

# MONAD TERRACE



BY ATELIERS  
JEAN NOUVEL



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JEAN NOUVEL

SOUTH BEACH BAY

PRESENTED BY

JDS DEVELOPMENT GROUP





“From the beginning—and always—it has been important to me to put the spirit of place in all my work. Here in Miami, I wanted to create a building that is like the reflection of the sun on the water.”

/ JEAN NOUVEL



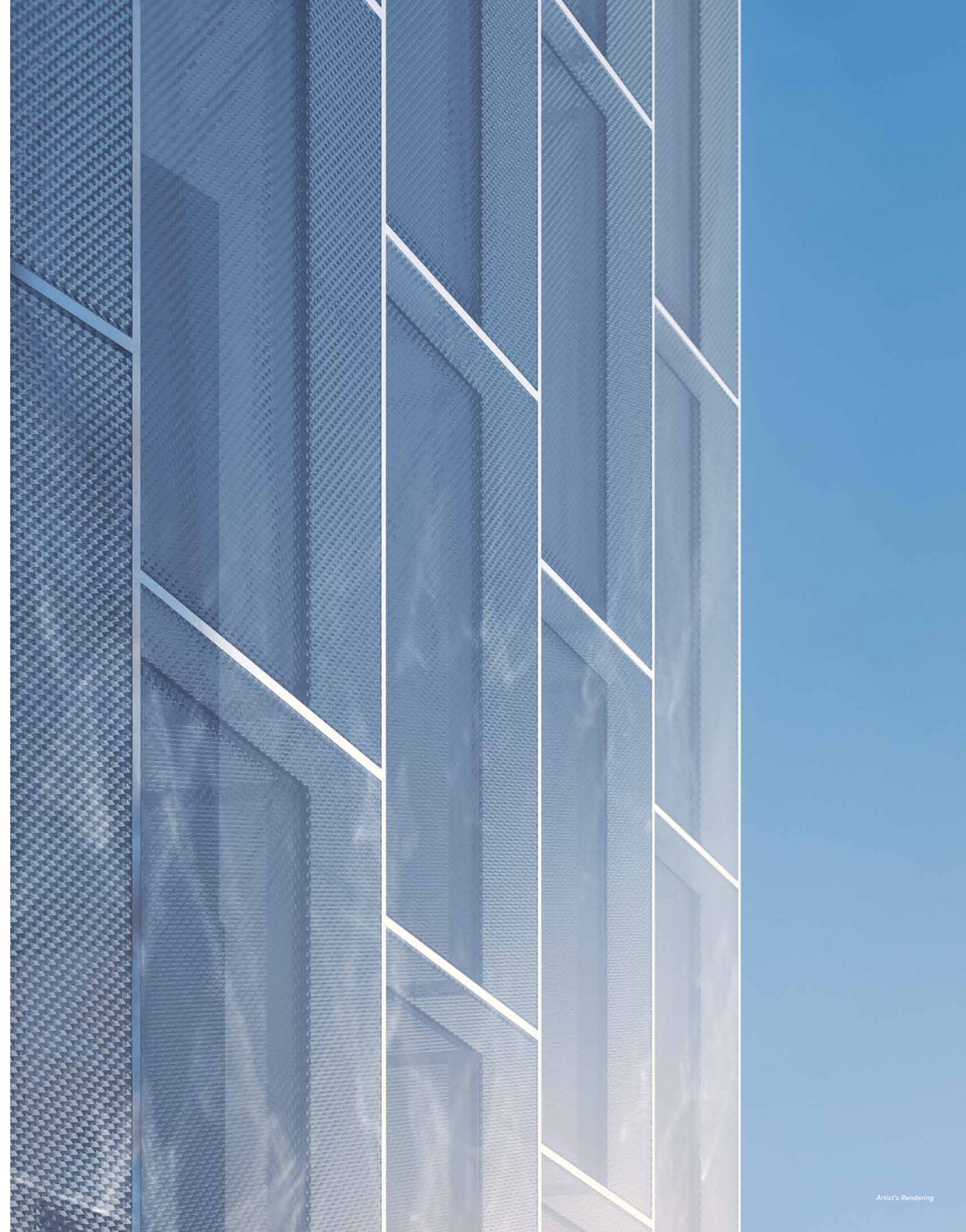
# WHAT'S IN A NAME?

Monad Terrace has been given a name as distinctive and original as its visionary design. The word “monad” has been part of the English language since the late 17th Century, when it was given a special meaning by the philosopher and mathematician Gottfried Leibniz—a contemporary of Sir Isaac Newton and a pioneering thinker of the modern world, in a book he called *Monadology*.

“All monads have in them a certain quality of perfection,” he wrote, “they have a certain quality of self-sufficiency; they have a certain quality of soul.”

In his personal cosmology, a monad was something like an atom: an essential and vital element, whole and complete. Leibniz’s vision was about discovery, and about a pattern for life lived harmoniously and dynamically—and with maybe just a hint of wanderlust.

When combined with “terrace”—denoting a raised and protected platform, reinforced by stone, like an earthwork in a garden or landscape—a place of comfort and reflection, of security and possibility emerges. Monad Terrace captures, in a few words, the design vision of Ateliers Jean Nouvel: the power of place.







Artist's Rendering



## Ateliers Jean Nouvel presents Monad Terrace, the Pritzker Prize-winning architect's only residential project in Florida.

Composed of fifty-nine individually designed waterfront residences arrayed around a glittering lagoon on Biscayne Bay, Monad Terrace provides brilliant light and expansive private outdoor space while being sheltered by climbing gardens that feature native Bougainvillea and Passion Vines. Nouvel artfully directs the play of daylight and water throughout the project. High-tech honeycomb screens precisely calibrate views and seclusion. Reflecting pools bounce dappled light deep into living spaces, while the signature water garden—the central lagoon, reflection pools, and adjacent swimming pool—draws the feeling of sparkling Biscayne Bay into the heart of the property. Light and water, glass and steel, gardens and façades all combine into what Nouvel has dubbed “the reflection machine”.

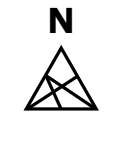
The flourishing and special neighborhood of South Beach Bay, minutes from the organic beauty and cultural attractions of all of Miami Beach, but with a character all its own, provides a natural setting for the unique waterfront living to be found at Monad Terrace.



A Nouvel building, whether an opera house or an art gallery, is an event in the life of any city, and a timeless landmark.

Monad Terrace, Nouvel's only project in Miami, and fifth built work in the United States, will be no exception.

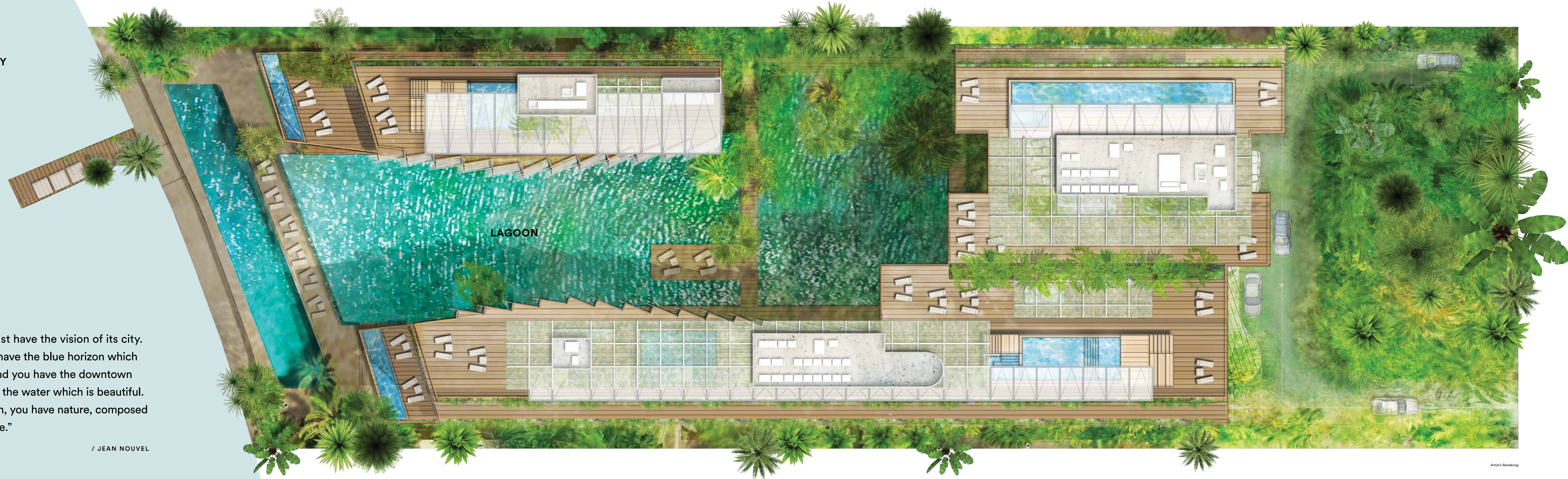




BISCAYNE BAY

“A building must have the vision of its city. In Miami you have the blue horizon which is beautiful, and you have the downtown skyline across the water which is beautiful. In South Beach, you have nature, composed by architecture.”

/ JEAN NOUVEL



MIAMI BEACH

Artist's Rendering





## Arrival

- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Framed views through lobby to lagoon and bay
- / Porte cochère drop-off
- / Full service valet parking
- / Parking for two automobiles per residence; electric charging stations available
- / Double height lobby
- / Concierge; 24-hour lobby attendant
- / Installation of interlayered reflective panels and light-filtered abstract foliage screens





Artist's Rendering

## Welcome Home

Each residence is carefully oriented to maximize views while providing seclusion. Nouvel's meticulous attention to detail and use of materials are manifested in the interplay of translucency and reflectivity throughout, making each space light-filled and exuberant.

- / Seamless indoor-outdoor experience
- / 10-foot ceilings
- / Framed views
- / Custom wood floors
- / Floor-to-ceiling nesting sliding doors create expansive openings onto terraces

- / Custom flush doors
- / Private or semi-private elevator access to all units
- / Black Zeus marble and black mirrored entry



Indoor

Outdoor







Artist's Rendering

## Terraces

All residences offer generous indoor-outdoor living space. Whether used for dining al fresco, sunbathing, or easy access to multiple rooms, the terraces' spectacular views of the bay and/or Miami Beach make them an idyllic outdoor oasis.

- / Curated climbing gardens
- / Terraces for each residence
- / Reflecting pools on select terraces
- / Select terraces up to 42-foot deep



## Kitchens

A true rarity in this day and age, Monad Terrace's architectural design, landscape design, and interior design are all the work of the same hand: Ateliers Jean Nouvel. Exclusively designed kitchens are no exception: the sculptural heart and showpiece of each residence, whether for formal dining or relaxed entertaining. Marble surfaces and fully integrated state-of-the-art appliances harmonize with brushed bronze accents and stainless steel fixtures.

- / Custom kitchens designed by Jean Nouvel with mirrored honeycomb glass cabinets and brushed bronze accents
- / Sculptural cantilevered marble island in Calacatta Gold
- / Custom wood canopy
- / Calacatta Gold marble floor

- / Fully integrated Gaggenau appliances
- / Vola brushed stainless steel faucets with level handle and spray
- / Integrated wine cooler
- / Custom marble wine rack







## Baths

Nouvel's custom-designed bathrooms strike a balance of discretion and boldness. Richly veined, spacious stone countertops, stone flooring, stone tiled walls, and a soaking tub all combine to establish a sanctuary of repose.

- / Custom Jean Nouvel design with floating wood vanity, marble counter, and concealed lighting
- / Master baths with Calacatta Gold marble flooring and slab walls
- / Freestanding soaking tub
- / Select units with bay view tubs
- / Mirror wall feature with integrated wood medicine cabinet
- / Steam showers in master baths
- / Vola fixtures
- / Secondary baths feature Sugar Gold marble
- / Powder rooms feature Verti Capri stone





## Penthouses

Monad Terrace presents a limited offering of four exceptional penthouse residences—each a unique expression of Jean Nouvel’s vision. Capturing all of the sparkling effects of light and water, the penthouses feature Great Rooms with floor-to-ceiling windows framing panoramic views of Biscayne Bay and/or the Atlantic Ocean, as well as private rooftops and dedicated, en-suite elevator access. Master suites have lagoon views, with bay view soaking tubs along with dual closets and bathrooms.

- / Private elevator entrance
- / Private master suite with lagoon views, bay view soaking tubs as well as dual closets and bathrooms
- / Lobbies feature black Zeus stone and black mirror walls

- / Views of Biscayne Bay and/or the Atlantic Ocean
- / Select penthouses offer soaring double-height ceilings up to 18 feet



# Roof Terrace

Penthouse interiors open up to expansive wraparound terraces for indoor-outdoor living, while multi-level, elevated rooftops are detailed with hot tubs, plunge pools and double-width lap pools up to 78 feet long with 360-degree, sunrise-to-sunset views from South Beach and the Atlantic to Biscayne Bay. Pergolas and trellises with native plantings shade outdoor lounges, dining, and kitchen areas; integrated planters and seating provide lush and intimate retreats.

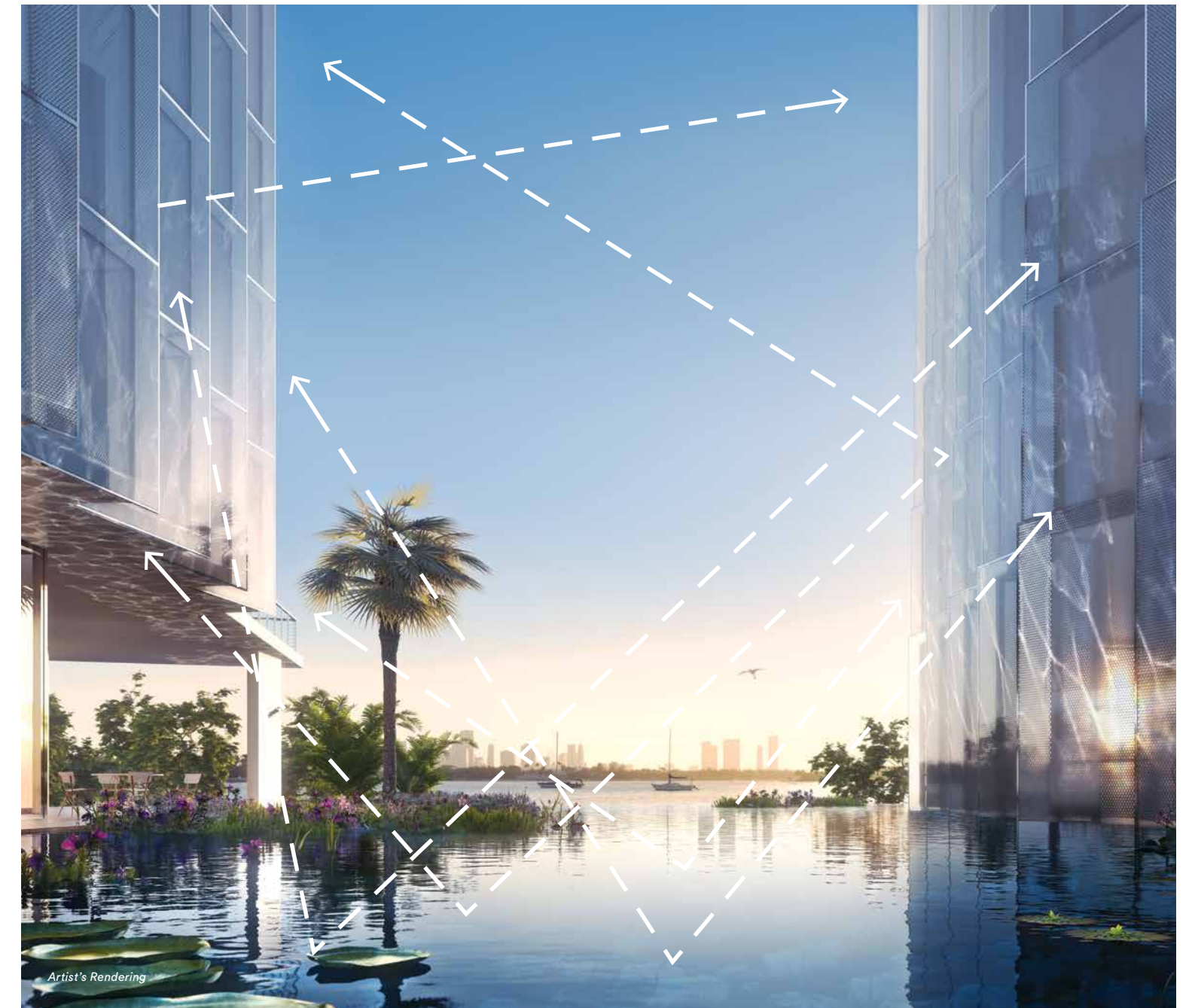




# INNOVATIONS

Nouvel's mastery of the art and science of light comes to life in the innovative sawtooth façade.

Select Monad Terrace floor plans feature a sawtooth profile—a kind of refined zig-zag—along the glass façades that face the water garden and lagoon. This unique architectural feature ensures that one never loses the view of the bay and sky, while maintaining privacy. At night, as a beautiful side effect, the building glows like a paper lantern or a silver moon.



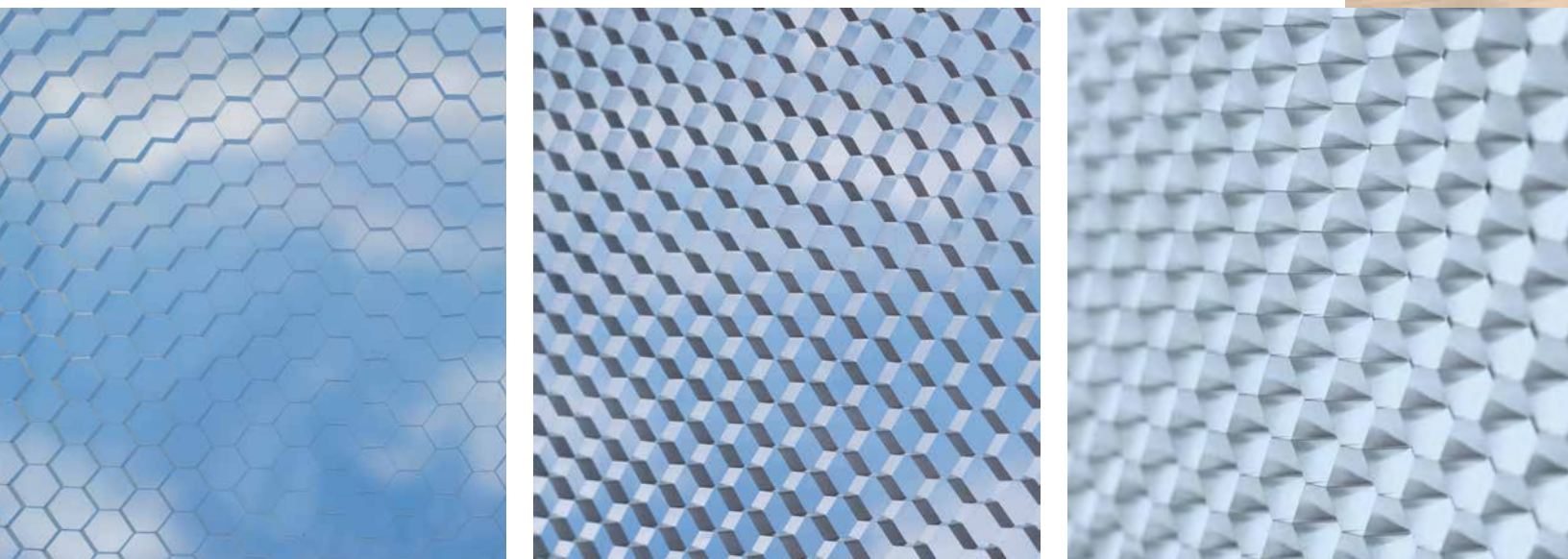
REFLECTION MACHINE



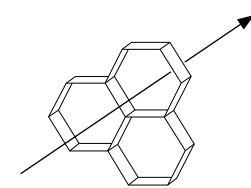
# HONEYCOMB SCREENS

Transparency and translucency are achieved by a bespoke engineered screen system, built into Monad Terrace's faceted glass walls. While the glass facing the bay is clear, the glass facing the lagoon features a distinctive aluminum hexagrid screen embedded within the glazing itself. Viewed from an oblique angle, the screen becomes opaque. When viewed head on, these same screens become transparent—adding sparkle and luminosity to every interior space. Throughout the floor plan, the angle of each facet is unique—precisely calibrated to the lines of sight from within each residence, to the waterfront and beyond, as well as sheltering residences from adjacent sight lines.

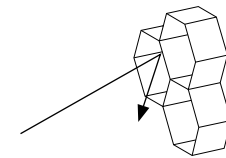
The resulting crystalline profile frames the water garden, as each screen extends beyond the façade to create a sculptural fin that protects privacy, resulting in a highly functional and beautiful vision.



DIRECT VIEW



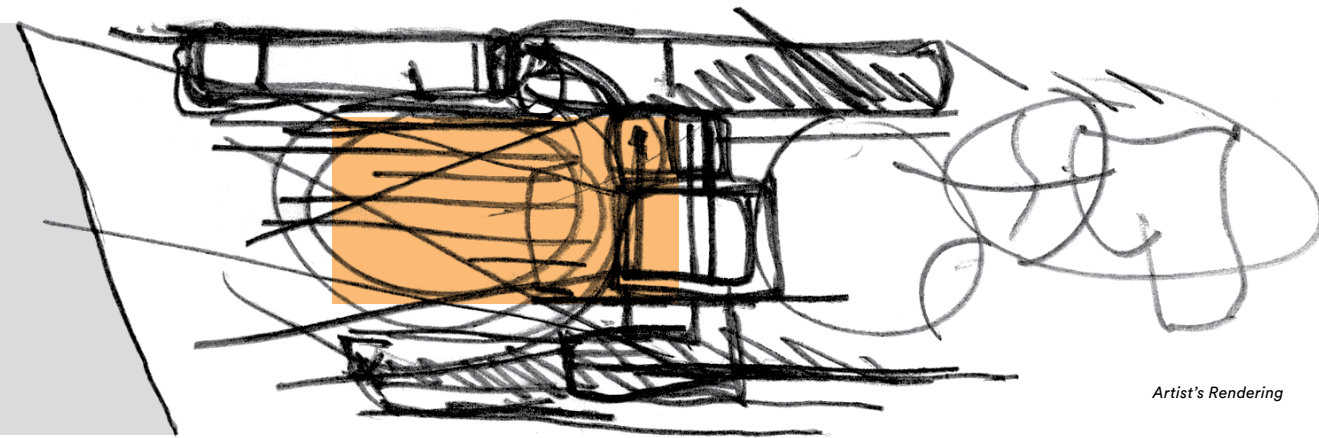
PRIVACY





Great architecture evokes the same idea at many scales: a landscape, a residence, and a detail that you can touch.

Monad Terrace is composed not as one bulky block, but as two slender wings framing a water garden, sustainable lagoon and infinity-edge swimming pool. This creates a far longer building perimeter allowing for light-filled exposures, and a multiplicity of diverse perspectives and views, near and far, of gardens, waters, and skies.



BEST LOCATION

The architecture is ingeniously configured so residences possess the best view.

At Monad Terrace, the idea is one of spectacle and seclusion. Commanding views of Biscayne Bay to the West, complemented by a sense of privacy to the North and South, and the landscape to the East can be taken in and never overlooked.



BUILDING AROUND IT



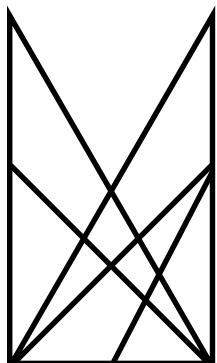


“Of course, it’s all about the water. And all the design work is to create a vision framing the lagoon and the bay. And the reason is because there is so much to see, from the lagoon to the bay, to boats at the dock to the skyline of downtown and the sunset and the fantastic view across the water.”

/ JEAN NOUVEL



Monad Terrace will be the first condominium residence in Miami Beach to be built above updated flood and sea level elevations.



MONAD TERRACE / +11.5'

WEST AVENUE / +6'

OTHER DEVELOPMENTS / +3'



Monad Terrace is designed to reflect the light and water of its surroundings, while living in harmony with the time and place in which it rises. Atelier Jean Nouvel has applied a practical awareness of our changing climate to the project—seamlessly engineering environmental responsibility and innovative climate resilience features into the building’s architecture.

By elevating the building 11.5 feet, Monad Terrace will be the first structure in Miami Beach to be built above updated flood and sea level elevations, and the first to be constructed above West Avenue’s new height. This significantly higher grade puts all interior spaces and the garage entrance well above the flood plain, while eliminating the need to dig down to the water table to construct below-grade parking—a thoroughly practical solution to one of Miami’s most pervasive construction challenges.



A vertical garden wall featuring a diverse array of green plants. The composition is layered, with a dense carpet of moss at the top left, followed by various ferns, long-bladed grasses, and heart-shaped ivy leaves at the bottom right. The overall effect is a vibrant, textured wall of nature.

LIVING  
LANDSCAPE



Curated climbing gardens run along the North and South façades of Monad Terrace. A sheltering cascade of native Bougainvillea, Spanish Moss, Tillandsias, Passion Vine, and other selected species create natural filters and curtains for the terraces behind, bringing the feeling of a living landscape on the North and South sides to the outdoor living area of every residence.

Spanish Moss / *Tillandsia Usneoides*

Trumpet Creeper / *Campsis Radicans* Trellis

Bougainvillea / *Bougainvillea x 'Barbara Karst'* Trellis

Blue Pea Vine / *Clitoria Ternatea* Trellis

Blue Sky Flower / *Thunbergia grandiflora 'Blue Sky'* Trellis

Passion Vine / *Passiflora x 'Incense'* Trellis





Ateliers Jean Nouvel have composed the landscape specifically to complement the architecture.

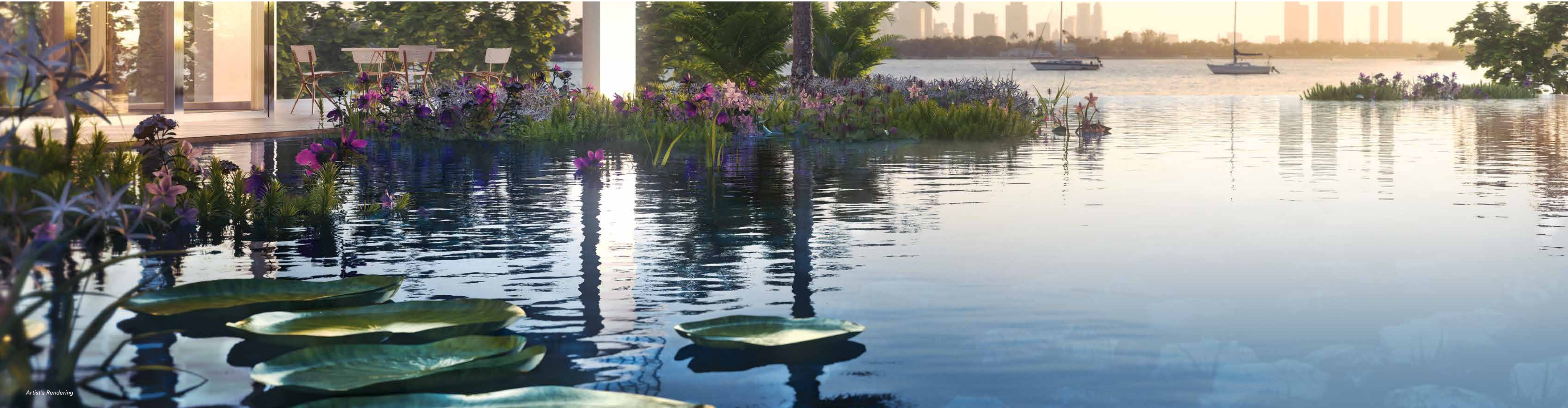
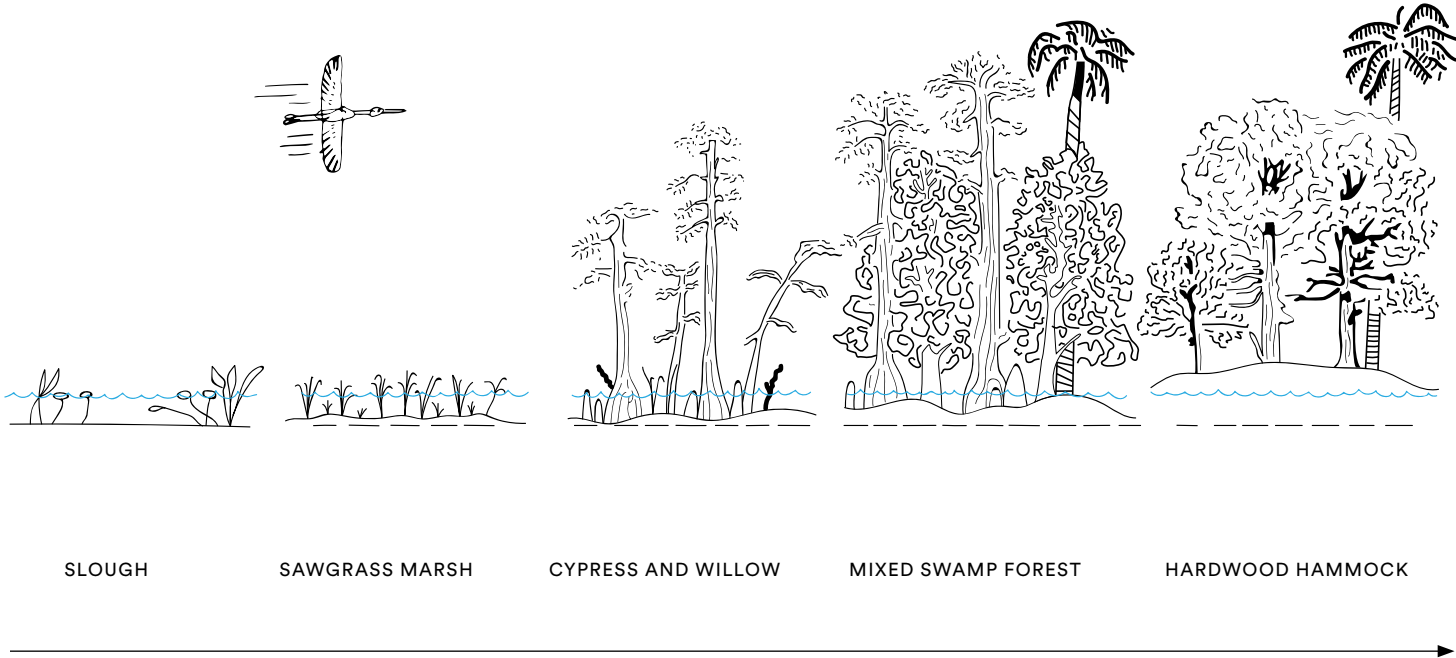
“In the case of Monad Terrace,” Nouvel notes, “it’s not only a building. It’s an object belonging to the landscape, and belonging to a sense of place, and a positive part of the identity of that place.”

- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun decks, aquatic plants, and infinity edge pool
- / Climbing gardens on North and South façades for privacy and shade





The water garden at the heart of Monad Terrace restores a sustainable landscape vision based on the native terrain of South Florida wetlands and marshes, with indigenous plantings reflecting the progression from Sawgrass Marsh, through stands of Cypress and Willow, to what's called a Hardwood Hammock anchoring the landscape—a lush garden of grasses and trees providing both color and shade. Arrayed around this lagoon landscape are sun decks and, facing Biscayne Bay, a 116-foot swimming pool, overlooking the bay and skyline.



Artist's Rendering



Artist's Rendering



# AMENITIES



Artist's Rendering



/ Lagoon fitness and wellness center



/ Access control



/ Monad Terrace bicycles and paddle boards



/ Residents' lounge



/ Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay



/ Pool service





**Additional Amenities**

- / Concierge; 24-hour lobby attendant
- / Full service valet parking
- / Cafe and juice bar
- / Bicycle and water sports storage





# ATELIERS JEAN NOUVEL

The Miami of the 21st Century has become an architectural wonder: an urban renaissance that honors a landmark Art Deco and Midcentury Modern heritage, while confirming Miami's status as an emerging global capital of art and design.

Ateliers Jean Nouvel, under Pritzker Prize-winning principal Jean Nouvel, are the acknowledged leaders in the architecture of views and light: of the art and science of luminosity and illumination, of burnished metal and polished glass, of reflection and refraction, transparency and translucency, and all that glitters in between.

**Nouvel's is a practice uniquely suited to design excellence here in Miami, a city of sea and sun and shimmer and shade.**

Nouvel's breakthrough building, for which he won the prestigious Aga Khan Award for Architecture, was 1987's Institut du Monde Arabe in Paris. For the intricately patterned main façade, he drew inspiration from the traditional mashrabiyya—the delicate latticework screened balconies in wood and stained glass that have been used for centuries to provide shade and privacy in sunlit landscapes from Marrakesh to Mauritius. But in a brilliant high-tech update, each panel featured a lens-like circular aperture, modeled on the human iris itself, that enabled a shade to open or close like a camera's shutter in response to the light or shade outside.

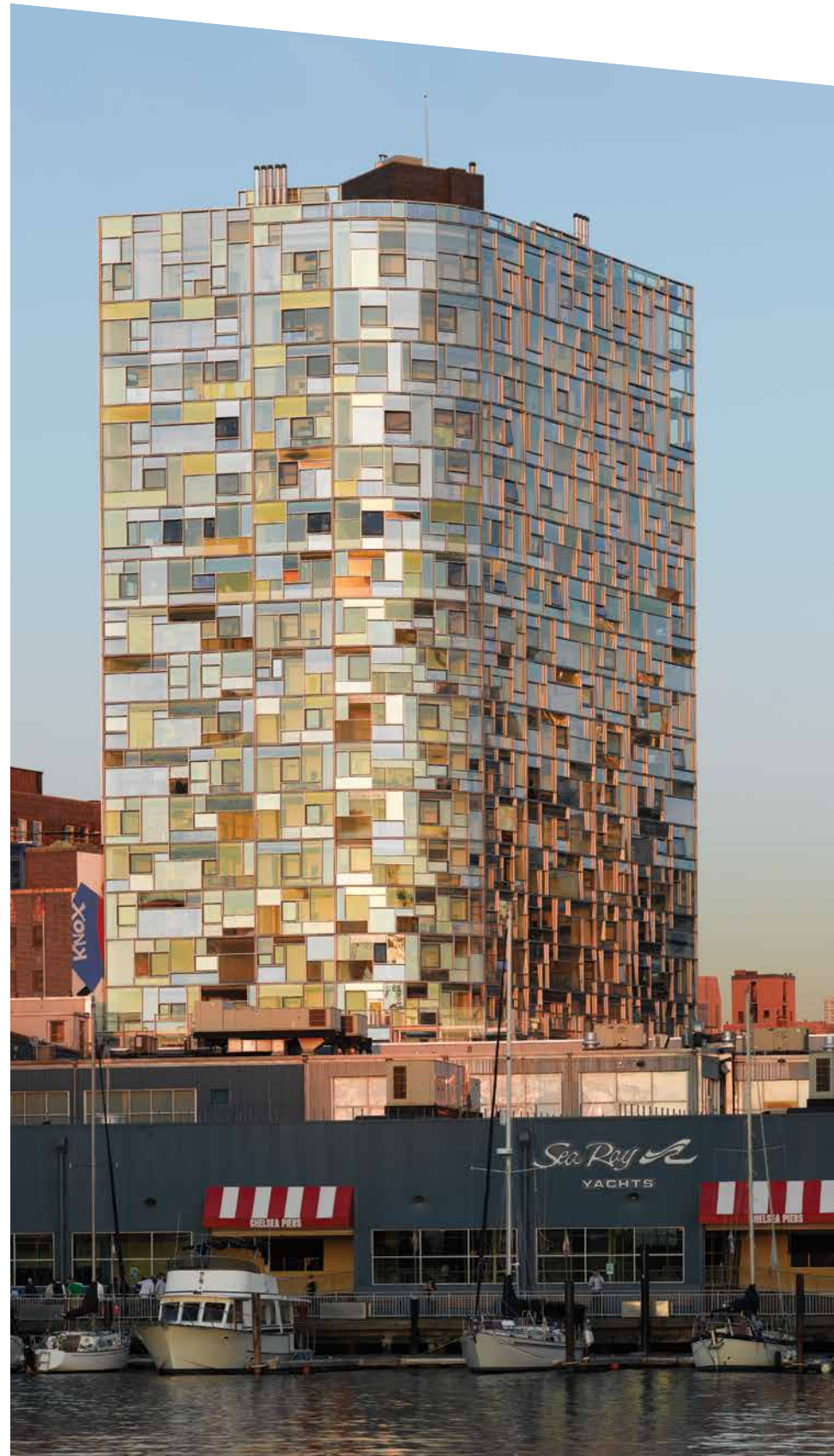
For 1994's famous Cartier Foundation building, also in Paris, Nouvel developed glass of extraordinary transmissive clarity and strength, extending the glazing of the façade out past the building into sculpture-like screens that seemingly dissolved into air, blending together indoor and outdoor, perception and reflection—as well as, appropriately for Cartier, just plain old-fashioned sparkle.



Institut du Monde Arabe / Paris



Louvre Museum / Abu Dhabi



100 11th Ave / New York

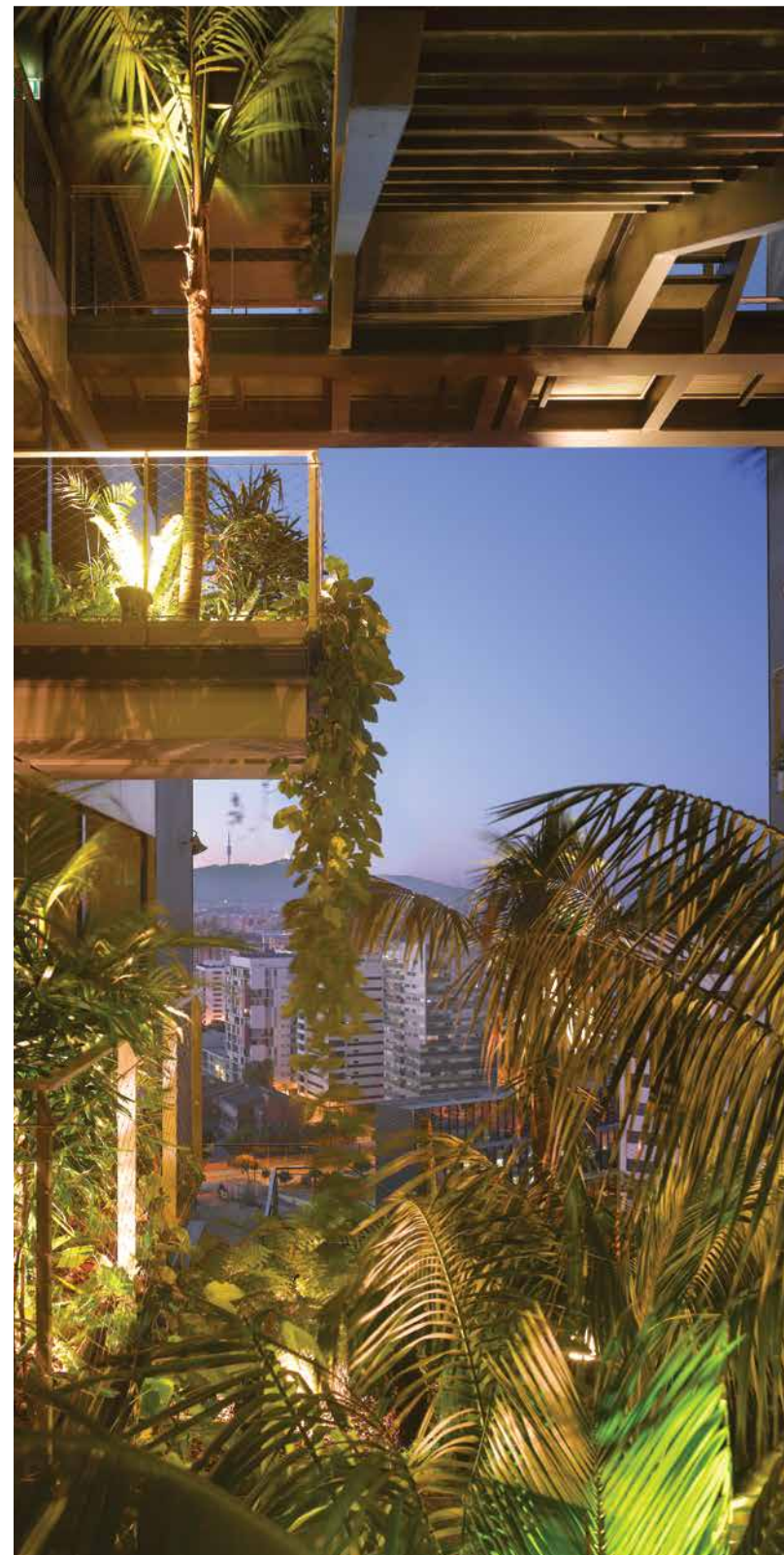


Fondation Cartier / Paris





Hotel Renaissance / Barcelona



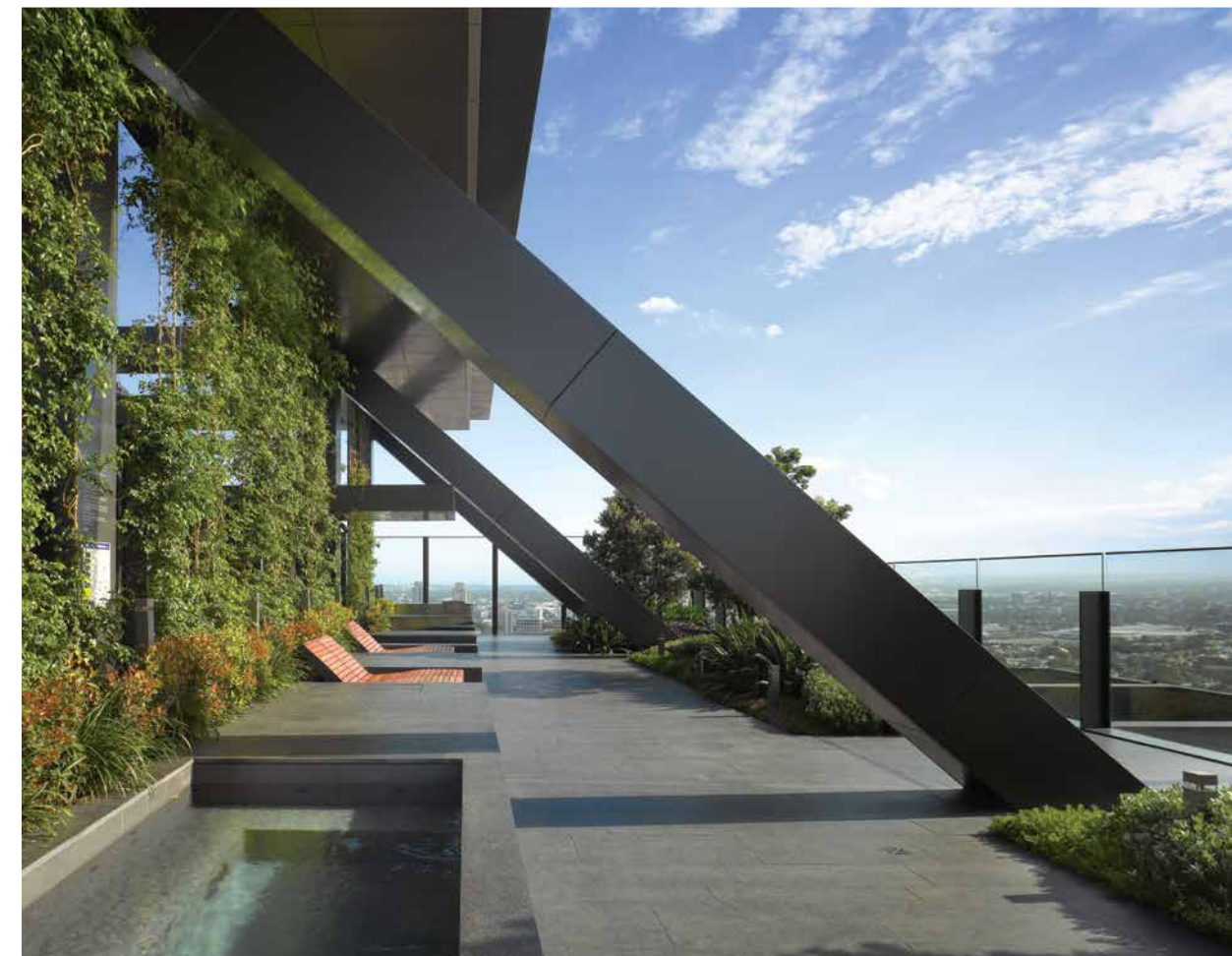
One Central Park / Sydney





Musée du quai Branly / Paris

Today, Ateliers Jean Nouvel is one of the largest architectural practices in France, with more than forty projects currently underway in over a dozen countries around the world. For this remarkable body of work—literally visionary in its concern for what it means to see and be seen, for screening and sheltering, and especially for his insight into light—Nouvel has been recognized over his distinguished career. He is a Knight of the Legion d'Honneur. He has received the Grand Prix d'Architecture; the Equerre d'Argent; the French Academy of Architecture Gold Medal; the Borromini Award; and the Venice Biennale Gold Lion, along with the Aga Khan Award for Architecture and the Royal Gold Medal from the Royal Institute of British Architects. In 2008, he was awarded the Pritzker Architecture Prize, considered the profession's equivalent of the Nobel Prize.



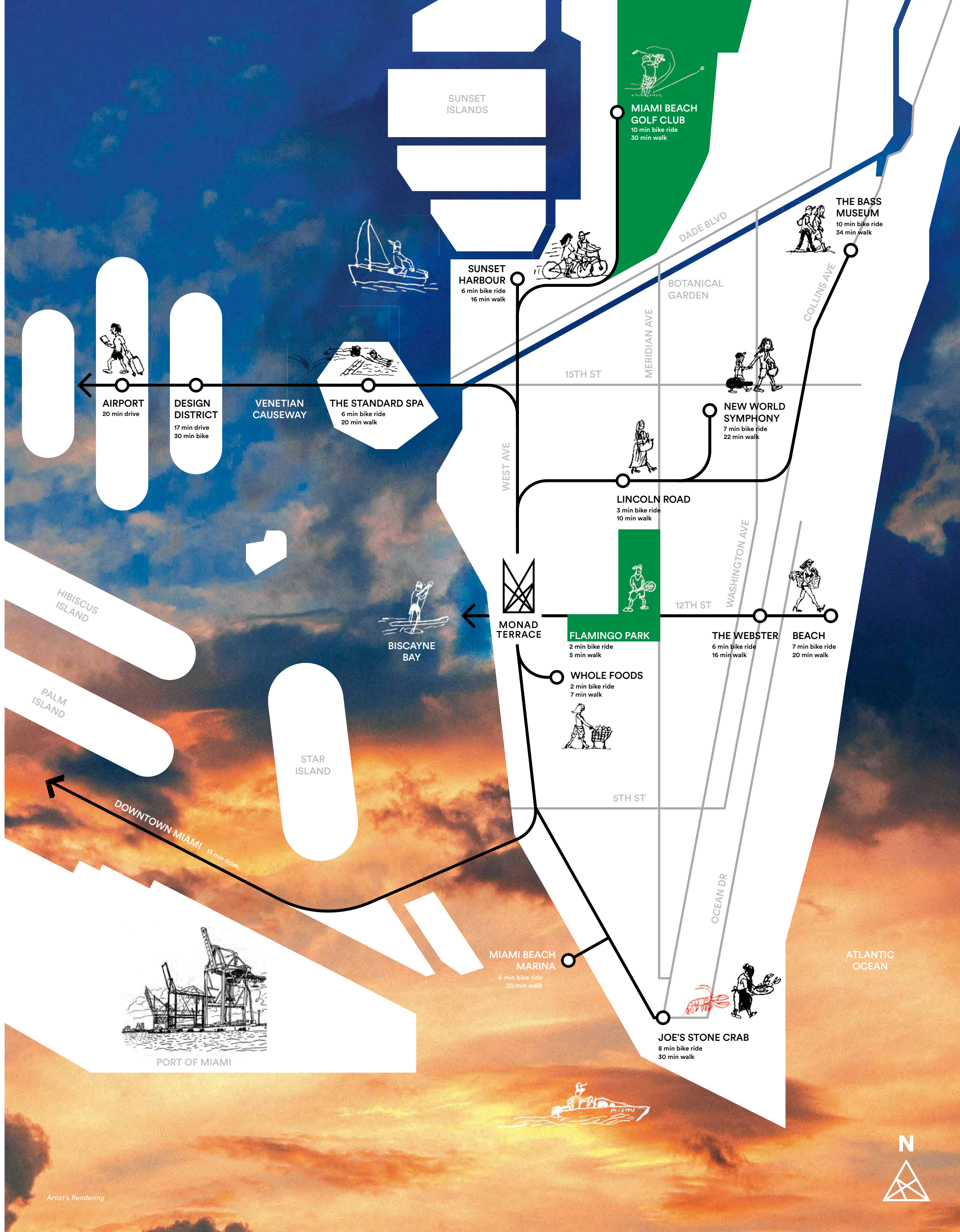
One Central Park / Sydney



# NEIGHBORHOOD

## The Best of Waterfront Living in South Beach

South Beach has matured into one of Miami's most prestigious and sought-after neighborhoods. The bay side of South Beach provides a relaxed and tranquil setting that other neighborhoods envy—a thoughtful pedestrian-friendly community offering an eminently civilized, healthy way of life. An eclectic mix of shops, restaurants, wellness boutiques, and recreational activities are within minutes of Monad Terrace.

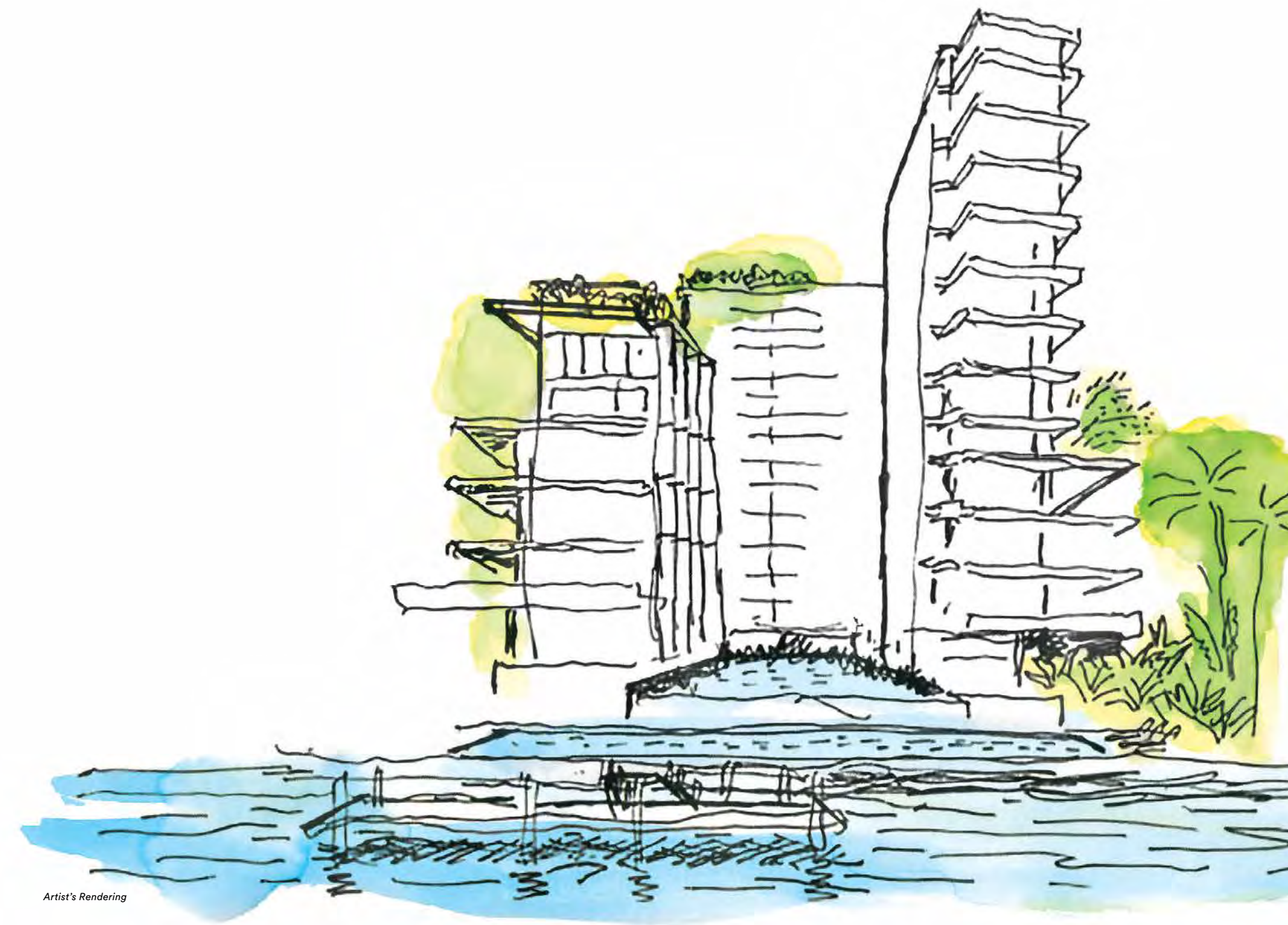






Artist's Rendering

To live here is to become part of something larger, a historical continuum that encapsulates the best of both legendary and contemporary Miami Beach.



Artist's Rendering

More about the neighborhood in your South Beach Bay book!





# TEAM

## JDS Development

JDS Development Group is a real estate development, construction, and acquisition firm raising the bar of residential, hospitality, and mixed-use projects in New York City and Miami. JDS has more than nine million square feet of property in various stages of development, including the record-setting Walker Tower and Stella Tower, the American Copper Buildings, 111 West 57th Street and the Fitzroy. JDS's goal is to redefine what it means to be a real estate developer in the twenty-first century. The firm is dedicated to pushing design boundaries and aligning incentives to leave the urban landscape better served by its buildings.

[JDSDEVELOPMENT.COM](http://JDSDEVELOPMENT.COM)



111 West 57th Street / New York

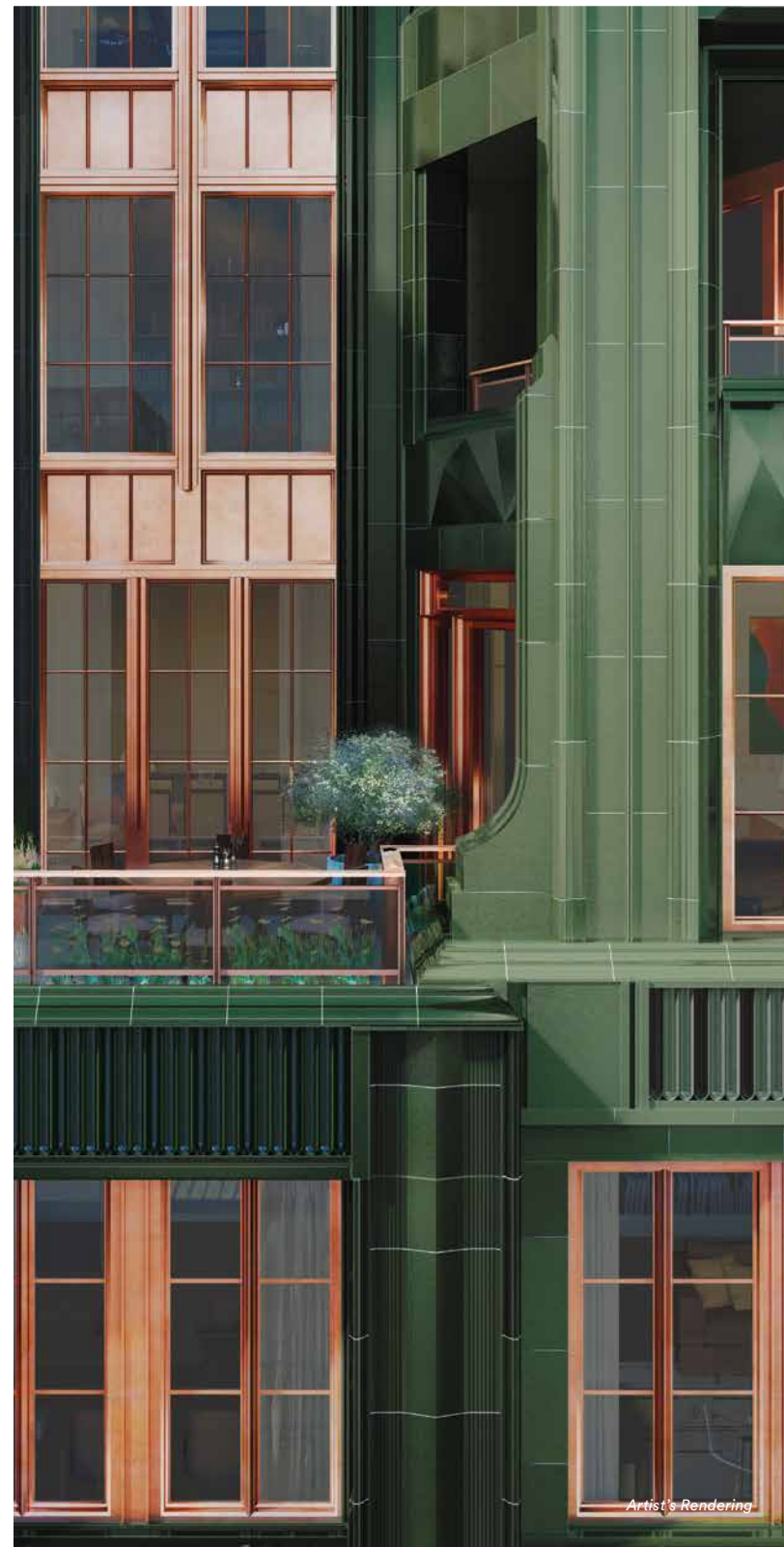


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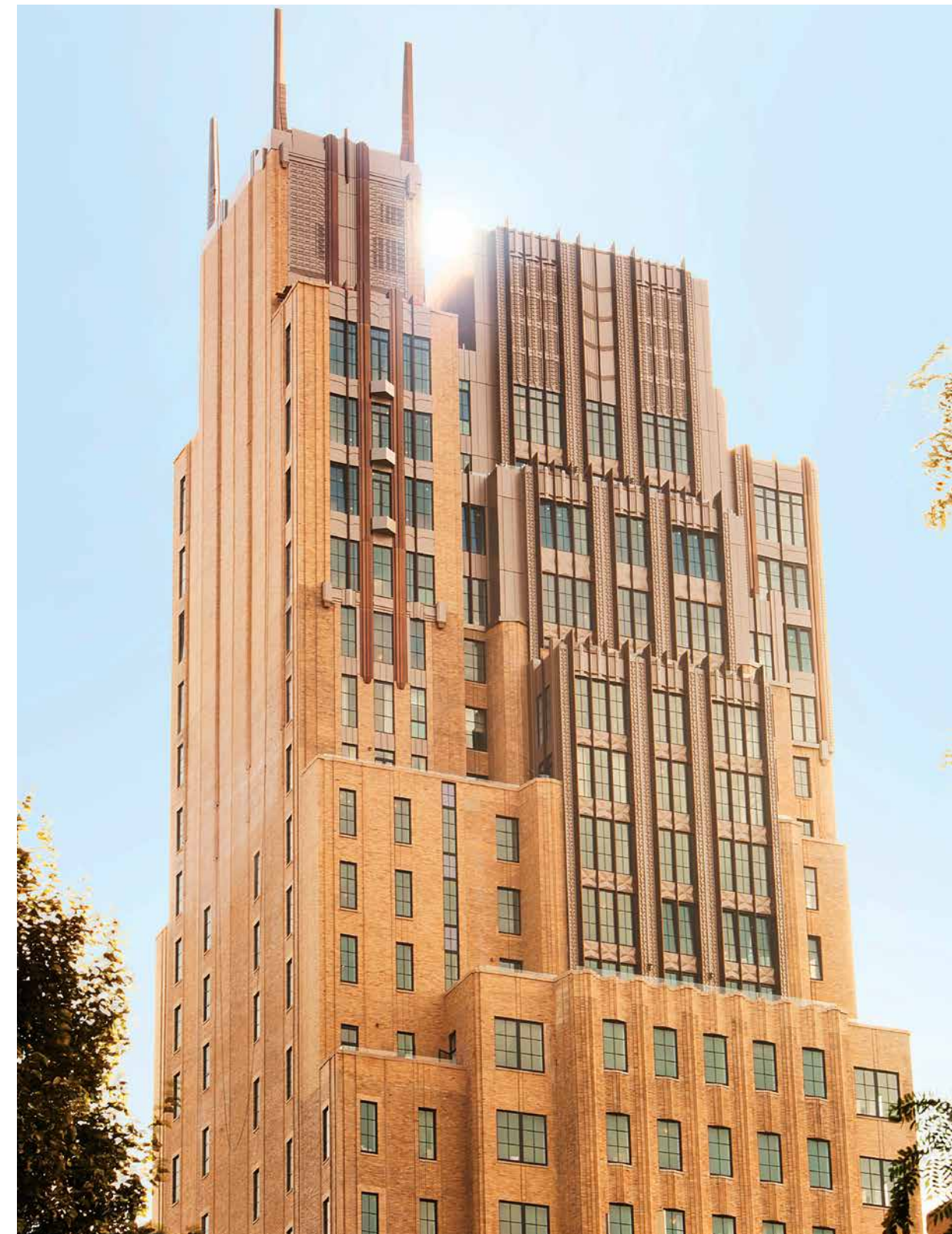




The Fitzroy / New York



Artist's Rendering



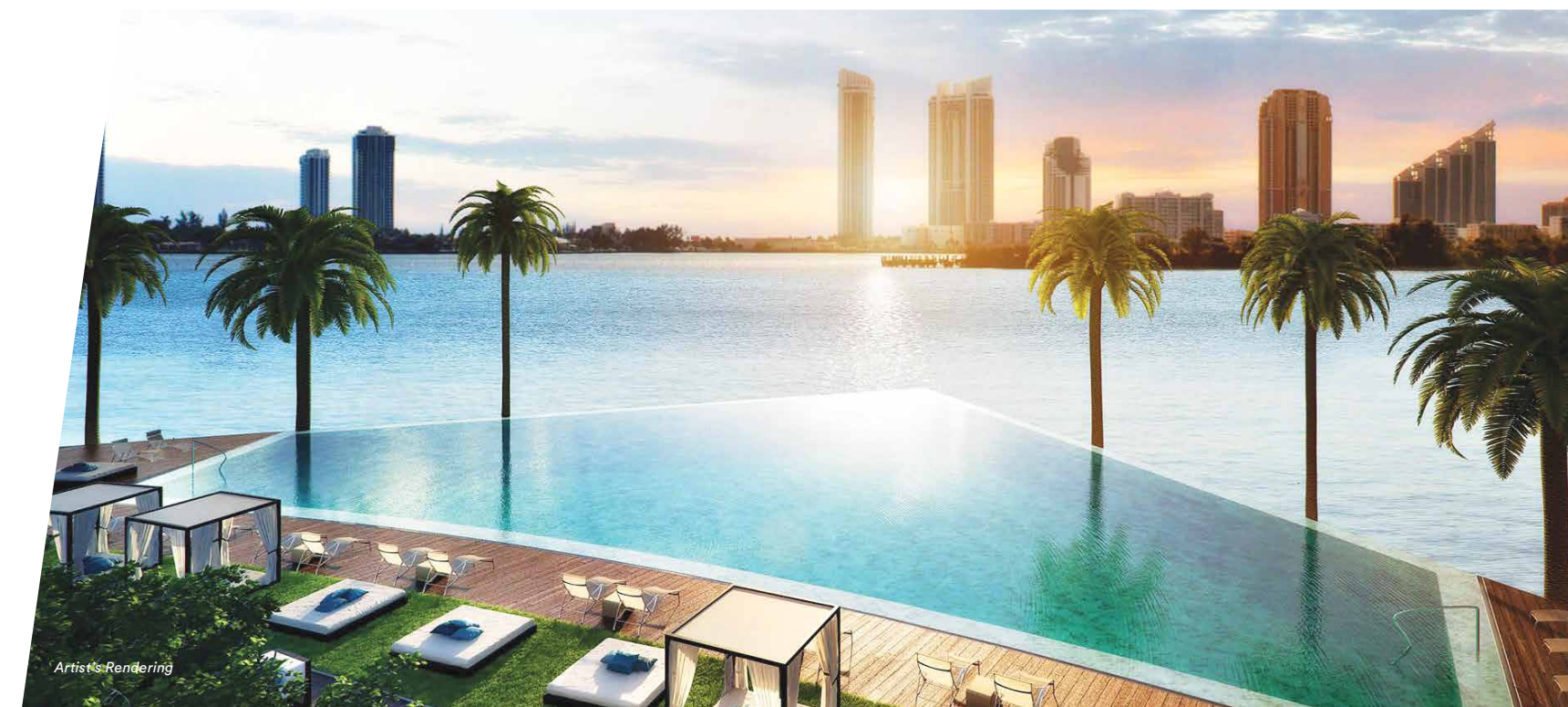
Walker Tower / New York





American Copper Buildings / New York

Echo Brickell / Miami



Echo Aventura / Miami



## Kobi Karp

ARCHITECTURE AND INTERIOR DESIGN

Kobi Karp, founder and principal-in-charge of design for award-winning Kobi Karp Architecture and Interior Design, Inc. (KKAID), is a member of the American Institute of Architects and the American Society of Interior Designers. KKAID has delivered world-class designs in mixed-use commercial, luxury residential and multifamily properties throughout North America, the Caribbean, the Far East, the Black Sea region and the Middle East. Based on the firm's innovative designs, sustainable processes and historic sensitivity, the firm has been recognized with prestigious awards, including AIA Awards for Outstanding Young Architect of the Year, AIA Outstanding Service Award, AIA Award of Merit, American Resort Development Association Gold Award, The Network of the Hospitality Excellence in Design Award, Miami Design Preservation League Merit Awards and Dade Heritage Trust Historic Preservation Awards.

## New Valley

New Valley LLC is the real estate subsidiary of Vector Group Ltd. (NYSE: VGR), and maintains equity positions in numerous real estate investments including a broad portfolio of domestic and international projects in the U.S., the Caribbean and Europe. New Valley targets opportunities in high barrier to entry markets, with irreplaceable locations that generate strong risk-adjusted returns. New Valley's investment and development portfolio is comprised of apartments/condominiums, hotels, and land in Manhattan, Queens, Miami, Palm Springs, Maryland, Milan, Bermuda and St. Barthélemy. New Valley also owns 70% of Douglas Elliman, the largest residential real estate brokerage firm in the New York metropolitan area and fourth-largest in the U.S.

## Ackerman Development

Ackerman Development is a visionary real estate development and investment firm based in New York City that specializes in bringing pioneering and architecturally distinct residential and mixed-use projects to market. A privately owned company that leverages a well-capitalized family office, Ackerman is selective and nimble in its investment strategy. Currently, the firm's portfolio has more than \$1.5 billion worth of real estate under development in partnership with prolific developers and world-class architects. Spearheaded by founder, Ariel Ackerman, the firm has a proven track record of successful real estate development alongside family office operations and real estate technology.

## Mink Development

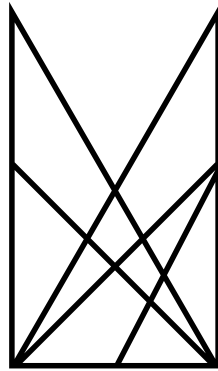
Mink Development is a real estate development firm founded by Daniel Minkowitz specializing in setting new paradigms of luxury across residential and other mixed-use projects. Their passion and expertise lies in generating exceptional product through fundamental analysis-bringing informed perspectives on neighborhood trends, lifestyles, and design. Every aspect of their trade is focused on creating beautiful environments and building value for their investors, clients, and local communities. The development team has a wide range of experience and expertise in design and construction, project management, marketing, and real estate financing. Mink Development currently has condo, mixed-use, and senior living projects under development across New York City and Miami.

## Pandiscio Co.

BRANDING AND DESIGN

Pandiscio Co. is a strategic brand identity, design and marketing firm with proven experience and understanding of the current luxury real estate climate in metropolitan New York. Pandiscio creates an image, style, and perception that give our clients access to a targeted market. In creating the brand for a property, Pandiscio simultaneously entices notable press coverage, creates a place in history for the development and establishes brand recognition for current and future properties.





**DEVELOPER**  
**JDS DEVELOPMENT GROUP**

**BRANDING & MARKETING DESIGN**  
**PANDISCIO CO.**

**RENDERINGS**  
**MARCH**



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. All plans, specifications, brands, features, materials, finishes, amenities, renderings, sizes and dimensions, and other statements contained in this brochure (collectively, "Plans and Renderings") are based upon preliminary development plans, which are conceptual in nature, are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made that any matters described or depicted in such Plans and Renderings will be provided or, if provided, will be of the same type, size, location or nature as described herein. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. All depictions and other descriptions of appliances, brands, counters, floor coverings, upgrades and other matters of detail depict options and upgrades which are not representative of standard features for the units, may not be available for all model types, and are not included with the unit unless expressly provided in your purchase agreement. Terraces and balconies are limited common elements and are not included within the "Unit." Any existing pier, or any replacement or substitution thereof, or other docking facilities reflected or described herein may be modified and/or eliminated during or after development of the Condominium. Docking or mooring, or tying up to, the seawall, is prohibited. Use of the pier for docking or mooring may be limited or prohibited and shall be subject to acceptance or approval by the applicable governmental agencies, which may not be acquired or received. No warranties or representations are made regarding present or future acceptance or approval, or the present or continued existence, use or availability, if any, of the pier or any other mooring or docking facilities at the seawall, or within any portions of the Condominium. Certain public waterfront walkways and other areas may be required to be built and maintained along portions of the Condominium, which areas are intended to be made available for use by members of the general public. Other proposed and/or existing projects, parks, commercial, retail, or other facilities referenced herein are not owned or being developed by the Developer. The Developer has no control over such facilities and there is no guarantee regarding their continued existence. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC, which was recently formed solely for such purpose. JDS Development Group is not the developer of this project. We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the nation. We encourage and support an affirmative advertising, marketing and sales program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.