

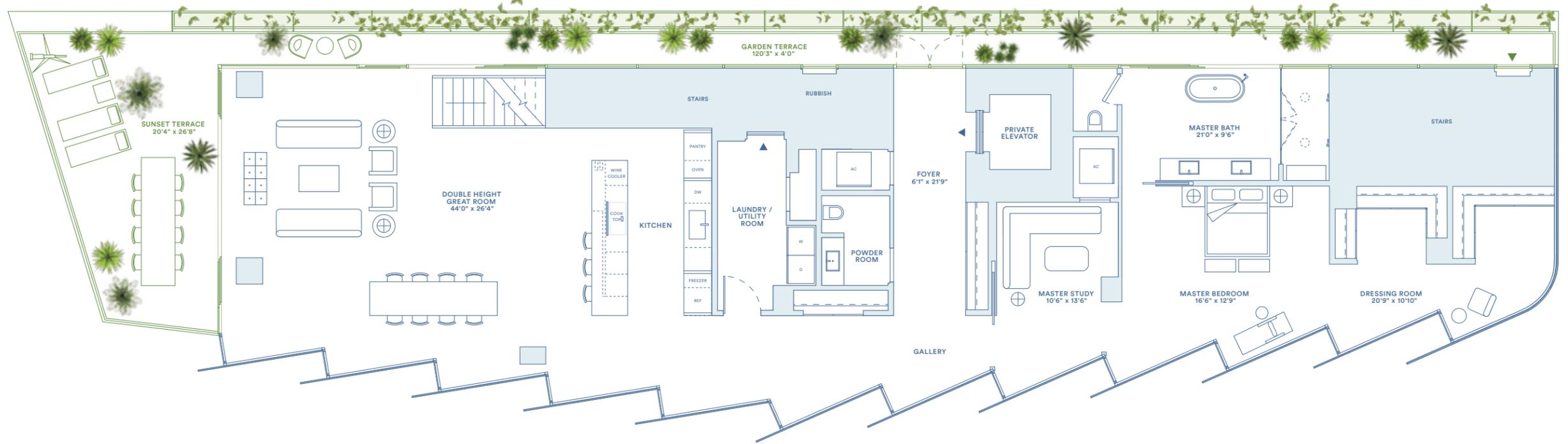
PHA (1 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M



monadterrace.miami

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 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 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 materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Terraces/balconies are not part 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 smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions, including (without limitation) estimated 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 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.

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20' ceiling heights in the great room
- / Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Framed views to Biscayne Bay and Lagoon
- / Unique sawtooth honeycomb facade
- / Curated climbing garden on North terrace for shade & privacy
- / North, South, East and West exposures
- / Light-filled open floor plan
- / Bay view tub in second bath
- / Boutique living experience
- / Wet bar
- / 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, aquatic plants, 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
- / Cafe and juice bar
- / Lagoon fitness and wellness center

- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

- / 10' ceilings
- / Double height ceiling up to 20'
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



PHA (2 of 3)

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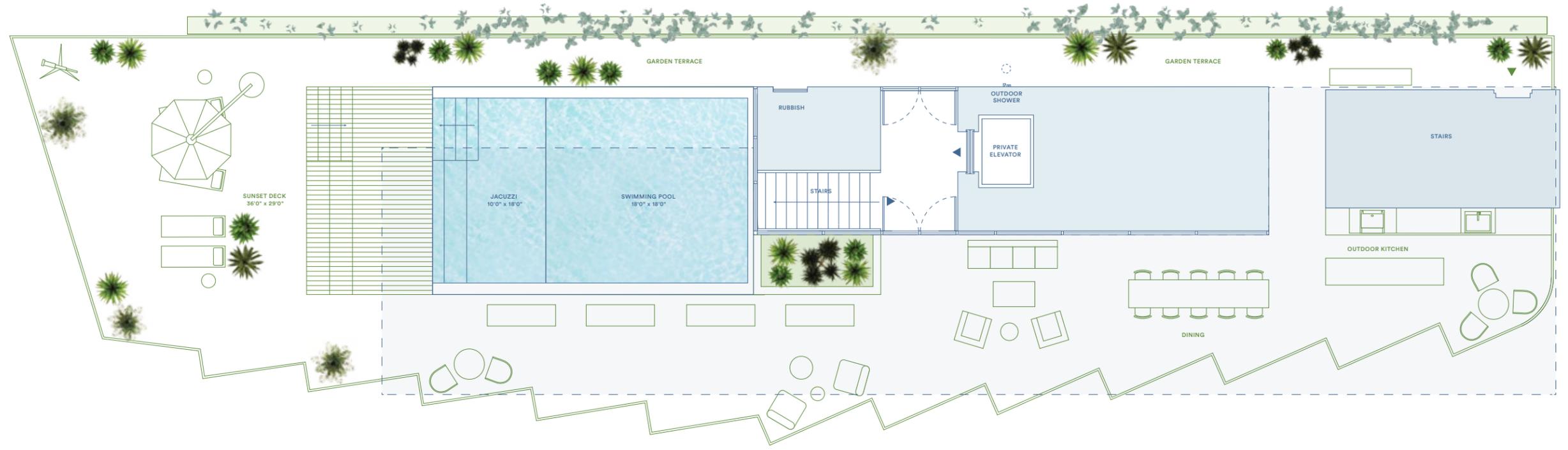
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