



MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



6-10D

3 BEDROOMS / 3.5 BATHS
TOTAL: 3225 SQ FT / 300 SQ M
INTERIOR: 2496 SQ FT / 232 SQ M
EXTERIOR: 729 SQ FT / 68 SQ M

UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon and Biscayne Bay views
- / East and West exposures
- / Curated climbing garden on South terrace for shade & privacy
- / Garden terrace off bedrooms
- / East, West and South exposures
- / Jean Nouvel-designed planters with hanging vines and flowers
- / Media room

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

monadtterrace.miami

Sales Gallery
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Exclusive Marketing & Sales / Douglas Elliman Development
Marketing

Developer / JDS

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*Stated 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 distribution of the "net" area within the Declaration, which generally only includes the interior spaces between the perimeter walls and excludes all interior spaces between the perimeter walls and includes all interior structural components and other common elements. The method of measurement can vary to generally favor the buyer or developer. Accordingly, the actual or precise dimensions of the actual units 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 are not intended to constitute a contract. All floor plans, specifications, designs, and other development plans and information depicted or described herein are prepared and conceptual only and are not necessarily intended to 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.

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 documents available at www.monadtterrace.com.