MONAD TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL

7F

TOTAL: 3749 SQ FT / 348 SQ M
INTERIOR: 2658 SQ FT / 247 SQ M
EXTERIOR: 1091 SQ FT / 101 SQ M

3 BEDROOMS
3.5 BATHS

UNIQUE FEATURES

/ Seamless indoor/outdoor experience
/ Unique sawtooth honeycomb façade
/ Framed views to Lagoon and Biscayne Bay
/ Curated climbing garden on South terrace for shade & privacy
/ West, North and South exposures
/ Bay view tub

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
/ 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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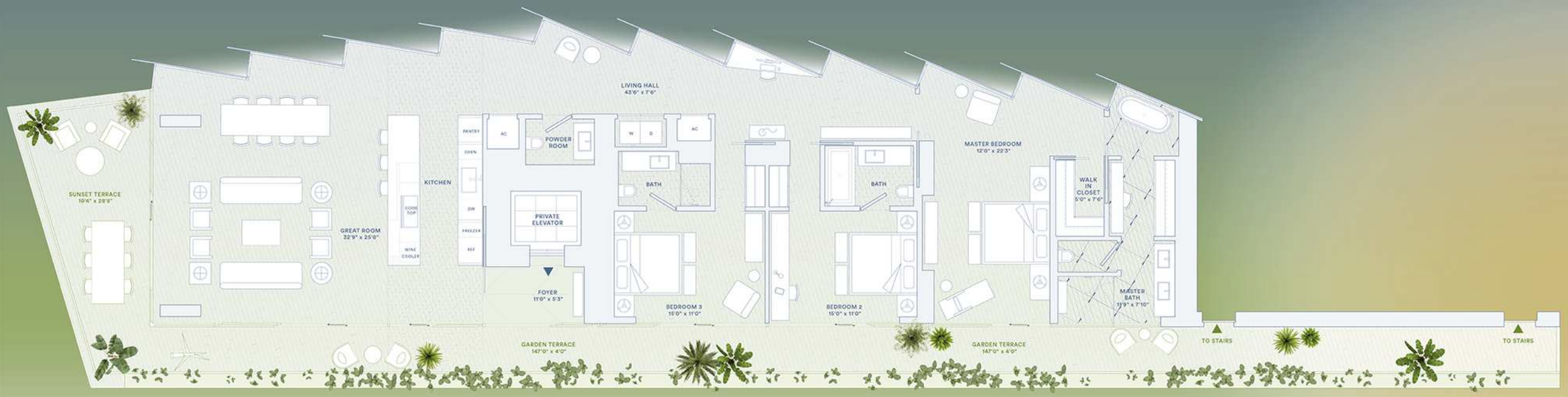
BISCAYNE BAY

LAGOON

MIAMI BEACH



FINAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

*Shared 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 sales contracts and is provided to allow a prospective buyer to compare the dimensions and square footages of one Unit with other condominium products that utilize the same method. Terrace footprints are not part of the Unit. Measurements of rooms set forth on the floor plans are 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 cabinets or installations. Accordingly, the interior airspace 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 optional installations and stated ceiling heights, are approximate based on construction plans and will vary with actual construction. All floor plans, specifications, images, and other Development plans and information depicted on Jean-Luc Nouvel's website 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 relied upon. No guarantees or representations whatsoever are made regarding anything on Jean-Luc's website from the Units to other portions of the Condominium. Options and upgrades reflected in Jean-Luc's website are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in residence of NY or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC (an affiliate of JDS Development Group) which was recently formed solely for such purpose. Refer to full legal disclaimer available at www.monadterrace.com.

Developer / JDS