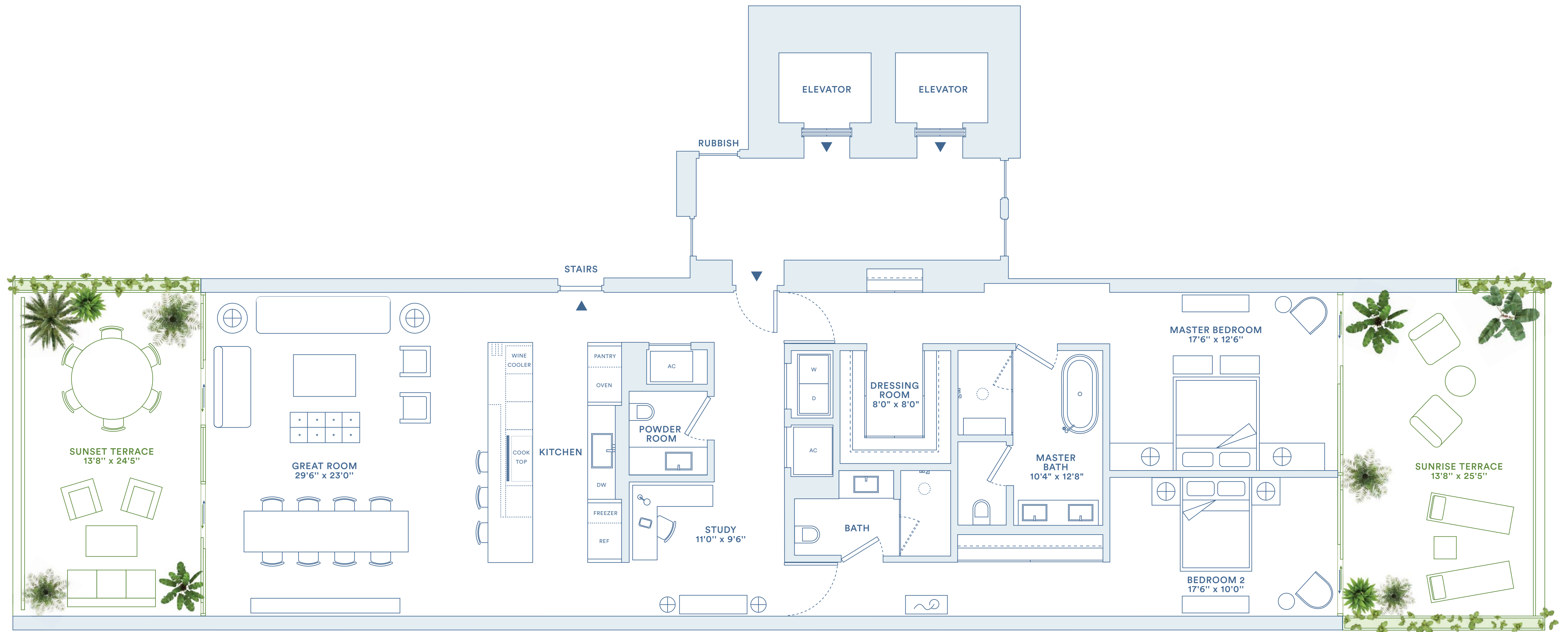


MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL



11-12C

2 BEDROOMS / 2.5 BATHS
TOTAL: 2719 SQ FT / 253 SQ M
INTERIOR: 2044 SQ FT / 190 SQ M
EXTERIOR: 675 SQ FT / 63 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Lagoon, Biscayne Bay, South Beach and Atlantic Ocean views
- /East and West exposures
- /Jean Nouvel-designed planters with hanging vines and flowers
- /Sunrise and sunset terraces up to 13'8" deep
- /Media room/study

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 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

monadterrace.miami

Sales Gallery
1400 Alton Road Miami Beach FL 33139
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Exclusive Marketing & Sales / Douglas Elliman Development
Marketing

Developer / JDS

ORAL REPRESENTATIONS CANNOT BE HELD UNLAWFUL. CONTACT STATE. THE REPRESENTATIONS OF THE DEVELOPER FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718, FLORIDA STATUTES, TO BE FURNISHED BY A COUNTERPARTY TO A BUYER OR LESSEE.

*Shaded square footages and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of interior dividing walls between units and vary from the square footages and dimensions that result from the determination using the approximation and definition of the "net" area for the Declaration, which generally only includes the interior space between the perimeter walls and excludes all interior walls between the perimeter walls and includes all interior structural components and other common elements. The related to measurement data refers to general floor to ceiling heights and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that offer the same method. However, fixtures are not part of the Unit. Measurements of areas and footings on the floor plan are generally taken at the farthest points of each space from the described above and are if the space is a porch, balcony, and other outdoor area, including (without limitation) approved ceiling heights, are estimates based on preliminary plans and are subject to change without notice and may not be relied upon. All square footages and dimensions, including (without limitation) approved ceiling heights, are estimates based on preliminary plans and are subject to change without notice and may not be relied upon. No guarantee or representation whatsoever is 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 Owners LLC an affiliate of JDS Development Group, which was recently formed solely for such purpose. Refer to full legal disclosures available at www.monadterrace.miami.