MONAD TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL

6B

TOTAL: 3825 SQ FT / 355 SQ M
INTERIOR: 2691 SQ FT / 250 SQ M
EXTERIOR: 1134 SQ FT / 105 SQ M

3 BEDROOMS
3.5 BATHS

UNIQUE FEATURES

/ Seamless indoor/outdoor experience
/ Lagoon, Biscayne Bay, and South Beach views
/ Curated climbing garden on North terrace for shade & privacy
/ East, West and North exposures
/ Light-filled open floor plan from sunrise to sunset
/ Private master suite with lagoon and bay view

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

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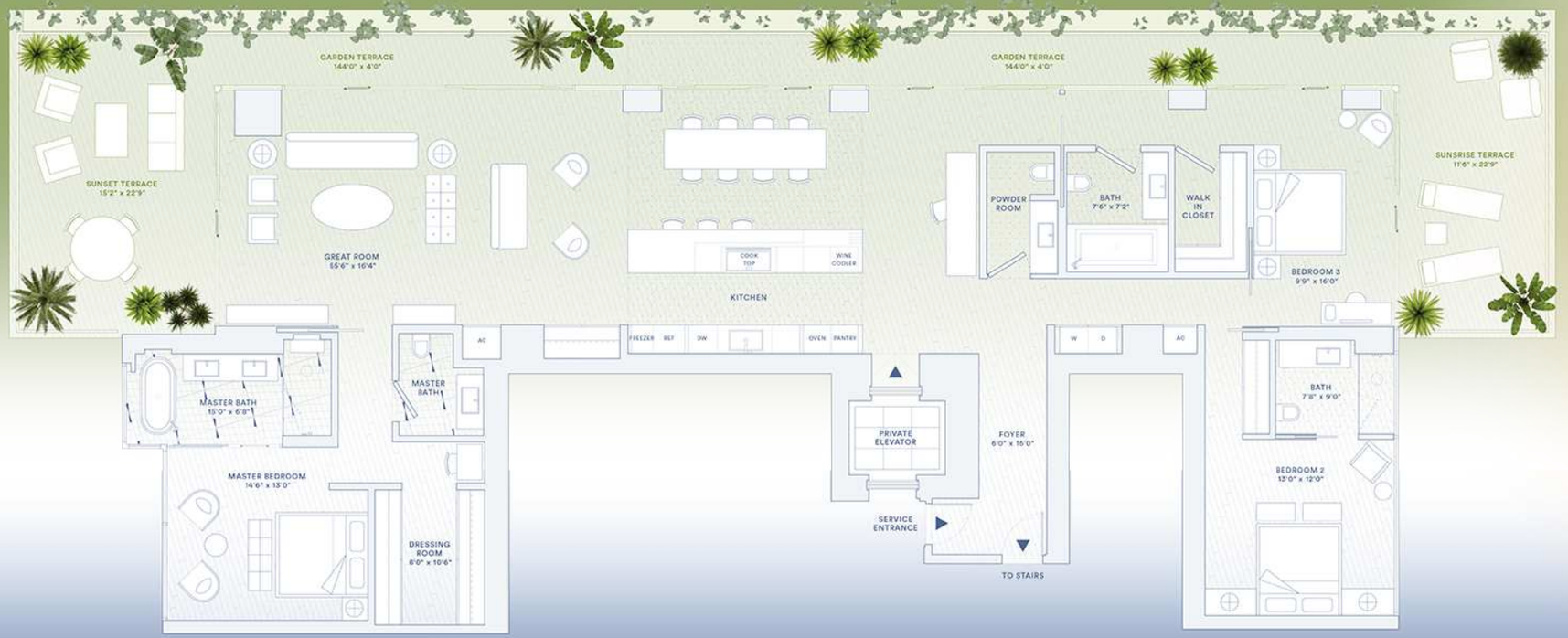
BISCAYNE BAY & LAGOON



MIAMI BEACH

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 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 furthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any outside variations. Accordingly, the interior air space dimensions of the actual rooms will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions, including 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 depicted 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 to residents of NY or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC (an affiliate of JDS Development Group) which was recently formed solely for such purpose. Refer to full legal disclosures available at www.monadterrace.com.