MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL

3-5D

3 BEDROOMS / 3.5 BATHS

TOTAL: 3515 SQ FT / 327 SQ M
INTERIOR: 2496 SQ FT /232 SQ M
EXTERIOR: 1019 SQ FT / 95 SQ M

BISCAYNE BAY

MIAMI BEACH

1 5 10 15

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
- East, West and South exposures
- Jean Nouvel-designed planters with hanging vines and flowers
- Media room

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
- Monad Terrace bicycles and paddle boards

FEATURES

- 10-foot ceilings
- Floor-to-ceiling sliding doors opening up to 5 feet
- Custom wood floors throughout
- Semi-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 soaking tub
- Steam shower in master bath
- Master baths with Calacatta Gold and Zeus marble 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

monadterrace.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 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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