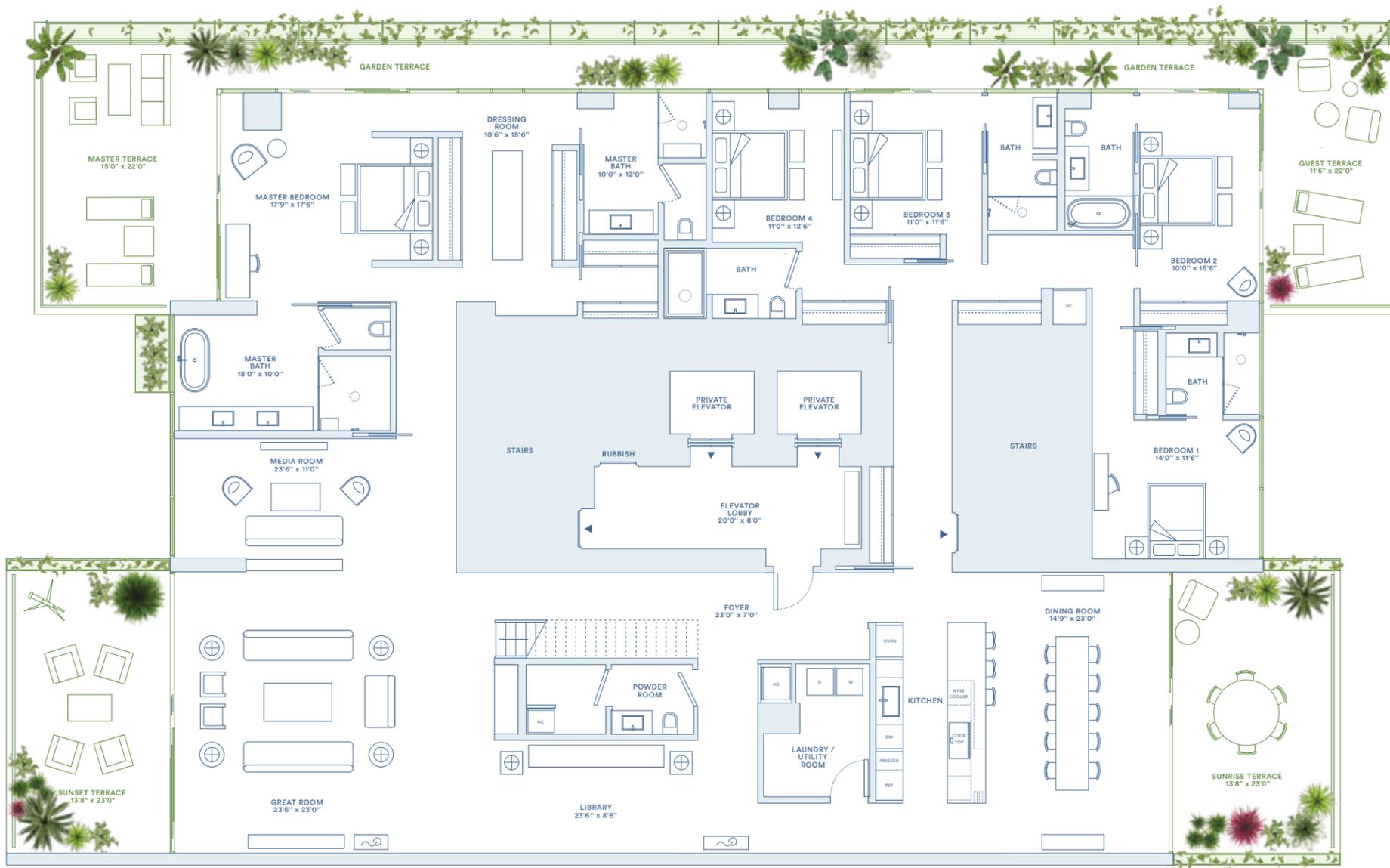




PHB (1 of 2)

5 BEDROOMS / 6.5 BATHS

TOTAL: 13047 SQ FT / 1212 SQ M
 INTERIOR: 5350 SQ FT / 497 SQ M
 EXTERIOR: 7697 SQ FT / 715 SQ M



monadtterrace.miami

Developer / JDS

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*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
- / Private 5888 square foot rooftop terrace with 75'x11' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / West, North, and East exposures
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on North terrace for shade & privacy
- / Light-filled open floor plan from sunrise to sunset
- / Private master suite with lagoon and bay view
- / 87' long garden terrace
- / Master Suite with dual bathrooms and closets
- / Bay view tub in master bath

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

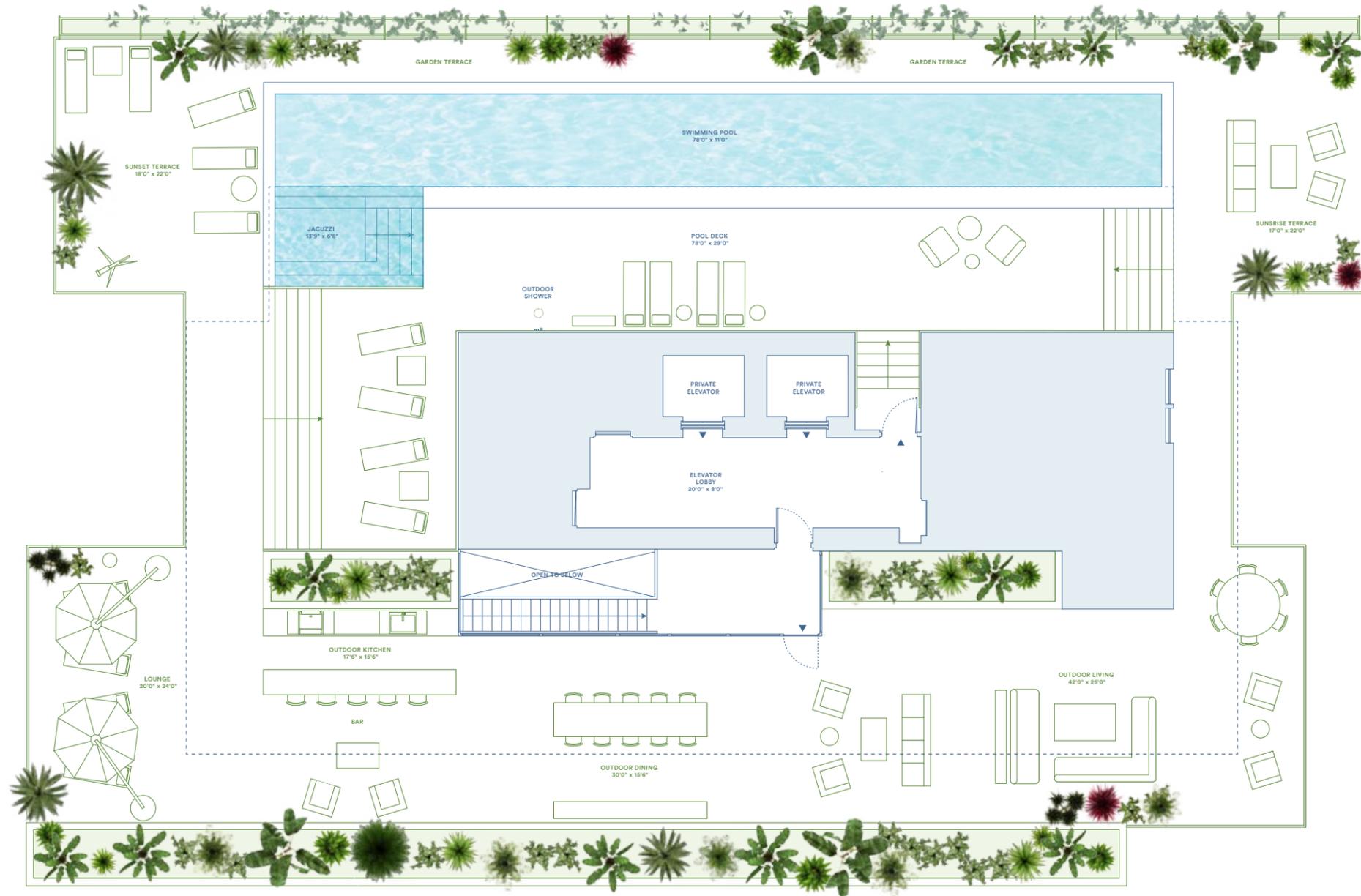
- / 10' ceilings
- / Custom wood floors throughout
- / Private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Steam shower in master bath
- / Master baths with Calacatta Gold
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



PHB (2 of 2)

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