MONAD TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL

11C

TOTAL: 2719 SQ FT / 253 SQ M
INTERIOR: 2044 SQ FT / 190 SQ M
EXTERIOR: 675 SQ FT / 63 SQ M

2 BEDROOMS
2.5 BATHS

UNIQUE FEATURES

/ Seamless indoor/outdoor experience
/ Lagoon, Biscayne Bay, South Beach and Atlantic Ocean views
/ East and West exposures
/ Light-filled open floor plan from sunrise to sunset
/ Sunrise and sunset terraces
/ Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers
/ Media room/study

ARRIVAL & LANDSCAPE

/ Porte-cochère drop-off
/ Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
/ Central lagoon with sun deck, aquatic plants, and infinity edge
/ Concierge; 24-hour lobby attendant
/ Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
/ Pool service
/ Full service valet parking
/ Café and juice bar
/ Lagoon fitness and wellness center
/ Residents' lounge
/ Bicycle and water sports storage
/ Dock access
/ Monad Terrace bicycles and paddle boards

FEATURES

/ 10-foot ceilings
/ Floor-to-ceiling sliding doors opening up to 5 feet
/ Custom wood floors throughout
/ Semi-private elevator access with direct access from garage
/ Black Zeus marble and black mirrored entry
/ Custom flush doors
/ Sculptural cantilevered marble island in Calacatta Gold
/ Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
/ Kitchens with custom wood canopy and Calacatta Gold floor
/ Fully integrated Gaggenau appliances
/ Custom marble wine rack
/ Integrated wine cooler
/ Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
/ Freestanding Ago soaking tub by Antonio Lupi
/ Steam shower in master bath
/ Vola fixtures
/ Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
/ Powder room features Verti Capri stone

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BISCAYNE BAY
& LAGOON

MIAMI BEACH

Developer / **JDS**

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*Market square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and vary from the square footages and dimensions that would be determined 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 all interior structural components and other common elements. The method of measurement used herein is generally found in some materials and is provided to give a prospective buyer to compare the units with units in other condominium projects that utilize the same method. Consumer harmless are not part of the Unit. Dimensions of rooms and halls are from floor plans and generally taken at the furthest points of each given room (as described above and as if the room were a perfect rectangle, without regard for any indents or variations. Accordingly, the interior air space dimensions of the actual rooms will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions, including (without limitation) and noted ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, images, and other development plans and information depicted or described herein are proposed and conceptual only and will not necessarily accurately reflect the final plans and specifications, and are subject to change without notice and may not be in vertical space. No guarantees or representations whatsoever are made regarding actually or future views from the Units or other portions of the Condominium. Furniture and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

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