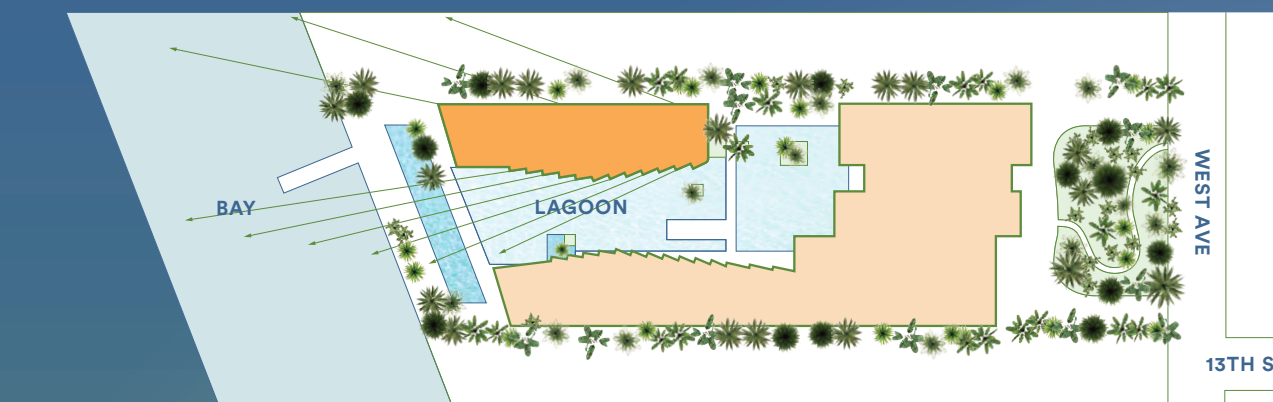


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL

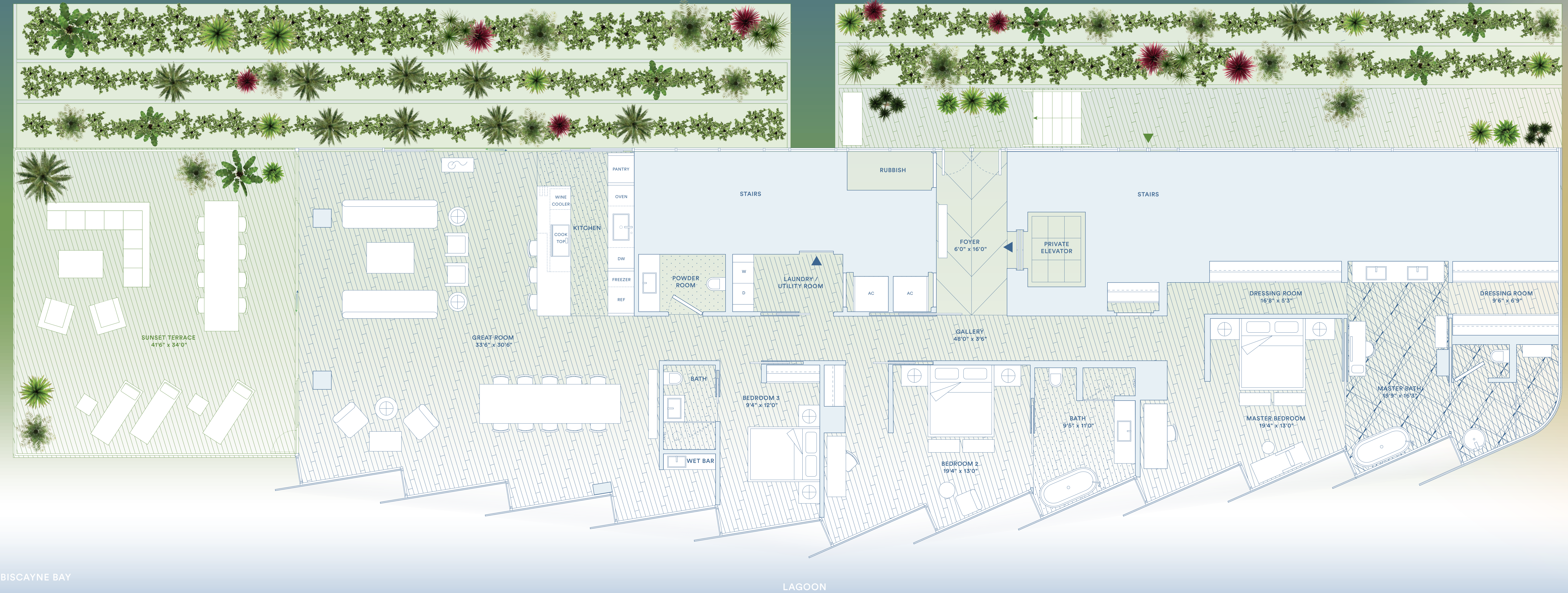
**1A**

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 swooth honeycomb facade
  - / Framed views to Biscayne Bay and Lagoon
  - / Curved garden for shade and privacy
  - / North, South, East and West exposures
- ARRIVAL & LANDSCAPE**
- / Light-filled open floor plan
  - / Bay view tub in master and second bath
  - / Boutique living experience
  - / Wet bar
  - / Private landscaped entrance
  - / Private 26'-9" x 29'-4" terrace
  - / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
  - / Pool service
- 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 floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
  - / Voila fixtures
  - / Secondary baths feature Sugar Gold stone floors and a Sugar vanity
  - / Powder room features Verti Copri stone
  - / 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

LAGOON

MIAMI BEACH

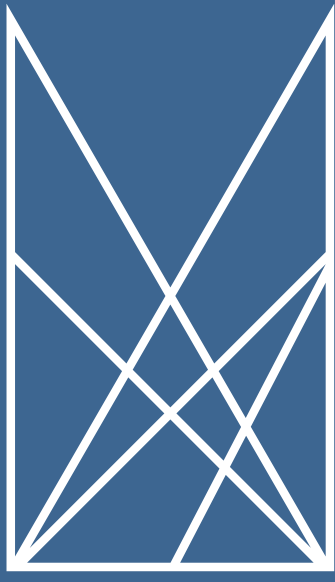
Developer / **JDS**

DRAWING 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 TO BE FORWARDED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Based on square footages and dimensions are measured to the exterior boundaries of the exterior walls and the verticality 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 "Gross Area" set forth in the Declaration, which generally only includes the interior surface between the perimeter walls and includes all interior structural elements and other structural systems. 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, abbreviations and units of measurement used herein are not intended to be construed as a contract. All measurements are approximate and may vary from the actual measurements. All square footages and dimensions, including but not limited to interior and exterior, are approximate based on preliminary plans and are not intended to be construed as a contract. All floor plans, specifications, pricing, and other measurements shown and information displayed 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 information from the links or other portions of the Condominium. Owners and separate reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only for the purposes for the consideration and no attention should be placed upon that made in the 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 offering is being developed solely by Monad Terrace Property Owner LLC in reliance on the offering of JDS Development Group which was recently formed solely for such purposes. Refer to full legal disclosure available at [www.monadt Terrace.com](http://www.monadt Terrace.com).





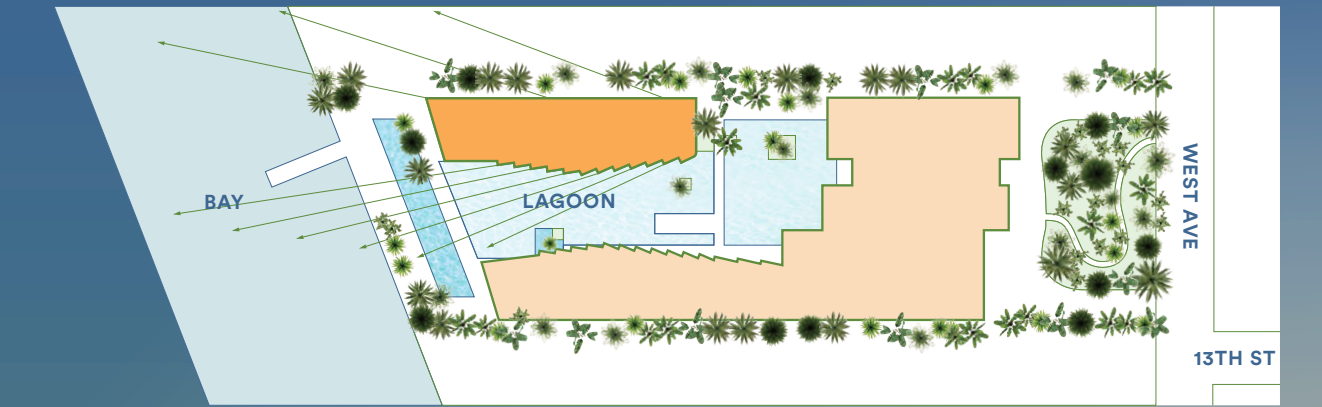
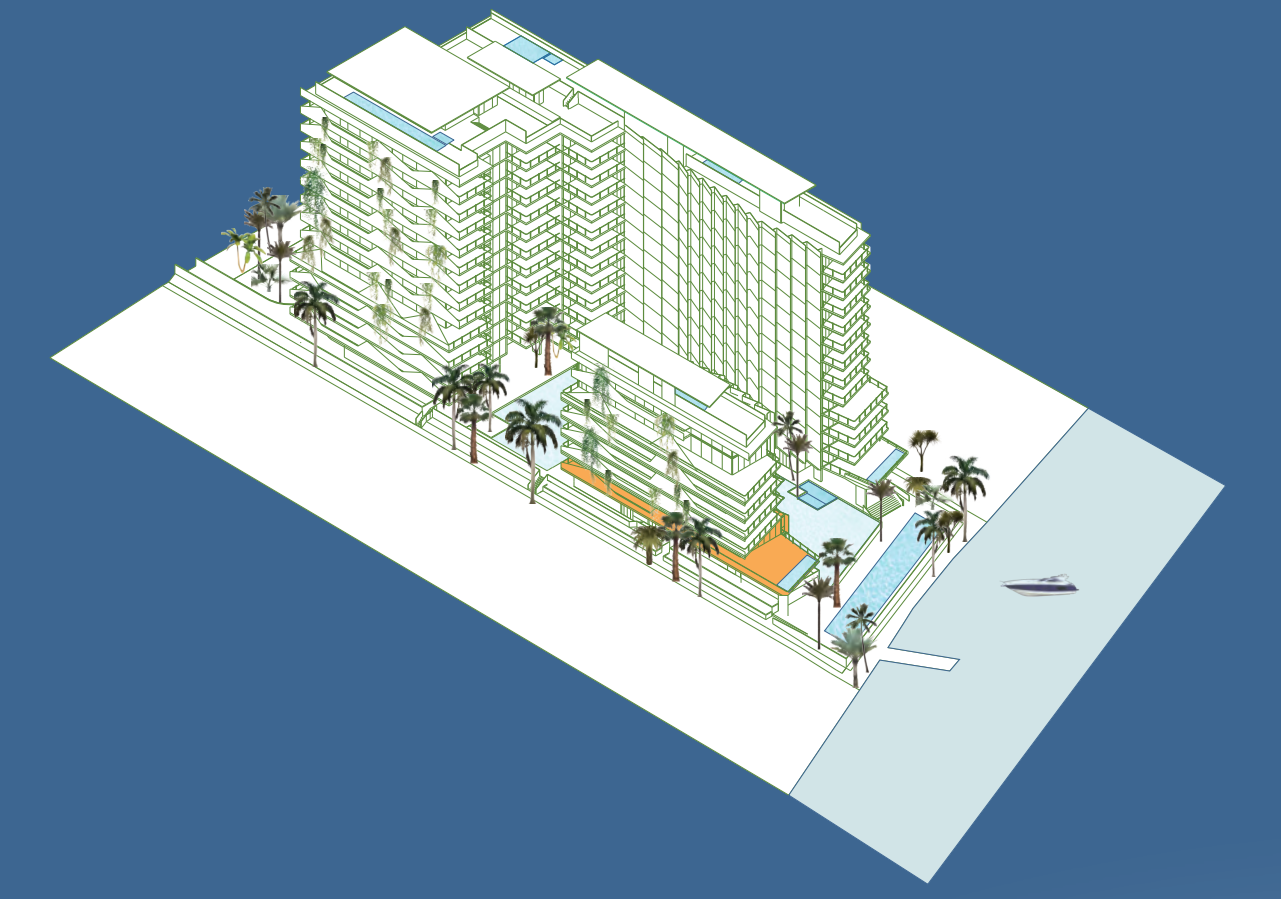
**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL

# 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

PRIVATE REFLECTING POOL



MIAMI BEACH

BISCAYNE BAY

LAGOON

- UNIQUE FEATURES**
- / Seamless indoor/outdoor experience
  - / Bayfront reflecting pool on West terrace
  - / Unique sawtooth honeycomb façade
  - / Framed views to Biscayne Bay and Lagoon
  - / Curved 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
  - / Wet bar
  - / 140' long garden terrace
  - / 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
- ARRIVAL & LANDSCAPE**
- / 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
- 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 floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
  - / Voia fixtures
  - / Secondary baths feature Sugar Gold stone floors and a Sugar vanity
  - / Powder room features Verri Copri stone

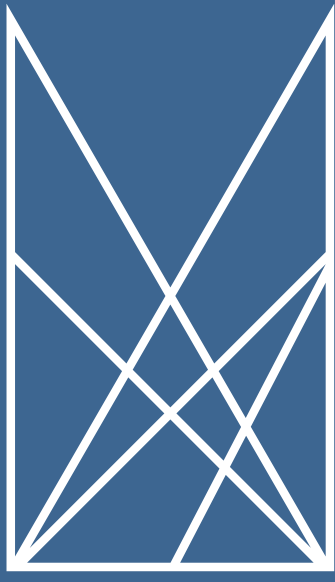
Developer / **JDS**

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 178.03(1)(b) FLORIDA STATUTES TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Standard square footages and dimensions are measured to the exterior boundaries of the exterior walls and the verticality of interior dividing walls between units and vary from the square footages and dimensions that would be determined along the perimeter and definition of the "Gross Area" as defined in the Declaration, which generally only includes the interior surface between the perimeter walls and includes 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, abbreviations and units of measurement used herein are generally based on the National Institute of Standards and Technology (NIST) Handbook 44-1, which provides the standard method of measurement for units of measurement. 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 but not limited to interior and exterior areas, are approximate based on preliminary plans and are not guaranteed. All floor plans, specifications, pricing, and other descriptions, plans and information displayed 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 quantity of materials from the units or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only to the purchasers for the condominium and no statement should be relied upon that made in this prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy nor made by means of an offer to sell or any other information disseminated by law. This prospectus is being developed solely by Monad Terrace Property Owner LLC in reliance on JDS Development Counsel which was specially retained solely for such purposes. Refer to full Right Offerings available at [www.monadt Terrace.com](http://www.monadt Terrace.com).



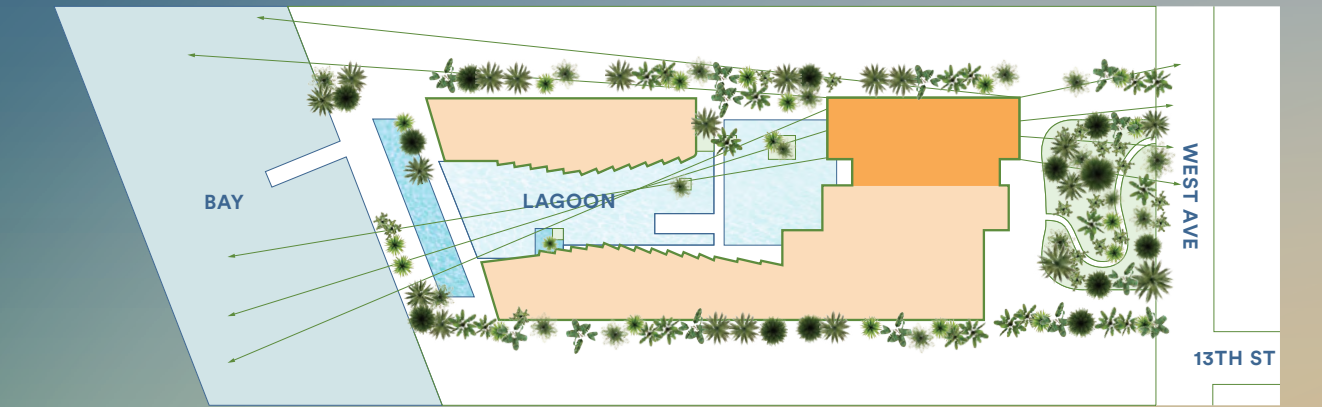
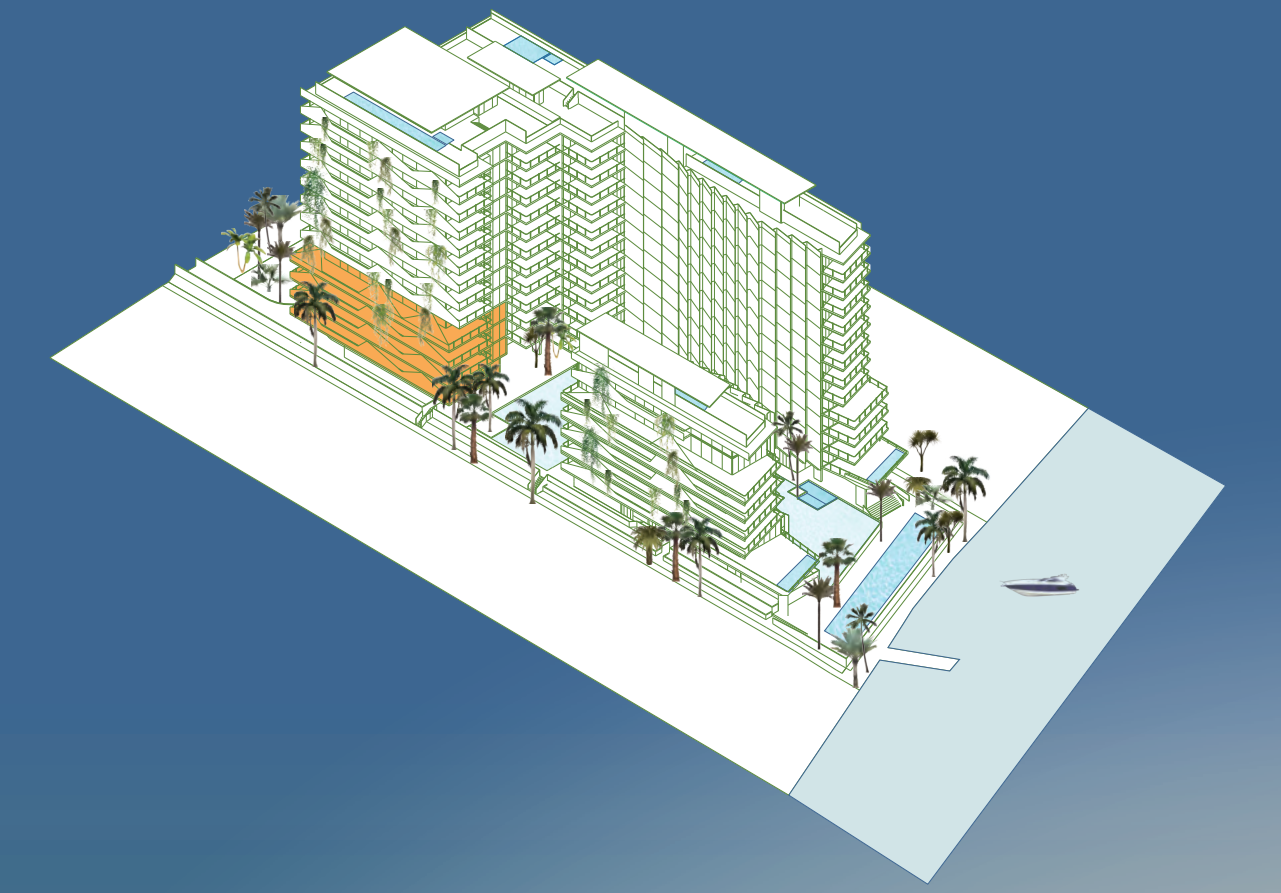


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIER JEAN NOUVEL

# 2-5B

3 BEDROOMS / 3.5 BATHS

TOTAL: 4671 SQ FT / 434 SQ M  
INTERIOR: 2691 SQ FT / 250 SQ M  
EXTERIOR: 1980 SQ FT / 184 SQ M



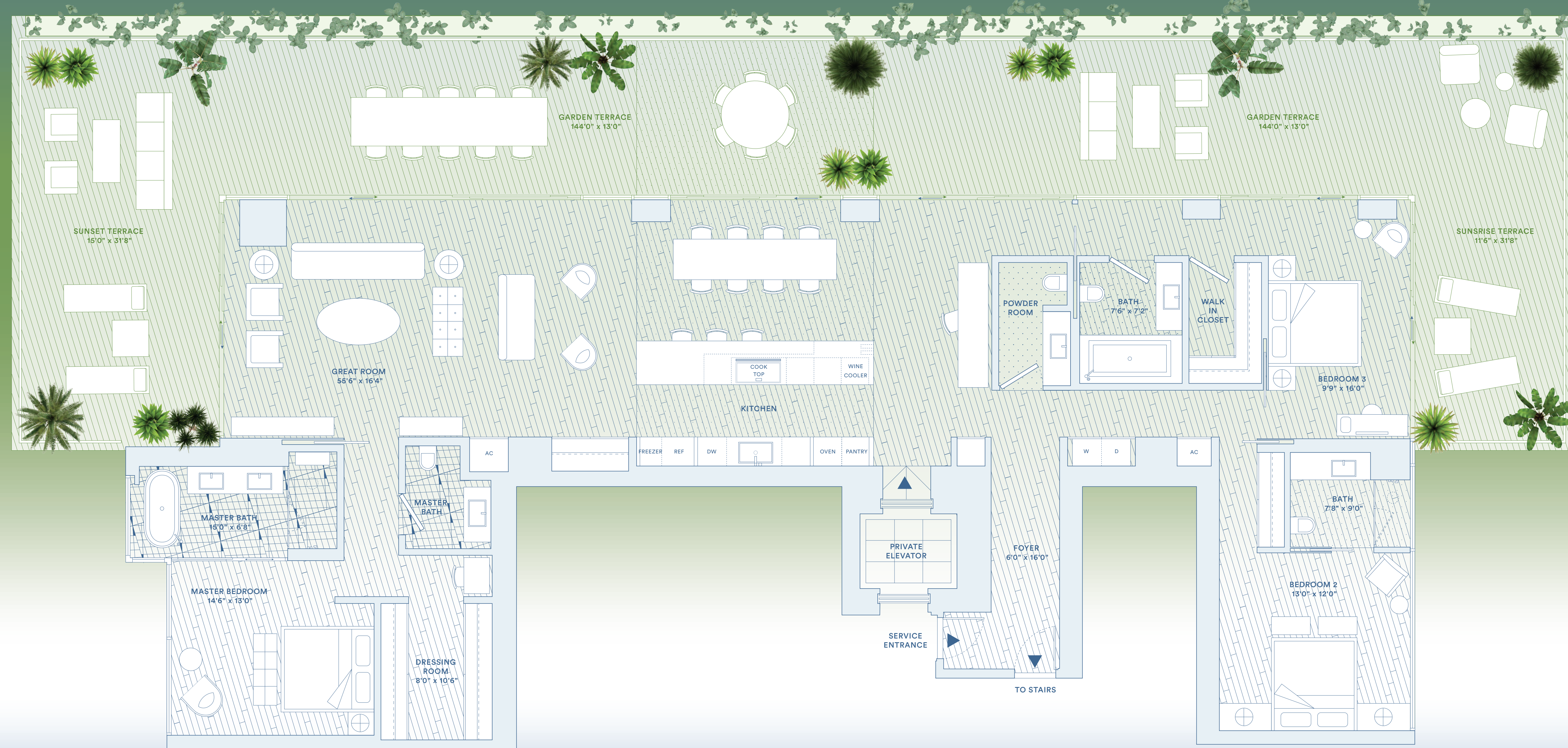
### UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon, Biscayne Bay, and South Beach views
- / Curated climbing garden on North terrace for shade & privacy
- / East, West and North exposures
- / Light-filled open floor plan from sunrise to sunset
- / 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
- / Porte-cochère drop-off
- / 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
- / Steam shower in master bath
- / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
- / Voila fixtures
- / Secondary bath feature Sugar Gold stone floors and a Sugar Gold vanity
- / Powder room features Verdi Capri stone

### BISCAYNE BAY



### MIAMI BEACH

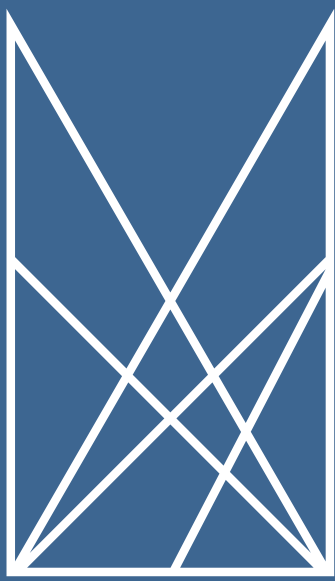
Developer / **JDS**

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(1)(b) FLORIDA STATUTES TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Based square footages and dimensions are measured to the exterior boundaries of the exterior walls and the vertices 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 "Gross Area" set forth in the description, which generally only includes the interior spaces between the perimeter walls and exclude all interior structural elements and other enclosed volumes. 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, abbreviations and units of measurement used herein are generally based on the building plans of each project and are not intended to be a precise method, and should not be relied upon for any claims or variations. Accordingly, the interior area dimensions of the actual units may be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions, including but not limited to enclosed areas, are approximate based on preliminary plans and are not intended to be a precise method, and should not be relied upon. No guarantee or representation whatsoever is made regarding quantity of square areas from the Units or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only to the prospective buyers for the condominium and no statement should be relied upon that made in this prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in violation of any law or any jurisdiction which is prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC in affiliation of JDS Development Group which was specially formed solely for such purposes. Refer to full legal disclosures available at www.monadt Terrace.com.





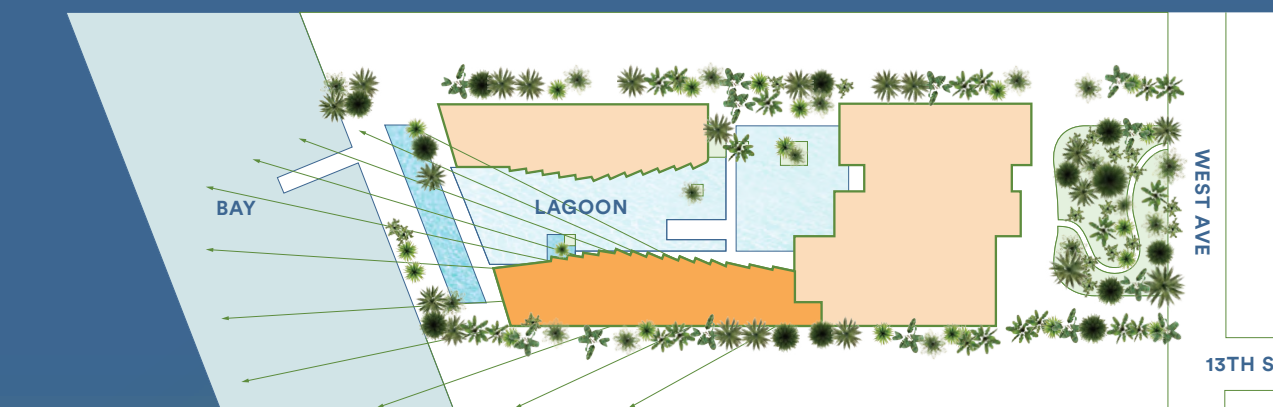
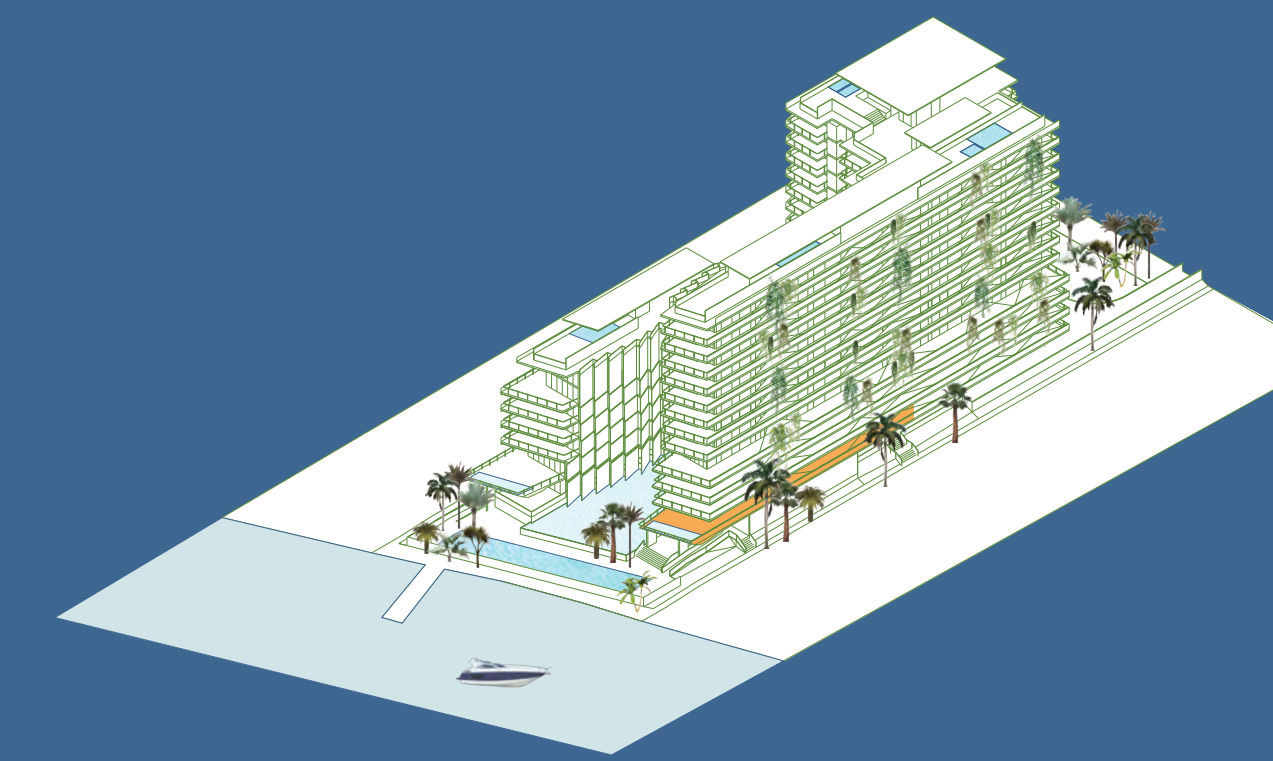
**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL

# 2F

3 BEDROOMS / 3.5 BATHS

TOTAL: 6539 SQ FT / 615 SQ M  
INTERIOR: 2668 SQ FT / 247 SQ M  
EXTERIOR: 2881 SQ FT / 268 SQ M

PRIVATE REFLECTING POOL

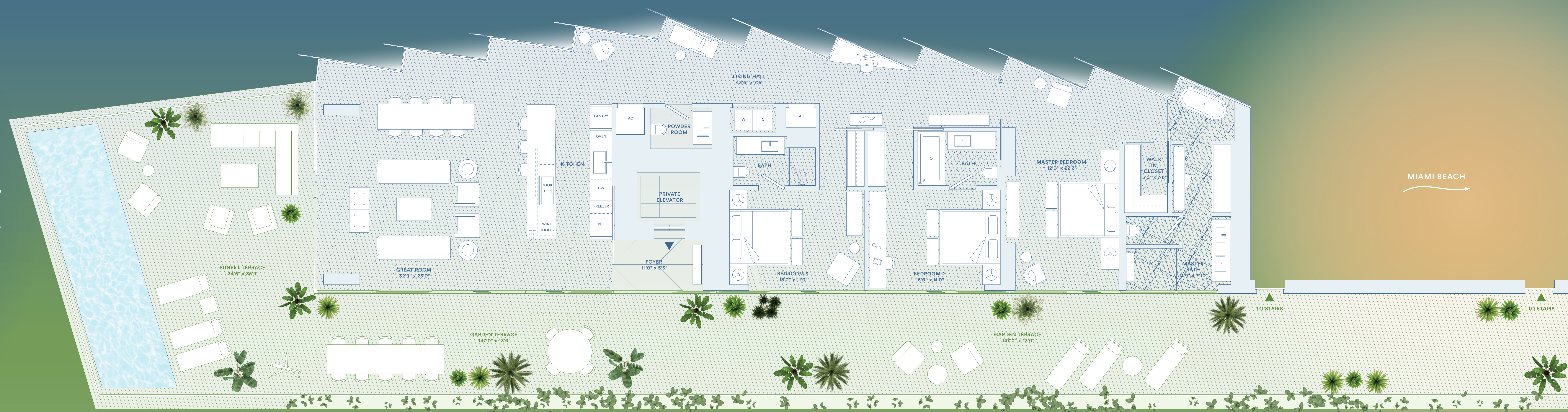


BISCAYNE BAY

LAGOON

MIAMI BEACH

- 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
  - / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
  - / Central lagoon with sun deck, aquatic plants, and infinity edge
  - / Bay view tub
  - / 170' long garden terrace
  - / 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
  - / Pool service
- ARRIVAL & LANDSCAPE**
- / Porte-cochère drop-off to bay designed by Ateliers Jean Nouvel
  - / Concierge, 24-hour lobby attendant
  - / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
- 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



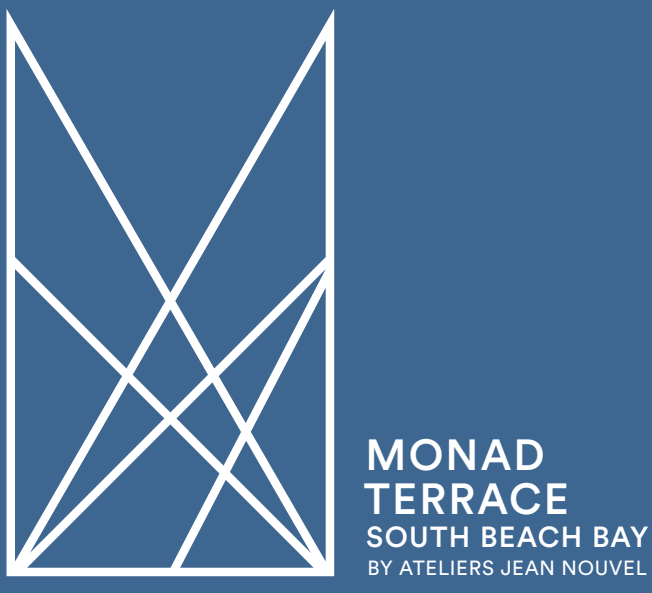
Developer / **JDS**

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 19.05, FLORIDA STATUTES, TO BE SUPPLIED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Based upon footages and dimensions as 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 and gross area is generally based on the finished areas of walls which may be described above and/or the main areas in further detail, without regard for any alcove or variation. 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 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, Options and upgrades as described herein or not included with the unit unless expressly provided in your purchase agreement.

This offering is made only to the prospectus for the condominium and no statement should be relied upon that made in the prospectus. This is an intended to be an offer to sell, not a solicitation of offers to buy, and is made in the State 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 disclosure available at [www.monadterrace.com](http://www.monadterrace.com).

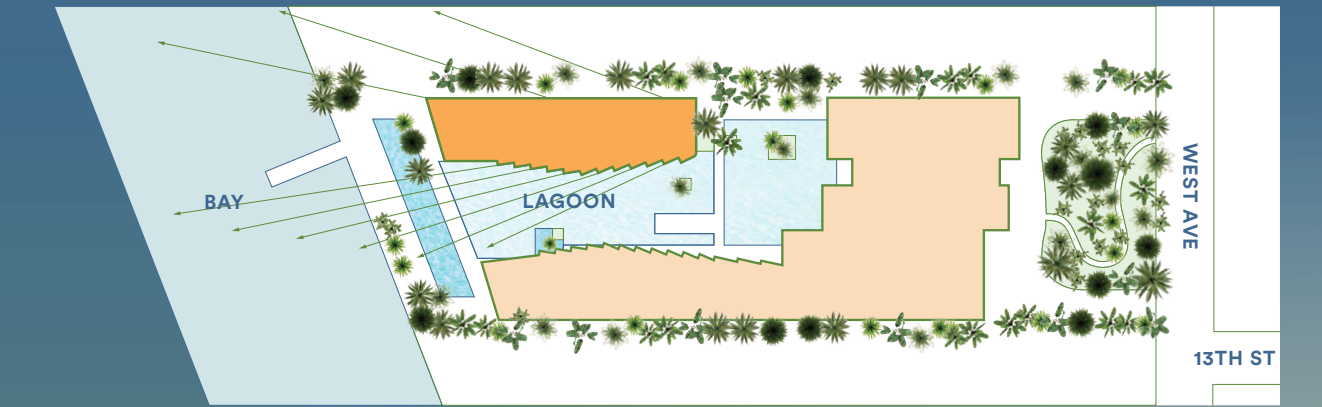
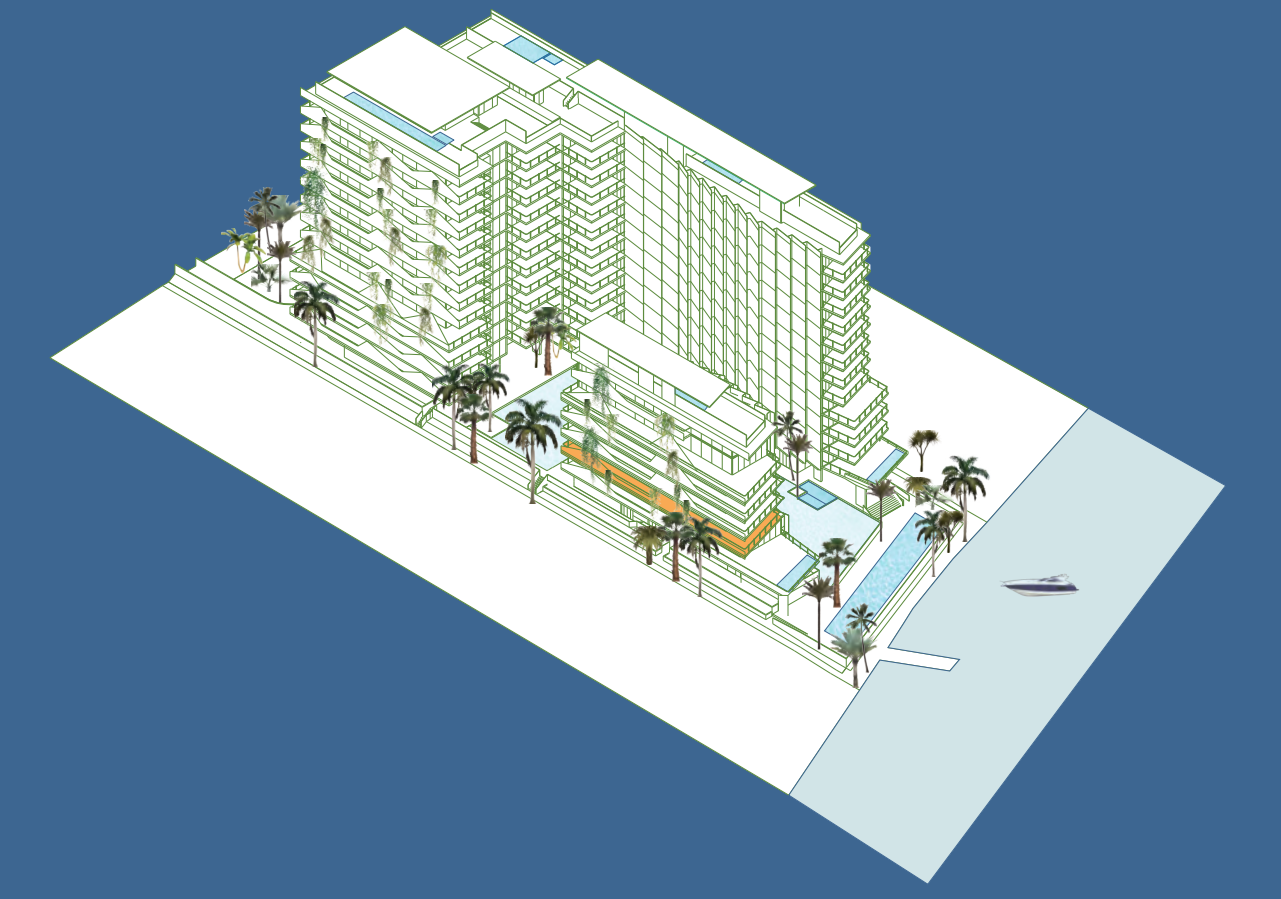




# 3A

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



- UNIQUE FEATURES**
- / Seamless indoor/outdoor experience
  - / Unique sawtooth honeycomb facade
  - / Framed views to Lagoon and Biscayne Bay
  - / Curated climbing garden on North terrace for shade & privacy
  - / East, West, North and South exposures
  - / Light-filled open floor plan
  - / Bay view tub in master and second bath
  - / Boutique living experience
  - / Wet bar
  - / 140' 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, 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
  - / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
  - / Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
  - / Volta fixtures
  - / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
  - / Powder room features Venetian Capri stone
  - / Steam shower in master bath
  - / Master baths with Calacatta



BISCAYNE BAY

LAGOON

MIAMI BEACH



Developer / JDS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 178.03, F.L.A.C. STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

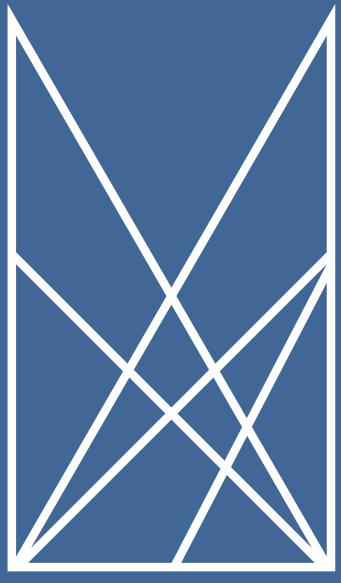
\*Based square footages and dimensions are measured to the exterior boundaries of the exterior walls and the vertices of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the dimensions and definition of the "Gross Area" set forth in the declaration, which generally only includes the interior surface between the perimeter walls and includes all interior structural elements and other structural systems. 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, abbreviations and units of measurement are used herein as a guide only and are not intended to constitute a contract. All measurements are approximate and may vary from the actual measurements. All square footages and dimensions, including but not limited to interior dimensions, are approximate and are based on preliminary plans and are not intended to constitute a contract. All floor plans, specifications, drawings and other representations shown and information disclosed 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 quantity or location areas from the site or other portions of the Condominium. Options and separate reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only to the prospective buyers for the condominium and no statement should be relied upon that made in this prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy nor made by prospectus, but only to the extent of the information contained herein. This project is being developed solely by Monad Terrace Property Owner LLC an affiliate of JDS Development Company which was recently formed solely for such purposes. Refer to full legal disclosure available at [www.monadt Terrace.com](http://www.monadt Terrace.com).

Scale: 1/4" = 1'





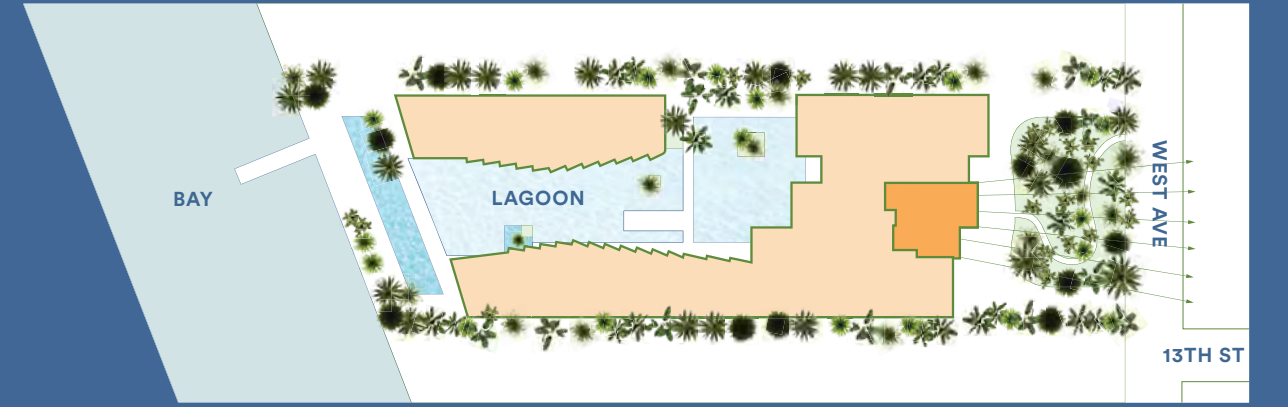


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL

# 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
- / Oversized gallery wall

## ARRIVAL & LANDSCAPE

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

## FEATURES

- / 10-foot ceilings
- / Floor-to-ceiling sliding doors opening up to 5 feet
- / Custom wood floors throughout
- / Semi-private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom flush doors
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
- / Sculptural cantilevered marble island in Calacatta Gold
- / Kitchens with custom wood canopy and Calacatta Gold floor
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Freestanding soaking tub
- / Steam shower in master bath
- / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls and concealed medicine cabinet
- / Voix 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, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Sited square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method of measurement used herein is generally based on a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the furthest points of each given room as described above and as if the room were a perfect rectangle, without regard for Temporary activities or variations. Accordingly, the interior square 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) 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 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 views from the Units or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

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Scale: 1/4" = 1'







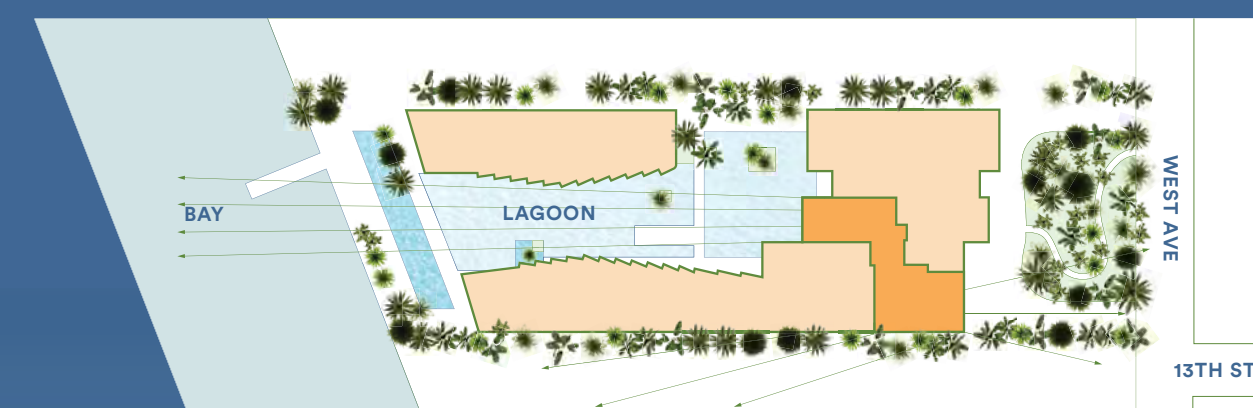
**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIER JEAN NOUVEL

# 3-5D

3 BEDROOMS / 3.5 BATHS

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

BISCAYNE BAY



## UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon and Biscayne Bay views
- / Curated climbing garden on South terrace for shade & privacy
- / Oversized garden terrace off bedrooms
- / East, West and South exposures
- / Jean Nouvel-designed planters with hanging vines and flowers
- / Media room
- / Arrive & Landscaped drop-off to bay designed by Atelier 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
- / Cafe and juice bar
- / Lagoon fitness and wellness center
- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

## FEATURES

- / 10-foot ceilings
- / Floor-to-ceiling sliding doors opening up to 5 feet
- / Custom wood floors throughout
- / Semi-private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom flush doors
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
- / Sculptural cantilevered marble island in Calacatta Gold
- / Kitchens with custom wood canopy and Calacatta Gold floor
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Freestanding soaking tub
- / Steam shower in master bath
- / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
- / Note fixtures
- / Secondary baths feature Sugar Gold stone floors and 8 Skiger Gold vanity
- / Powderroom features Verti Capri stone

MIAMI BEACH

Developer / JDS

ALL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 174.05, FLORESA STATUTES, TO BE TRANSMITTED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Stated square footages and dimensions are measured to the exterior boundaries of the interior walls and the centerline of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the double-line and double-centerline method in the Condominium Act, which generally apply to other projects between the boundaries walls and include all interior structural components and other common elements. The method of measurement used herein is generally found in sales materials and is provided to show a perspective view to compare the facts with units in other condominium projects that utilize the same method. Dimensions are not set of the line. Measurements of interior wall thickness are generally taken at the thickest portion of each plane with the thinnest wall and for the room with a smaller perimeter, without regard for temporary cubicles or partitions. Accordingly, the interior 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 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 represent 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 reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

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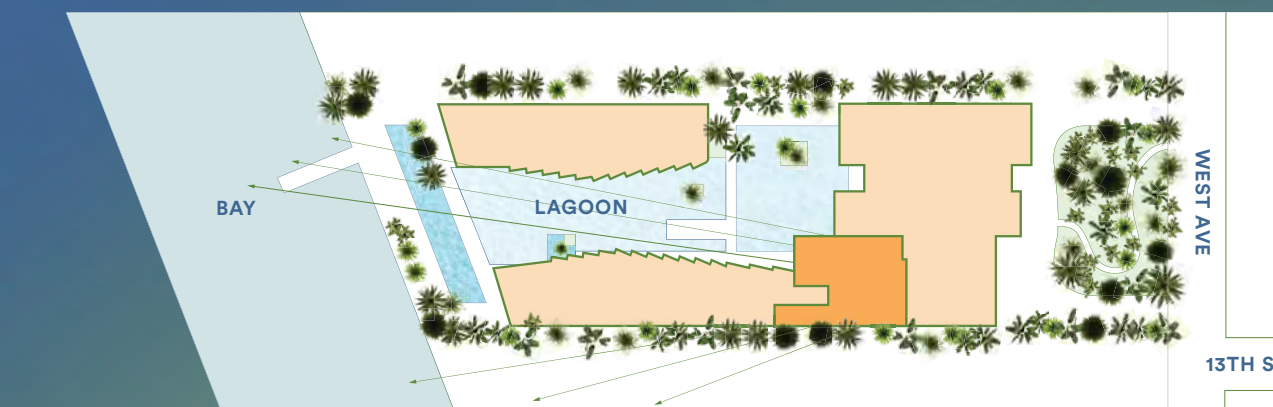


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIER JEAN NOUVEL

# 3-5E

2 BEDROOMS / 2.5 BATHS

TOTAL: 3573 SQ FT / 332 SQ M  
INTERIOR: 2097 SQ FT / 195 SQ M  
EXTERIOR: 1476 SQ FT / 137 SQ M



MIAMI BEACH

- UNIQUE FEATURES**
- / Seamless indoor/outdoor experience
  - / Lagoon and Biscayne Bay views
  - / Curated climbing garden on South terrace for shade & privacy
  - / Oveized garden terrace off bedrooms
  - / West and South exposures
  - / Jean Nouvel-designed planters with hanging vines and flowers
- 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 attendant
  - / Sun deck with 16-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
  - / Steam shower in master bath
  - / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
  - / Vola fixtures
  - / Secondary bath: feature Sugar Gold stone floors and a Sugar Gold vanity
  - / Powder room fixtures: Verti Capri stone

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 19.03, FLORIDA STATUTES, TO BE PREPARED BY A DEVELOPER TO BUYER OR LESSEE.

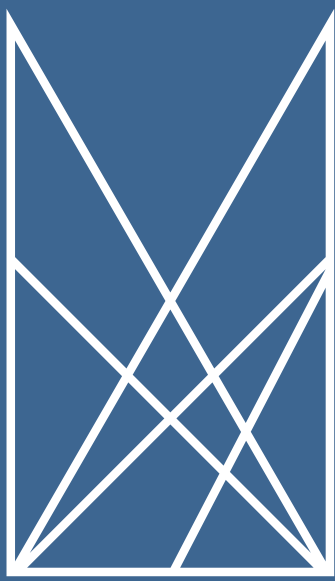
\*Floor square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "net" area in the Declaration, which generally will include the interior portion between the perimeter walls and include 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 facts with units in other condominium projects that utilize the same method. Dimensions are not part of the title. Measurements of rooms and floor area are generally taken at the furthest extent of each plane with the above that shows wall or the room with a parallel wall, without regard for temporary, any cabinet or partitions. Accordingly, the interior area 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 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 represent or describe herein. [jean.nouvel@atelierjean-nouvel.com](mailto:jean.nouvel@atelierjean-nouvel.com) 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 balcony or other portions of the Condominium. Owners are urged to reflect or describe herein are not included with the unit unless expressly provided in your purchase agreement.

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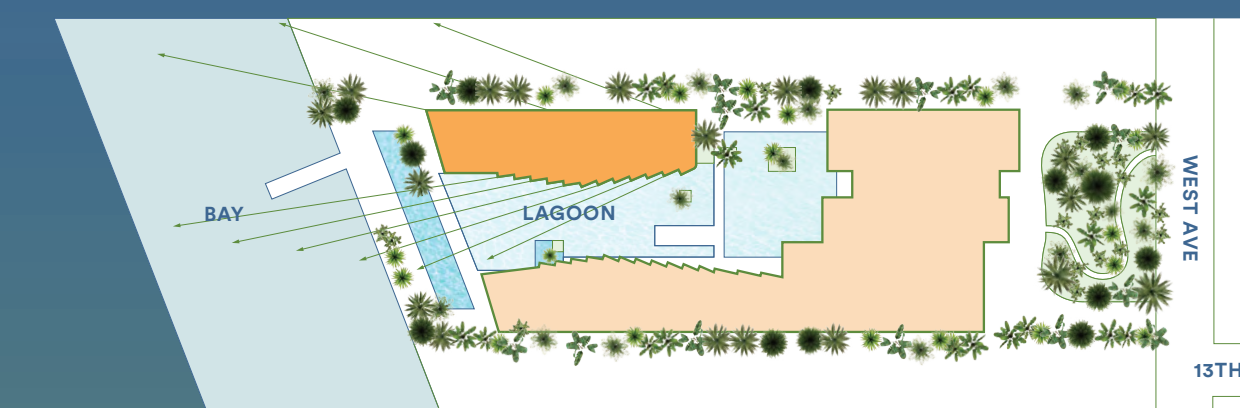


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL

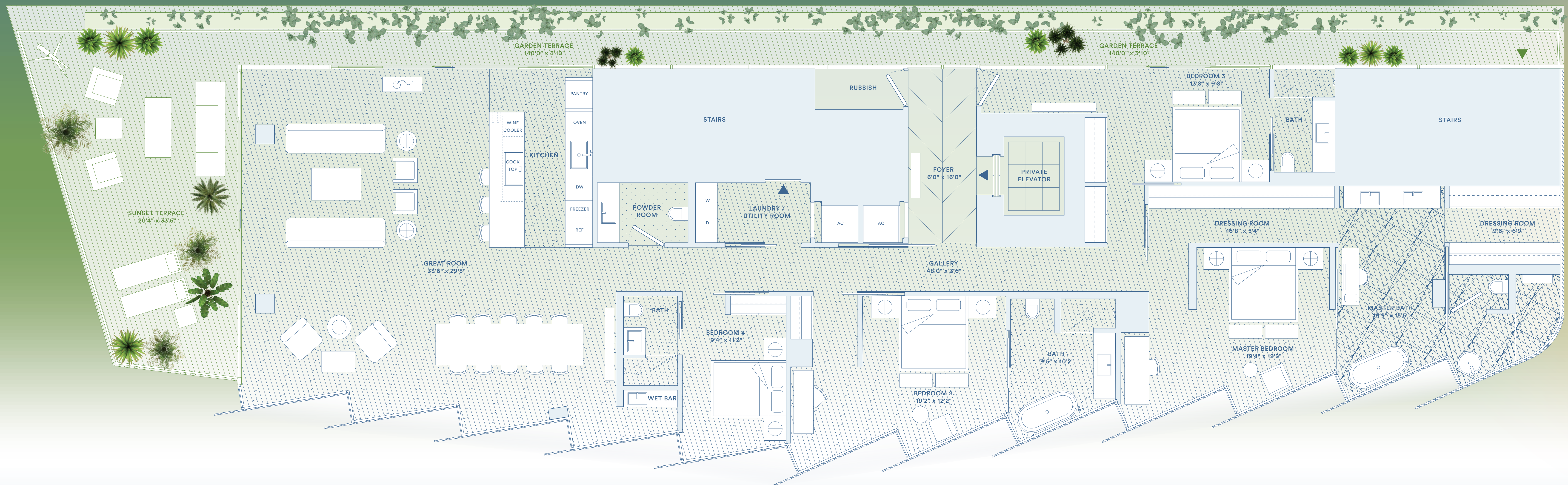
# 4A

4 BEDROOMS / 4.5 BATHS

TOTAL: 4378 SQ FT / 407 SQ M  
INTERIOR: 3217 SQ FT / 299 SQ M  
EXTERIOR: 1161 SQ FT / 108 SQ M



- UNIQUE FEATURES**
- / Seamless indoor/outdoor experience
  - / Unique sawtooth honeycomb rigids
  - / Framed views to Lagoon and Biscayne Bay
  - / Curated climbing garden on North terrace for shade & privacy
  - / East, West, North and South exposures
  - / Light-filled open floor plan
  - / Bay view tub in master and second bath
  - / Boutique living experience
  - / Wet bar
  - / 140' 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, aquatic plants, and infinity edge
  - / Concierge 24-hour lobby attendant
  - / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
  - / 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
  - / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
  - / Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
  - / Volta fixtures
  - / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
  - / Powder room features Venetian Capri stone
  - / Steam shower in master bath
  - / Master baths with Calacatta



BISCAYNE BAY

LAGOON

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 verticality 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 "Gross Area" set forth in the declaration, which generally only includes the interior surface between the perimeter walls and includes all interior structural 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, abbreviations and use of the word "Area" does not necessarily indicate that the actual area of each unit is the same as the area shown on the sales materials. All square footages and dimensions are approximate and should not be used for any purpose other than general information. 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 are approximate and should not be used for any purpose other than general information. All floor plans, specifications, pricing, and other representations shown and information displayed 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 quantity of materials shown from the plans 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.

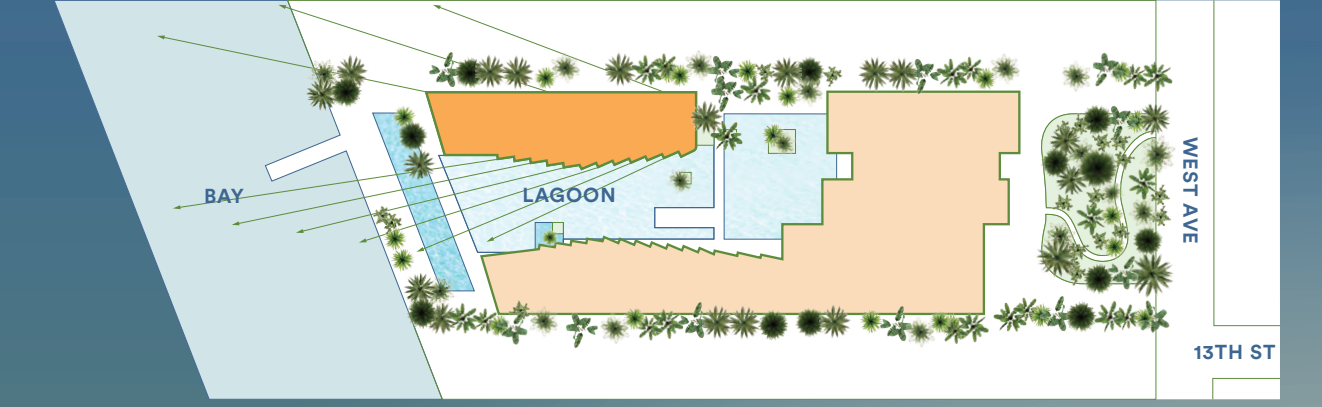
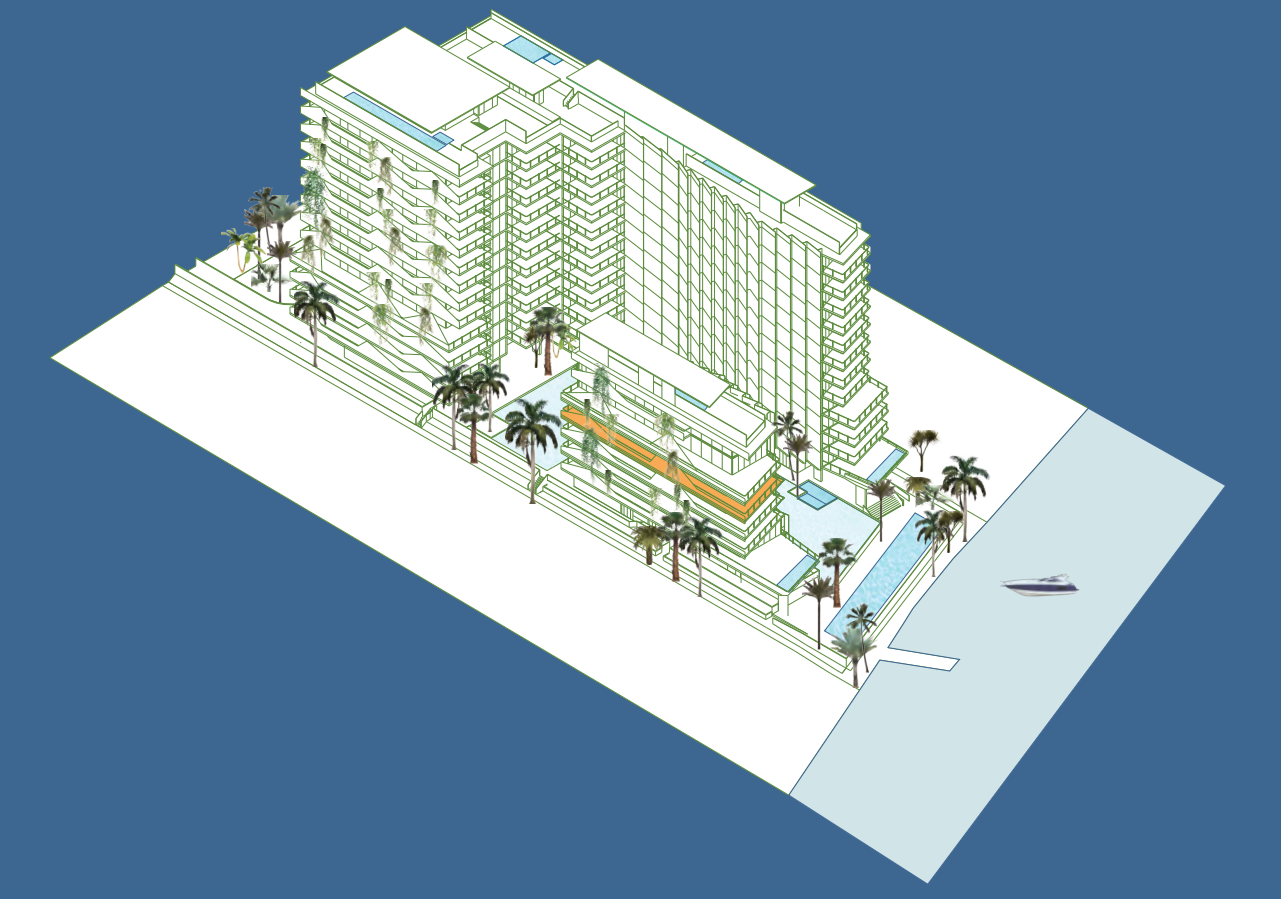
This offering is made only to the purchasers for the condominium and is addressed solely to that person. This is not intended to be an offer to sell nor a solicitation of offers to buy nor made by means of an offer or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC, an affiliate of JDS Development Company which was formerly known as JDS Development. Refer to full legal disclosure available at [www.monadt Terrace.com](http://www.monadt Terrace.com).



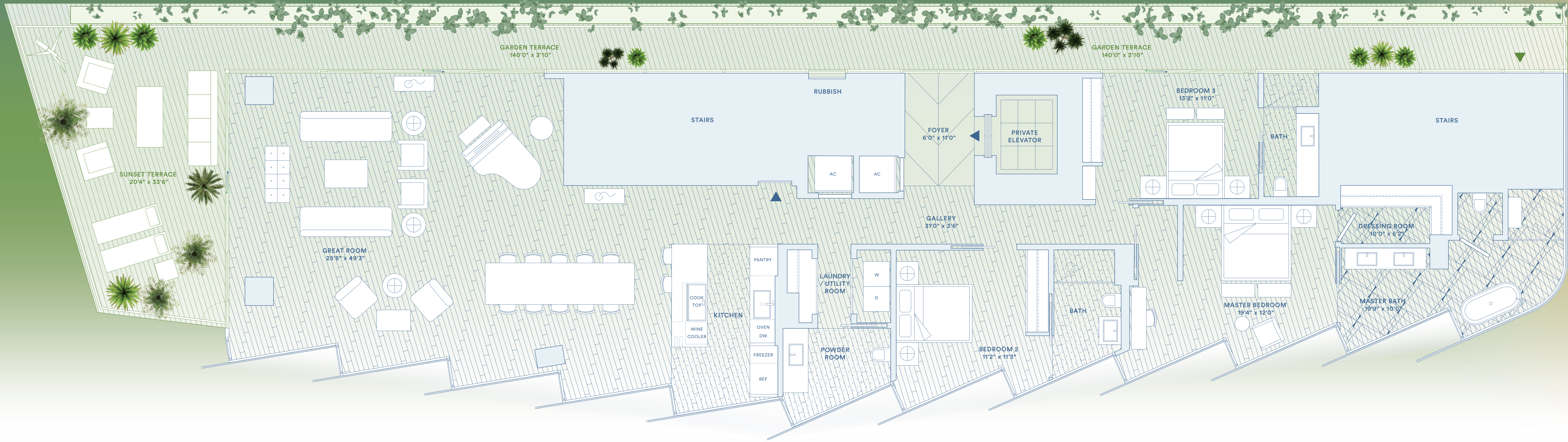
# 5A

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 Lagoon and Biscayne Bay
  - / Curated climbing garden on North terrace for shade & privacy
  - / East, West, North and South exposures
  - / Light-filled open floor plan canopy and Calacatta Gold floor
  - / 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
  - / 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
- ARRIVAL & LANDSCAPE**
- / Porte-cochère drop-off
  - / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
  - / Bay view tub in master and second bath
  - / Boutique living experience
  - / Wet bar
  - / 140' long garden terrace
  - / Pool service
- 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 cooler
  - / Integrated wine rack
  - / 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
  - / Volta fixtures
  - / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
  - / Powder room features Venetian Capri stone
  - / Steam shower in master bath



BISCAYNE BAY

LAGOON

MIAMI BEACH

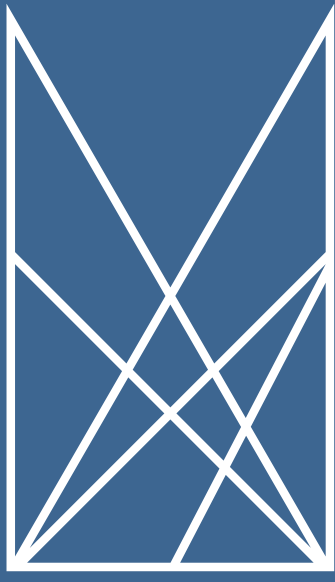
Developer / JDS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS PROVIDED IN SECTION 19.03.10. CONSULT WITH YOUR ATTORNEY TO REVIEW OR ASSESS.

\*Based 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 definition and definition of the Code. All units in this description, which generally only include the interior divisions 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, abbreviations and units of measurement are used herein as a general guide only. Measurements of square feet and cubic feet are generally based on the finished areas of each room, but do not include a finished area, and information regarding any changes or variations. 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 but not limited to finished areas, are approximate based on preliminary plans and are not guaranteed. All floor plans, specifications, pricing, and other descriptions, plans and information displayed 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 quality of materials 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 for the purposes for the consideration and is intended to be used only for the purposes. This is intended to be an offer to sell not a solicitation of offers to buy and is made by JDS and is not an offer to sell or an offer to buy. This project is being developed solely by Monad Terrace Property Owner LLC an affiliate of JDS Development Capital which was recently formed solely for such purposes. Refer to full legal documents available at www.monadt Terrace.com.



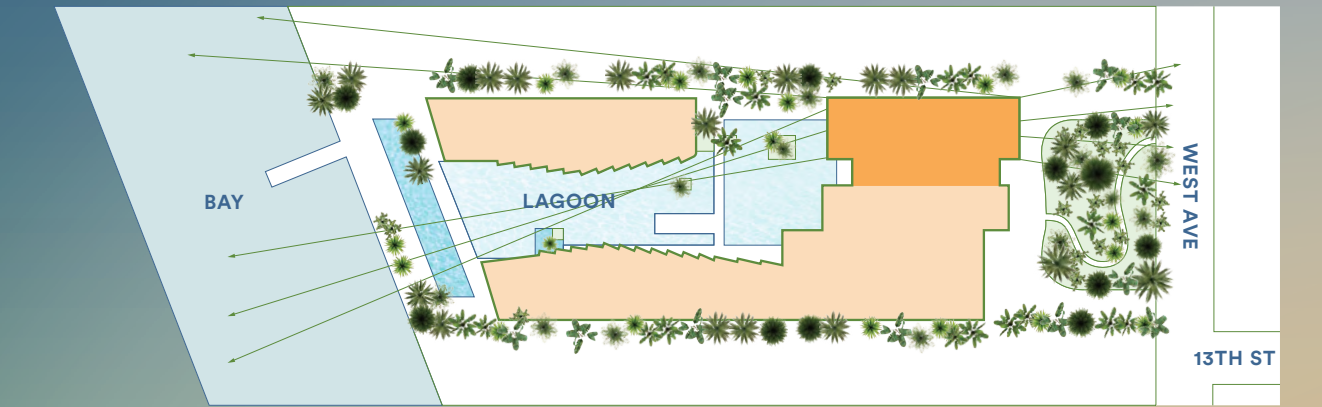
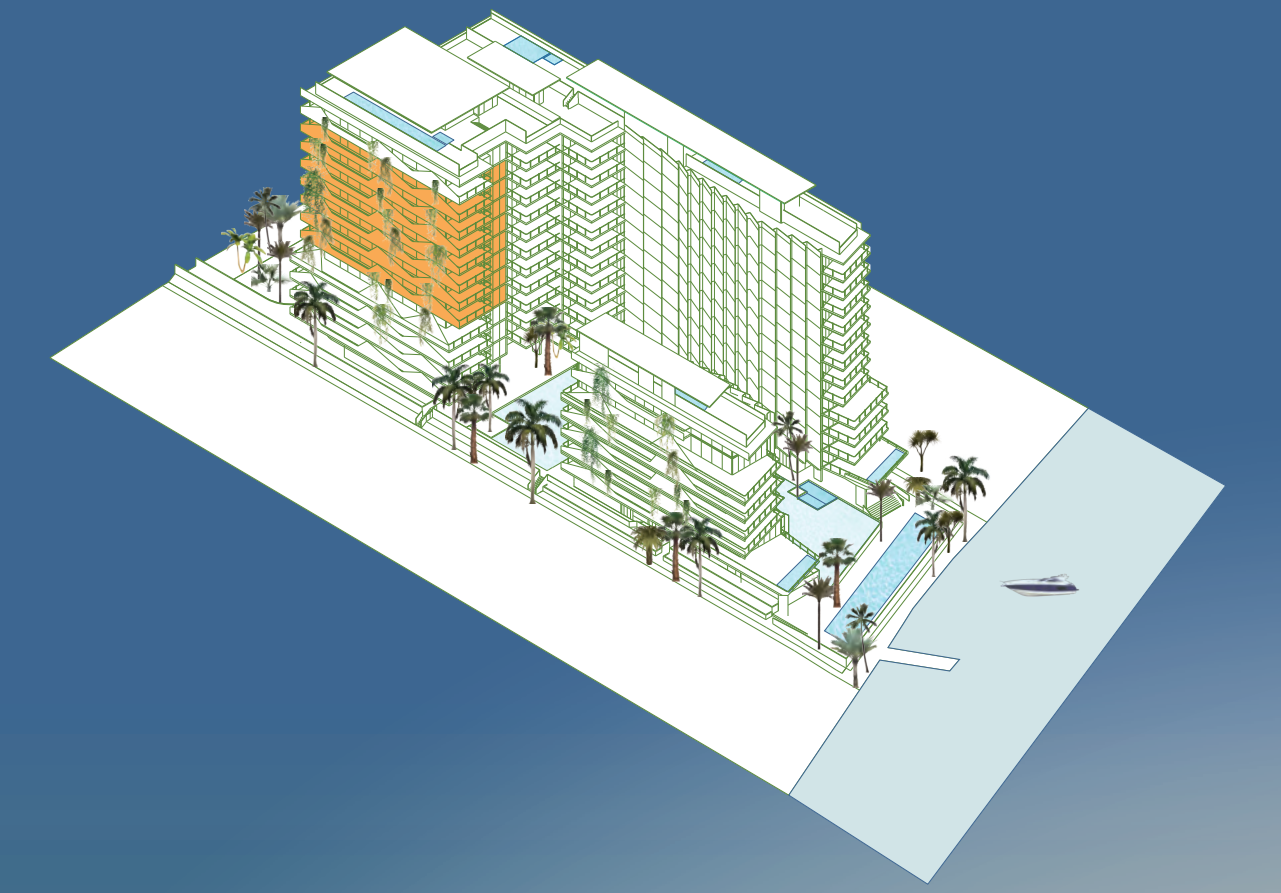


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIER JEAN NOUVEL

# 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
- / Lagoon, Biscayne Bay, and South Beach views
- / Curated climbing garden on North terrace for shade & privacy
- / East, West and North exposures
- / Light-filled open floor plan from sunrise to sunset
- / 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
- / Porte-cochère drop-off
- / Full service valet parking
- / 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
- / Steam shower in master bath
- / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
- / Voila fixtures
- / Secondary bath: feature Sugar Gold stone floors and a Sugar Gold vanity
- / Powder room features Verdi Capri stone

BISCAYNE BAY



MIAMI BEACH

Developer / JDS

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\*Based upon footings 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 description and definition of the "Gross Area" set forth in the description, which generally only includes the interior spaces between the perimeter walls and includes all interior structural 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, abbreviations and use of units. Measurements of square and cubic feet are generally based on the finished areas of each of the finished areas and do not include areas under the finished areas or other areas. Measurements are not intended to be used for any other purpose. Accordingly, the interior air space dimensions of the actual rooms will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions, including but not limited to finished areas, are approximate based on preliminary plans and are not intended to be used for any other purpose. All floor plans, specifications, pricing, and other information shown and information described 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 quantity of square areas from the units or other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

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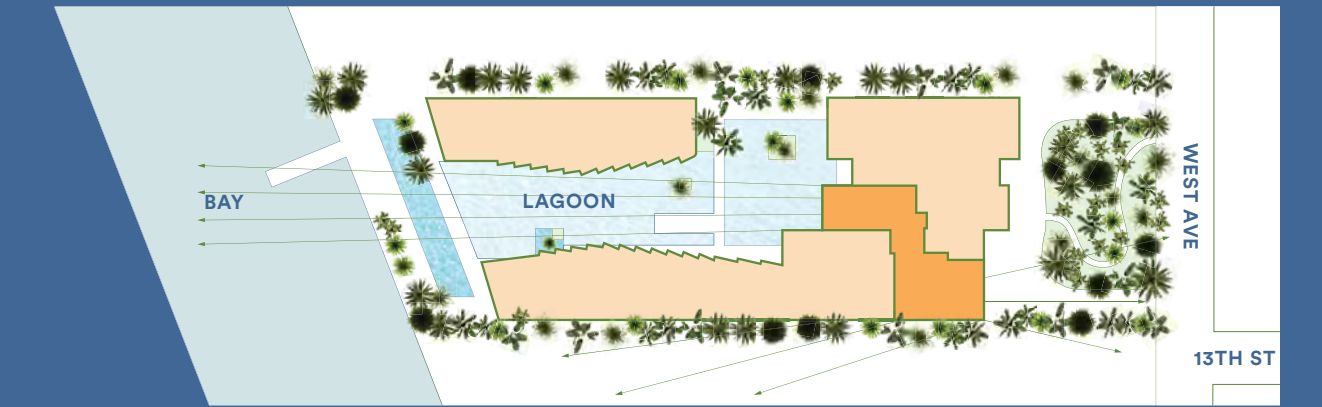
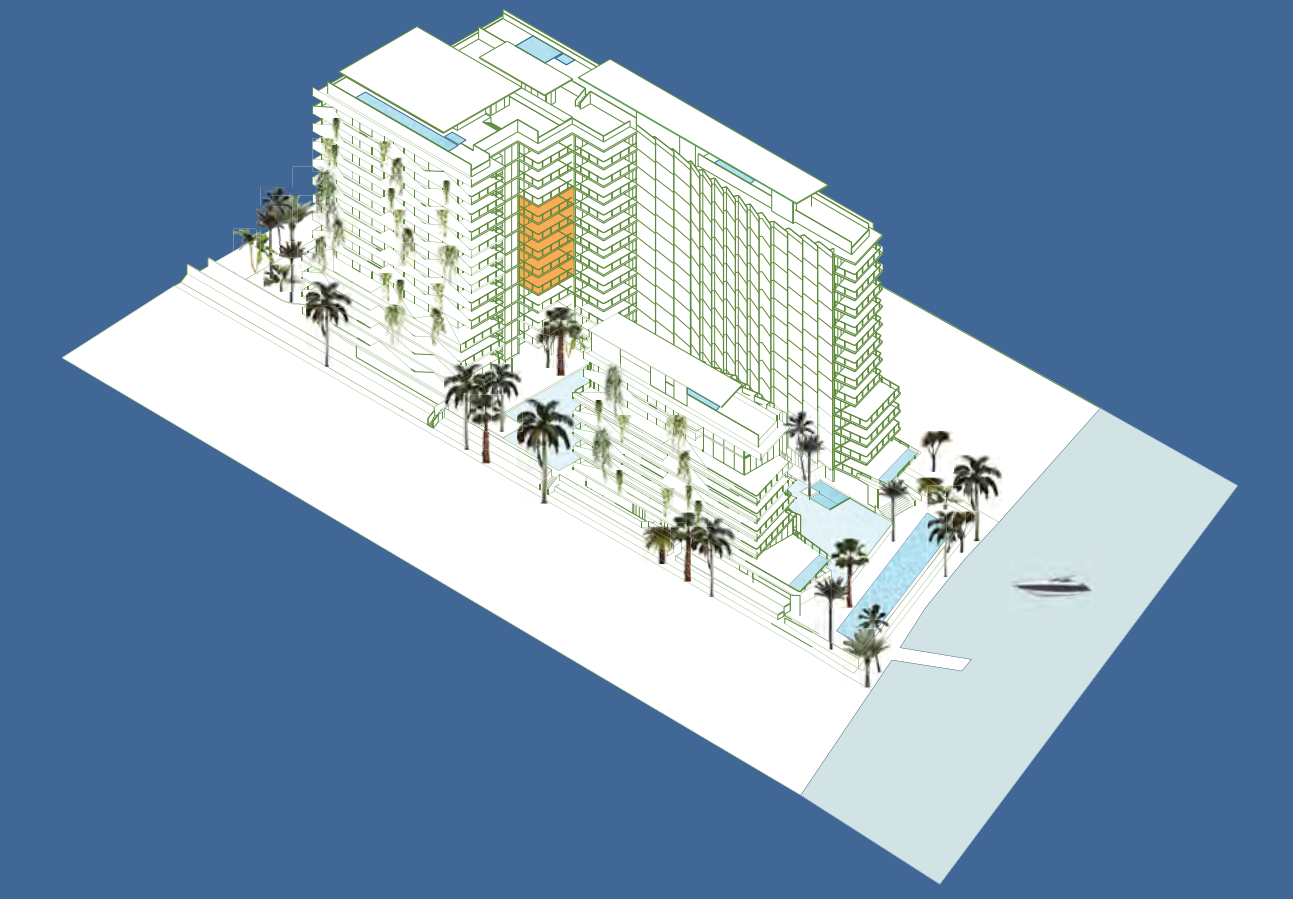
**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIERS JEAN NOUVEL

# 6-10D

3 BEDROOMS / 3.5 BATHS

TOTAL: 3515 SQ FT / 327 SQ M  
INTERIOR: 2496 SQ FT / 232 SQ M  
EXTERIOR: 799 SQ FT / 74 SQ M

BISCAYNE BAY



MIAMI BEACH



- UNIQUE FEATURES**
- / Seamless indoor/outdoor experience
  - / Lagoon and Biscayne Bay views
  - / Curated climbing garden on South terrace for shade & privacy
  - / Ovarized garden terrace off bedrooms
  - / East, West and South exposures
  - / Jean Nouvel-designed planters with hanging vines and flowers
  - / Media room
  - / Arrive & Landscaped
  - / 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
  - / Cafe and juice bar
  - / Lagoon fitness and wellness center
  - / Residents' lounge
  - / Bicycle and water sports storage
  - / Monad Terrace bicycles and paddle boards

- FEATURES**
- / 10-foot ceilings
  - / Floor-to-ceiling sliding doors opening up to 5 feet
  - / Custom wood floors throughout
  - / Semi-private elevator access with direct access from garage
  - / Black Zeus marble and black mirrored entry
  - / Custom flush doors
  - / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
  - / Sculptural cantilevered marble island in Calacatta Gold
  - / Kitchens with custom wood canopy and Calacatta Gold floor
  - / Fully integrated Gaggenau appliances
  - / Custom marble wine rack
  - / Integrated wine cooler
  - / Freestanding soaking tub
  - / Steam shower in master bath
  - / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
  - / Note fixtures
  - / Secondary baths feature Sugar Gold stone floors and 8 Sugar Gold vanity
  - / Powderroom features Verti Capri stone

Developer / JDS

ALL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 174.04, FLORIDA STATUTES, TO BE FORWARDED BY A DEVELOPER TO A BUYER OR LESSEE.

\*Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the double-line and double-centerline method. Such generally will include the interior portion between the perimeter walls and include all interior structural components and other common elements. The method of measurement used herein is generally found in some materials and is provided to allow a prospective buyer to compare the facts with units in other condominium projects that utilize the same method. Dimensions are not part of the deed. Measurements of living and floor area are generally taken at the finished point of each plane with the floor above and for the room with a finished ceiling, without regard for temporary casings or partitions. Accordingly, the interior area 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 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 represent 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 is made regarding existing or future views from the units or other portions of the Condominium. Owners and occupants 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 or a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC an affiliate of JDS Development Group which was recently formed solely for such purpose. Refer to all legal disclosures available at [www.monadterrace.com](http://www.monadterrace.com).



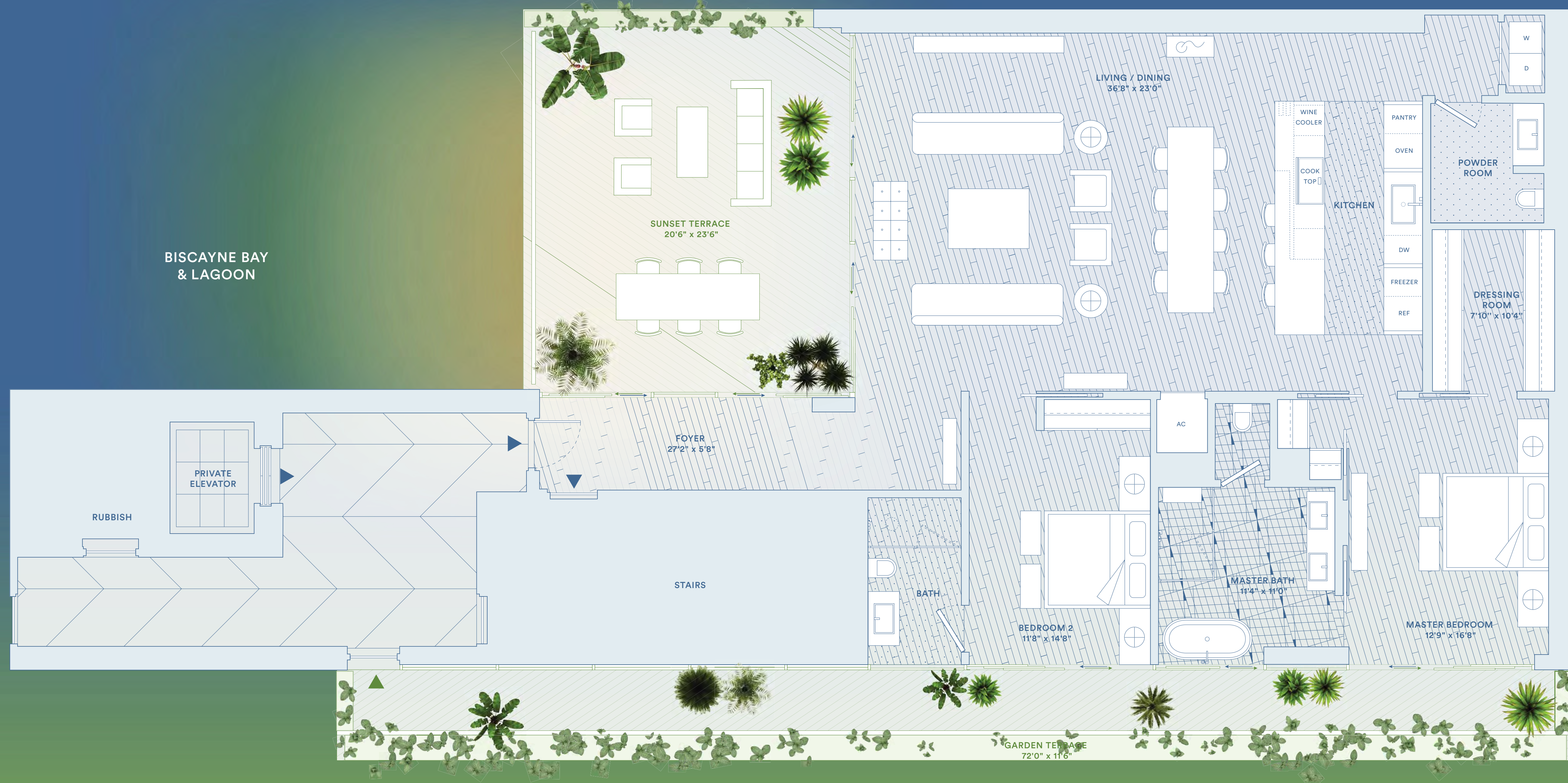
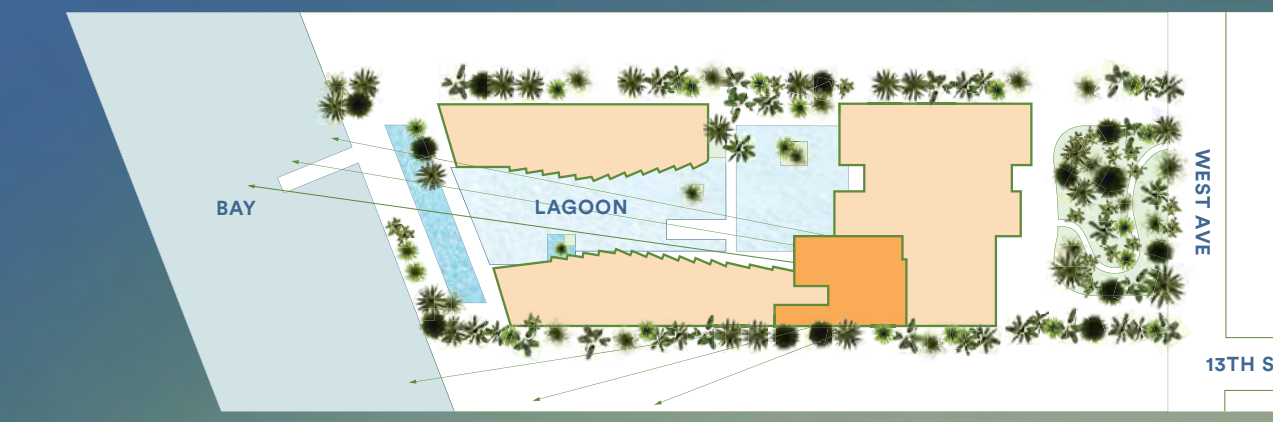


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIER JEAN NOUVEL

# 6-10E

2 BEDROOMS / 2.5 BATHS

TOTAL: 3019 SQ FT / 280 SQ M  
INTERIOR: 2097 SQ FT / 195 SQ M  
EXTERIOR: 922 SQ FT / 86 SQ M



BISCAYNE BAY & LAGOON

MIAMI BEACH

Developer / JDS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 19.03, FLORIDA STATUTES, TO BE PREPARED BY A DEVELOPER TO BUYER OF LESSEE.

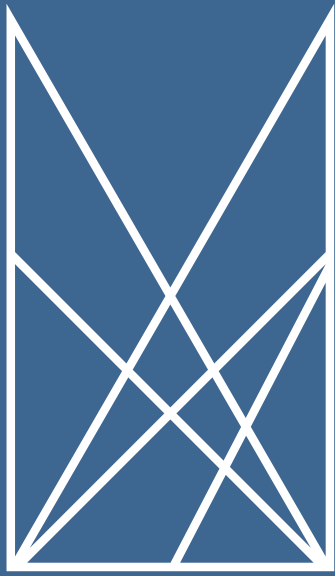
\*Standard square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior dividing walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "net" area in the Declaration, which generally will include the interior portion between the perimeter walls and include all interior structure, all 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 facts with units in other condominium projects that utilize the same method. Calculations are not part of the legal description. Measurements of interior wall to floor area are generally taken at the finished surface of each plane with the above noted above and for the room with a uniform ceiling height, without regard for temporary, any cabinets or partitions. Accordingly, the interior area 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 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 represent 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 are urged to inspect and describe herein any and all views whenever possible 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 or a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC (an affiliate of JDS Development Group) which was recently formed solely for such purpose. Refer to all legal disclosures available at [www.monadtower.com](http://www.monadtower.com).







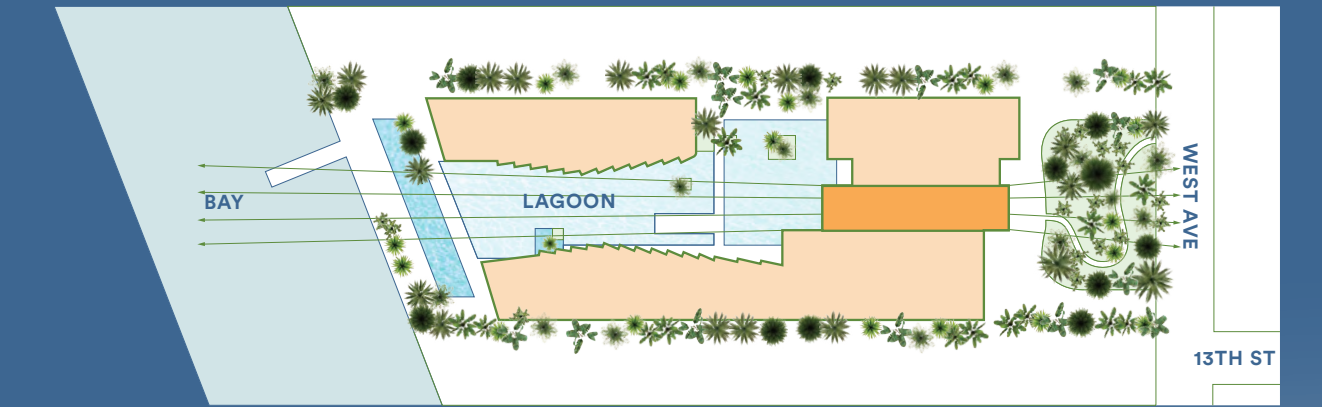
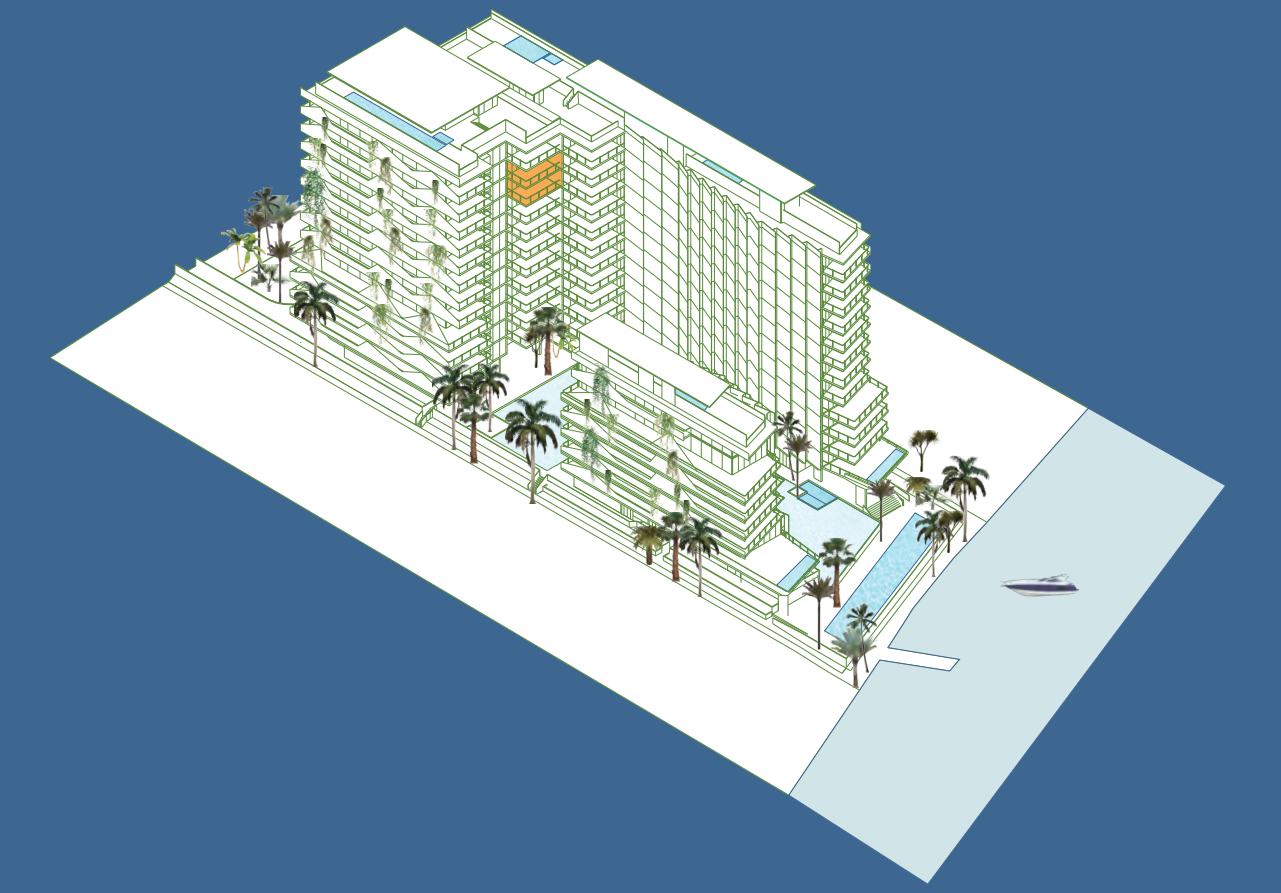


**MONAD  
TERRACE**  
SOUTH BEACH BAY  
BY ATELIER JEAN NOUVEL

# 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
- / Light-filled open floor plan from sunrise to sunset

## FEATURES

- / 10-foot ceilings
- / Floor-to-ceiling sliding doors opening up to 5 feet
- / Custom wood floors throughout
- / Semi-private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom flush doors
- / Sculptural centerwood marble island in Calacatta Gold

## ARRIVAL & LANDSCAPE

- / Jean Nouvel-designed planters with hanging vines and flowers
- / Sunrise and sunset terraces up to 13'-9" deep
- / Media room/study
- / 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

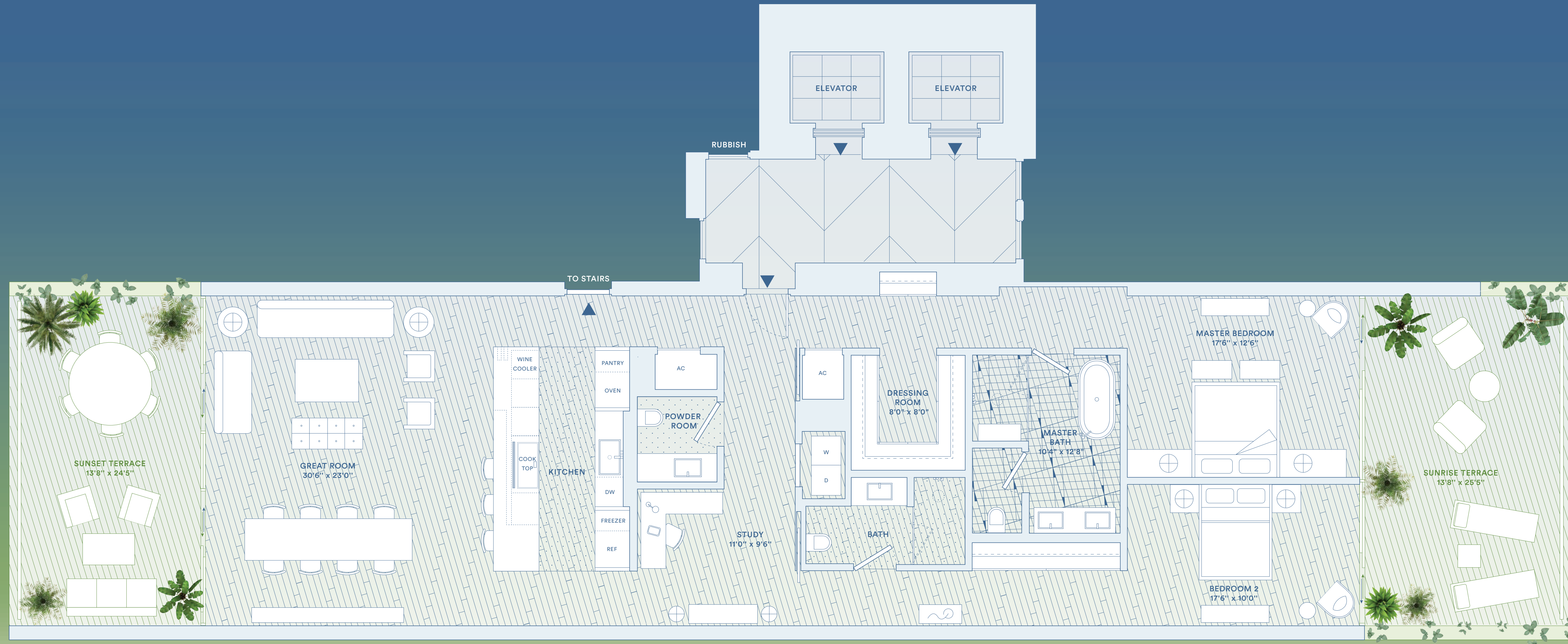
## UNIQUE FEATURES

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

## FEATURES

- / Master baths with Calacatta Gold and Zeus marble flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and corncob medicine cabinet
- / Steam shower in master bath
- / Niche fixtures
- / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
- / Powder room features Veni Capri stone
- / Freestanding soaking tub

## BISCAYNE BAY



## MIAMI BEACH



Developer / **JDS**

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\*Based square footages and dimensions are measured to the exterior boundaries of the exterior walls and the verticality 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 "Gross Area" as set forth in the Declaration, which generally only includes the interior surface between the perimeter walls and includes all interior structural elements and other internal features. 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, abbreviations and use of the word "Area" does not constitute an offer of insurance or any other financial product. All floor plans are preliminary and subject to change without notice and may not be relied upon. No guarantee or representation whatsoever is made regarding accuracy of floor plans or other portions of the Condominium. Owners and separate and separate reflected or described herein are not included with the unit unless expressly provided by your purchase agreement.

This offering is made only by the prospectus for the condominium and no statement should be relied upon that makes the prospectus. This is intended to be an offer to sell not a solicitation of offers to buy and made by prospectus only or in any jurisdiction where the prospectus has not been filed with the appropriate state securities authority. This project is being developed solely by Monad Terrace Property Owner LLC an affiliate of JDS Development Company which was recently formed solely for such purposes. Refer to full legal disclosure available at www.monadterrace.com.



