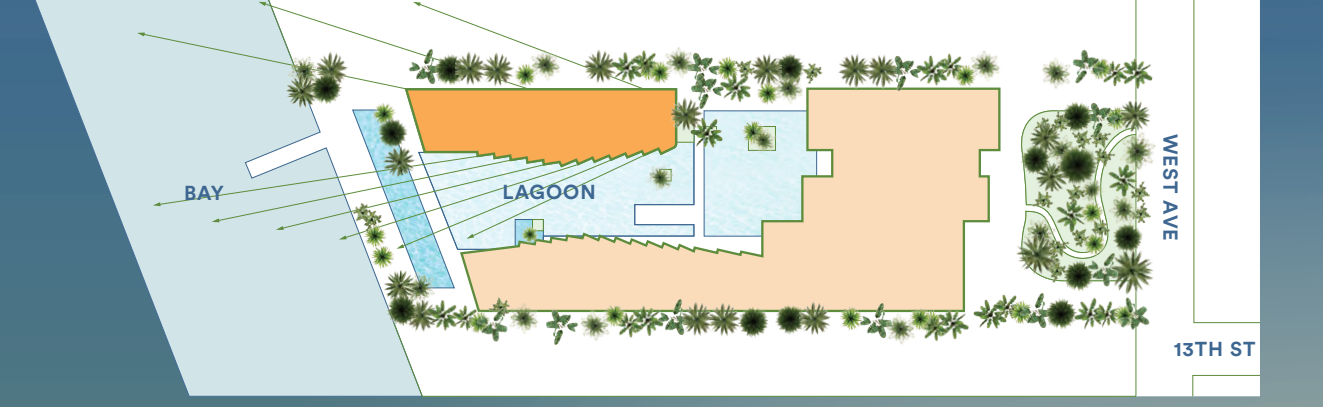
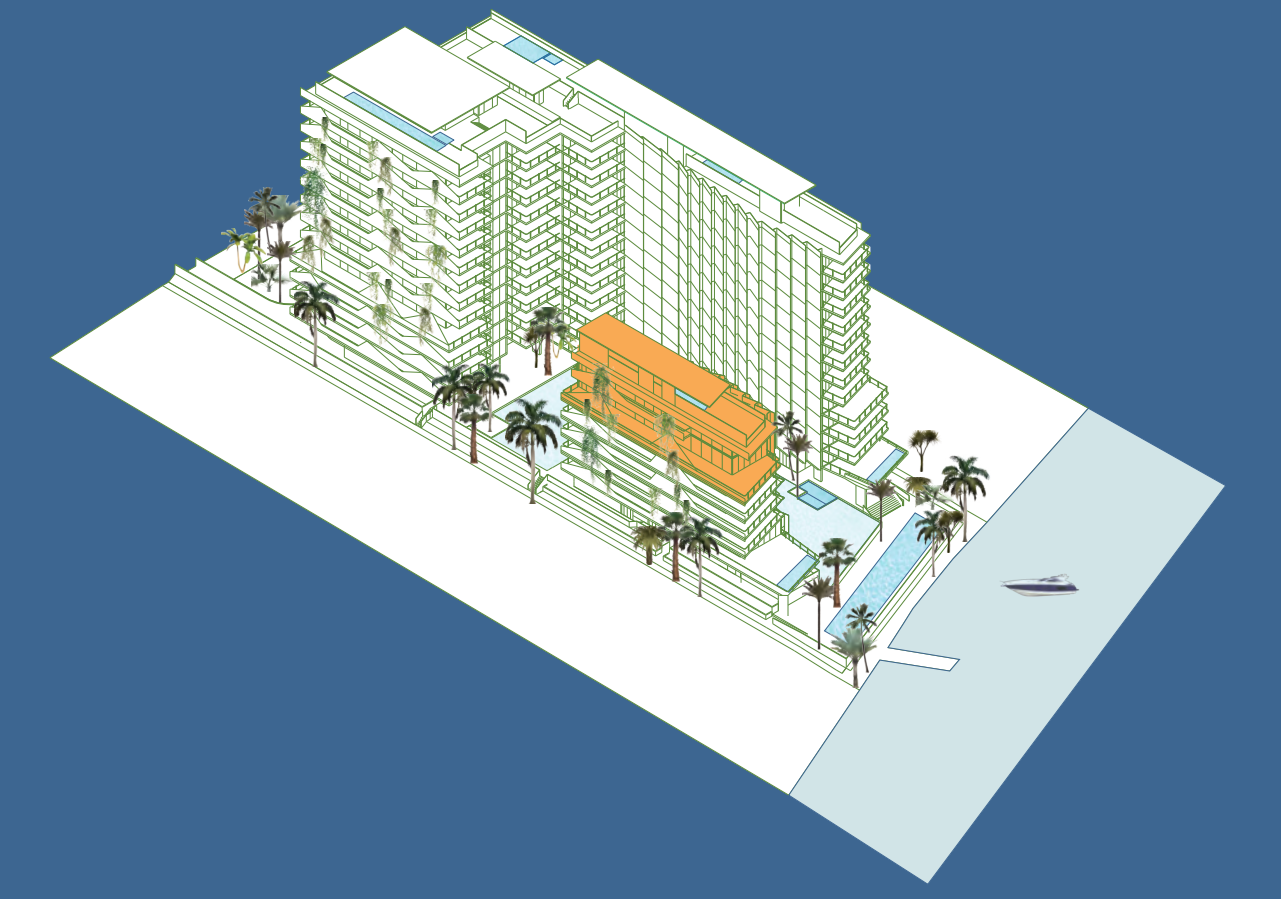


**MONAD
TERRACE**
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL



PHA1

DUPLEX (1 of 2)

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

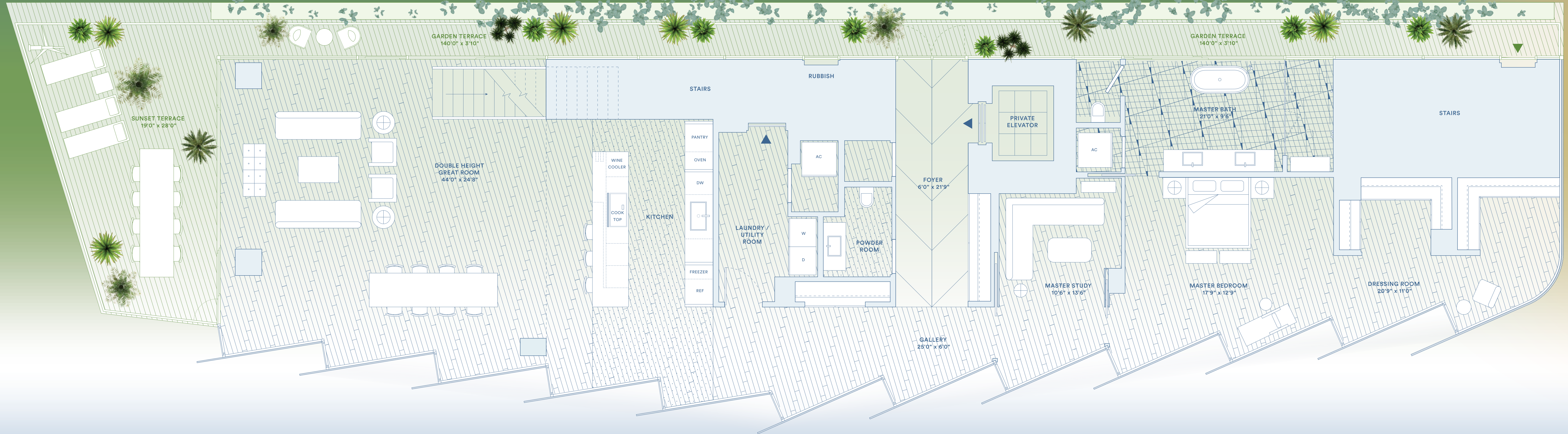
PRIVATE ROOFTOP, GRILL & DINING,
SWIMMING POOL & JACUZZI

UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20-ft ceiling heights in the great room
- / Private 3480 SF rooftop terrace with 98' x 98' 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 tralis 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 tubs in second bath
- / Boutique living experience
- / Wet bar
- / 140' long garden terrace
- / Porte-cochère drop-off to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge attendant
- / Concierge 24-hour lobby attendant
- / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Café and juice bar
- / Lagoon fitness and wellness center
- / Resident lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

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



BISCAYNE BAY

LAGOON

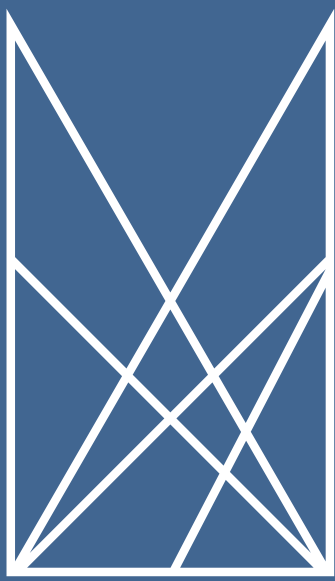
MIAMI BEACH

Developer / JDS

DRAW 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 178.03(1) FLORIDA STATUTES, THE FURNISHED BY A DEVELOPER TO BUYER OR LESSEE.

*Standard square footages and dimensions are measured to the exterior boundaries of the exterior walls and the vertical of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the dimensions and definition of the Code. All units in this description, which generally only include the interior spaces between the perimeter walls and include all interior structure elements and other structural 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. Terminology, however, is not uniform. Many elements of square footages may be generally based on the finished areas of each floor level. In the event of a discrepancy between the square footage and the actual square footage, the actual square footage shall prevail. 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 depicted on this plan are approximate and are not necessarily accurate. All floor plans, specifications, pricing, and other information shown on this plan 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 guarantee or representation whatsoever is made regarding accuracy of floor areas from the links or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only to the subscribers and no prospectus should be relied upon that made in this prospectus. This is not intended to be an offer to sell or a solicitation of offers to buy real estate in violation of any state or federal securities laws. This prospectus is being distributed solely by Monad Terrace Property Owner LLC an affiliate of JDS Development Capital which was specially formed solely for such purposes. Refer to full legal disclosure available at www.monadterrace.com.



**MONAD
TERRACE**
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL

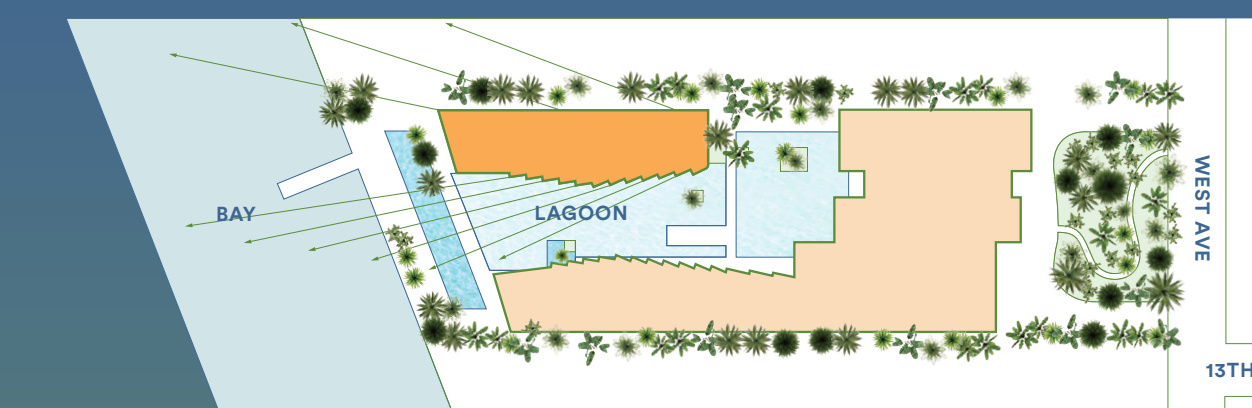
PHA2

DUPLEX (2 of 2)

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

PRIVATE ROOFTOP, GRILL & DINING,
SWIMMING POOL & JACUZZI



UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20-ft 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 tralis 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 tubs in second bath
- / Boutique living experience
- / Wet bar
- / 140' long garden terrace
- / Porte-cochère drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge 24-hour lobby attendant
- / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Café and juice bar
- / Lagoon fitness and wellness center
- / Residents lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

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

ARRIVAL & LANDSCAPE



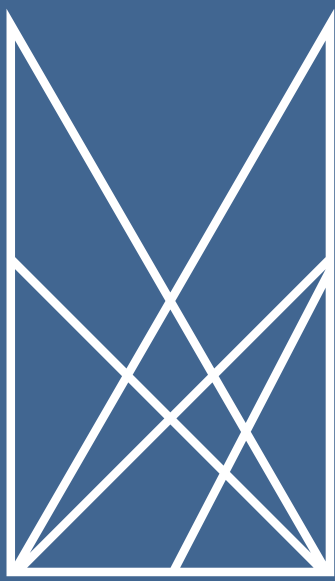
BISCAYNE BAY

LAGOON

MIAMI BEACH

monadterrace.miami
Sales Gallery
1400 Alton Road Miami Beach FL 33139
305 695 0888
info@monadterrace.miami
Exclusive Marketing & Sales /
Douglas Elliman Development Marketing
Developer / **JDS**

ORAL REPRESENTATIONS CANNOT BE BELIEVED AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718 AND 719 OF THE FLORIDA STATUTES. TO BE FURNISHED TO A BUYER OR LESSEE.
*Based square footages and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the interior and exterior area of the unit set back in the Declaration, which generally only include the interior surface between the perimeter walls and include all interior structural components and other features. The method of measurement used herein is generally based on sales practice and is provided solely as a perspective for comparison. The Unit's actual square footages and dimensions may vary from the square footages and dimensions shown on this plan. Measurements of interior set back on this plan are generally based on the finished surface of the walls and are not intended to be a perfect measurement, without regard for the columns or partitions. 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 interior ceiling heights, are estimates based on preliminary plans and may vary with actual construction. All floor plans, specifications, images, and other developmental plans and information provided or intended herein are prepared and conceived only and are not necessarily accurate, reflect the final plans and specifications, and are subject to change without notice and may not be relied upon. No guarantee or representation whatsoever are made regarding timing or future views from the Unit or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.
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 any of the jurisdictions 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 all legal documents available at monadterrace.miami



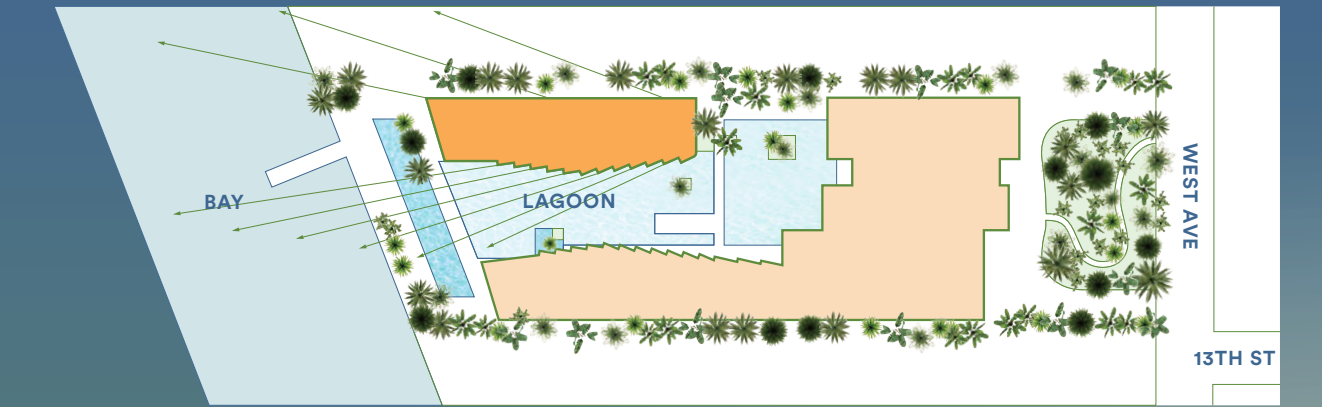
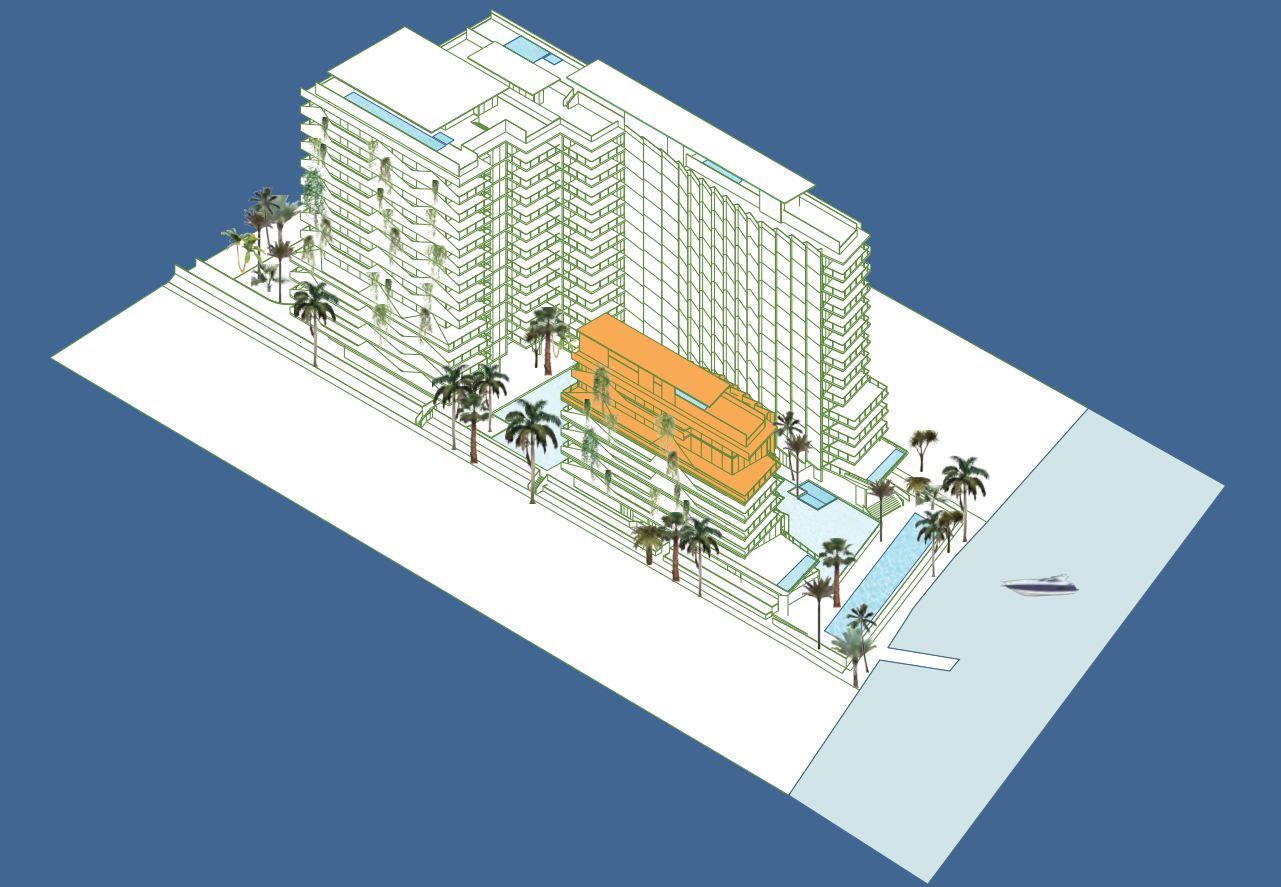
**MONAD
TERRACE**
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL

PHA ROOF

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

PRIVATE ROOFTOP, GRILL & DINING,
SWIMMING POOL & JACUZZI



UNIQUE FEATURES

- / Roof Deck overall up to 136'0" x 37'4"
- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20-ft ceiling heights in the great room
- / Private 3480 SF rooftop terrace with 10' 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 tubs in second bath
- / Boutique living experience
- / Wet bar
- / 140' long garden terrace
- / Porte-cochère drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge attendant
- / Concierge 24-hour lobby attendant
- / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Café and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

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



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305 695 0888
info@monadterrace.miami
Exclusive Marketing & Sales /
Douglas Elliman Development Marketing
Developer / **JDS**

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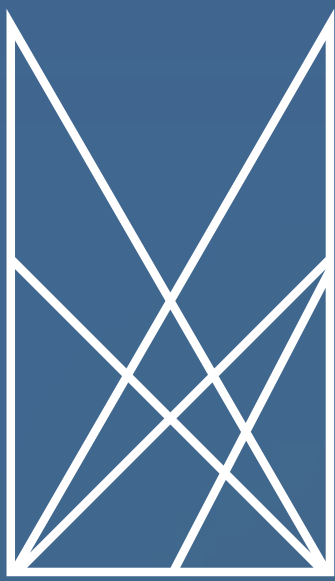
*Stated square footages and dimensions are intended to the exterior boundaries of the exterior walls and the perimeter of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the floor-to-ceiling and exterior area of the unit set forth in the Declaration, which generally only include the interior surface between the perimeter walls and include all interior structural components and other common elements. The method of measurement used herein is generally based on sales practice and is provided solely for comparative purposes. The Units with units in other condominium projects that utilize the same method. Personal measurements are not part of the legal description of interest set forth in the Declaration and do not constitute part of the legal description of interest set forth in the Declaration. All square footages and dimensions, including without limitation exterior ceiling heights, are estimates based on preliminary plans and may vary with actual construction. All floor plans, specifications, images, and other development plans and information developed or intended herein are presented and conceptual only and are not necessarily accurate, reflect the blue plans and specifications, and are subject to change without notice and may not be relied upon. No guarantee or representation whatsoever are made regarding pricing or future views from the Units or other portions of the Condominium. Copies and updates reflected or described herein are not intended to be used unless expressly provided in your purchase agreement.

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MIAMI BEACH

BISCAYNE BAY

LAGOON



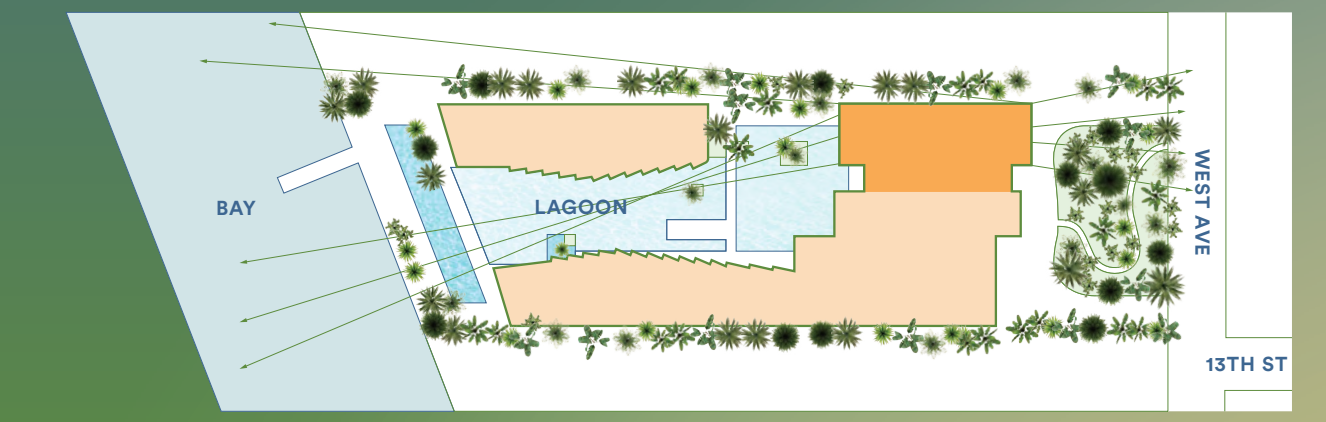
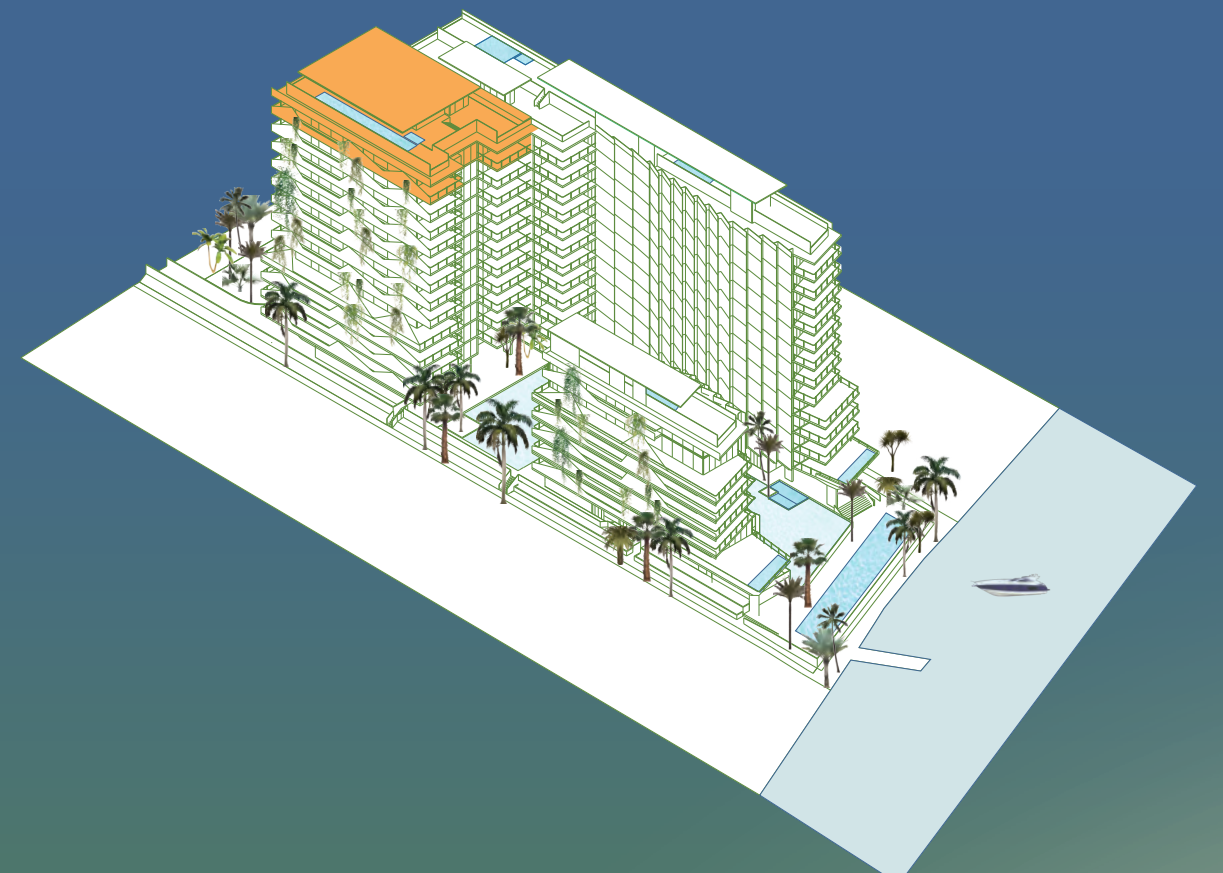
**MONAD
TERRACE**
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL

PHB (1 OF 2)

5 BEDROOMS / 6.5 BATHS

TOTAL: 13922 SQ FT / 1293 SQ M
INTERIOR: 6225 SQ FT / 578 SQ M
EXTERIOR: 7697 SQ FT / 715 SQ M

PRIVATE ROOFTOP, GRILL & DINING,
SWIMMING POOL, JACUZZI,
SAUNA & BATH



- UNIQUE FEATURES**
- / Seamless indoor/outdoor experience
 - / Private 5888 square foot rooftop terrace with 78' x 11' 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
- ARRIVAL & LANDSCAPE**
- / Porte-cochère drop-off
 - / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
 - / Central lagoon with sun deck, aquatic plants, and infinity edge
 - / Concierge, 24-hour lobby attendant
 - / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
 - / Pool service
 - / Master Suite with dual bathrooms and closets
 - / Bay view tub in master bath
 - / Roof Deck overall dimensions up to 116' x 68'
- RESIDENTS' LOUNGE**
- / Residents' lounge
 - / Bicycle and water sports storage
 - / Motor Terrace bicycles and paddle boards
- FEATURES**
- / 10-foot ceilings
 - / Floor-to-ceiling sliding doors opening up to 5 feet
 - / Custom wood floors throughout
 - / Private elevator access with direct access from garage
 - / Black Zeus marble and black mirrored entry
 - / Custom flush doors
 - / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
- SCULPTURAL CANTILEVERED MARBLE ISLAND IN CALACATTA GOLD**
- / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
 - / Voice fixtures
 - / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
 - / Powder room features Verdi Capri stone
 - / Steam shower in master bath

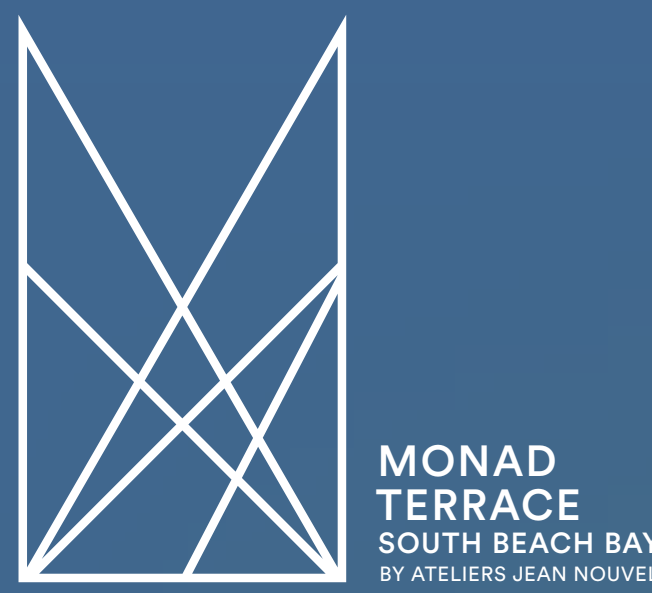


MIAMI BEACH

Developer / **JDS**

DIAL 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 178.038, FURNISHING STATUTES TO BE ENFORCED BY A DEVELOPER TO BUYER OR LESSEE.

*Standard 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 thickness and location of the "Dry" Wet Wall in the construction, which generally only include the interior surface between the partition walls and include all interior structure, partitions and other structural elements. The method of measurement used herein is generally based on sales materials and is provided to allow a prospective buyer to compare the data with units in other condominium projects that utilize the same method. Prospective buyers should be aware that the actual area of the finished floor of each unit may vary from the square footage shown on the sales materials and that the actual area may vary from the square footage shown on the sales materials. Accordingly, the interior air 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 finished floor dimensions, are approximate based on professional plans and are not guaranteed. All floor plans, specifications, materials, and other information shown and information described or illustrated herein are proposed and subject to change without notice and may not be relied upon. This information and representations are made subject to the terms and conditions of the Condominium, Sale and Lease Agreement and are subject to change without notice and may not be relied upon. The information provided in this brochure is provided for your information only.



PHB ROOF (2 OF 2)

5 BEDROOMS / 6.5 BATHS
TOTAL: 13922 SQ FT / 1293 SQ M
INTERIOR: 6225 SQ FT / 578 SQ M
EXTERIOR: 7697 SQ FT / 715 SQ M

PRIVATE ROOFTOP, GRILL & DINING, SWIMMING POOL, JACUZZI, SAUNA & BATH

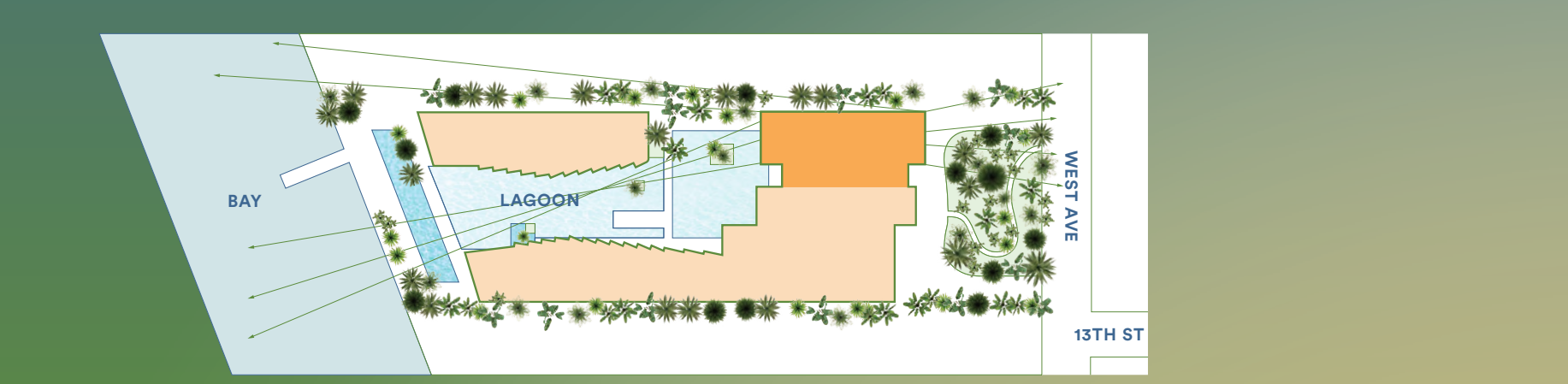
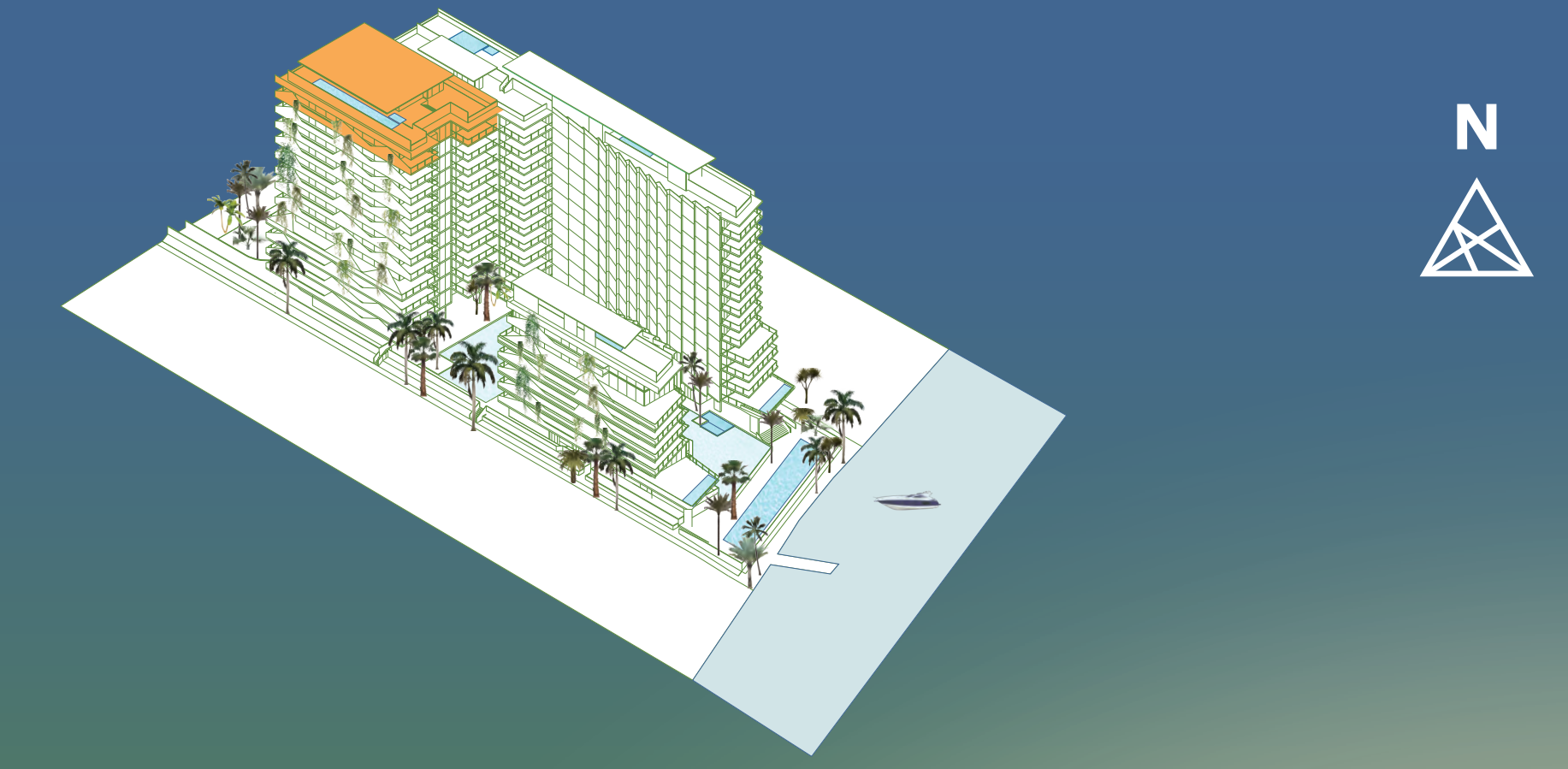
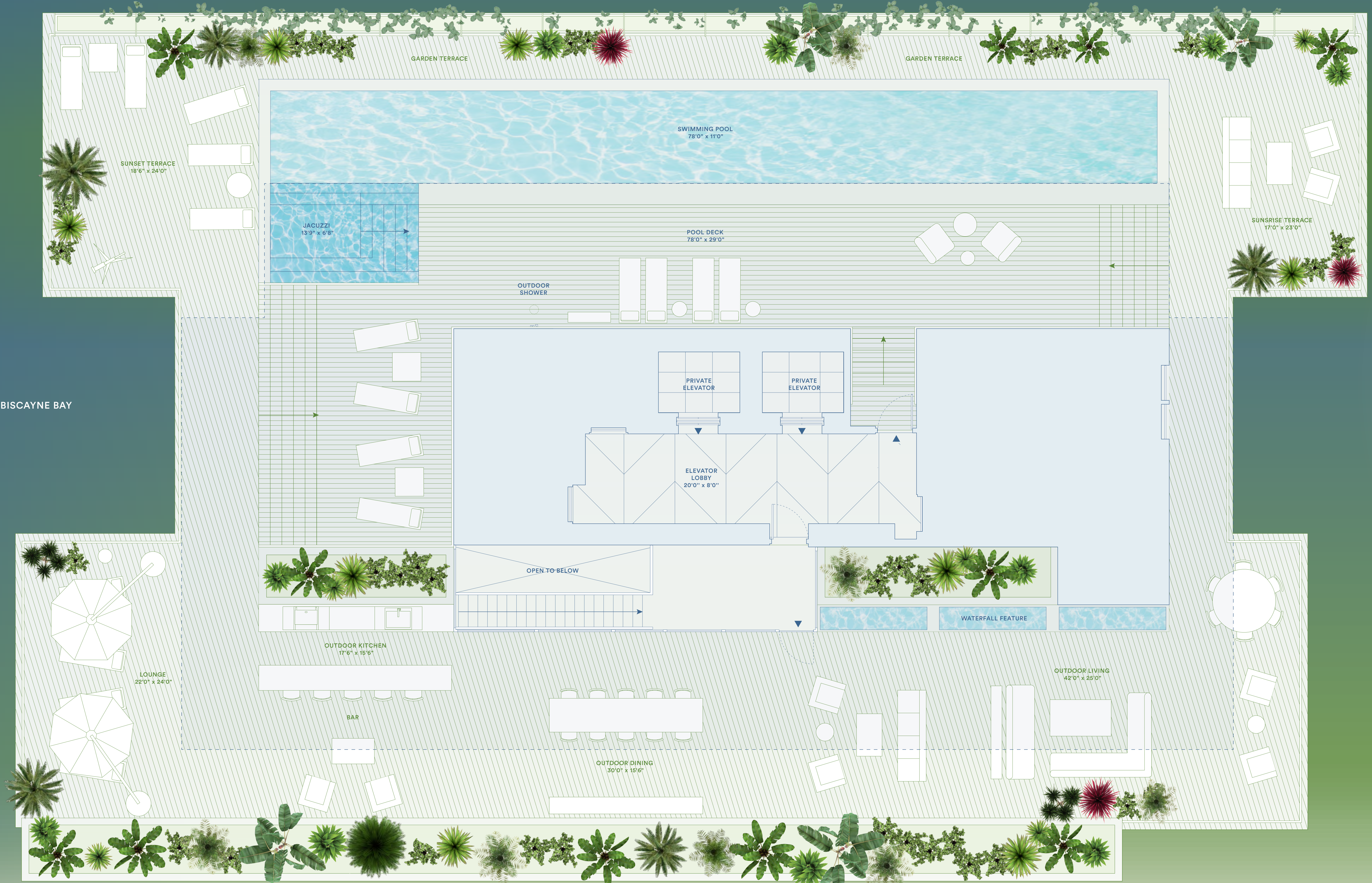
- UNIQUE FEATURES
/ Seamless indoor/outdoor experience
/ Private 5888 square foot rooftop terrace with 78' x 11' lap pool, hot tub, sun deck, outdoor kitchen and dining area

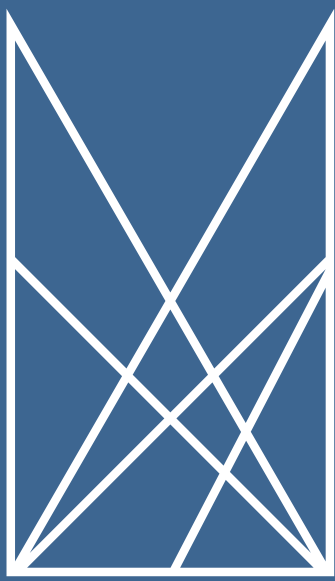
- FEATURES
/ 10-foot ceilings
/ Floor-to-ceiling sliding doors
/ Custom wood floors throughout

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305 695 0888
info@monadterrace.miami

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Developer / JDS

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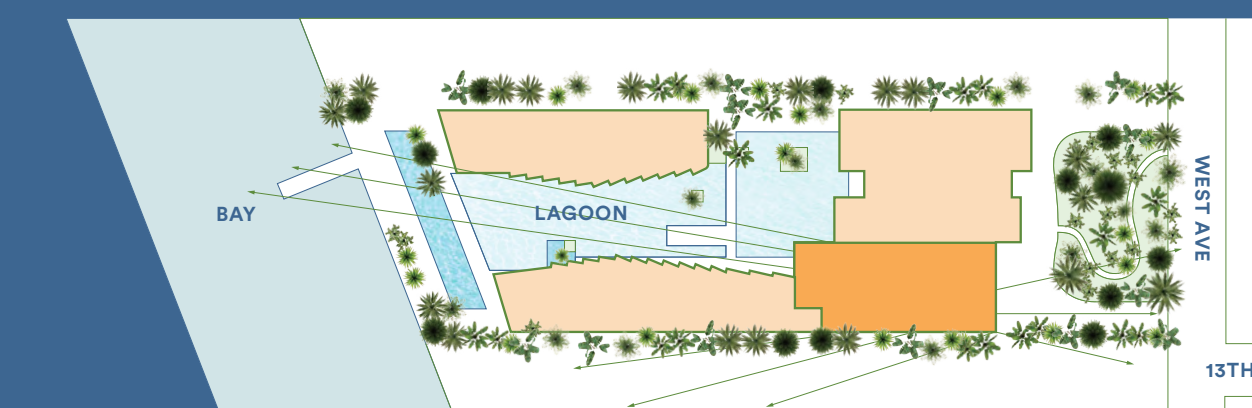
**MONAD
TERRACE**
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL

PHE

5 BEDROOMS / 5.5 BATHS

TOTAL: 11380 SQ FT / 1057 SQ M
INTERIOR: 4121 SQ FT / 383 SQ M
EXTERIOR: 7259 SQ FT / 674 SQ M

PRIVATE ROOFTOP, GRILL & DINING,
SWIMMING POOL & JACUZZI



UNIQUE FEATURES

- / Roof deck overall up to 124' x 26'
- / Seamless indoor/outdoor experience
- / Private 5600 square foot rooftop terrace with 38'-0" x 16'-0" 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 partition
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on South terrace for shade & privacy
- / Oversized terraces and exposures
- / East, West and South exposures
- / Light-filled open floor plan from sunrise to sunset
- / Oversized great room
- / Dining room
- / Porte-cochère drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge: 24-hour lobby attendant
- / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Café and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

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



MIAMI BEACH

Developer / **JDS**

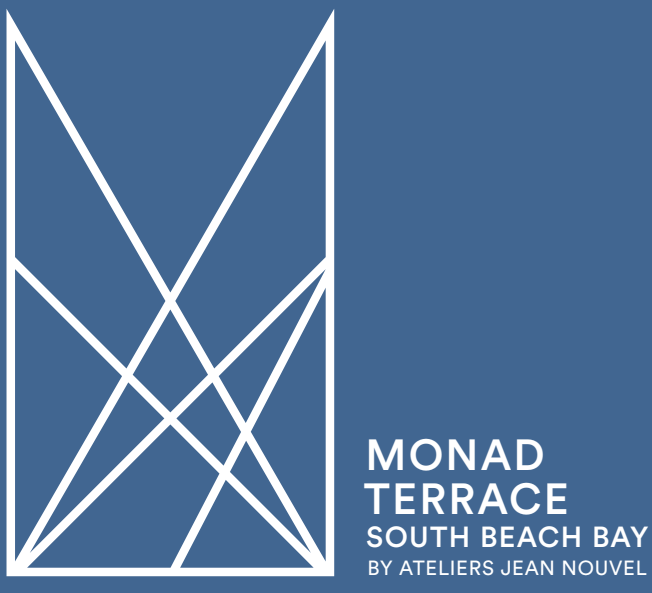
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.03(4) FLORIDA STATUTES, TO BE PREPARED BY A DEVELOPER TO BUYER OR LESSEE.

*Standard 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 distribution and definition of the "net" area term in the Subdivision, which generally only include the interior finished surfaces between the perimeter walls and include 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. *Square footages are not part of the list. Measurements of concrete and brick on this floor plan are generally taken on the finished faces of such concrete and brick on the main level or the main level in a particular unit, and not regard for any cantilever 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 finished finished, 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 prepared and compiled 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 guarantee or representation whatsoever is made regarding anything or future plans from the list or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

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Scale: 1/4" = 1'



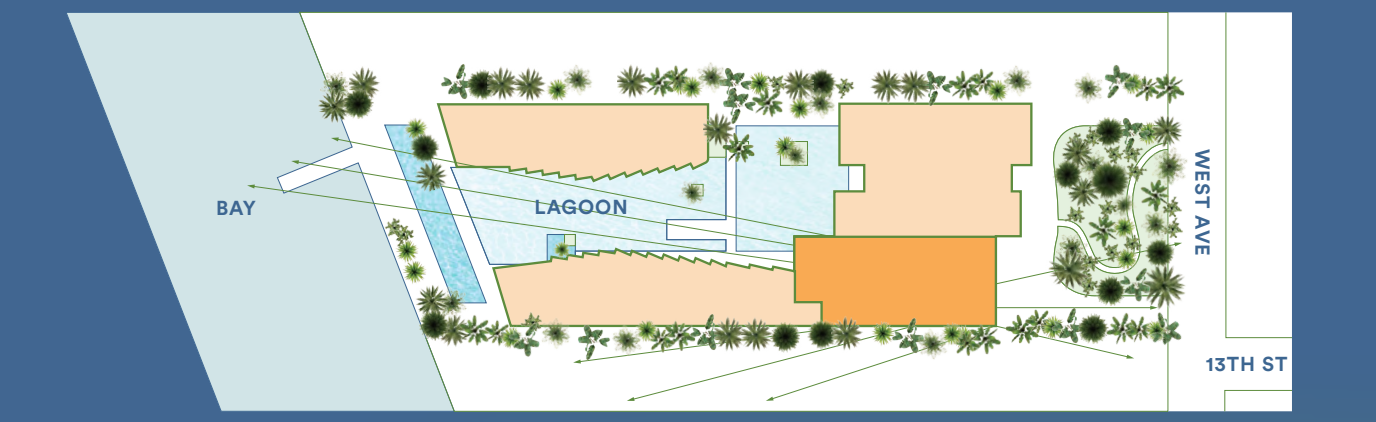
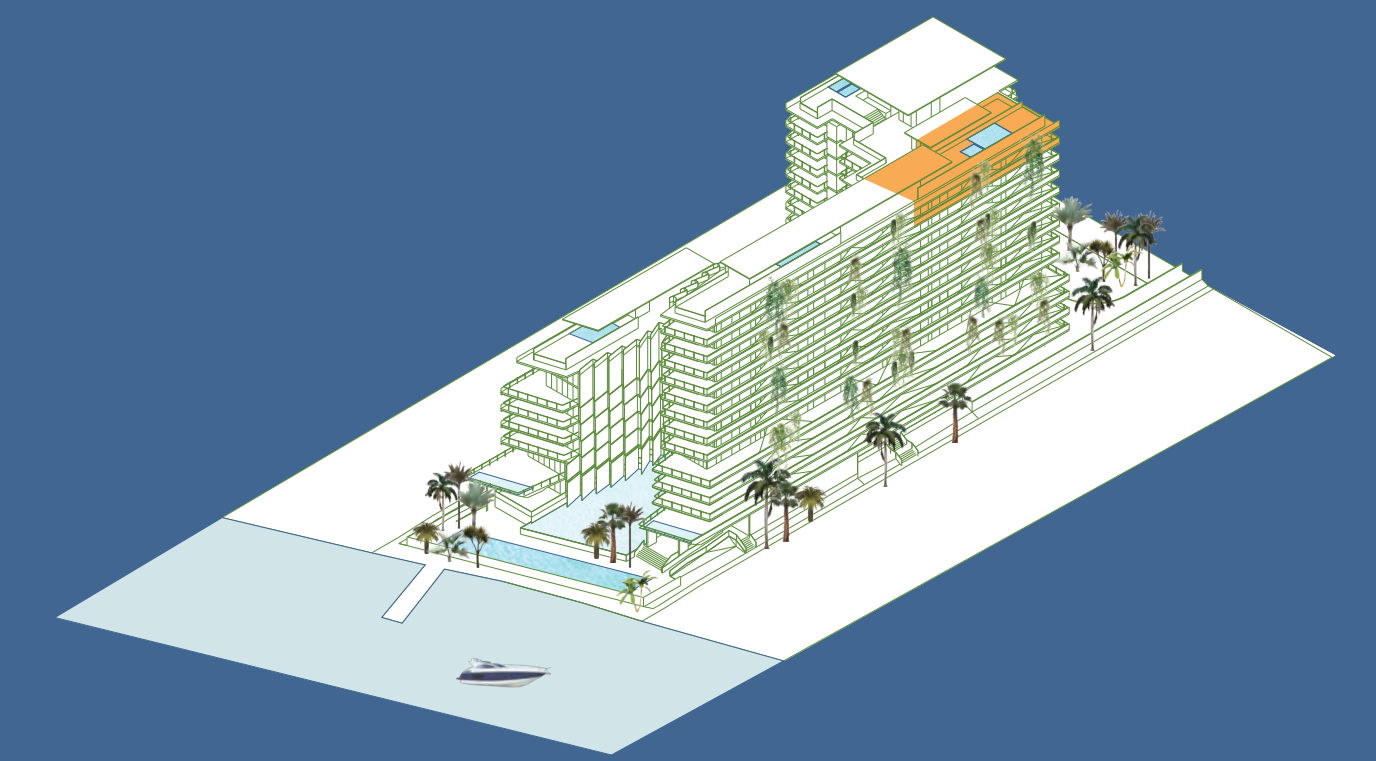


PHE ROOF

5 BEDROOMS / 5.5 BATHS

TOTAL: 11380 SQ FT / 1057 SQ M
 INTERIOR: 4121 SQ FT / 383 SQ M
 EXTERIOR: 7259 SQ FT / 674 SQ M

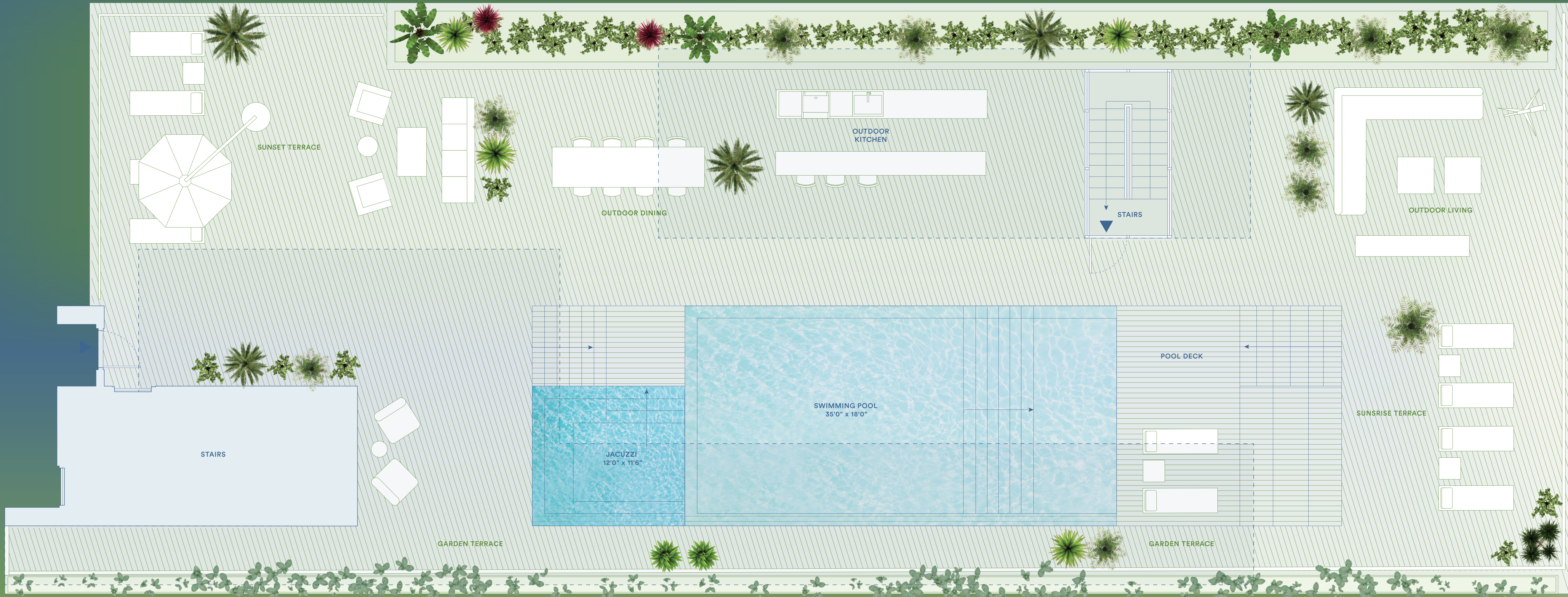
PRIVATE ROOFTOP, GRILL & DINING,
 SWIMMING POOL & JACUZZI



- UNIQUE FEATURES**
- / Roof deck overall up to 124' x 26'
 - / Seamless indoor/outdoor experience
 - / Private 5600 square foot rooftop terrace with 35'-0" x 16'-0" 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
- ARRIVAL & LANDSCAPE**
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
 - / Curated climbing garden on South terrace for shade & privacy
 - / Oversized terraces and infinity edge
 - / East, West and South exposures
 - / Light-filled open floor plan from sunrise to sunset
 - / Oversized great room
 - / Dining room

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

BISCAYNE BAY & LAGOON



MIAMI BEACH

monadtterrace.miami
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 1400 Alton Road Miami Beach FL 33139
 305 695 0888
 info@monadtterrace.miami
 Exclusive Marketing & Sales /
 Douglas Elliman Development Marketing
 Developer / **JDS**

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*Based upon 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 floor-to-ceiling and exterior wall face to face measurements, which generally will include the interior structure between the partition walls and include all interior structure of corridors and other common elements. The method of measurement used herein is generally based on sales contracts and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. *Percent of balconies are not part of the Unit. Measurements of interior and exterior floor area are generally taken at the finished grade of each plant room as shown on the floor plan and as for the room was a further enclosed, without regard for any columns or partitions. 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, exterior wall heights, are reflective of 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 arts 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 guarantee or representation whatsoever are made regarding existing or future views from the Units or other portions of the Condominium. Owners and occupants reflect or described herein are not included with the unit unless expressly provided in your purchase agreement.

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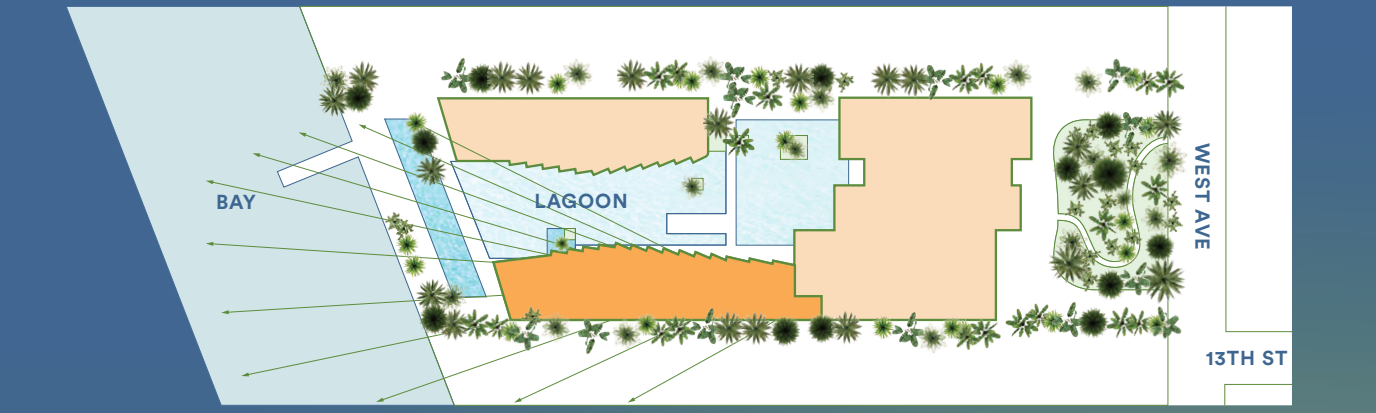
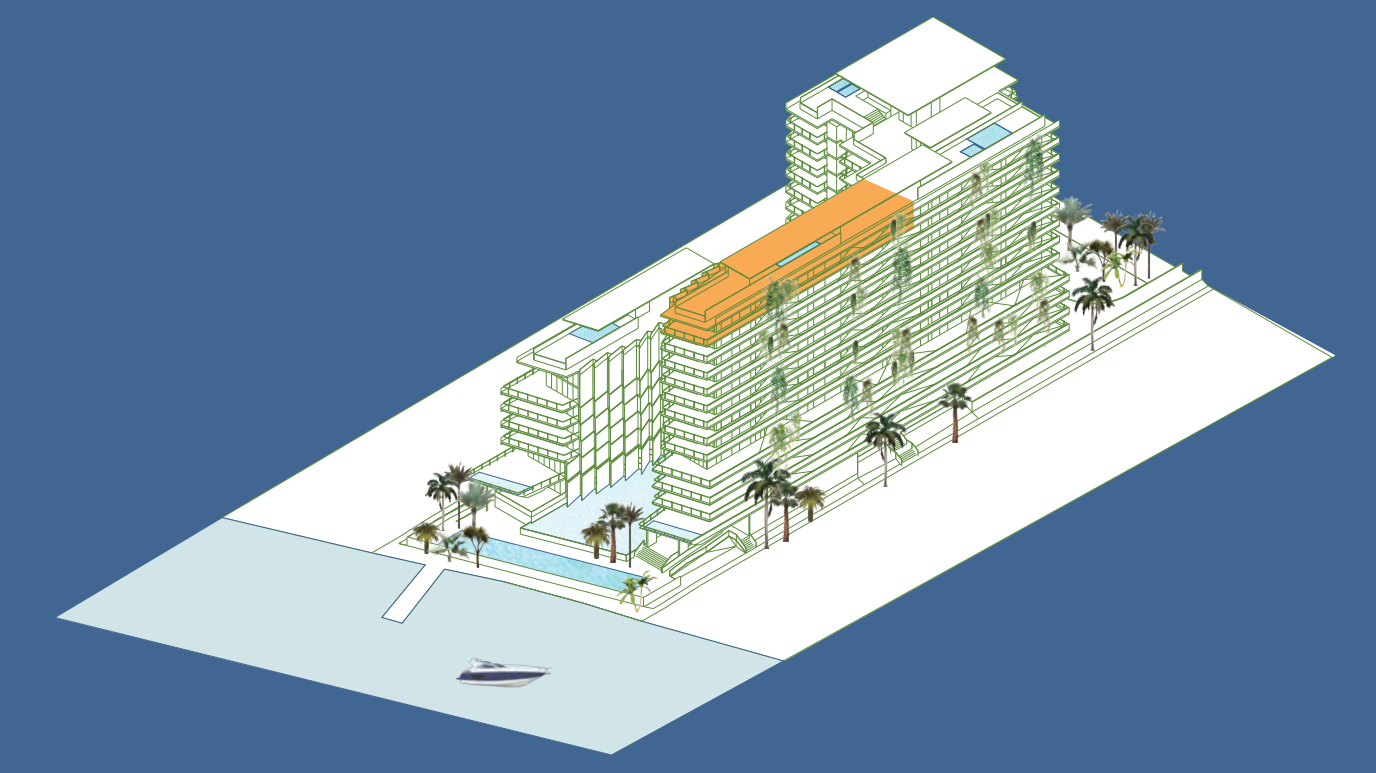


PHF

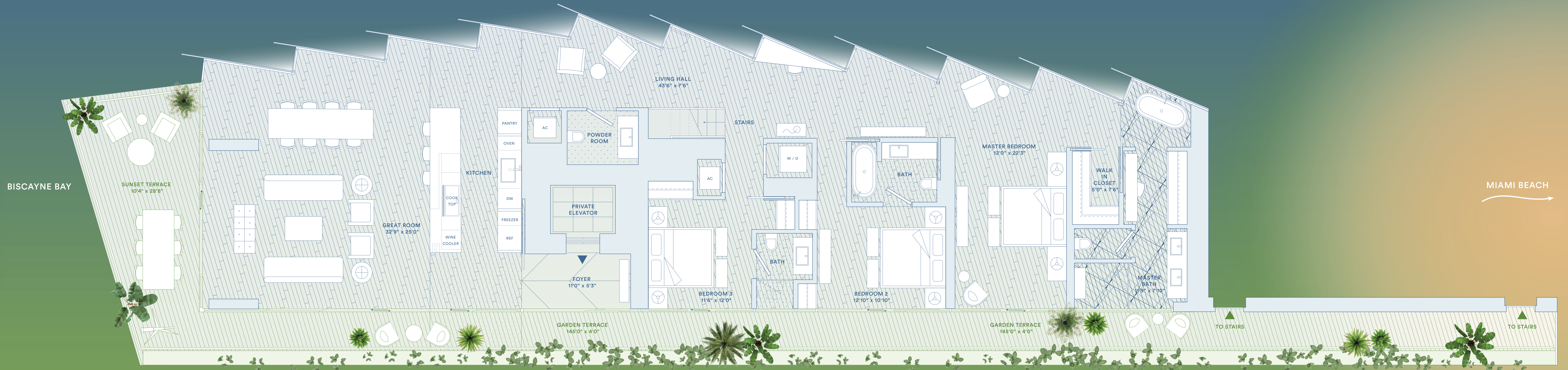
3 BEDROOMS / 3.5 BATHS

TOTAL: 7190 SQ FT / 667 SQ M
 INTERIOR: 2807 SQ FT / 261 SQ M
 EXTERIOR: 4383 SQ FT / 406 SQ M

PRIVATE ROOFTOP, GRILL & DINING,
 SWIMMING POOL & JACUZZI



LAGOON



- UNIQUE FEATURES**
- / Roof deck overall up to 118'-0" x 36'-0"
 - / Seamless indoor/outdoor experience
 - / Private 3290 square foot rooftop terrace with 28'-6" x 20'-0" pool, hot tub, sun deck, outdoor kitchen and dining area
 - / Private Jean Nouvel designed stair connects penthouse to roof deck through a glass aviation
 - / 145' long garden terrace
 - / 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 South terrace for shade & privacy
 - / West, North and South exposures
 - / Bay view tub
 - / Porte-cochère drop-off to bay designed by Ateliers Jean Nouvel
 - / Central lagoon with sun deck, aquatic plants, and infinity edge
 - / Concierge, 24-hour lobby attendant
 - / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
 - / Pool service
 - / Full service valet parking
 - / Café and juice bar
 - / Lagoon fitness and wellness center
 - / Residents lounge
 - / Bicycle and water sports storage
 - / Monad Terrace bicycles and paddle boards

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

BISCAYNE BAY

MIAMI BEACH

Developer / JDS

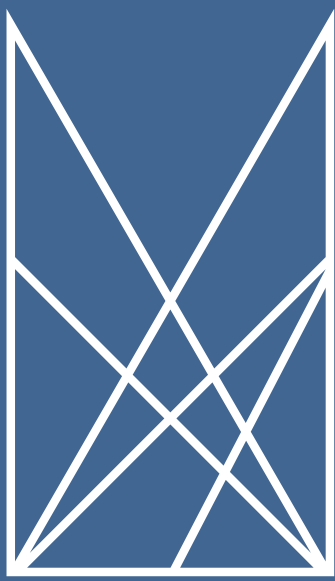
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*Standard square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "net" area term in the Declaration, which generally only include the interior spaces between the perimeter walls and include all interior structural components and other common elements. This method of measurement used herein is generally based on sales materials and is provided to allow a prospective buyer to compare the data with units in other condominium projects that utilize the same method. Variance between the net area and the gross area is generally based on the finished areas of each space and is not intended to be a guarantee of accuracy. 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 guarantee or representation whatsoever is made regarding existing or future areas from the title or other portions of the Condominium. Questions and requests for clarification are not included with the unit unless expressly provided in your purchase agreement.

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Scale: 1/4" = 1'





**MONAD
TERRACE**
SOUTH BEACH BAY
BY ATELIERS JEAN NOUVEL

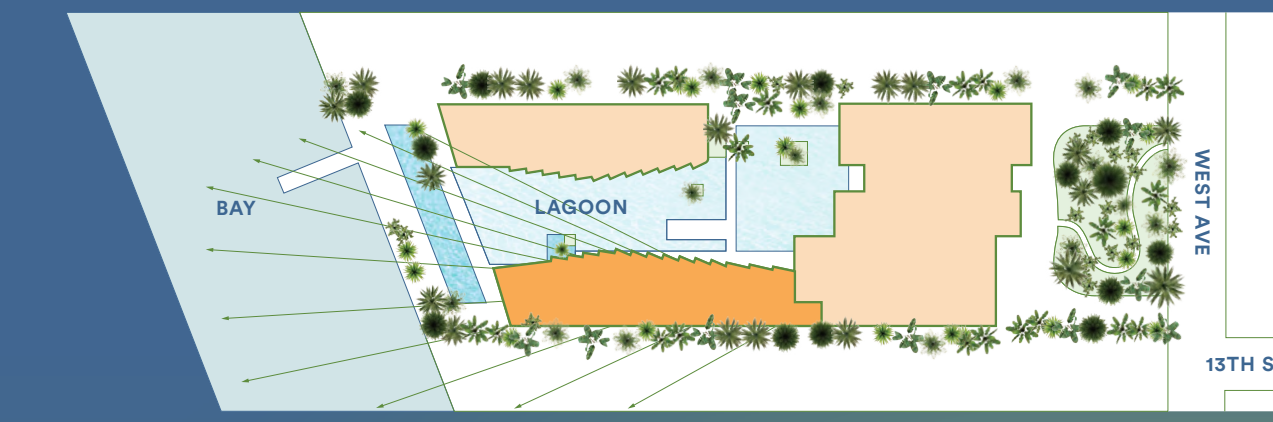
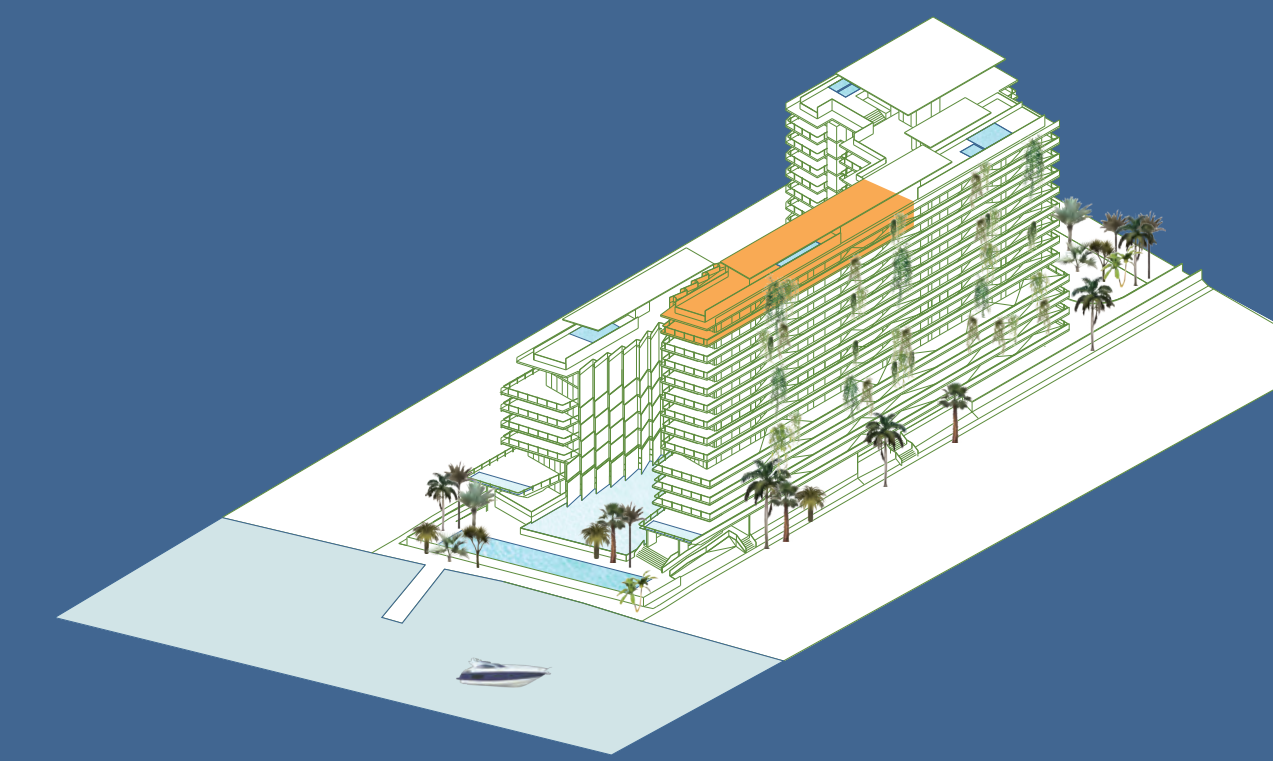
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ROOF

3 BEDROOMS / 3.5 BATHS

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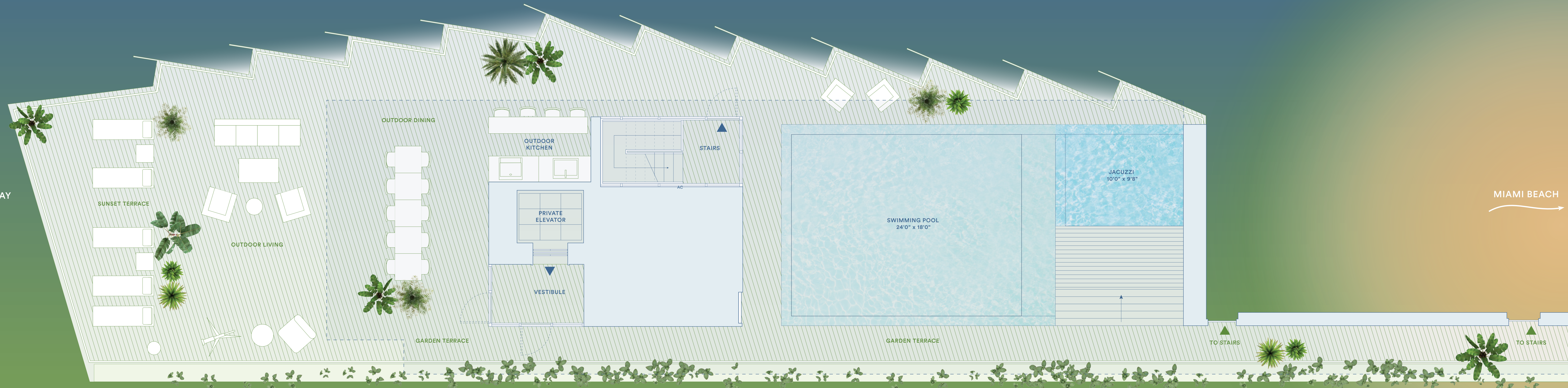
PRIVATE ROOFTOP, GRILL & DINING,
SWIMMING POOL & JACUZZI



LAGOON

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 - / Unique sawtooth honeycomb facade
 - / Curated climbing garden on South terrace for shade & privacy
 - / West, North and South exposures
 - / Bay view tub
- Full service valet parking**
- / Café and juice bar
 - / Lagoon fitness and wellness center
 - / Residents' lounge
 - / Bicycle and water sports storage
 - / Monad Terrace bicycles and paddle boards

BISCAYNE BAY



MIAMI BEACH

- FEATURES**
- / 10-foot ceilings
 - / Floor-to-ceiling sliding doors opening up to 5 feet
 - / Custom wood floors throughout
 - / Private elevator access with direct access from garage
 - / Black, Zeus marble and black mirrored entry
 - / Custom flush doors
 - / Sculptural cantilevered marble island in Calacatta Gold
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
 - / Kitchens with custom wood canopy and Calacatta Gold floor
 - / Fully integrated Gaggenau appliances
 - / Custom marble wine rack
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*Based upon footprints and dimensions are measured to the exterior boundaries of the exterior walls and the perimeter of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and detailed architectural drawings in the Declaration, which generally will include the interior division between the apartment walls and include all interior structure of common areas 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. "Percent" dimensions are not part of the Unit. Measurements of interior wall to interior floor plate are generally taken at the furthest point of each plate from the exterior walls and as the room area is a further interior, without regard for any columns or partitions. 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 but not limited to finished exterior wall 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 arts 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 guarantee or representation whatsoever are made regarding existing or future views from the Units or other portions of the Condominium. Owners and separate reflector or described herein are not included with the unit unless expressly provided in your purchase agreement.

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