



1A

3 BEDROOMS / 3.5 BATHS

TOTAL: 3892 SQ FT / 362 SQ M
INTERIOR: 3107 SQ FT / 289 SQ M
EXTERIOR: 785 SQ FT / 73 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / Curated garden for shade and privacy
- / North, South, East and West exposures
- / Light-filled open floor plan
- / Bay view tub in master and second bath
- / Boutique living experience
- / Private landscaped entrance
- / Private 26'9" x 29'4" terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

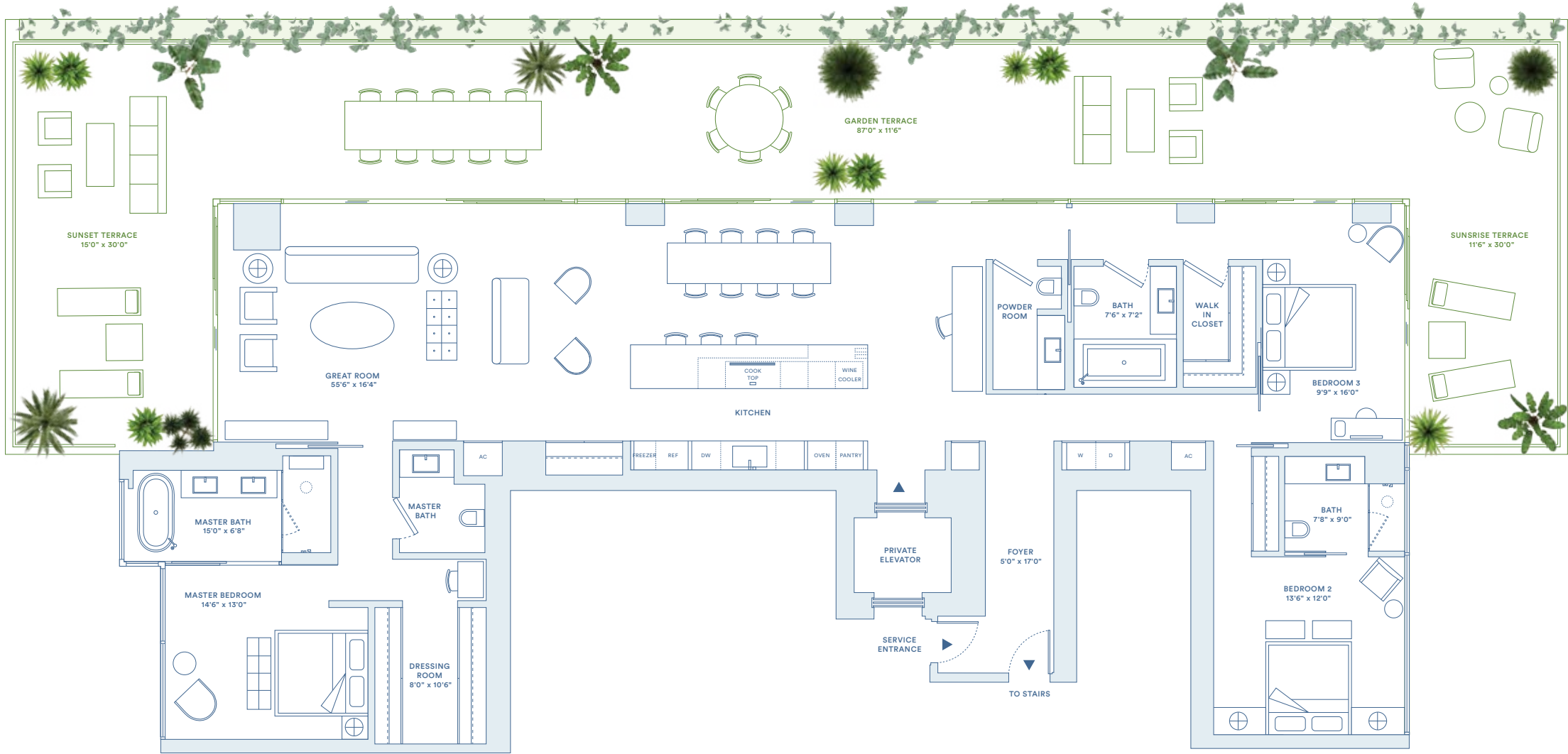
- / Up to 11' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom 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



2-5B

3 BEDROOMS / 3.5 BATHS

TOTAL: 4671 SQ FT / 434 SQ M
INTERIOR: 2691 SQ FT / 250 SQ M
EXTERIOR: 1795 SQ FT / 166 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Biscayne Bay, Lagoon, and South Beach views
- / Curated climbing garden on North terrace for shade & privacy
- / East, West, and North exposures
- / Light-filled open floor plan
- / Private master suite with lagoon and bay view
- / 87' long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

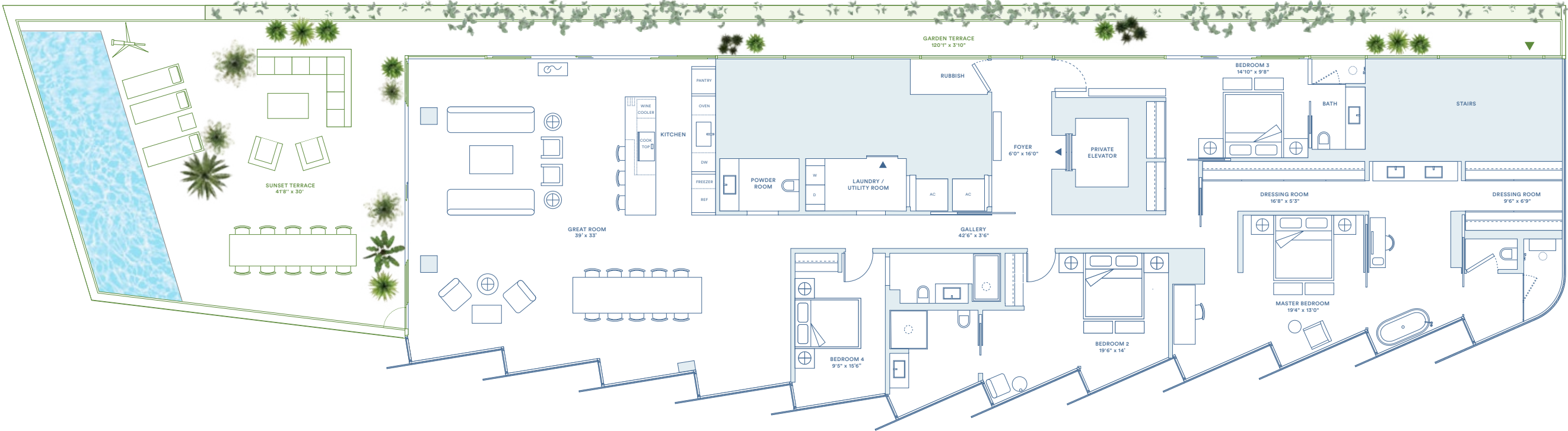
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



2A

4 BEDROOMS / 4.5 BATHS

TOTAL: 5193 SQ FT / 482 SQ M
INTERIOR: 3350 SQ FT / 311 SQ M
EXTERIOR: 1843 SQ FT / 171 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Bayfront reflecting pool on West terrace
- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / Curated climbing garden on North terrace for shade and privacy
- / North, South, East, and West exposures
- / Light-filled open floor plan
- / Bay view tub in master and second bath
- / Boutique living experience
- / 120'1" long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

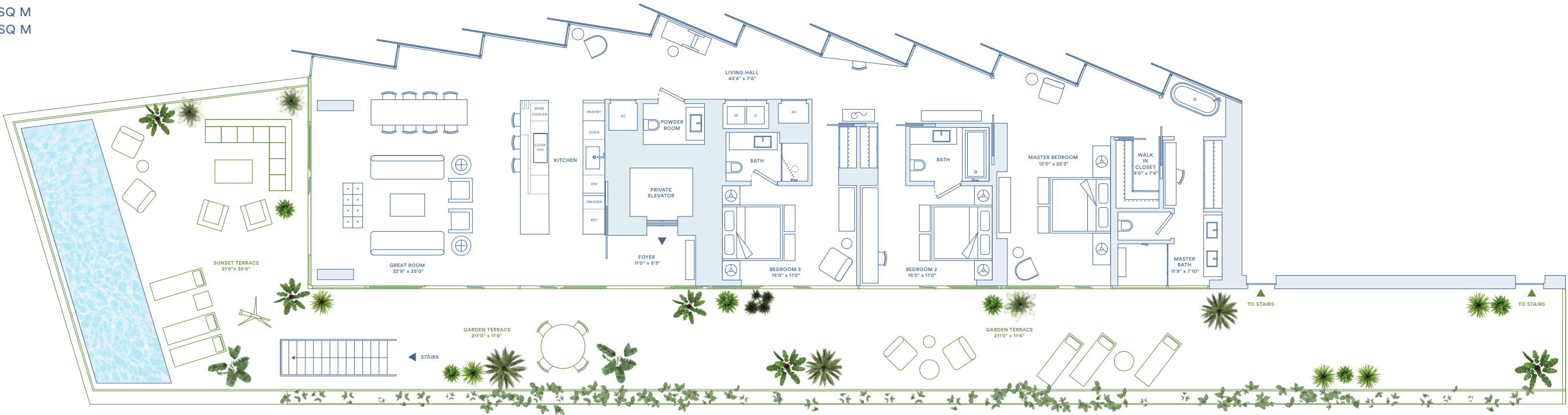
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



2F

3 BEDROOMS / 3.5 BATHS

TOTAL: 5840 SQ FT / 542 SQ M
INTERIOR: 2658 SQ FT / 247 SQ M
EXTERIOR: 3182 SQ FT / 295 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Bayfront reflecting pool on West terrace
- / Framed views to Biscayne Bay and Lagoon
- / Unique sawtooth honeycomb facade
- / Curated climbing garden on South terrace for shade and privacy
- / West, North and South exposures
- / Bay view tub
- / 211' long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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



3-5D

3 BEDROOMS / 3.5 BATHS

TOTAL: 3618 SQ FT / 336 SQ M
INTERIOR: 2496 SQ FT / 232 SQ M
EXTERIOR: 1122 SQ FT / 104 SQ M

Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon and Biscayne Bay views
- / East and West exposures
- / 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-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

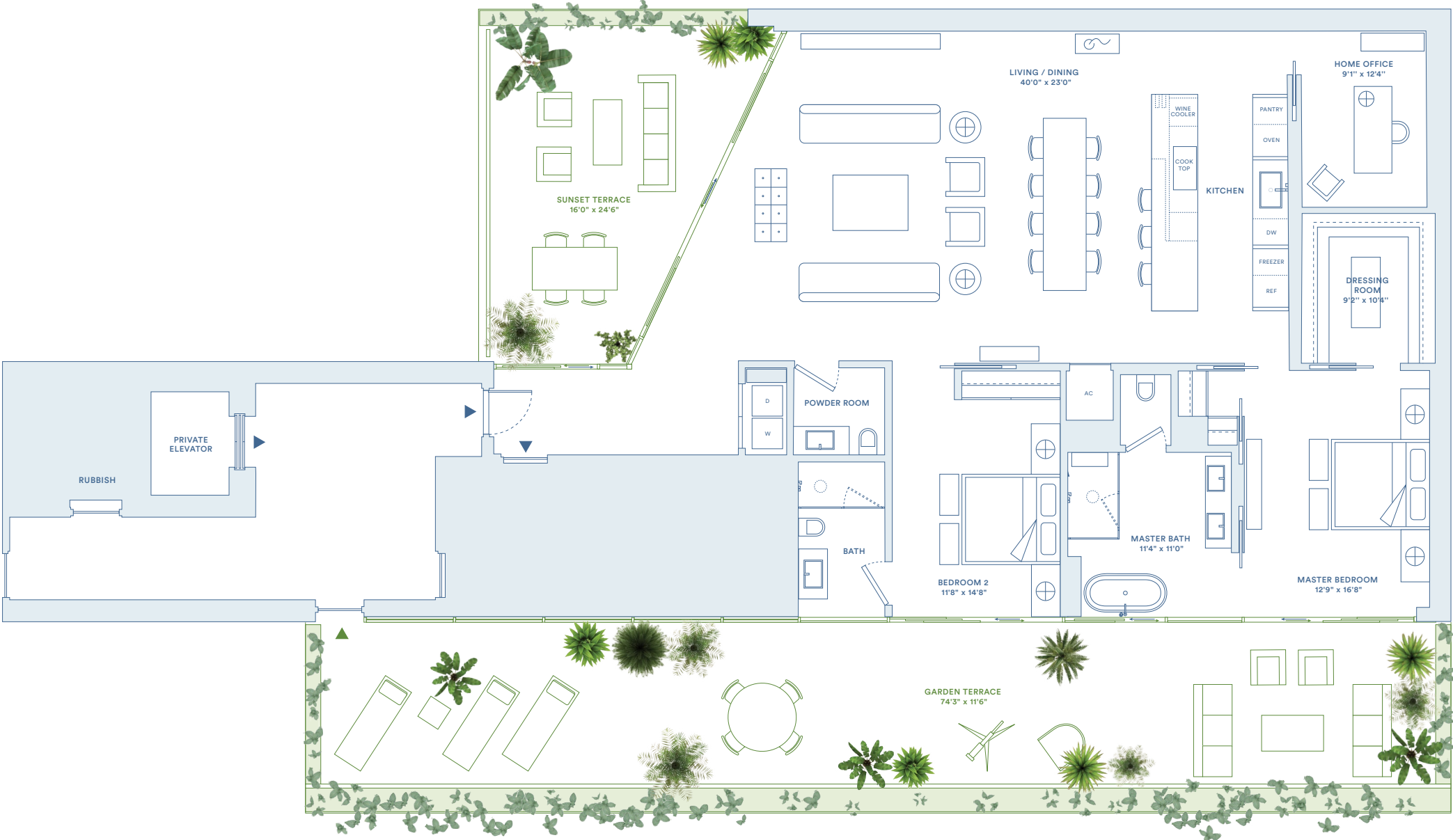
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



3-5E

2 BEDROOMS / 2.5 BATHS

TOTAL: 3567 SQ FT / 349 SQ M
INTERIOR: 2282 SQ FT / 212 SQ M
EXTERIOR: 1285 SQ FT / 137 SQ M



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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

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- / Residents' lounge
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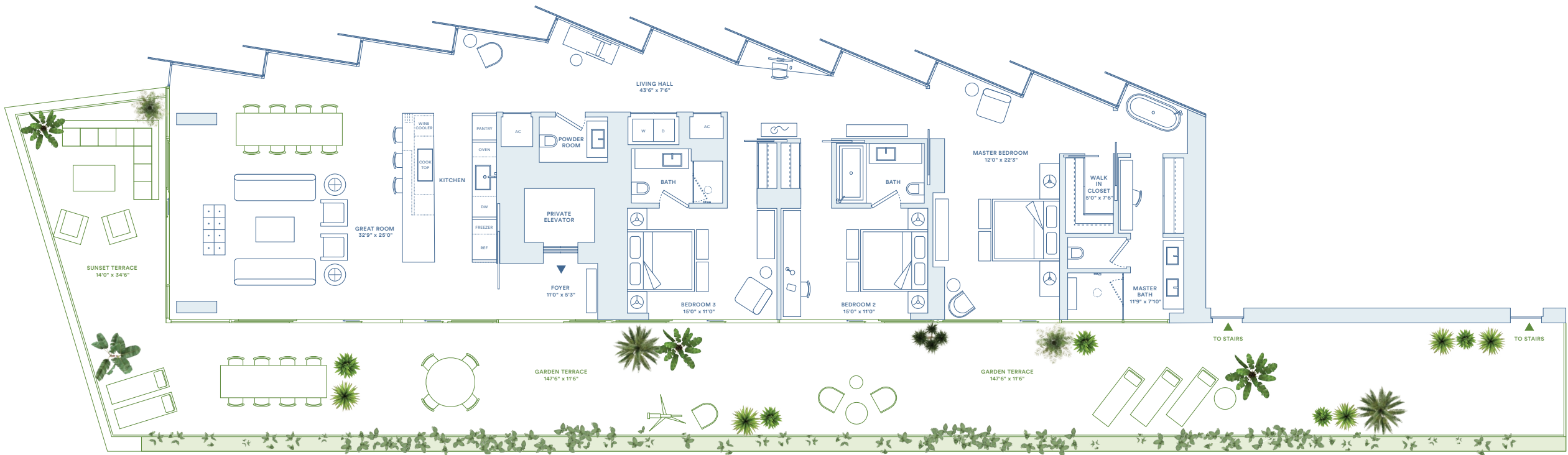
- / 10' ceilings
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- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / 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



3-5F

3 BEDROOMS / 3.5 BATHS

TOTAL: 4679 SQ FT / 435 SQ M
INTERIOR: 2658 SQ FT / 247 SQ M
EXTERIOR: 2021 SQ FT / 188 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Framed views to Biscayne Bay and Lagoon
- / Unique sawtooth honeycomb facade
- / Curated climbing garden on South terrace for shade and privacy
- / West, North and South exposures
- / Bay view tub
- / 147' long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
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- / Central lagoon with sun deck, aquatic plants, 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
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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



3-10C

2 BEDROOMS / 2.5 BATHS

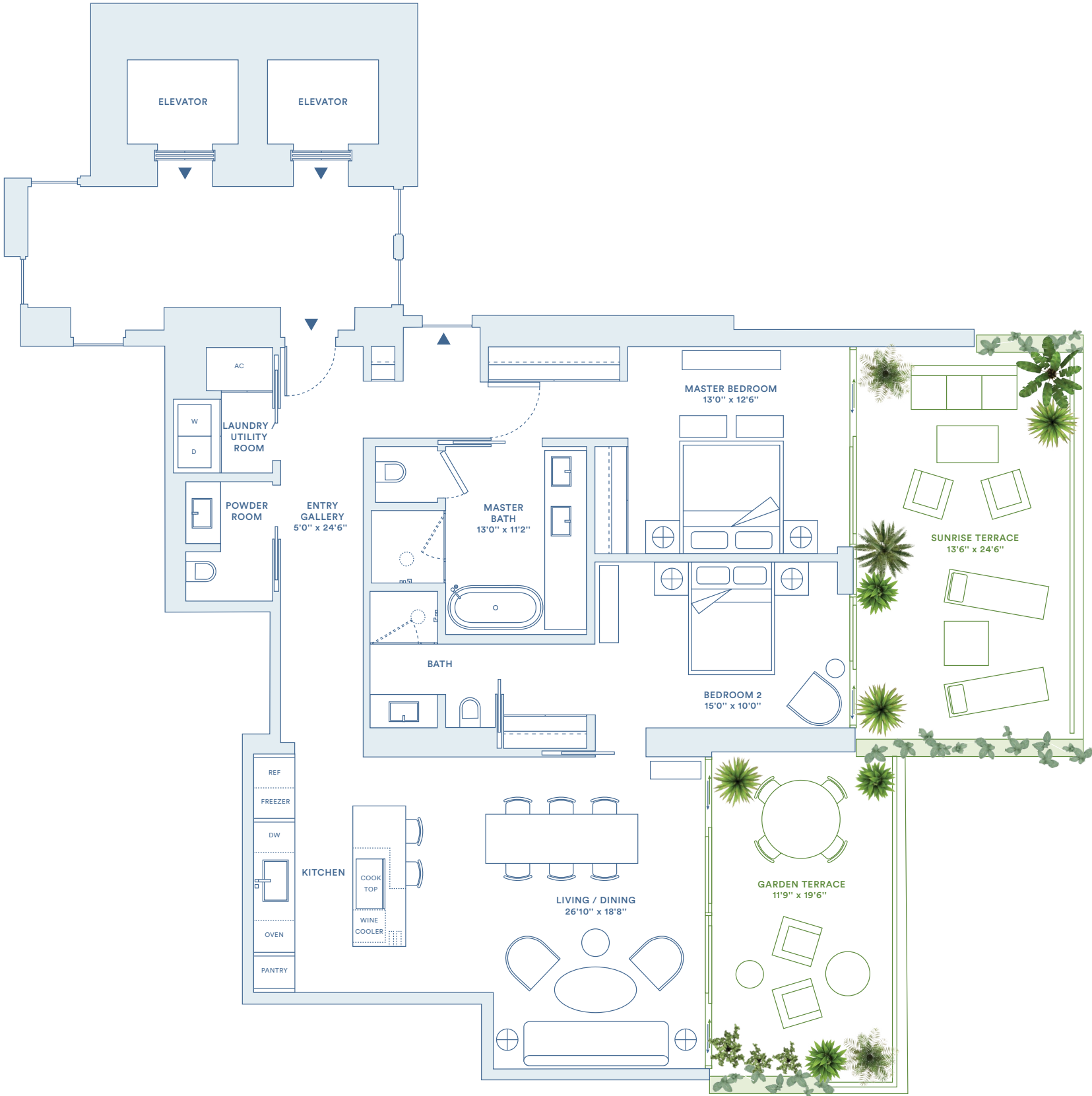
TOTAL: 2027 SQ FT / 188 SQ M
INTERIOR: 1453 SQ FT / 135 SQ M
EXTERIOR: 574 SQ FT / 53 SQ M

Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / South Beach views
- / Oversized twin terraces
- / Jean Nouvel-designed planters with hanging vines and flowers

ARRIVAL & LANDSCAPE

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

FEATURES

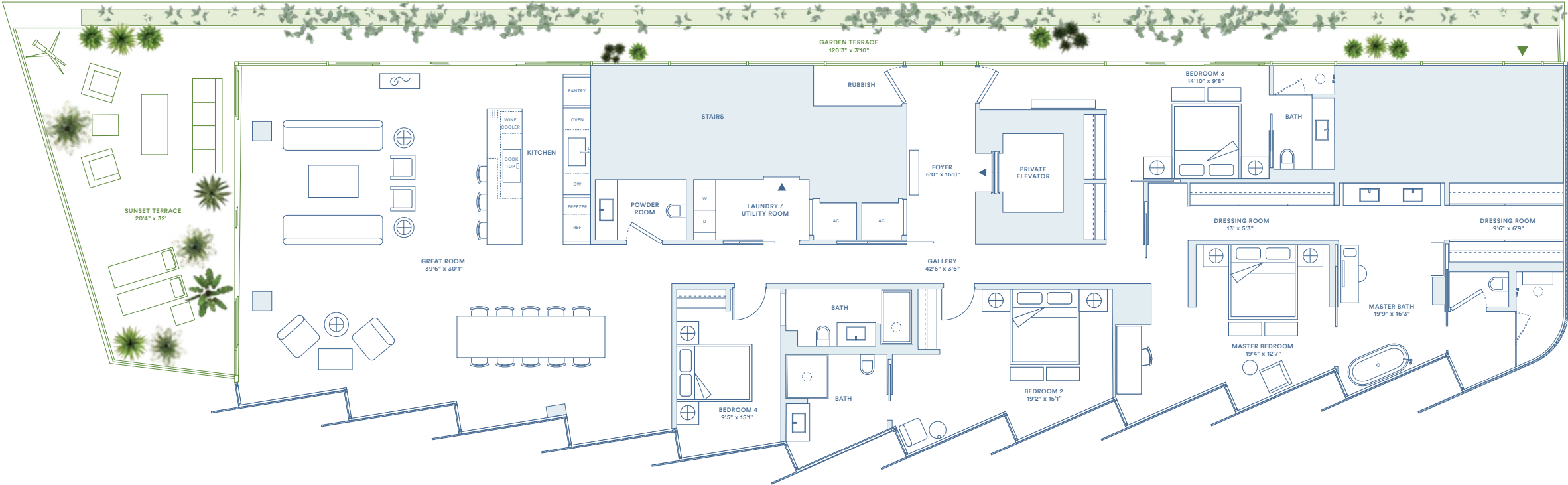
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



3A

4 BEDROOMS / 4.5 BATHS

TOTAL: 4468 SQ FT / 415 SQ M
INTERIOR: 3302 SQ FT / 307 SQ M
EXTERIOR: 1166 SQ FT / 108 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / Curated climbing garden on North terrace for shade and privacy
- / North, South, East, and West exposures
- / Light-filled open floor plan
- / Bay view tub in master and second bath
- / Boutique living experience
- / 120'3" long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

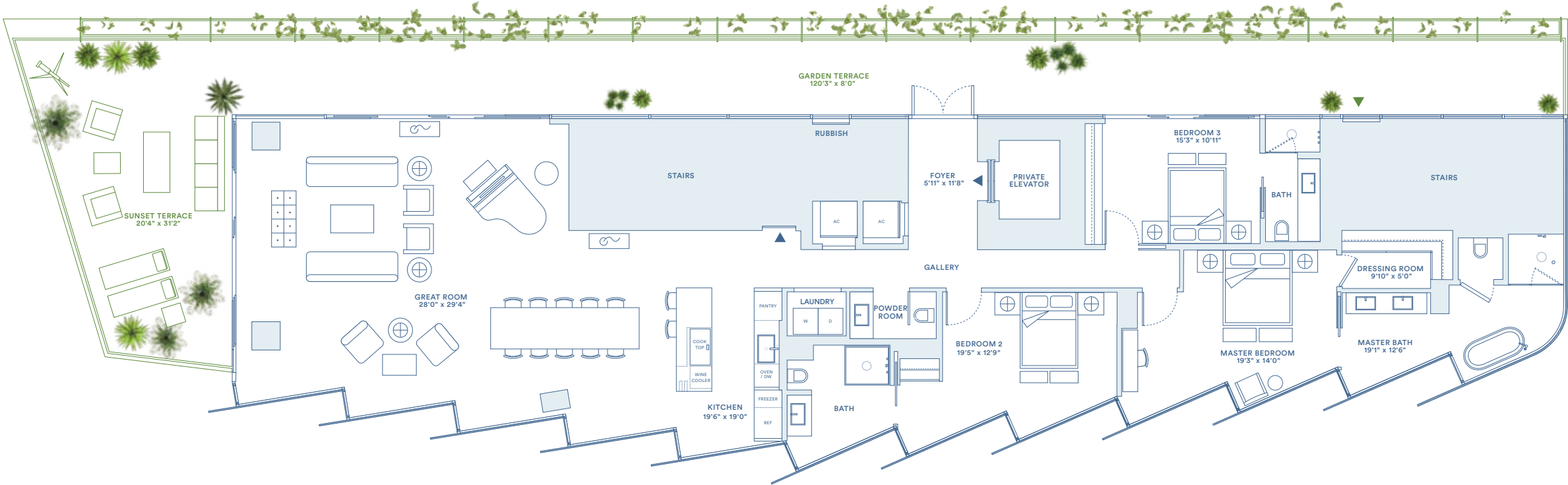
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



5A

3 BEDROOMS / 3.5 BATHS

TOTAL: 4308 SQ FT / 400 SQ M
INTERIOR: 2640 SQ FT / 245 SQ M
EXTERIOR: 1668 SQ FT / 155 SQ M



Developer / JDS

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UNIQUE FEATURES

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- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / Curated climbing garden on North terrace for shade and privacy
- / North, South, East, and West exposures
- / Light-filled open floor plan
- / Bay view tub in master and second bath
- / Boutique living experience
- / 120'3" long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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



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

Developer / JDS

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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, aquatic plants, 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
- / Cafe and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

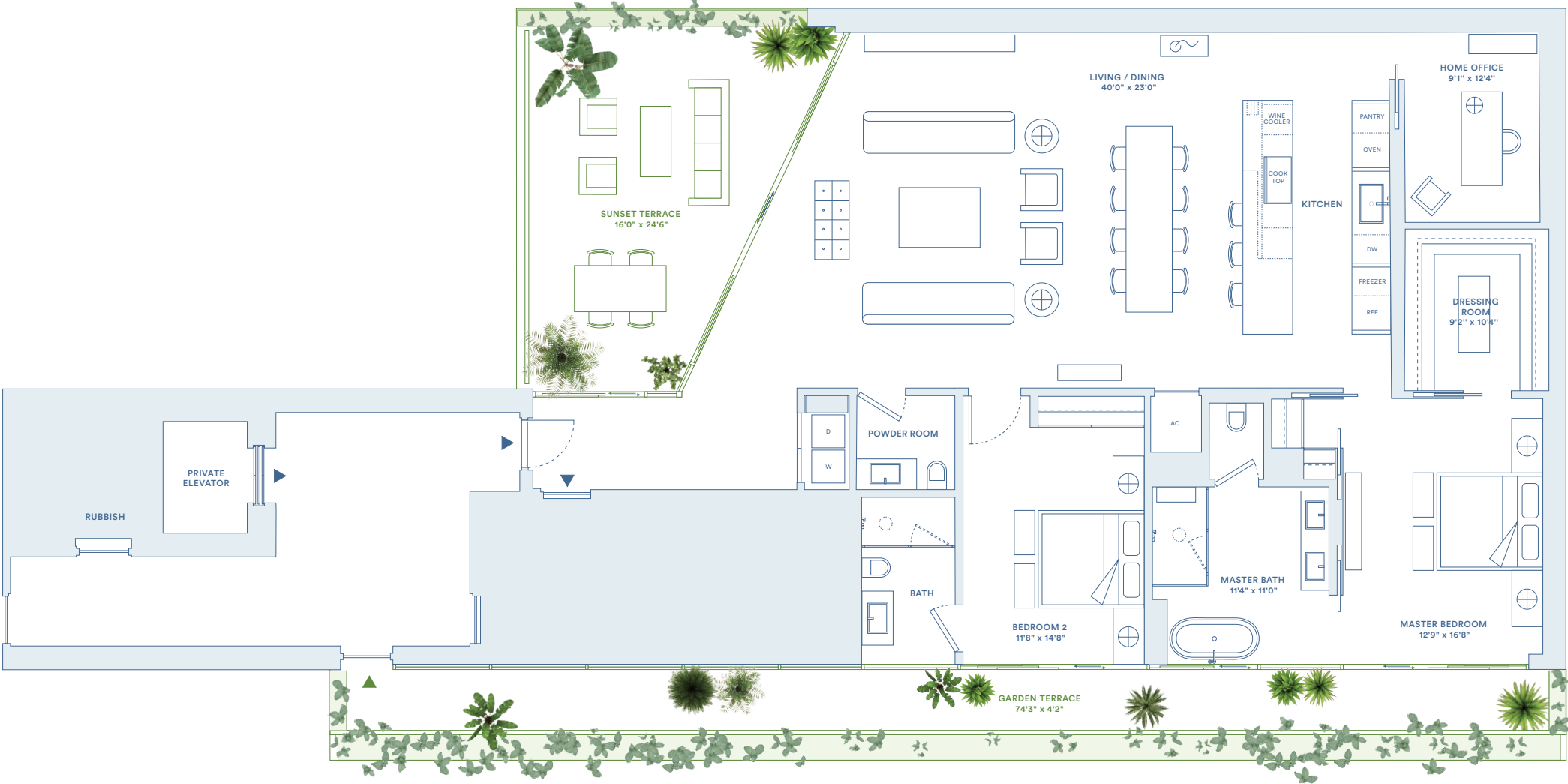
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



6-10E

2 BEDROOMS / 2.5 BATHS

TOTAL: 2941 SQ FT / 273 SQ M
INTERIOR: 2282 SQ FT / 212 SQ M
EXTERIOR: 659 SQ FT / 61 SQ M



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

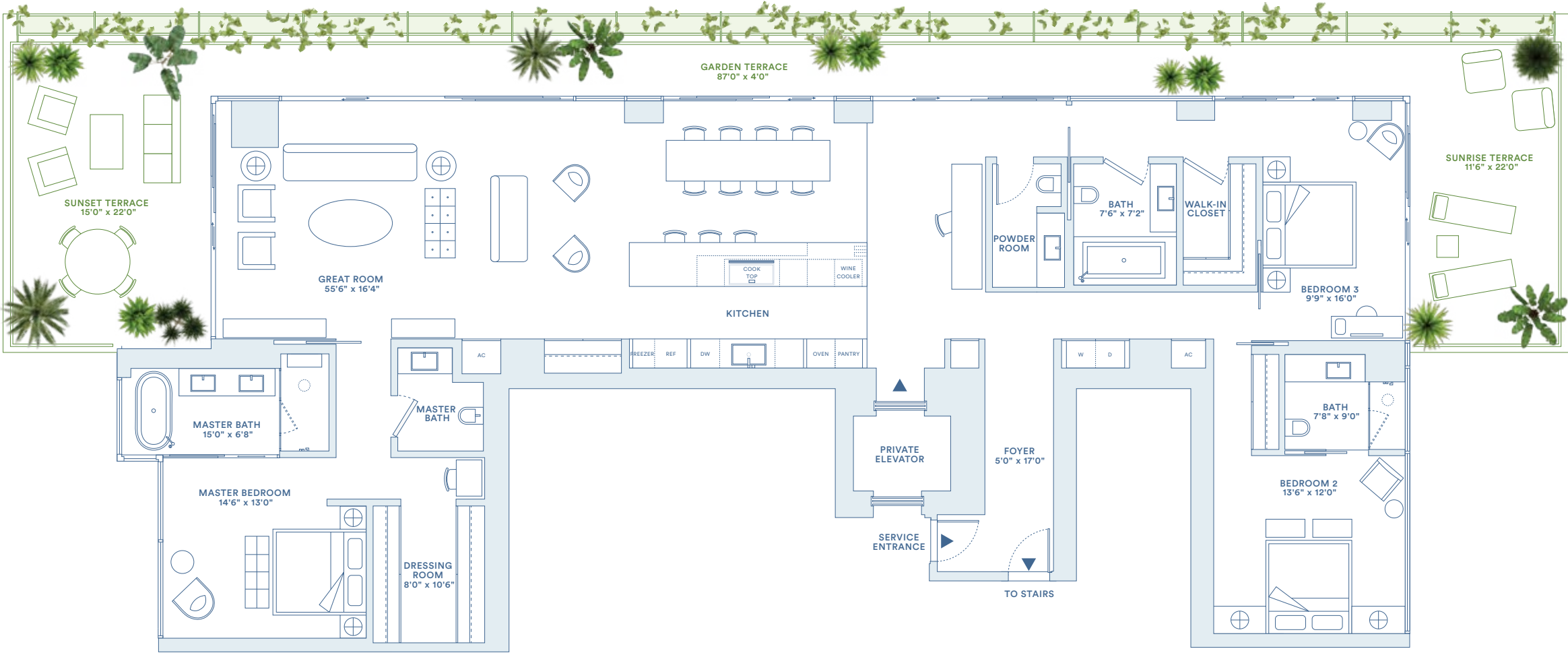
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



6-12B

3 BEDROOMS / 3.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Biscayne Bay, Lagoon, and South Beach views
- / Curated climbing garden on North terrace for shade & privacy
- / East, West, and North exposures
- / Light-filled open floor plan
- / Private master suite with lagoon and bay view
- / 87' long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

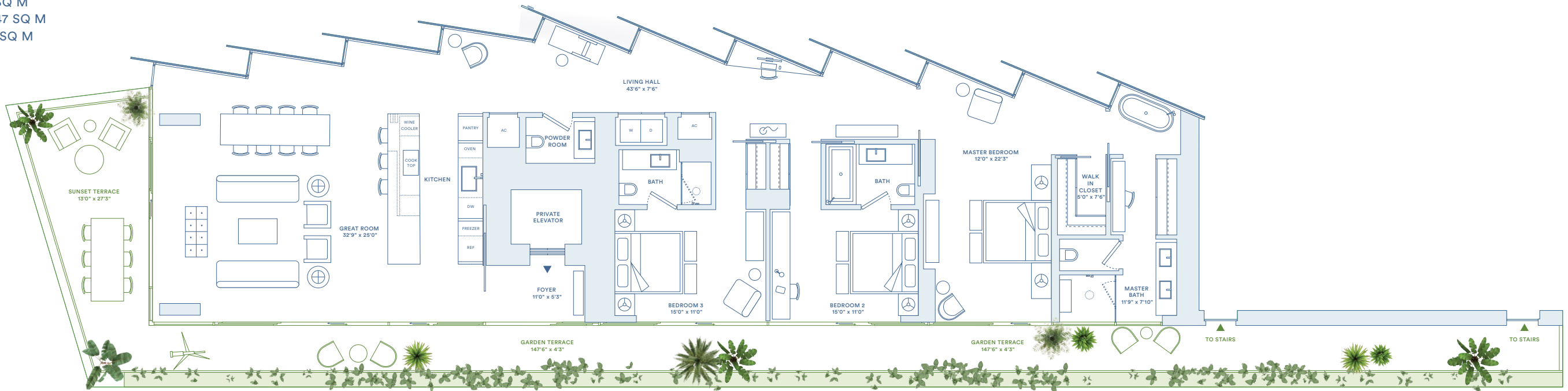
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



6-12F

3 BEDROOMS / 3.5 BATHS

TOTAL: 3568 SQ FT / 332 SQ M
INTERIOR: 2658 SQ FT / 247 SQ M
EXTERIOR: 910 SQ FT / 85 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Framed views to Biscayne Bay and Lagoon
- / Unique sawtooth honeycomb facade
- / Curated climbing garden on South terrace for shade and privacy
- / West, North and South exposures
- / Bay view tub
- / 147' long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

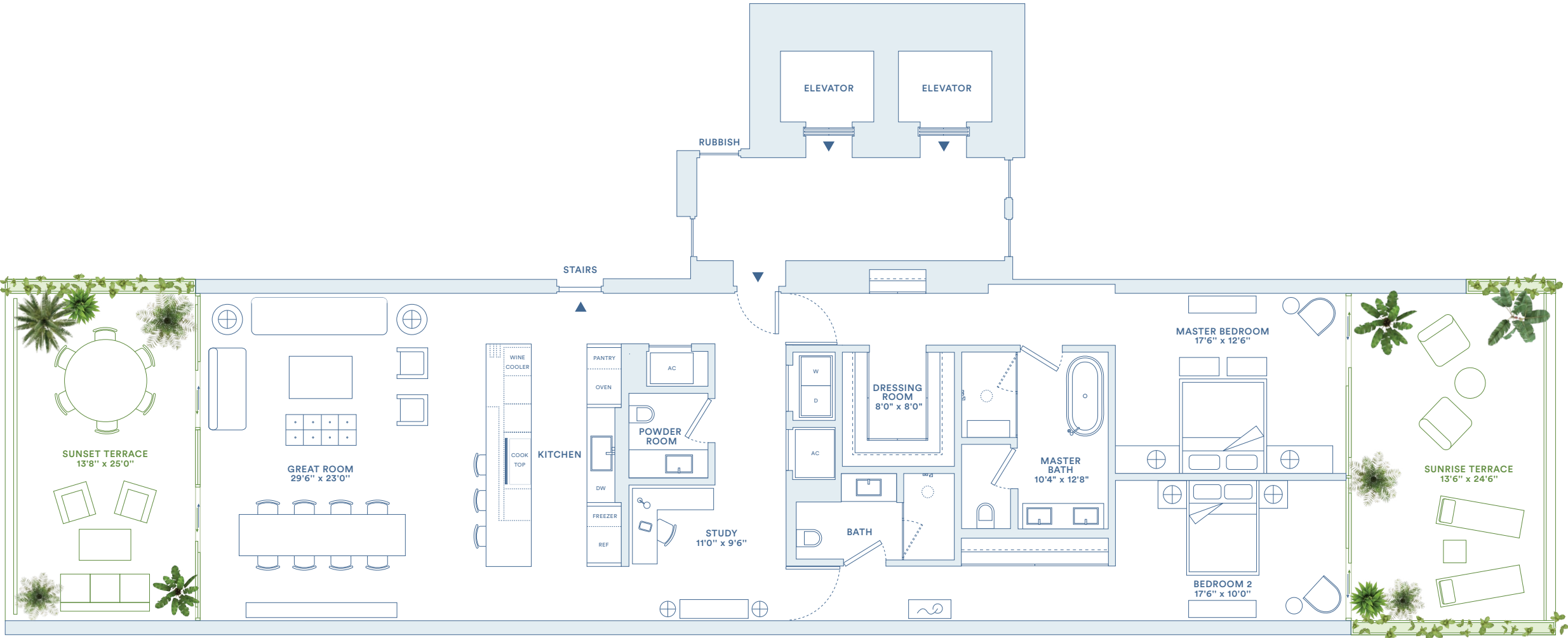
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble 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



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



Developer / JDS

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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, aquatic plants, 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
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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



11-12E

5 BEDROOMS / 5.5 BATHS

TOTAL: 5465 SQ FT / 507 SQ M
INTERIOR: 4181 SQ FT / 388 SQ M
EXTERIOR: 1284 SQ FT / 119 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon, Biscayne Bay, South Beach and Atlantic Ocean views
- / Curated climbing garden on South terrace for shade & privacy
- / East, West and South exposures
- / Light-filled open floor plan from sunrise to sunset
- / Oversized great room
- / Jean Nouvel-designed planters with hanging vines and flowers
- / 125'6" long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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



PHA

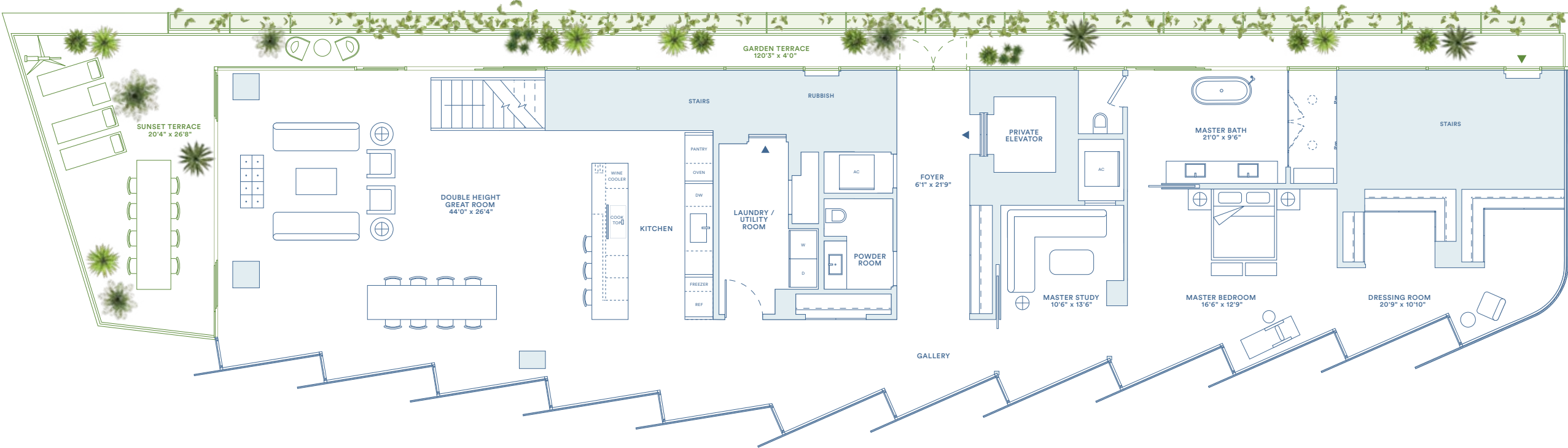
(1 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20' ceiling heights in the great room
- / Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Framed views to Biscayne Bay and Lagoon
- / Unique sawtooth honeycomb facade
- / Curated climbing garden on North terrace for shade & privacy
- / North, South, East and West exposures
- / Light-filled open floor plan
- / Bay view tub in second bath
- / Boutique living experience
- / Wet bar
- / 120'3" long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
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- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

- / 10' ceilings
- / Double height ceiling up to 20'
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored 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
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



PHA

(2 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M



Developer / JDS

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ARRIVAL & LANDSCAPE

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- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

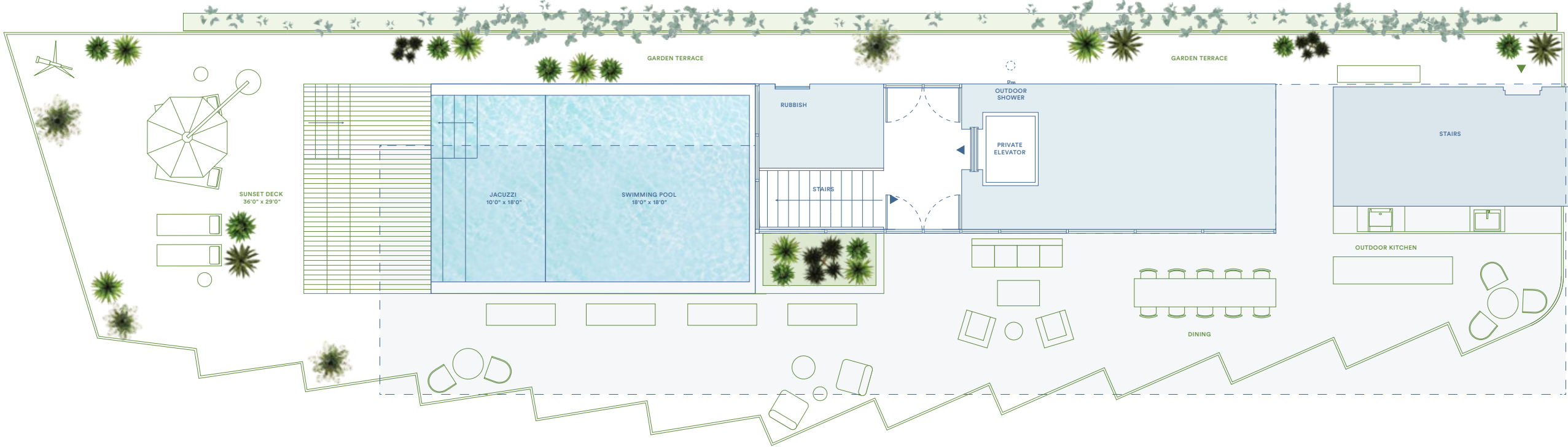
- / 10' ceilings
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- / Private or semi-private elevator access
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- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Master baths with Calacatta Gold
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



PHA (3 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M
INTERIOR: 4863 SQ FT / 452 SQ M
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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20' ceiling heights in the great room
- / Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
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- / Curated climbing garden on North terrace for shade & privacy
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ARRIVAL & LANDSCAPE

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

FEATURES

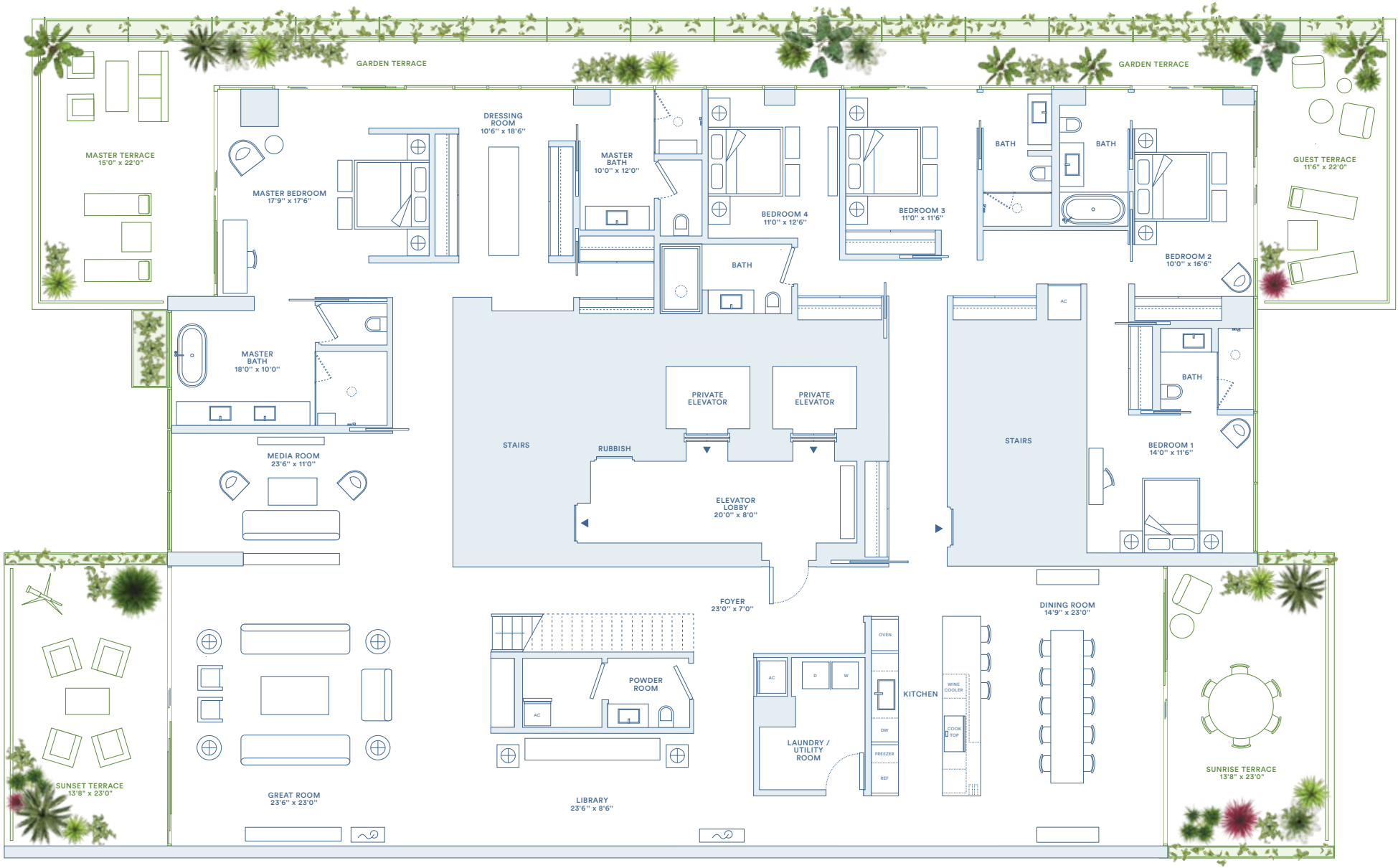
- / 10' ceilings
- / Double height ceiling up to 20'
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Master baths with Calacatta Gold
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



PHB (1 of 2)

5 BEDROOMS / 6.5 BATHS

TOTAL: 13047 SQ FT / 1212 SQ M
INTERIOR: 5350 SQ FT / 497 SQ M
EXTERIOR: 7697 SQ FT / 715 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Private 5888 square foot rooftop terrace with 75'x11' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / West, North, and East exposures
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on North terrace for shade & privacy
- / Light-filled open floor plan from sunrise to sunset
- / Private master suite with lagoon and bay view
- / 87' long garden terrace
- / Master Suite with dual bathrooms and closets
- / Bay view tub in master bath

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
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FEATURES

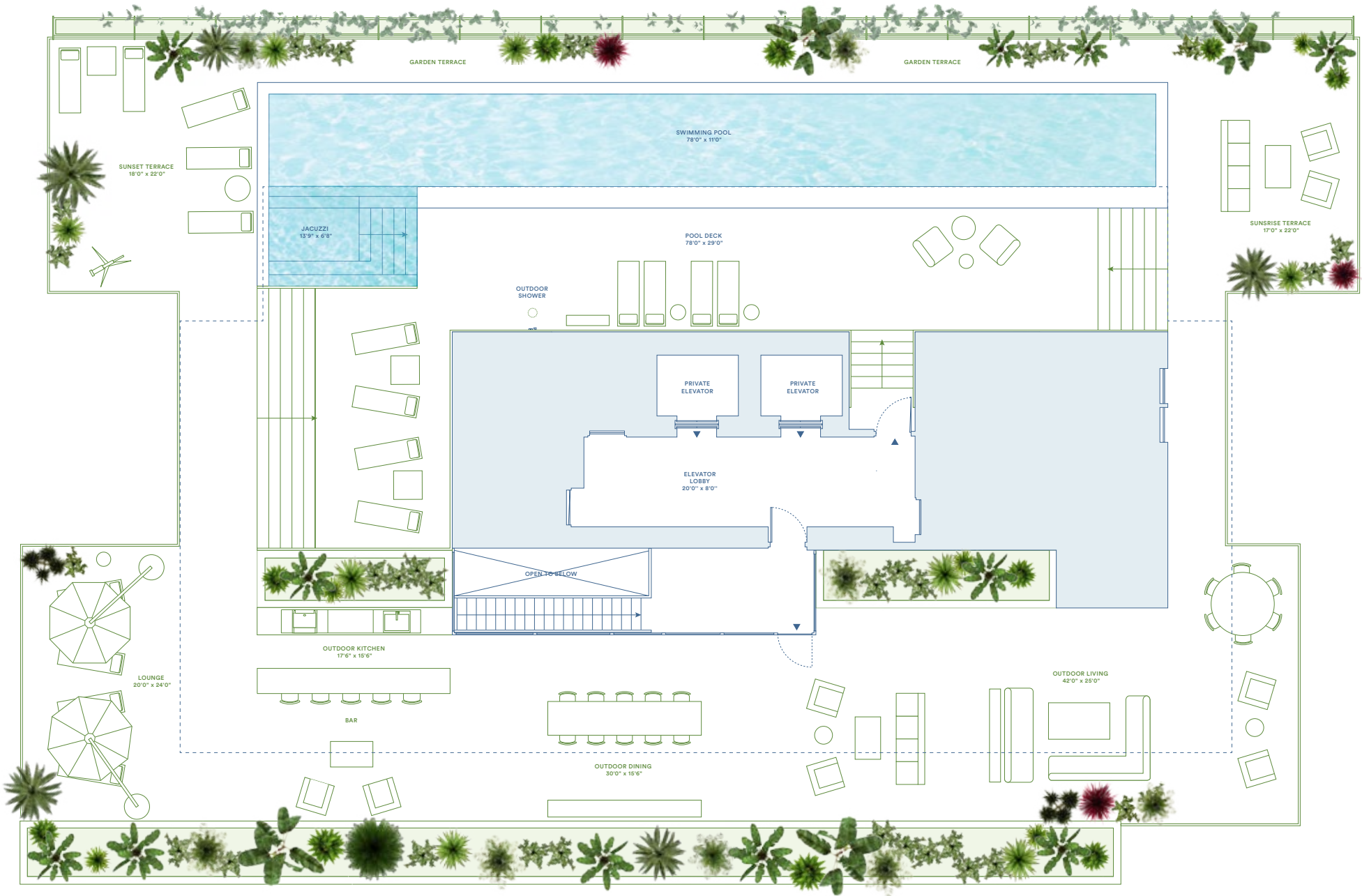
- / 10' ceilings
- / Custom wood floors throughout
- / Private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Steam shower in master bath
- / Master baths with Calacatta Gold
- / Secondary baths feature Sugar Gold marble
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PHB (2 of 2)

5 BEDROOMS / 6.5 BATHS

TOTAL: 13047 SQ FT / 1212 SQ M
INTERIOR: 5350 SQ FT / 497 SQ M
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UNIQUE FEATURES

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- / Private 5888 square foot rooftop terrace with 78'x11' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / West, North, and East exposures
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on North terrace for shade & privacy
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FEATURES

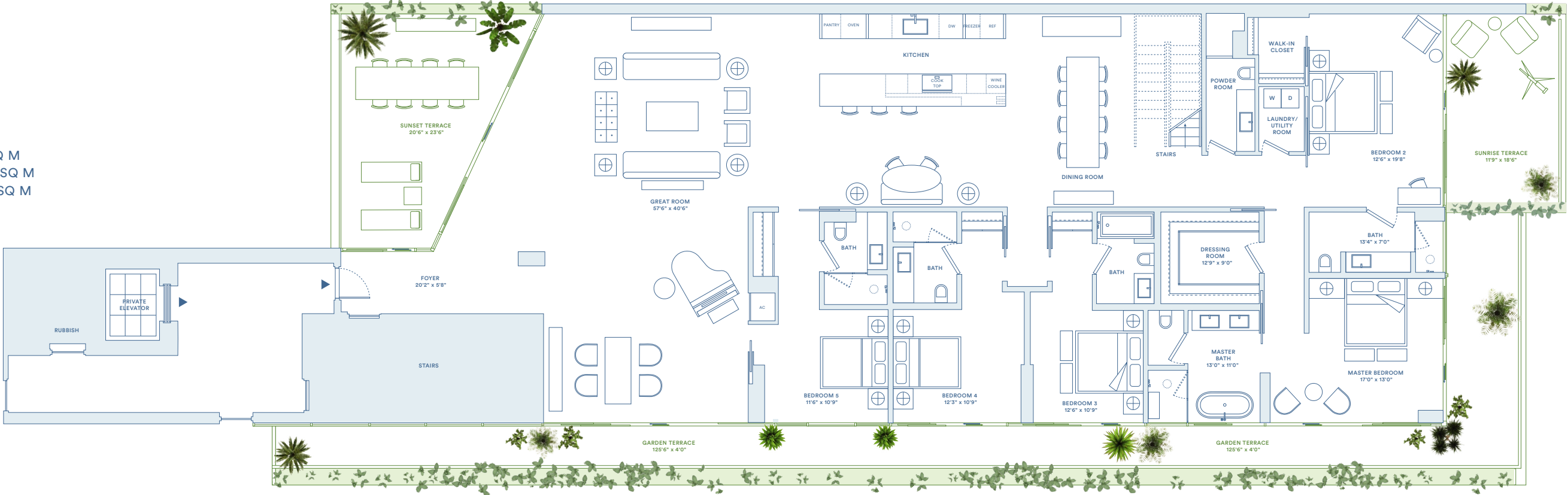
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- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Steam shower in master bath
- / Master baths with Calacatta Gold
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



PHE (1 of 2)

5 BEDROOMS / 5.5 BATHS

TOTAL: 11380 SQ FT / 1057 SQ M
INTERIOR: 4306 SQ FT / 400 SQ M
EXTERIOR: 7074 SQ FT / 657 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Private 5600 square foot rooftop terrace with 35'x16' pool, hot tub, sun deck, outdoor kitchen and dining area
- / Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / West, South, and East exposures
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on South terrace for shade & privacy
- / Light-filled open floor plan from sunrise to sunset
- / Oversized great room
- / Dining room

ARRIVAL & LANDSCAPE

- / Porte-cochere 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' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and 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
- / Black Zeus marble and black mirrored 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
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone

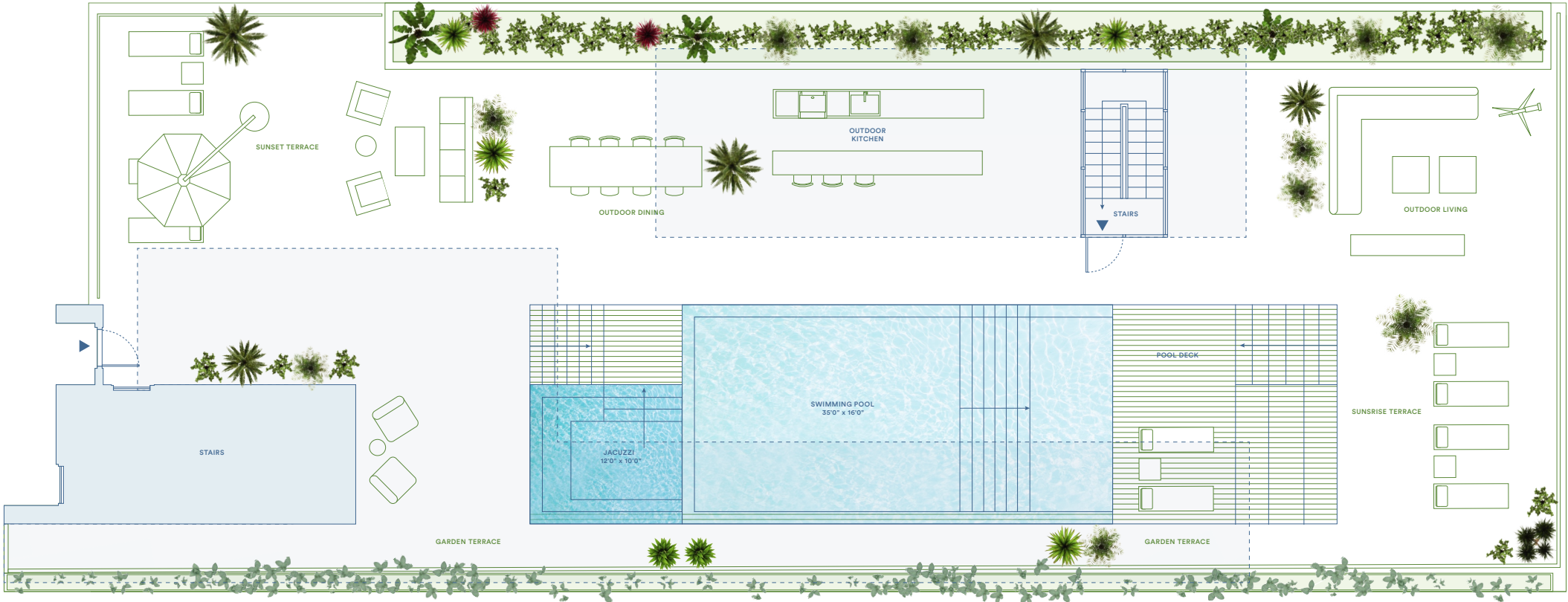


PHE

(2 of 2)

5 BEDROOMS / 5.5 BATHS

TOTAL: 11380 SQ FT / 1057 SQ M
INTERIOR: 4306 SQ FT / 400 SQ M
EXTERIOR: 7074 SQ FT / 657 SQ M



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 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 are 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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UNIQUE FEATURES

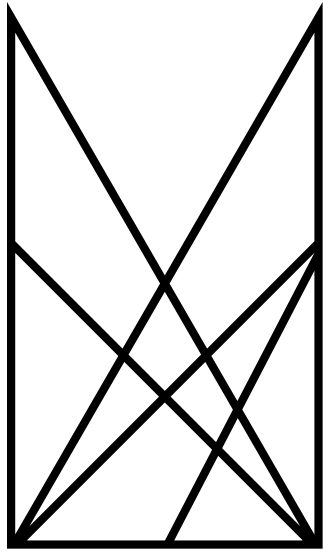
- / Seamless indoor/outdoor experience
- / Private 5600 square foot rooftop terrace with 35'x16' pool, hot tub, sun deck, outdoor kitchen and dining area
- / Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / West, South, and East exposures
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on South terrace for shade & privacy
- / Light-filled open floor plan from sunrise to sunset
- / Oversized great room
- / Dining room

ARRIVAL & LANDSCAPE

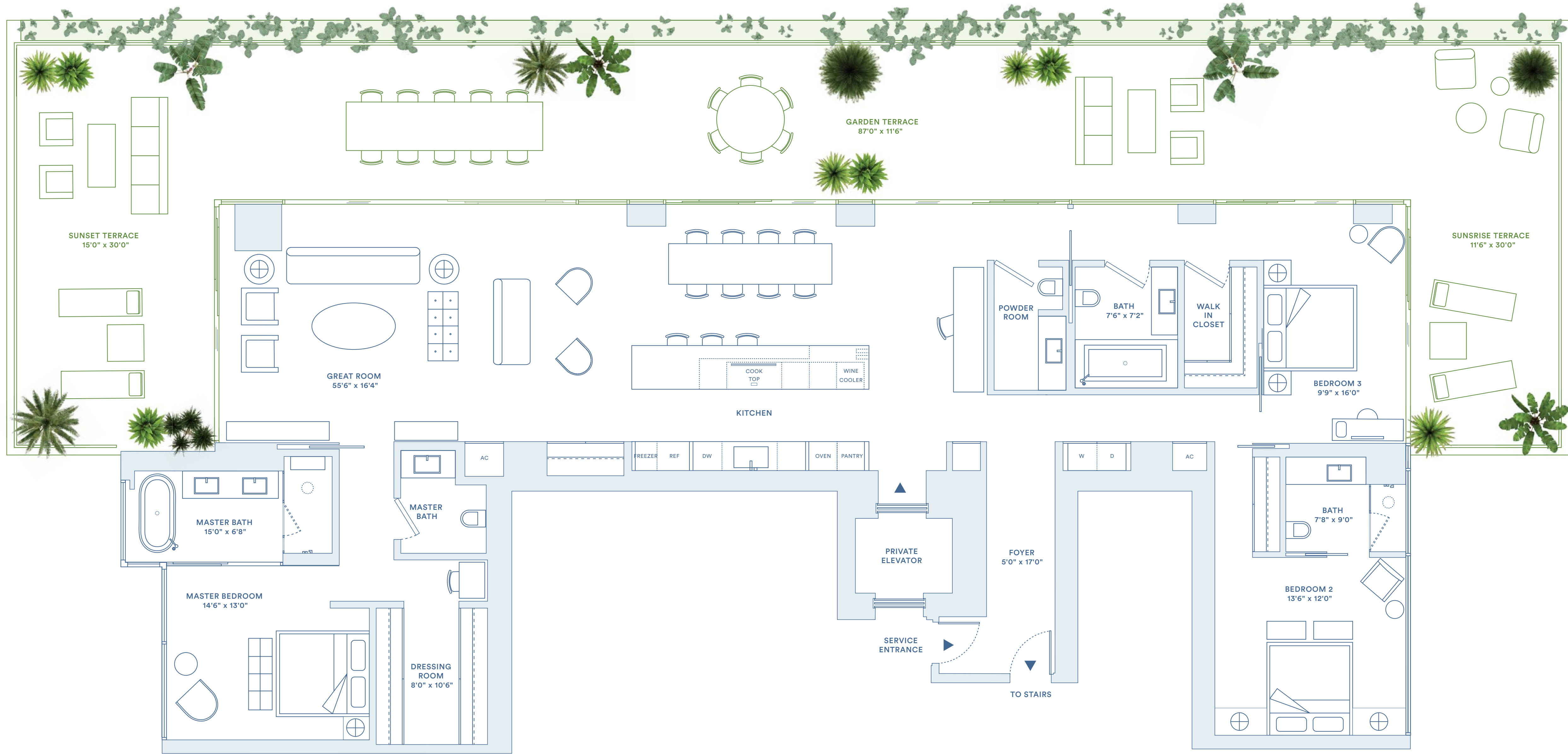
- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and 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
- / Black Zeus marble and black mirrored 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
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



2-5B

3 BEDROOMS / 3.5 BATHS
TOTAL: 4671 SQ FT / 434 SQ M
INTERIOR: 2691 SQ FT / 250 SQ M
EXTERIOR: 1795 SQ FT / 166 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Biscayne Bay, Lagoon, and South Beach views
- /Curated climbing garden on North terrace for shade & privacy
- /East, West, and North exposures
- /Light-filled open floor plan
- /Private master suite with lagoon and bay view
- /87' long garden terrace

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

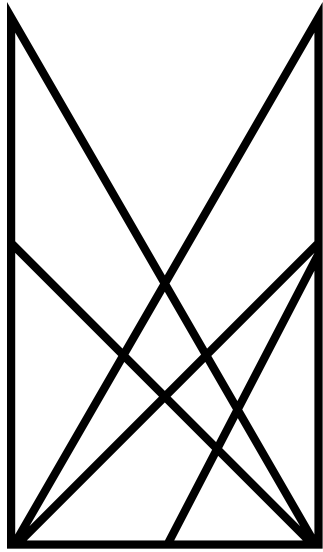
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

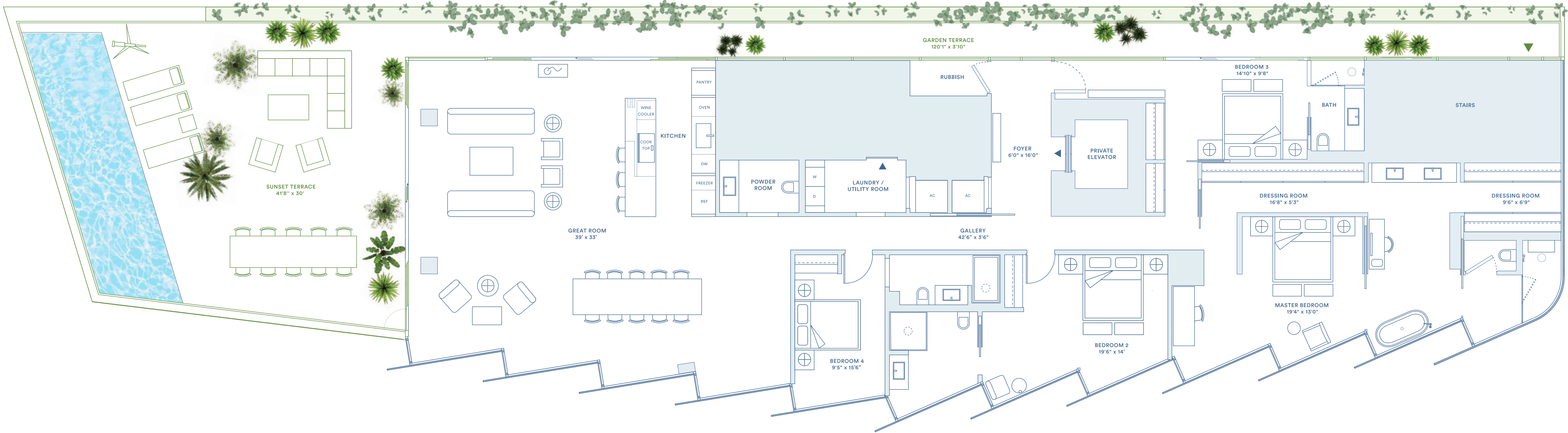
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



2A

4 BEDROOMS / 4.5 BATHS
TOTAL: 5193 SQ FT / 482 SQ M
INTERIOR: 3350 SQ FT / 311 SQ M
EXTERIOR: 1843 SQ FT / 171 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Bayfront reflecting pool on West terrace
- /Unique sawtooth honeycomb facade
- /Framed views to Biscayne Bay and Lagoon
- /Curated climbing garden on North terrace for shade and privacy
- /North, South, East, and West exposures
- /Light-filled open floor plan
- /Bay view tub in master
- /Boutique living experience
- /120'1" long garden terrace

ARRIVAL & LANDSCAPE

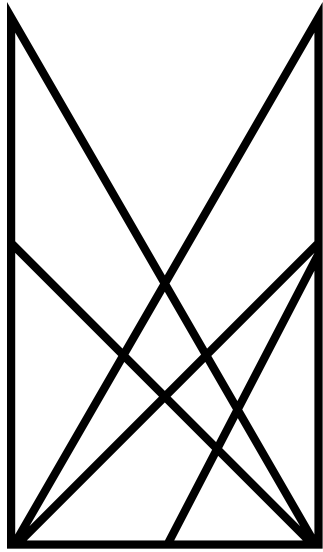
- /Porte-cochere drop-off
- /Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- /Central lagoon with sun deck and infinity edge
- /Concierge; 24-hour lobby attendant
- /Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- /Pool service
- /Full service valet parking
- /Juice bar
- /Lagoon fitness and wellness center
- /Residents' lounge
- /Bicycle and water sports storage
- /Monad Terrace bicycles and paddle boards

FEATURES

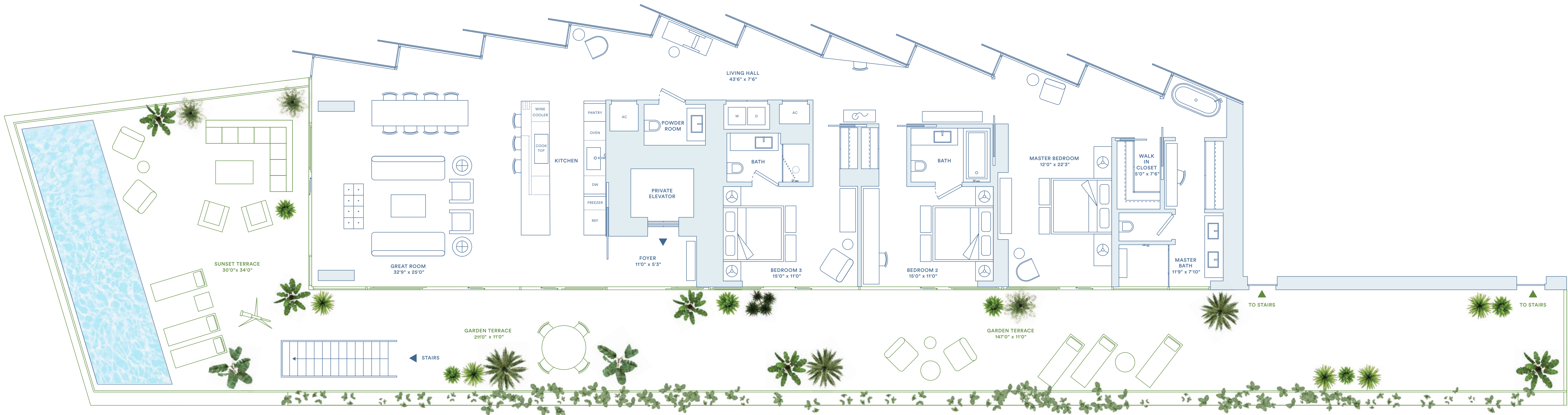
- /Up to 11' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine 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

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 dividing 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 space between the perimeter walls and excludes all interior spaces between the perimeter walls and includes all shared structural components and other common elements. The method of measurement data herein is primarily based on 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. However, variations are not part of the plan. Measurements of rooms and built-in floor plan are generally taken at the furthest points of each given room as described above and not at the room's center point. All square footages and dimensions, including (without limitation) estimated ceiling heights, are estimates based on preliminary plans and all 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 are 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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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



2F

3 BEDROOMS / 3.5 BATHS

TOTAL: 5840 SQ FT / 542 SQ M

INTERIOR: 2688 SQ FT / 247 SQ M

EXTERIOR: 3182 SQ FT / 295 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Bayfront reflecting pool on West terrace
- /Framed views to Biscayne Bay and Lagoon
- /Unique sawtooth honeycomb facade
- /Curated climbing garden on South terrace for shade and privacy
- /West, North and South exposures
- /Bay view tub
- /211' long garden terrace

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

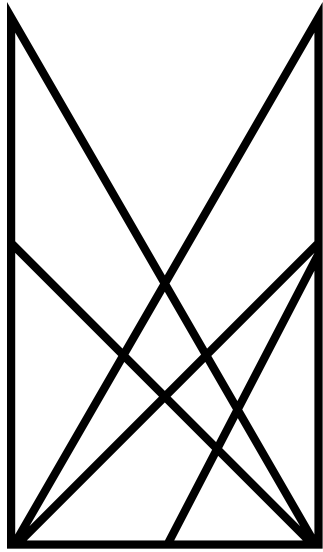
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

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 dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "Unit" as found in the Declaration, which generally only includes the interior extension between the perimeter walls and excludes all interior extension between the perimeter walls and includes all interior structural components and other common elements. The method of measurement used herein is generally based on 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. However, variations are not part of the Unit. Measurements of units and lots on the floor plan are generally taken at the farthest points of each given room for described above and not if the room were a perfect rectangle, without regard for any columns or walls. Accordingly, the interior or 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 are 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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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



3-5D

3 BEDROOMS / 3.5 BATHS
TOTAL: 3618 SQ FT / 336 SQ M
INTERIOR: 2496 SQ FT / 232 SQ M
EXTERIOR: 1122 SQ FT / 104 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
- /Oversized 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

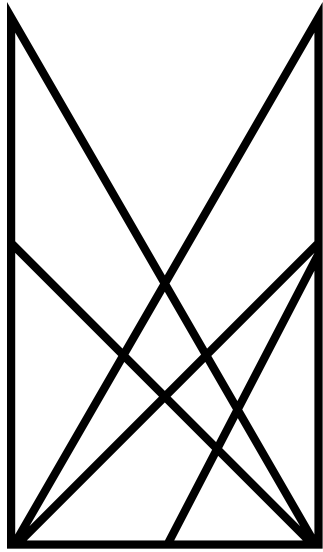
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

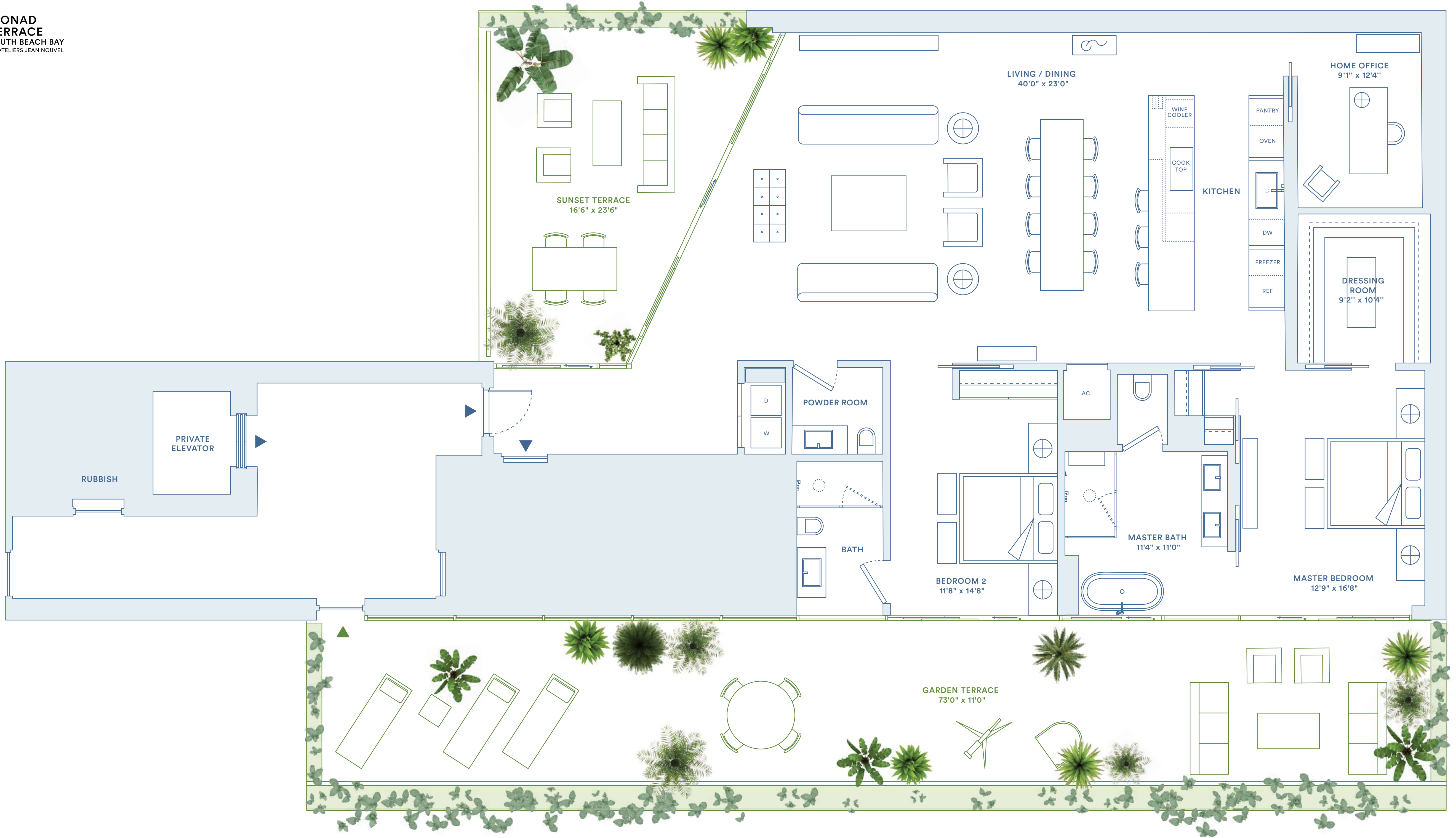
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*Shaded square footages and dimensions are measured to the exterior boundaries of the exterior walls and the corners of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior extension between the perimeter walls and excludes all interior extension between the perimeter walls and includes all interior structural components and other common elements. The method of measurement data herein is generally based on 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. However, footages are not part of the Unit. Measurements of square feet and footings on the floor plan are generally taken at the farthest points of each room and are not necessarily accurate and are not intended to be perfect footages, 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 are 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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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL



3-5E

2 BEDROOMS / 2.5 BATHS
TOTAL: 3567 SQ FT / 349 SQ M
INTERIOR: 2282 SQ FT / 212 SQ M
EXTERIOR: 1285 SQ FT / 137 SQ M

UNIQUE FEATURES

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

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

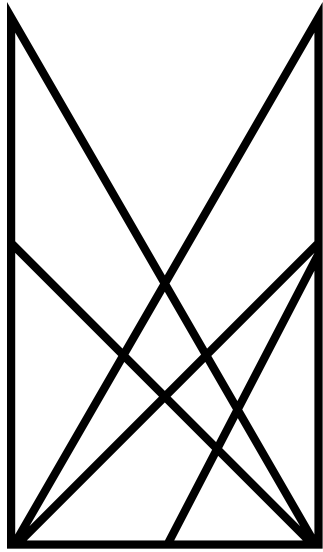
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

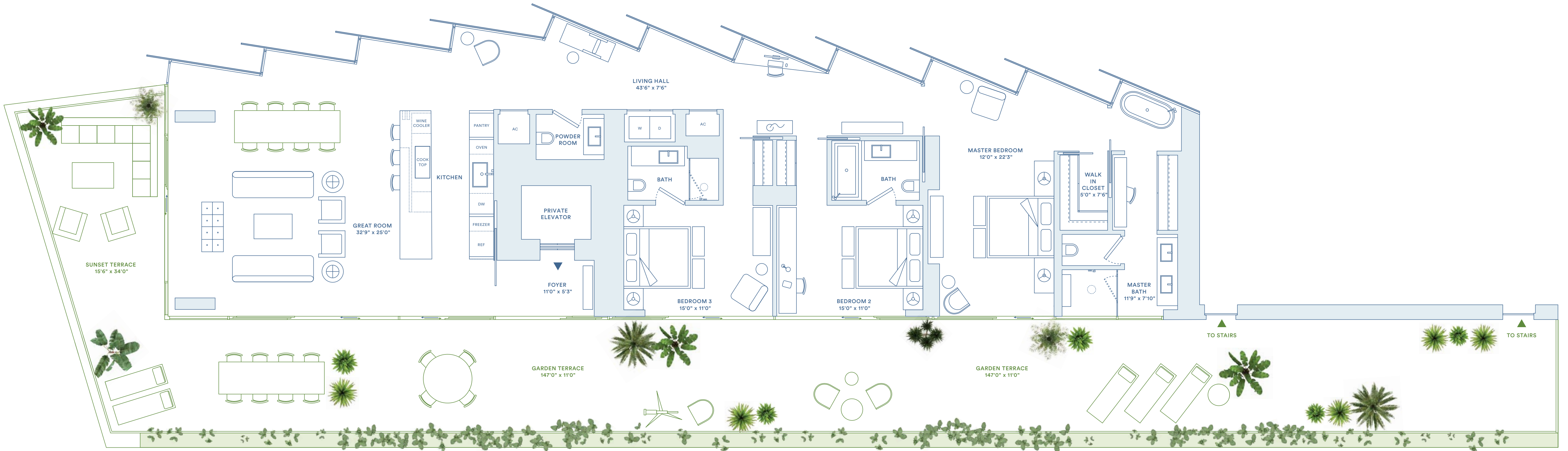
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



3-5F

3 BEDROOMS / 3.5 BATHS

TOTAL: 4679 SQ FT / 435 SQ M

INTERIOR: 2658 SQ FT / 247 SQ M

EXTERIOR: 2242 SQ FT / 208 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Framed views to Biscayne Bay and Lagoon
- /Unique sawtooth honeycomb facade
- /Curated climbing garden on South terrace for shade and privacy
- /West, North and South exposures
- /Bay view tub
- /147' long garden terrace

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

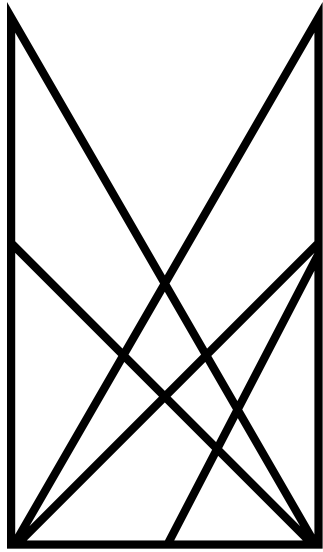
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL

3-10C

2 BEDROOMS / 2.5 BATHS
TOTAL: 2027 SQ FT / 188 SQ M
INTERIOR: 1453 SQ FT / 135 SQ M
EXTERIOR: 574 SQ FT / 53 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /South Beach views
- /Oversized twin terraces
- /Jean Nouvel-designed planters with hanging vines and flowers

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

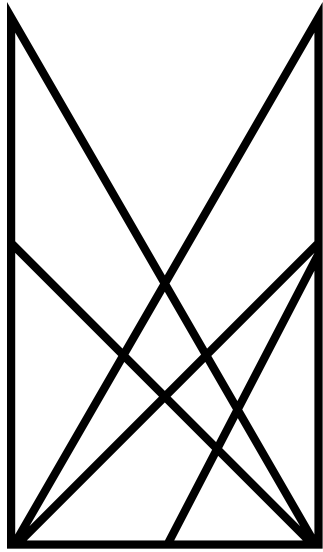


Developer / JDS

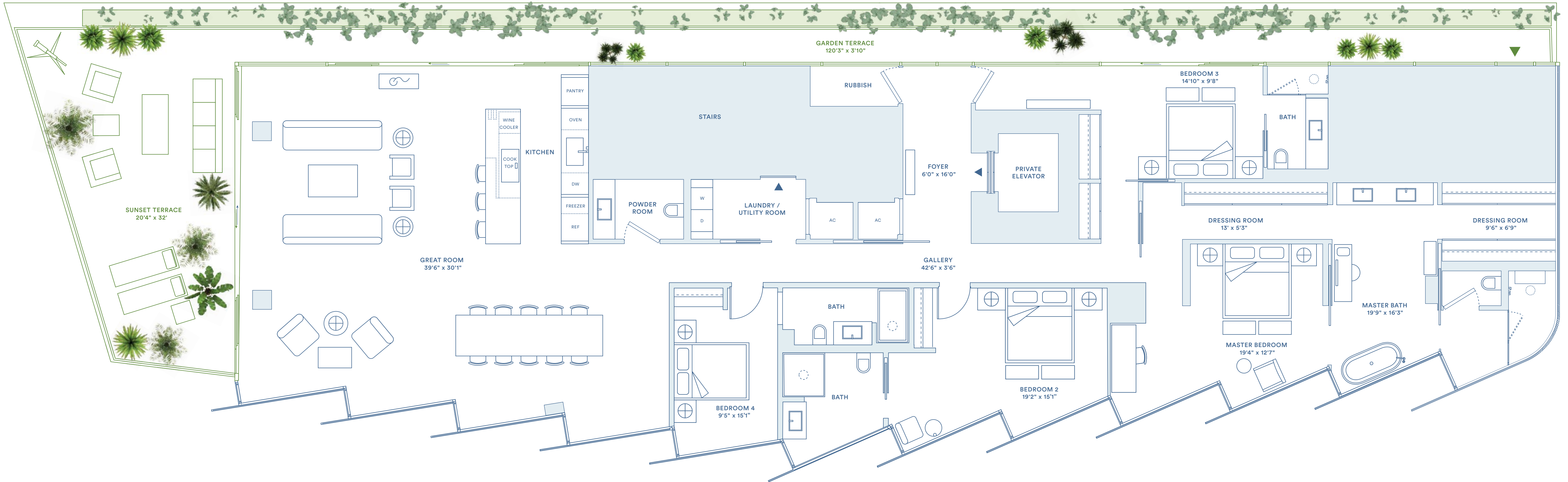
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



3A

4 BEDROOMS / 4.5 BATHS
TOTAL: 4469 SQ FT / 415 SQ M
INTERIOR: 3302 SQ FT / 307 SQ M
EXTERIOR: 1166 SQ FT / 108 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Unique sawtooth honeycomb facade
- /Framed views to Biscayne Bay and Lagoon
- /Curated climbing garden on North terrace for shade and privacy
- /North, South, East, and West exposures
- /Light-filled open floor plan
- /Bay view tub in master
- /Boutique living experience
- /120'3" long garden terrace

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

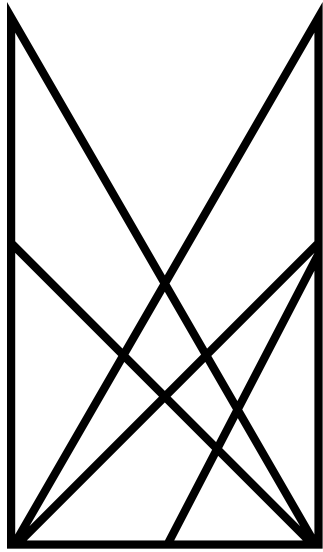
- /Up to 11' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine 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

Developer / JDS

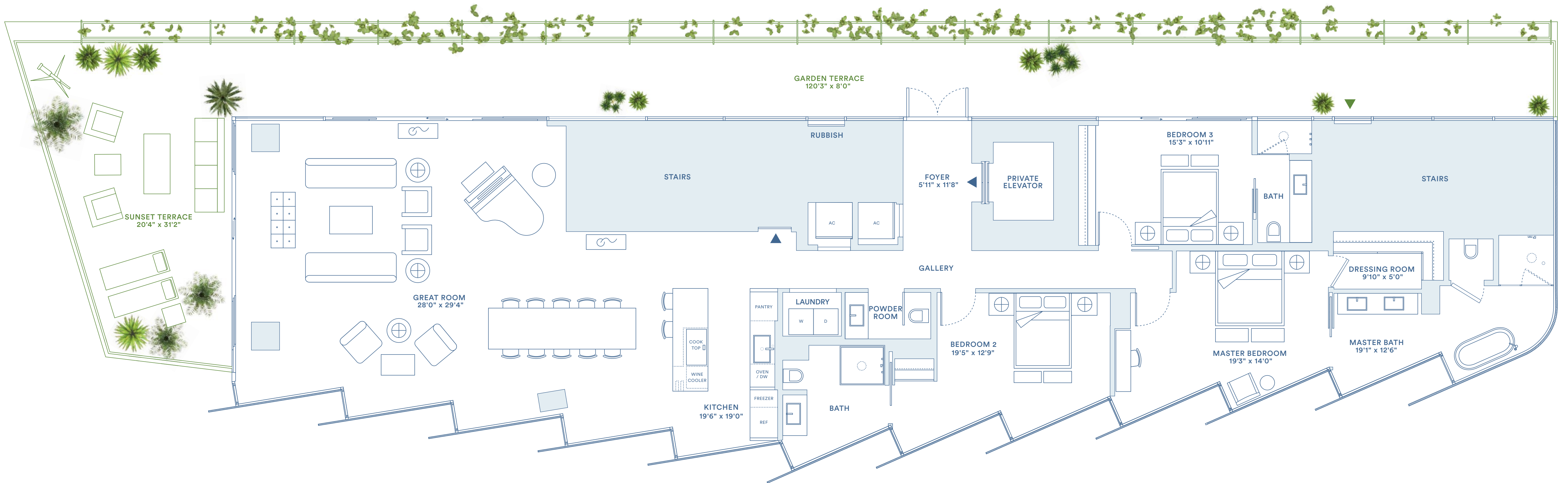
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



5A

3 BEDROOMS / 3.5 BATHS
TOTAL: 4308 SQ FT / 400 SQ M
INTERIOR: 2640 SQ FT / 245 SQ M
EXTERIOR: 1668 SQ FT / 155 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Unique sawtooth honeycomb facade
- /Framed views to Biscayne Bay and Lagoon
- /Curated climbing garden on North terrace for shade and privacy
- /North, South, East, and West exposures
- /Light-filled open floor plan
- /Bay view tub in master
- /Boutique living experience
- /120'3" long garden terrace

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

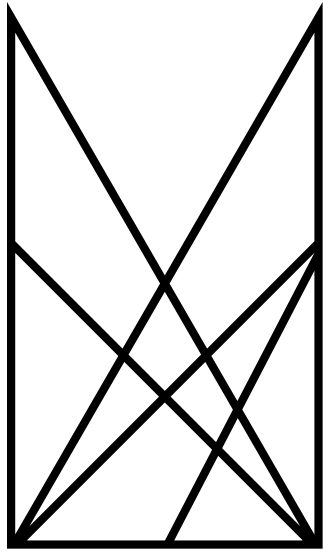
- /Up to 11' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine 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

Developer / JDS

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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIER 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

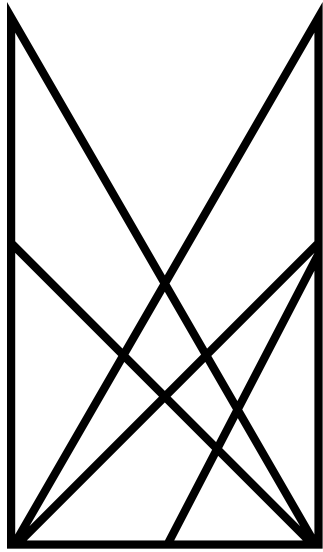
- /Porte-cochere drop-off
- /Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- /Central lagoon with sun deck and infinity edge
- /Concierge; 24-hour lobby attendant
- /Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- /Pool service
- /Full service valet parking
- /Juice bar
- /Lagoon fitness and wellness center
- /Residents' lounge
- /Bicycle and water sports storage
- /Monad Terrace bicycles and paddle boards

FEATURES

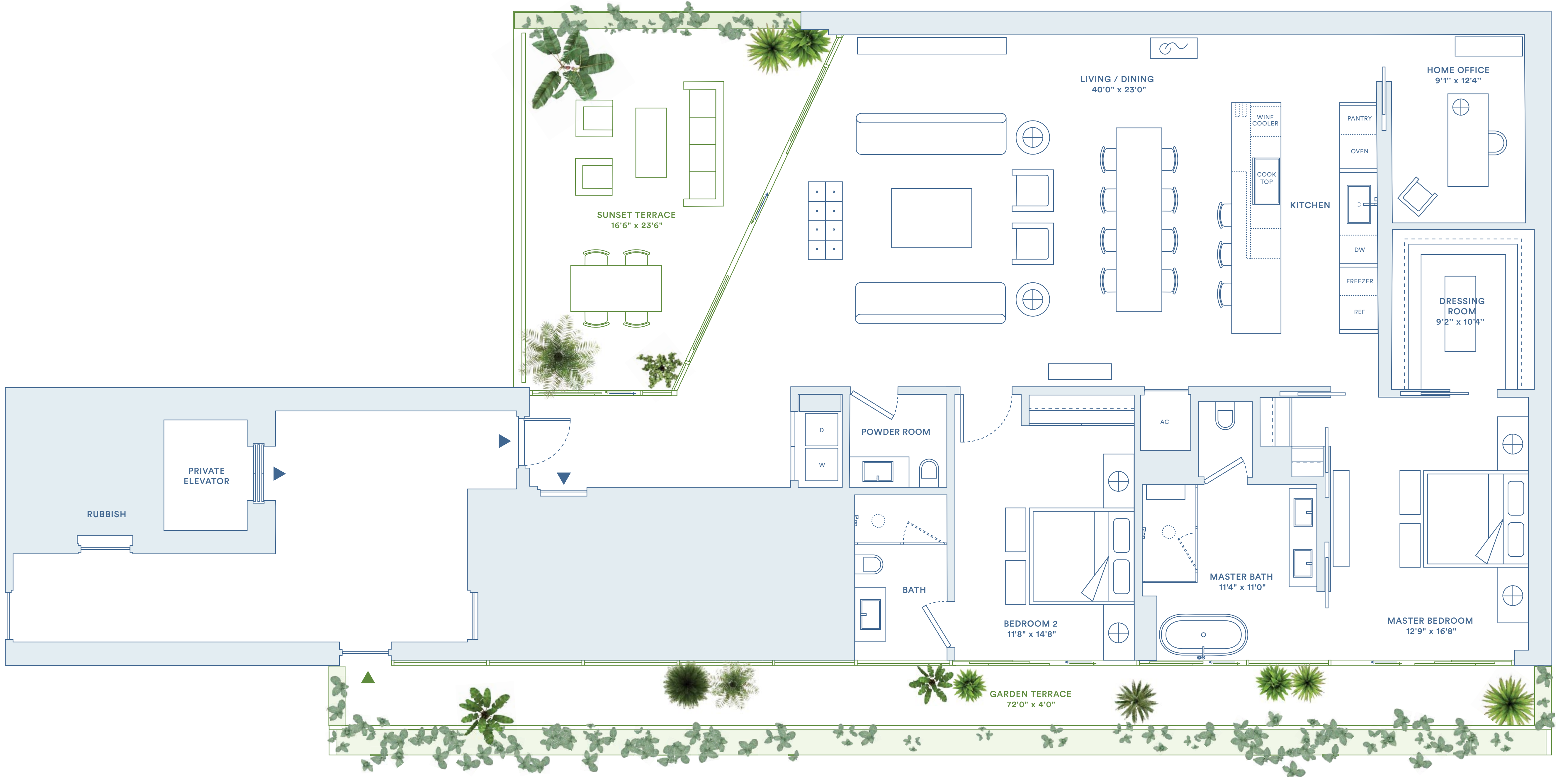
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



6-10E

2 BEDROOMS / 2.5 BATHS
TOTAL: 2941 SQ FT / 273 SQ M
INTERIOR: 2282 SQ FT / 212 SQ M
EXTERIOR: 659 SQ FT / 61 SQ M

UNIQUE FEATURES

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

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

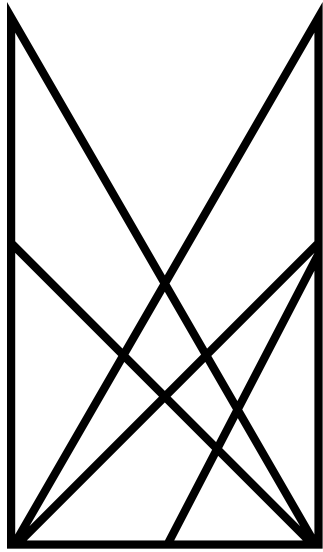
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

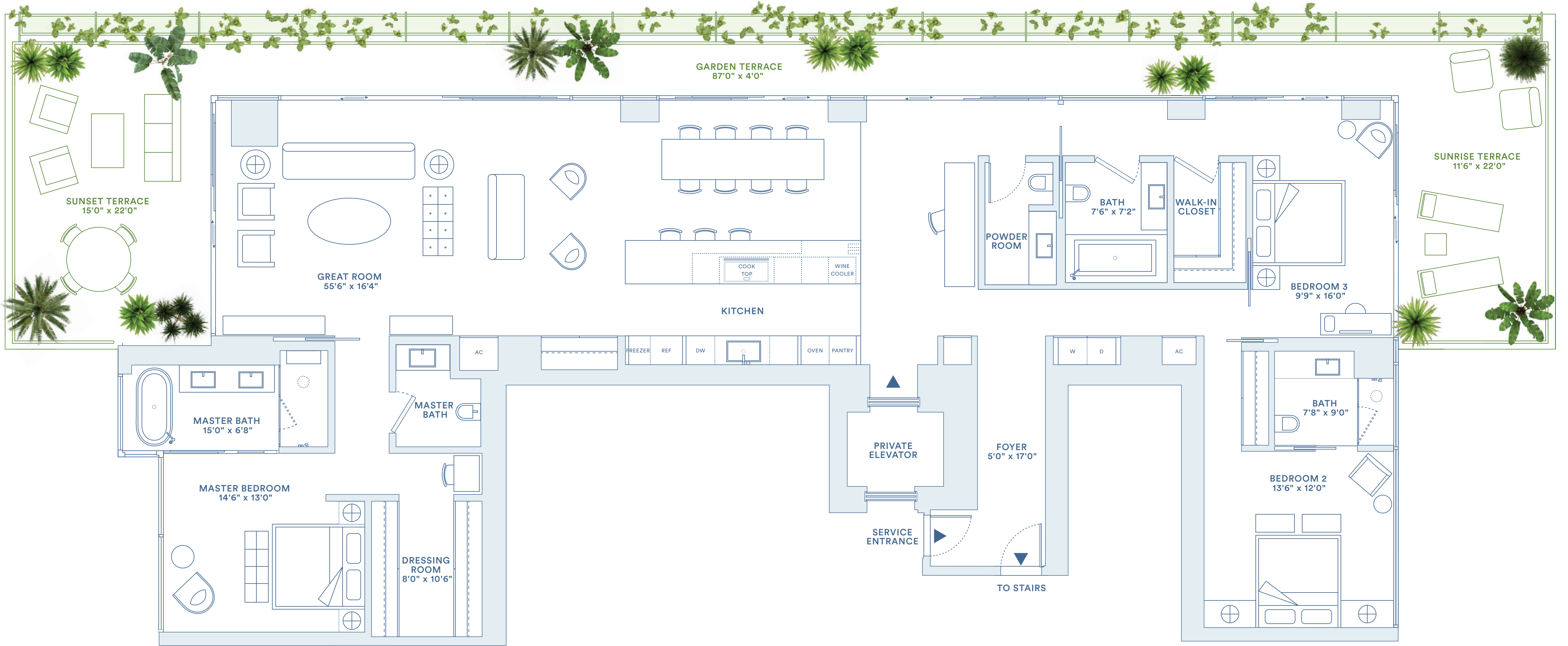
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*Shaded square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "net" area found in the Declaration, which generally only includes the interior exposure between the perimeter walls and excludes all interior exposure between the perimeter walls and includes all interior structural components and other common elements. The method of measurement data herein is primarily based on 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. However, variations are not part of the Unit. Measurements of square and cubic feet on floor plans are generally taken at the furthest points of each given room and do not represent a perfect rectangle, and without regard for any curbside or irregularities. Accordingly, the interior or space 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 all 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 are 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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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



6-12B

3 BEDROOMS / 3.5 BATHS
TOTAL: 3825 SQ FT / 355 SQ M
INTERIOR: 2691 SQ FT / 250 SQ M
EXTERIOR: 1134 SQ FT / 105 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Biscayne Bay, Lagoon, and South Beach views
- /Curated climbing garden on North terrace for shade & privacy
- /East, West, and North exposures
- /Light-filled open floor plan
- /Private master suite with lagoon and bay view
- /87' long garden terrace

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

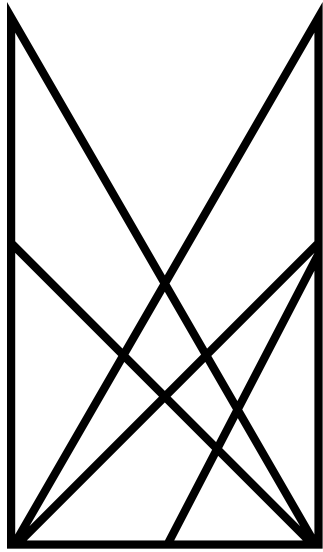
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

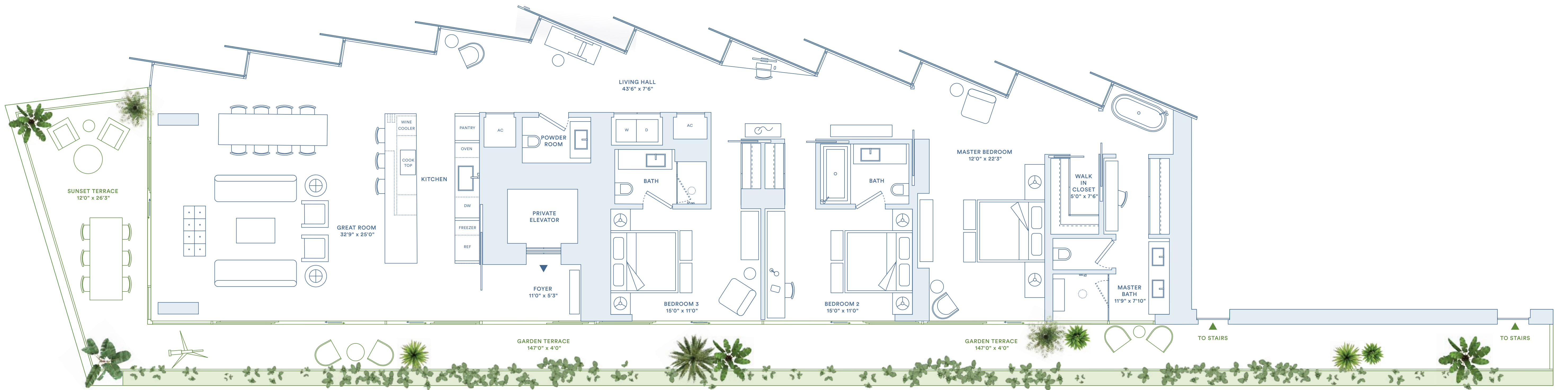
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



6-12F

3 BEDROOMS / 3.5 BATHS
TOTAL: 3568 SQ FT / 332 SQ M
INTERIOR: 2688 SQ FT / 247 SQ M
EXTERIOR: 910 SQ FT / 85 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Framed views to Biscayne Bay and Lagoon
- /Unique sawtooth honeycomb facade
- /Curated climbing garden on South terrace for shade and privacy
- /West, North and South exposures
- /Bay view tub
- /147' long garden terrace

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

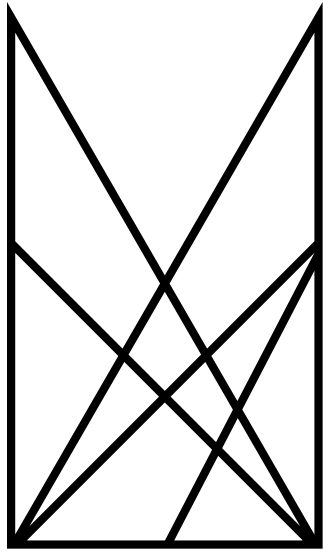
- /10' ceilings
- /Custom wood floors throughout
- /Private or semi-private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /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

Developer / JDS

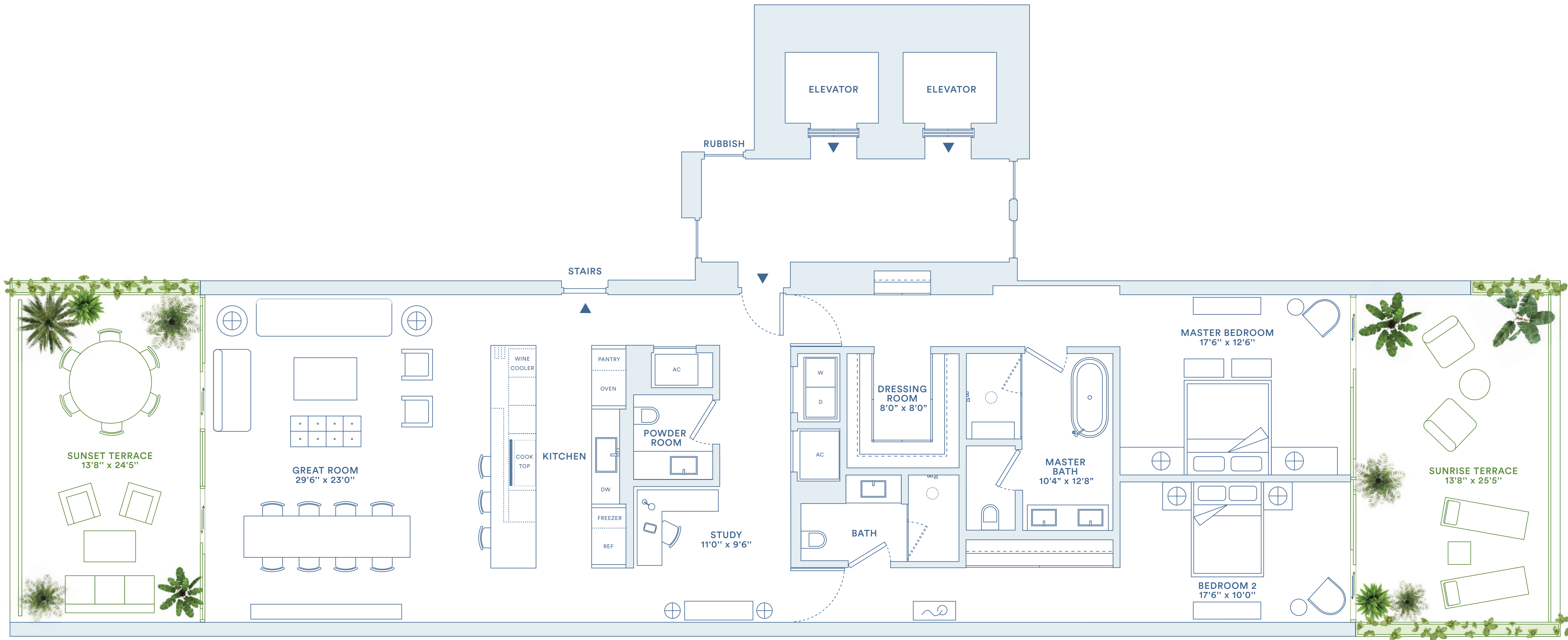
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



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

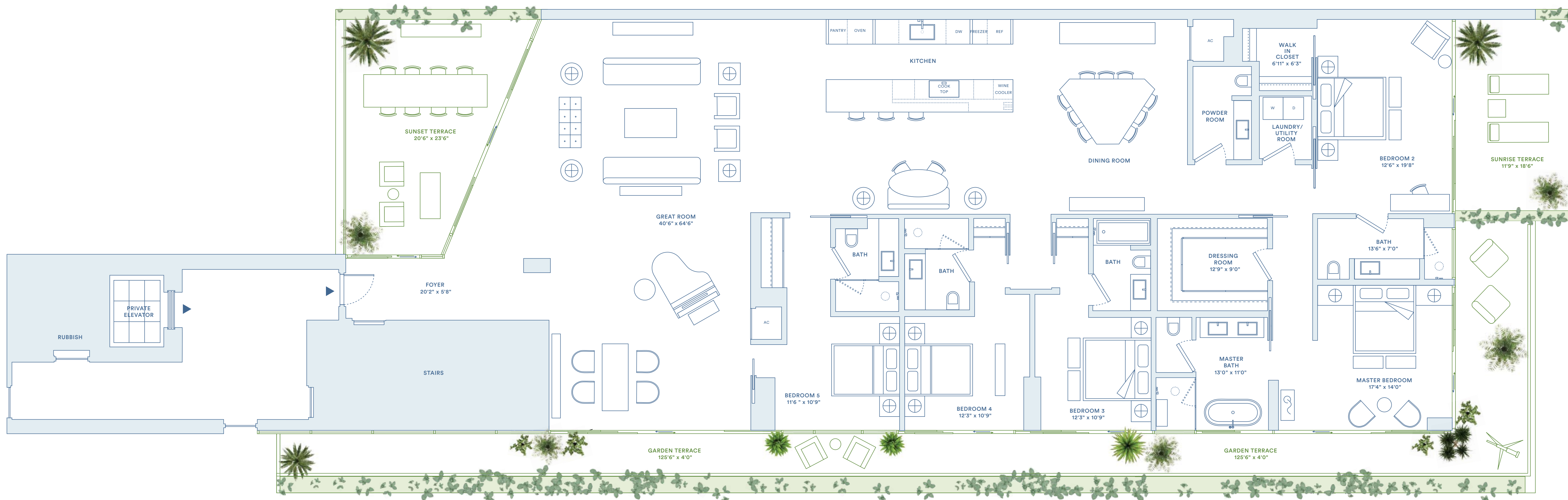
FEATURES

/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

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11-12E

5 BEDROOMS / 5.5 BATHS
TOTAL: 5465 SQ FT / 507 SQ M
INTERIOR: 4181 SQ FT / 388 SQ M
EXTERIOR: 1284 SQ FT / 119 SQ M

UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon, Biscayne Bay, South Beach and Atlantic Ocean views
- / Curated climbing garden on South terrace for shade & privacy
- / East, West and South exposures
- / Light-filled open floor plan from sunrise to sunset
- / Oversized great room
- / Jean Nouvel-designed planters with hanging vines and flowers
- / 125'6" long garden terrace

ARRIVAL & LANDSCAPE

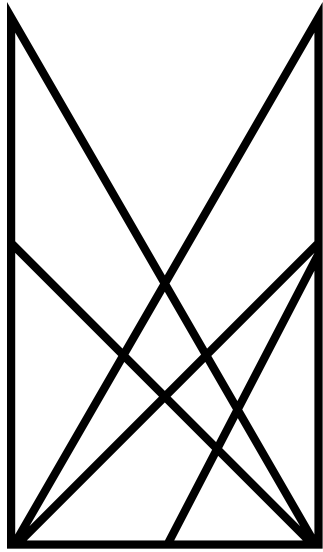
- / Porte-cochère drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet 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

Developer / JDS

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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



1A

3 BEDROOMS / 3.5 BATHS
TOTAL: 3892 SQ FT / 362 SQ M
INTERIOR: 3107 SQ FT / 289 SQ M
EXTERIOR: 785 SQ FT / 73 SQ M

UNIQUE FEATURES

/Seamless indoor/outdoor experience
/Unique sawtooth honeycomb facade
/Framed views to Biscayne Bay and Lagoon
/Curated garden for shade and privacy
/North, South, East and West exposures
/Light-filled open floor plan
/Bay view tub in master
/Boutique living experience
/Private landscaped entrance
/Private 26'9" x 29'4" terrace

ARRIVAL & LANDSCAPE

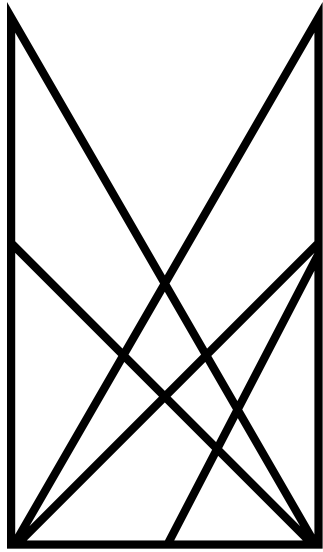
/Porte-cochere drop-off
/Lush landscape from arrival to bay designed by
Ateliers Jean Nouvel
/Central lagoon with sun deck and infinity edge
/Concierge; 24-hour lobby attendant
/Sun deck with 116' swimming pool and hot tub
overlooking Biscayne Bay
/Pool service
/Full service valet parking
/Juice bar
/Lagoon fitness and wellness center
/Residents' lounge
/Bicycle and water sports storage
/Monad Terrace bicycles and paddle boards

FEATURES

/Up to 11' 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

Developer / JDS

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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



PHA

(1 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Duplex floor plan with 20' ceiling heights in the great room
- /Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- /Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- /Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- /Framed views to Biscayne Bay and Lagoon
- /Unique sawtooth honeycomb facade
- /Curated climbing garden on North terrace for shade & privacy
- /North, South, East and West exposures
- /Light-filled open floor plan
- /Bay view tub in master and second bath
- /Boutique living experience
- /120'3" long garden terrace

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

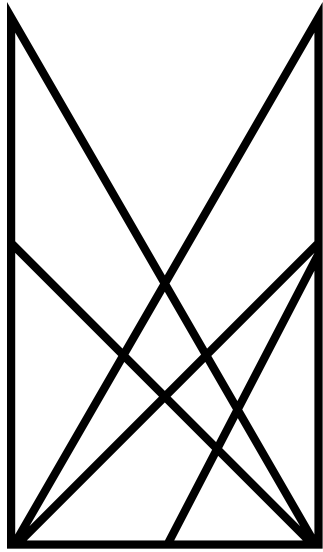
- /10' ceilings
- /Double height ceiling up to 20'
- /Custom wood floors throughout
- /Private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /Custom bathrooms designed by Jean Nouvel
- /Freestanding soaking tub
- /Master baths with Calacatta Gold
- /Steam shower in master bath
- /Secondary baths feature Sugar Gold marble
- /Powder room features Verti Capri stone

Developer / JDS

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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



PHA

(2 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Duplex floor plan with 20' ceiling heights in the great room
- /Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- /Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- /Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- /Framed views to Biscayne Bay and Lagoon
- /Unique sawtooth honeycomb facade
- /Curated climbing garden on North terrace for shade & privacy
- /North, South, East and West exposures
- /Light-filled open floor plan
- /Bay view tub in master and second bath
- /Boutique living experience
- /120'3" long garden terrace

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

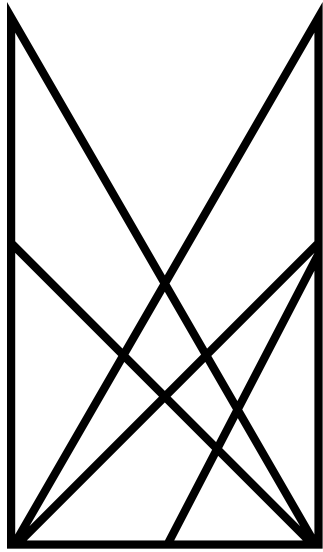
- /10' ceilings
- /Double height ceiling up to 20'
- /Custom wood floors throughout
- /Private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /Custom bathrooms designed by Jean Nouvel
- /Freestanding soaking tub
- /Master baths with Calacatta Gold
- /Steam shower in master bath
- /Secondary baths feature Sugar Gold marble
- /Powder room features Verti Capri stone

Developer / JDS

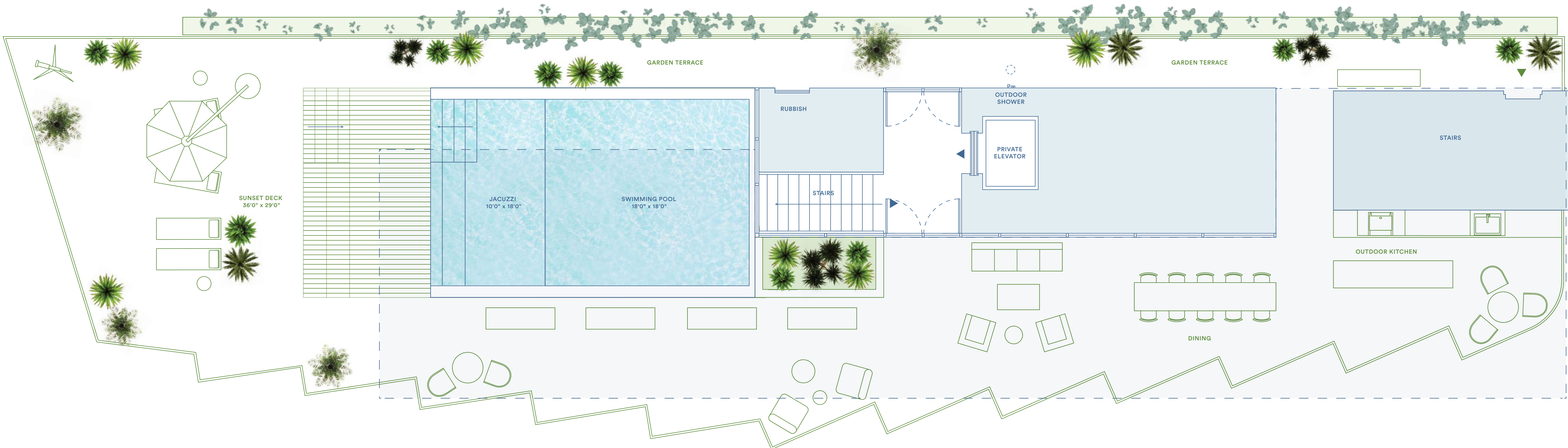
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



PHA

(3 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Duplex floor plan with 20' ceiling heights in the great room
- /Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- /Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- /Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- /Framed views to Biscayne Bay and Lagoon
- /Unique sawtooth honeycomb facade
- /Curated climbing garden on North terrace for shade & privacy
- /North, South, East and West exposures
- /Light-filled open floor plan
- /Bay view tub in master and second bath
- /Boutique living experience
- /120'3" long garden terrace

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

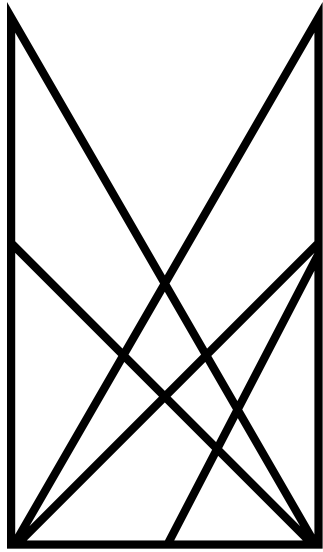
- /10' ceilings
- /Double height ceiling up to 20'
- /Custom wood floors throughout
- /Private elevator access
- /Marble entry
- /Custom kitchens designed by Jean Nouvel
- /Sculptural cantilevered marble island in Calacatta Gold
- /Fully integrated Gaggenau appliances
- /Custom marble wine rack
- /Integrated wine cooler
- /Custom bathrooms designed by Jean Nouvel
- /Freestanding soaking tub
- /Master baths with Calacatta Gold
- /Steam shower in master bath
- /Secondary baths feature Sugar Gold marble
- /Powder room features Verti Capri stone

Developer / JDS

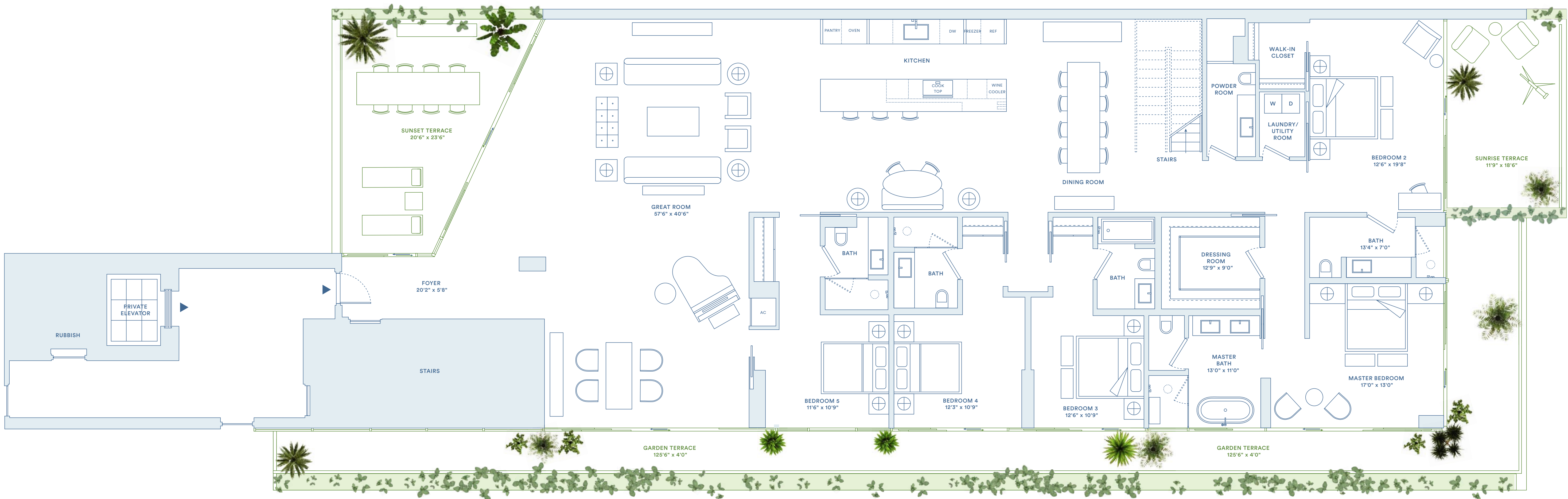
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MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL



PHE

(1 of 2)

5 BEDROOMS / 5.5 BATHS

TOTAL: 11390 SQ FT / 1057 SQ M

INTERIOR: 4306 SQ FT / 400 SQ M

EXTERIOR: 7074 SQ FT / 657 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Private 5639 square foot rooftop terrace with 35'x16' pool, hot tub, sun deck, outdoor kitchen and dining area
- /Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- /Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- /West, South, and East exposures
- /Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- /Curated climbing garden on South terrace for shade & privacy
- /Light-filled open floor plan from sunrise to sunset
- /Oversized great room
- /Dining 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

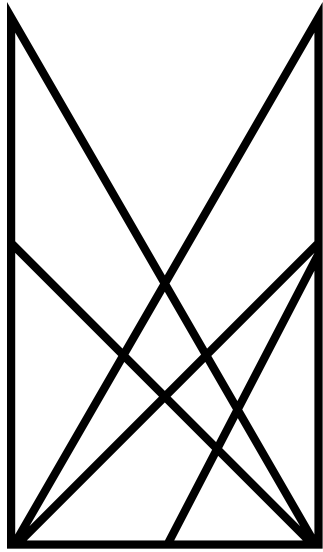
FEATURES

- /10' ceilings
- /Custom wood floors throughout
- /Private 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
- /Steam shower in master bath
- /Secondary baths feature Sugar Gold marble
- /Powder room features Verti Capri stone

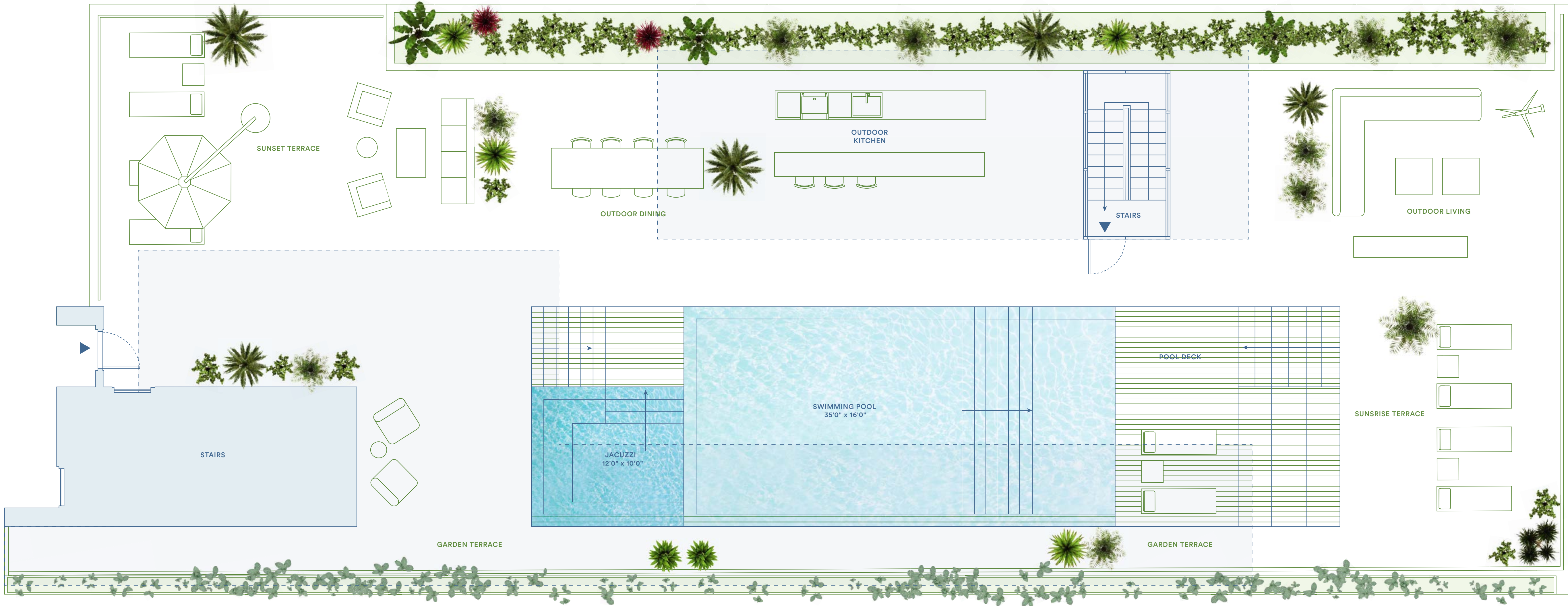
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 719.03, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OF LEASE.

*Shaded square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing 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 include the interior extension 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 used herein is generally based on 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. However, footages are not part of the Unit. Measurements of rooms and built-in floor plan are generally taken at the furthest points of each room to be measured above and not at the room's average or perfect footings, without regard for any curbs or variations. Accordingly, the interior or 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 all 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 will 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 are 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 Owner, LLC an affiliate of JDS Development Group) which was recently formed solely for such purpose. Refer to full legal disclosures available at www.monadt Terrace.com.



MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL



PHE

(2 of 2)

5 BEDROOMS / 5.5 BATHS
TOTAL: 11390 SQ FT / 1057 SQ M
INTERIOR: 4306 SQ FT / 400 SQ M
EXTERIOR: 7074 SQ FT / 657 SQ M

UNIQUE FEATURES

- /Seamless indoor/outdoor experience
- /Private 5639 square foot rooftop terrace with 35'x16' pool, hot tub, sun deck, outdoor kitchen and dining area
- /Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- /Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- /West, South, and East exposures
- /Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- /Curated climbing garden on South terrace for shade & privacy
- /Light-filled open floor plan from sunrise to sunset
- /Oversized great room
- /Dining 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 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
- /Steam shower in master bath
- /Secondary baths feature Sugar Gold marble
- /Powder room features Verti Capri stone

Developer / JDS

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