MONAD TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL

3E

TOTAL: 3573 SQ FT / 332 SQ M
INTERIOR: 2097 SQ FT /195 SQ M
EXTERIOR: 1476 SQ FT / 137 SQ M

2 BEDROOMS
2.5 BATHS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

/ Porte-cochère 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-foot swimming pool and hot tub overlooking Biscayne Bay
/ Pool service
/ Full service valet parking
/ Café and juice bar
/ Lagoon fitness and wellness center
/ Residents' lounge
/ Bicycle and water sports storage
/ Dock access
/ Monad Terrace bicycles and paddle boards

FEATURES

/ 10-foot ceilings
/ Floor-to-ceiling sliding doors opening up to 5 feet
/ Custom wood floors throughout
/ Private elevator access with direct access from garage
/ Black Zeus marble and black mirrored entry
/ Custom flush doors
/ Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
/ Sculptural cantilevered marble island in Calacatta Gold
/ Kitchens with custom wood canopy and Calacatta Gold floor
/ Fully integrated Gaggenau appliances
/ Custom marble wine rack
/ Integrated wine cooler
/ Freestanding Ago soaking tub by Antonio Lupi
/ Steam shower in master bath
/ Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
/ Vola fixtures
/ Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
/ Powder room features Verti Capri stone

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 air and all components and other common elements. The method of measurement used herein is generally found in plans and specifications which are provided to others as a reasonable basis for comparing the Units with Units in other condominium projects that utilize the same method. Terrace/balcony sizes are not part of the Unit. Measurements of rooms set forth on the floor plan are given only based on the floor plans of each given room (as described above) and as if the walls were a perfect rectangle, without regard for any offsets 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 but not limited to air-cooled cooling tonnage, are estimates based on construction plans and will vary with actual construction. All floor plans, site plans, renderings, and other depictions in this and other Sales Materials and in any and all contracts are deemed to be approximations and may not reflect the final place and open finishes, and are subject to change without notice and may not be exact upon. No guarantees or representations whatsoever are made regarding anything in future views from the Units or other portions of the Condominium. Options and upgrades reflected on