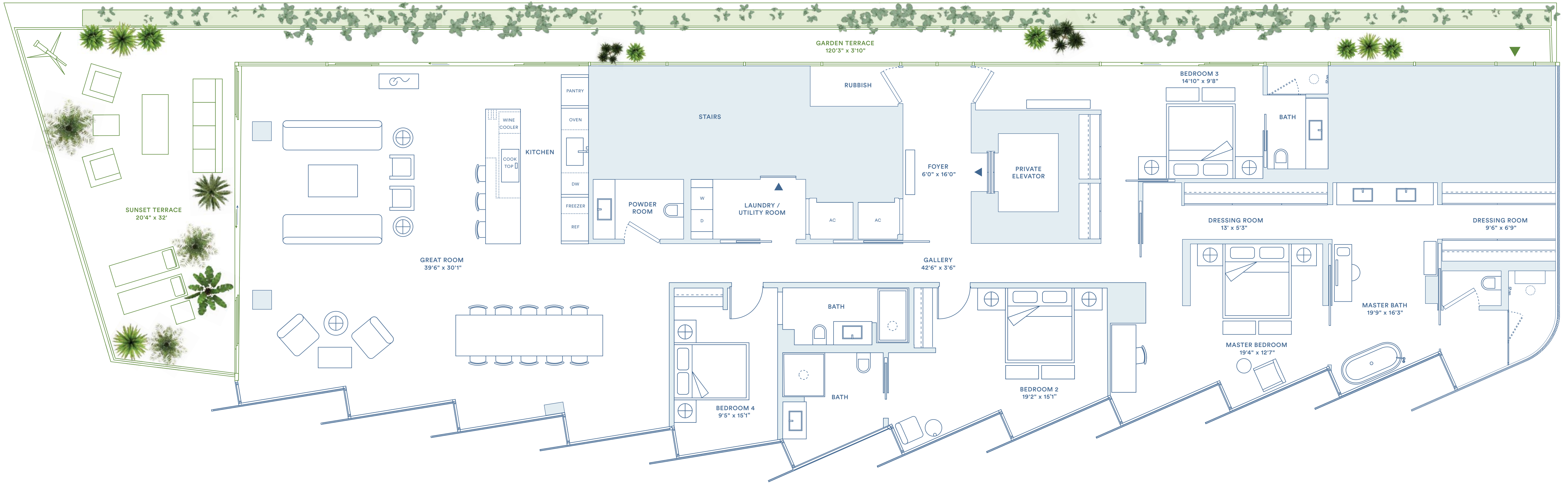


MONAD  
TERRACE  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL



## 3A

4 BEDROOMS / 4.5 BATHS  
TOTAL: 4469 SQ FT / 415 SQ M  
INTERIOR: 3302 SQ FT / 307 SQ M  
EXTERIOR: 1166 SQ FT / 108 SQ M

### UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Unique sawtooth honeycomb facade
- /Framed views to Biscayne Bay and Lagoon
- /Curated climbing garden on North terrace for shade and privacy
- /North, South, East, and West exposures
- /Light-filled open floor plan
- /Bay view tub in master
- /Boutique living experience
- /120'3" long garden terrace

### ARRIVAL & LANDSCAPE

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

### FEATURES

- /Up to 11' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /Custom bathrooms designed by Jean Nouvel
- /Freestanding soaking tub
- /Master baths with Calacatta Gold
- /Secondary baths feature Sugar Gold marble
- /Powder room features Verti Capri stone

monadtterrace.miami

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Exclusive Marketing & Sales / Douglas Elliman Development  
Marketing

Developer / JDS

ORAL 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 719.03, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Shaded square footages and dimensions are measured to the exterior boundaries of the exterior walls and the corners of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "net" area found in the Declaration, which generally only includes the interior extension between the perimeter walls and excludes all interior extension between the perimeter walls and includes all interior structural components and other common elements. The method of measurement used herein is generally based on sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. However, variations are not part of the Unit. Measurements of rooms and built-in floor plan are generally taken at the farthest points of each room as described above and not at the room's center point. All square footages and dimensions, including (without limitation) estimated ceiling heights, are estimates based on preliminary plans and all 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 will be subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made regarding existing or future views from the Units or other portions of the Condominium. Options and upgrades reflected or described herein 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 by residents 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 disclosures available at [www.monadtterrace.miami](http://www.monadtterrace.miami).