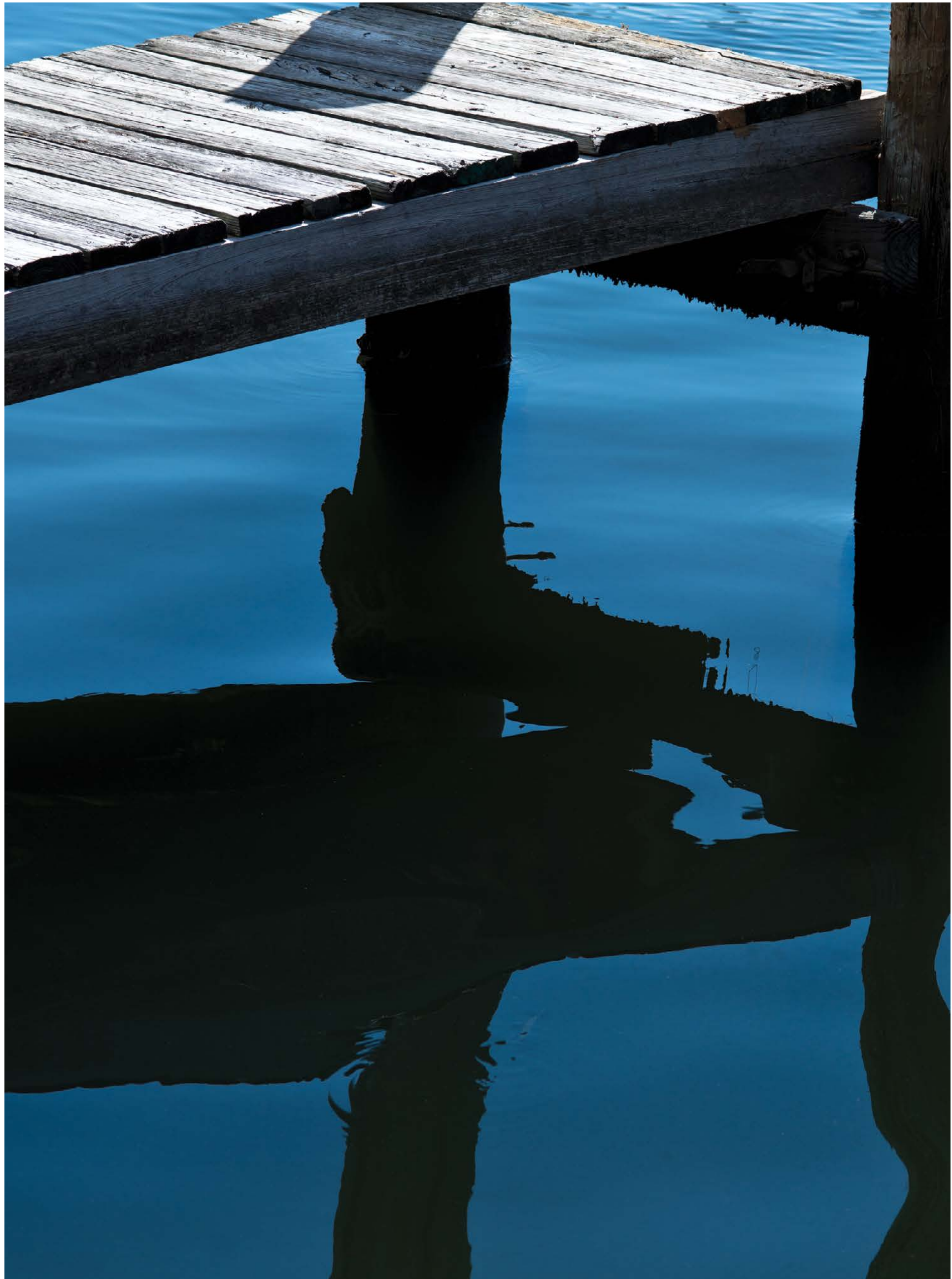
## Get Into the Grove



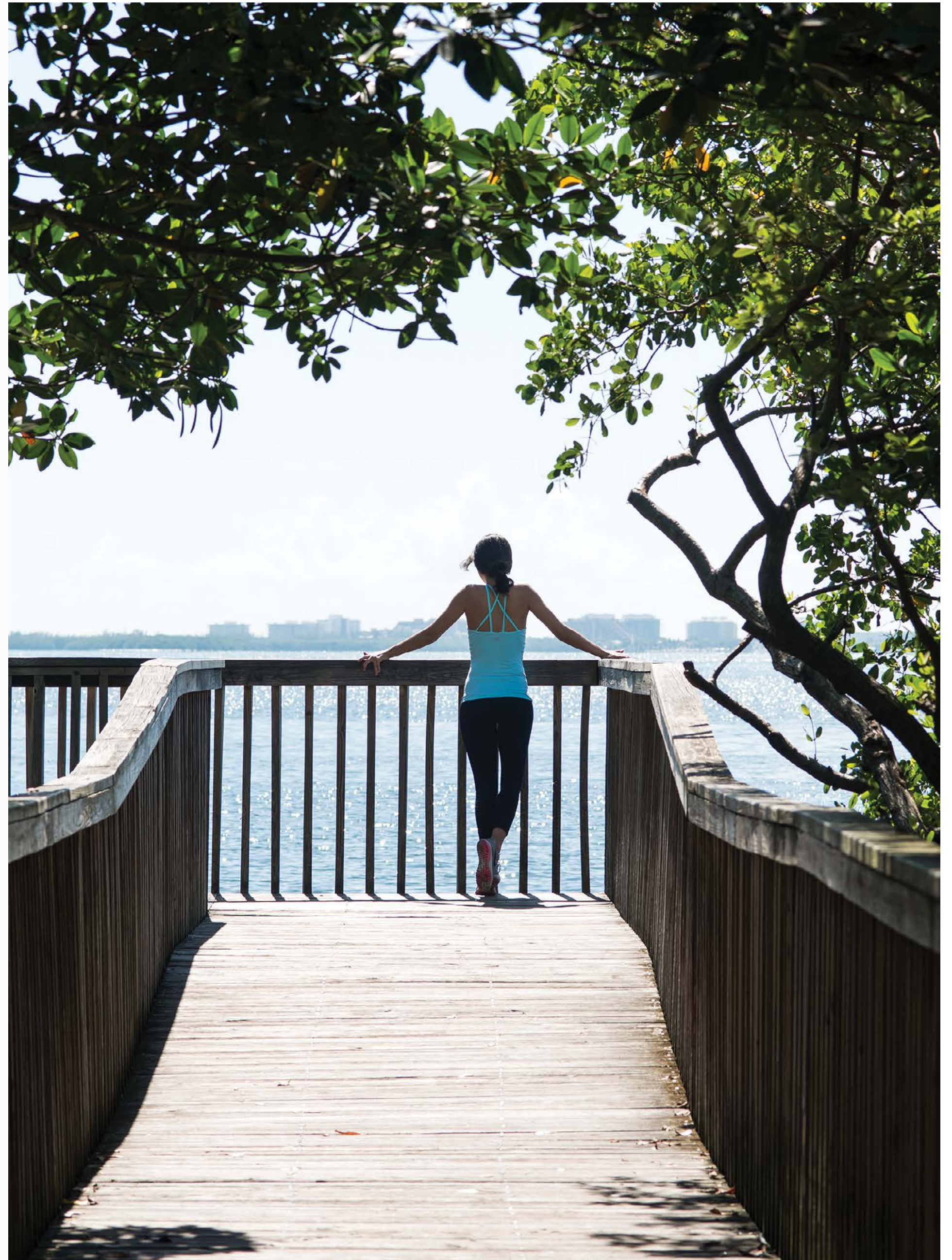
One of the oldest and most diverse neighborhoods in Miami, Coconut Grove is a tropical haven of art, culture, history and outstanding natural beauty. A place where the exotic meets the idyllic, it is known for its individualism as much as it is for its warm welcomes and laidback pace. Nestled in the 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.



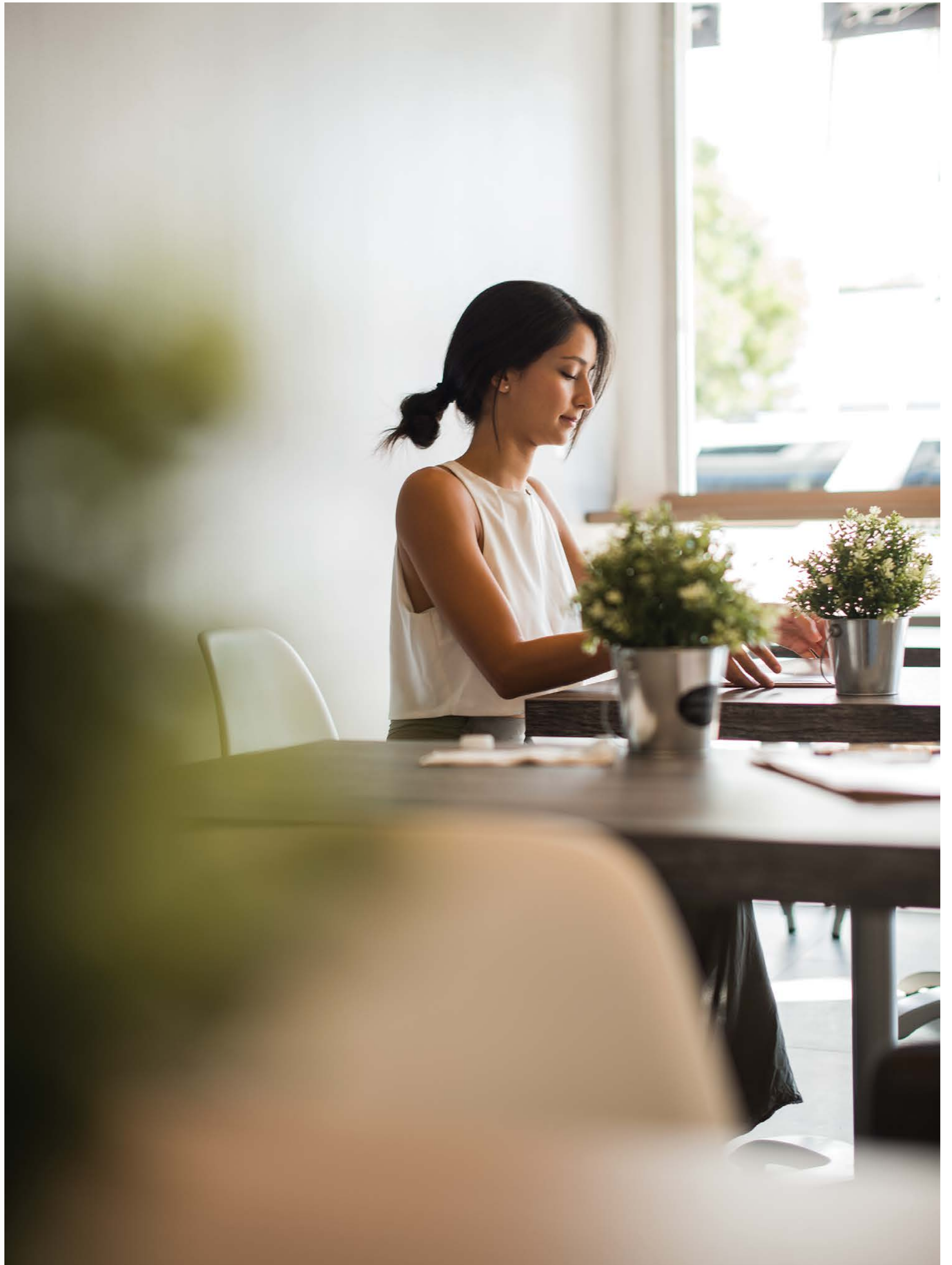




























SW 32ND AVE

SOUTH DIXIE HWY

MCDONALD ST

MATILDA ST

VIRGINIA ST

MARY ST

SW 27TH AVE

AVIATION AVE

TIGERTAIL AVE

SW 22ND AVE

S BAYSHORE DR

03 Berries in the Grove

27 Blanche Park

35 Benjamin Franklin High School

Arbor

02 The Grove Spot

07 Bombay Darbar

20 The Bookstore in the Grove

36 MCA Academy

16 Shoppes at Mayfair in The Grove

08 Asian Thai Kitchen

15 CocoWalk

19 The Fresh Market

33 Biscayne Bay Yacht Club

32 Coral Reef Yacht Club

28 Kennedy Park

39 Coconut Grove Montessori School

40 Ransom Everglades School

Immaculata-La Salle High School

Alice wainwright park

Vizcaya Museum & Gardens

17 Coconut Grove Organic Market

05 LoKal

04 Strada

06 33 Kitchin

13 Bianco Gelato

09 Harry's Pizzeria

14 Ergon Greek Deli and Cuisine

41 Academy of Arts & Minds High School

12 Panther Coffee

21 RB Cycles

38 Saint Stephen's Episcopal Day School

18 Aesop

10 Peacock Garden Cafe

25 Coconut Grove Branch Library

31 Coconut Grove Sailing Club

11 Glass & Vine

26 The Barnacle State Park

29 Regatta Park

24 Miami City Hall

- ▶ 37 Vanguard School
- ▶ 22 Vizcaya Museum & Gardens
- ▶ 23 The Kampong National Tropical Botanical Garden

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



## The Team

### 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.

### 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.

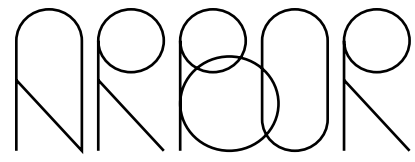
### Samuel Amoia, Design Consultant

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."



Left to right)  
Jeremy Waks, Oak Ventures  
Daniel Buraglia & Nick Hamann, Urban Atlantic Group  
Samuel Amoia, Samuel Amoia Associates





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**Developer**  
Urban Atlantic Group  
Oak Ventures

**Architect**  
Behar Font & Partners

**Landscape Design**  
Witkin Hults

**Design Consultant**  
Samuel Amoia

**Renderings**  
LLusion

**Photography**  
Stephan Göttlicher

**Creative Agency**  
Lemon Yellow



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