



3-5E

2 BEDROOMS / 2.5 BATHS

TOTAL: 3567 SQ FT / 349 SQ M
INTERIOR: 2282 SQ FT / 212 SQ M
EXTERIOR: 1285 SQ FT / 137 SQ M

UNIQUE FEATURES

/Seamless indoor/outdoor experience

/Lagoon, Biscayne Bay views

/Curated climbing garden on South terrace for shade & privacy

/West and South exposures

/Garden terrace off bedrooms

/Jean Nouvel-designed planters with hanging vines and flowers

/Home office

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

/10' 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

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/Fully integrated Gaggenau appliances

/Custom marble wine rack
/Integrated wine cooler

/Custom bathrooms designed by Jean Nouvel

/Freestanding soaking tub

/Secondary baths feature Sugar Gold marble

/Master baths with Calacatta Gold

/Powder room features Verti Capri stone

monadterrace.miami

Sales Gallery 1400 Alton Road Miami Beach FL 33139 305 695 0888 info@monadterrace.miami

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

*Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demissing walls between units and vary from the square footages at 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 an excludes all interior airspace between the perimeter walls and excludes all interior airspace between the perimeter walls and excludes all interior of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be product obtained by multiplying the stated length and width. All square footages at dimensions, including (without limitation) estimated ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, and are proposed and conceptual only and will not necessarily accurately reflect the final plans and specifications, and are proposed and conceptual only and will not necessarily accurately reflect the final plans and specifications, and are proposed and conceptual only and will not necessarily accurately reflect the final plans and specifications, and are proposed and conceptual only and will not necessarily accurately reflect the final plans and specifications, and are proposed and conceptual only and will not recessarily accurately reflect the final plans and specifications, and are subject to che without notice and may not

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