



1A

3 BEDROOMS / 3.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

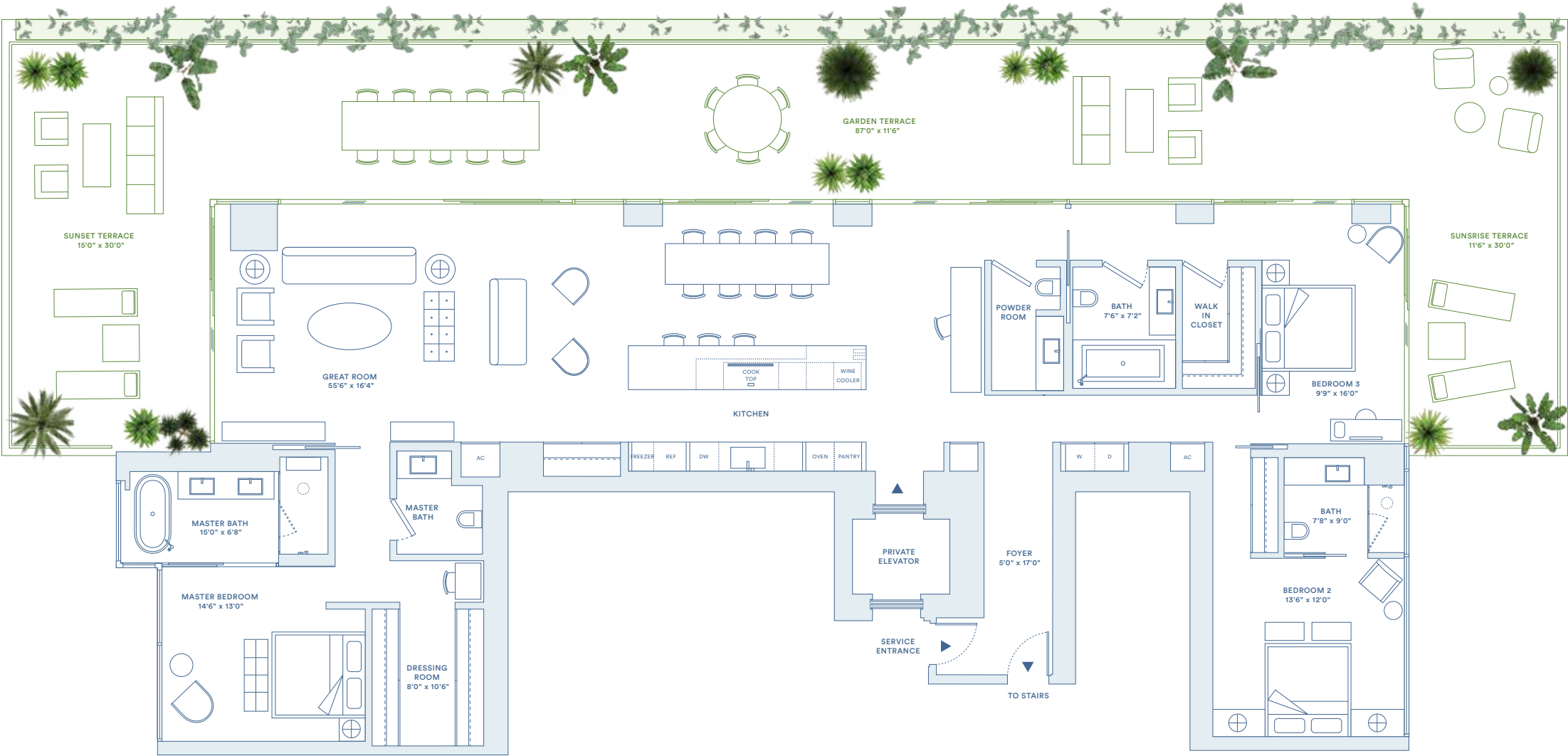
- / Up to 11' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Master baths with Calacatta Gold
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



2-5B

3 BEDROOMS / 3.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

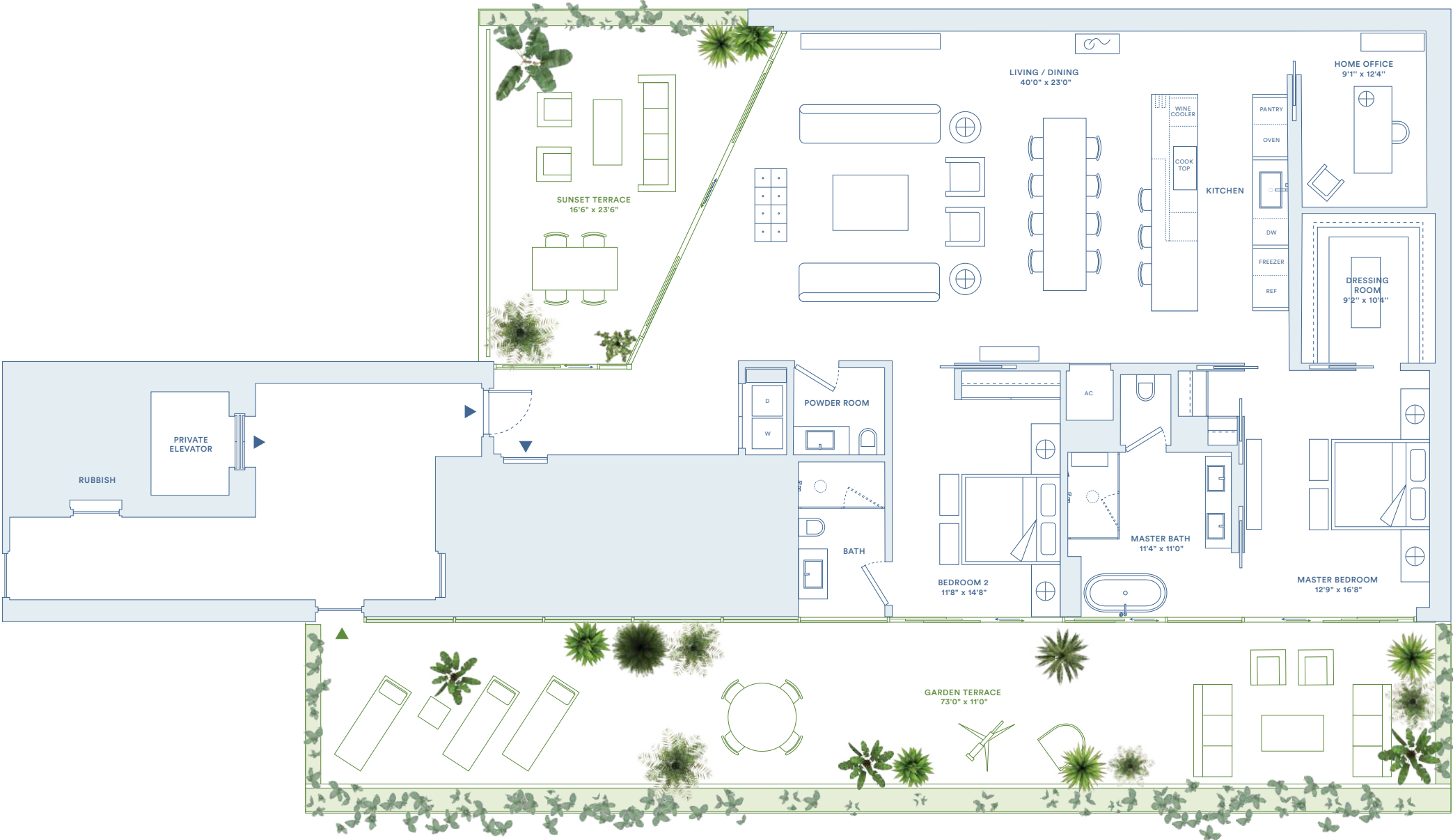
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



3-5E

2 BEDROOMS / 2.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

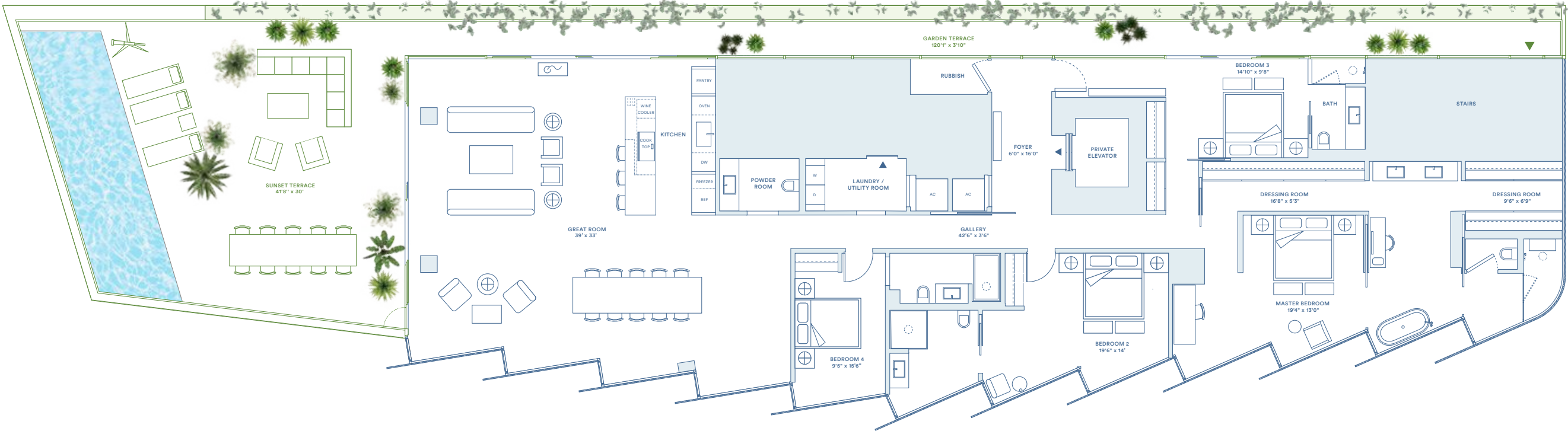
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



2A

4 BEDROOMS / 4.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

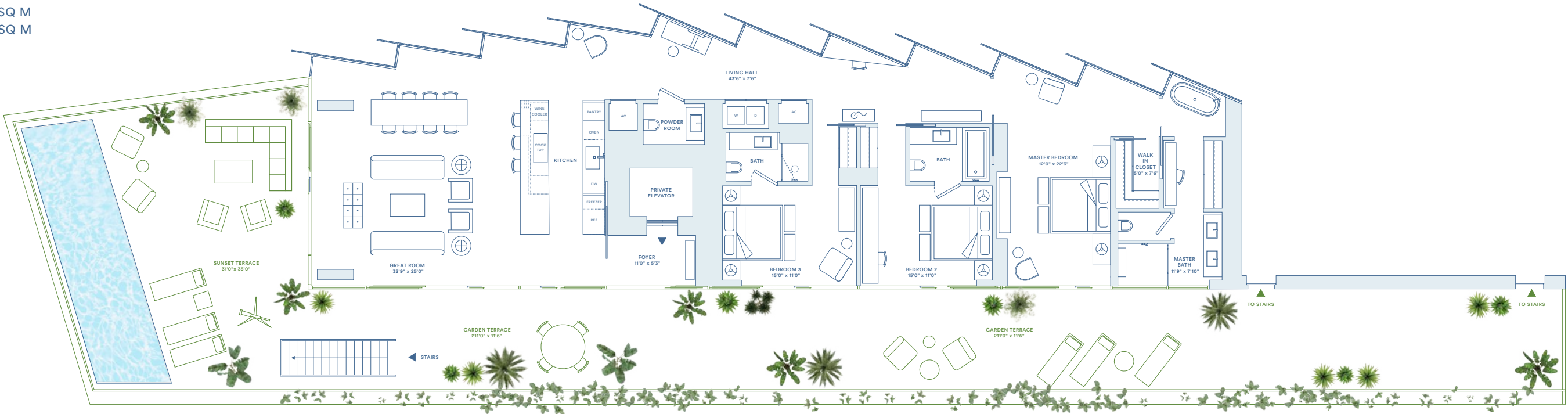
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



2F

3 BEDROOMS / 3.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

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



3-5D

3 BEDROOMS / 3.5 BATHS

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

Developer / JDS

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UNIQUE FEATURES

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- / Lagoon and Biscayne Bay views
- / East and West exposures
- / Curated climbing garden on South terrace for shade & privacy
- / Oversized garden terrace off bedrooms
- / East, West and South exposures
- / Jean Nouvel-designed planters with hanging vines and flowers
- / Media room

ARRIVAL & LANDSCAPE

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

FEATURES

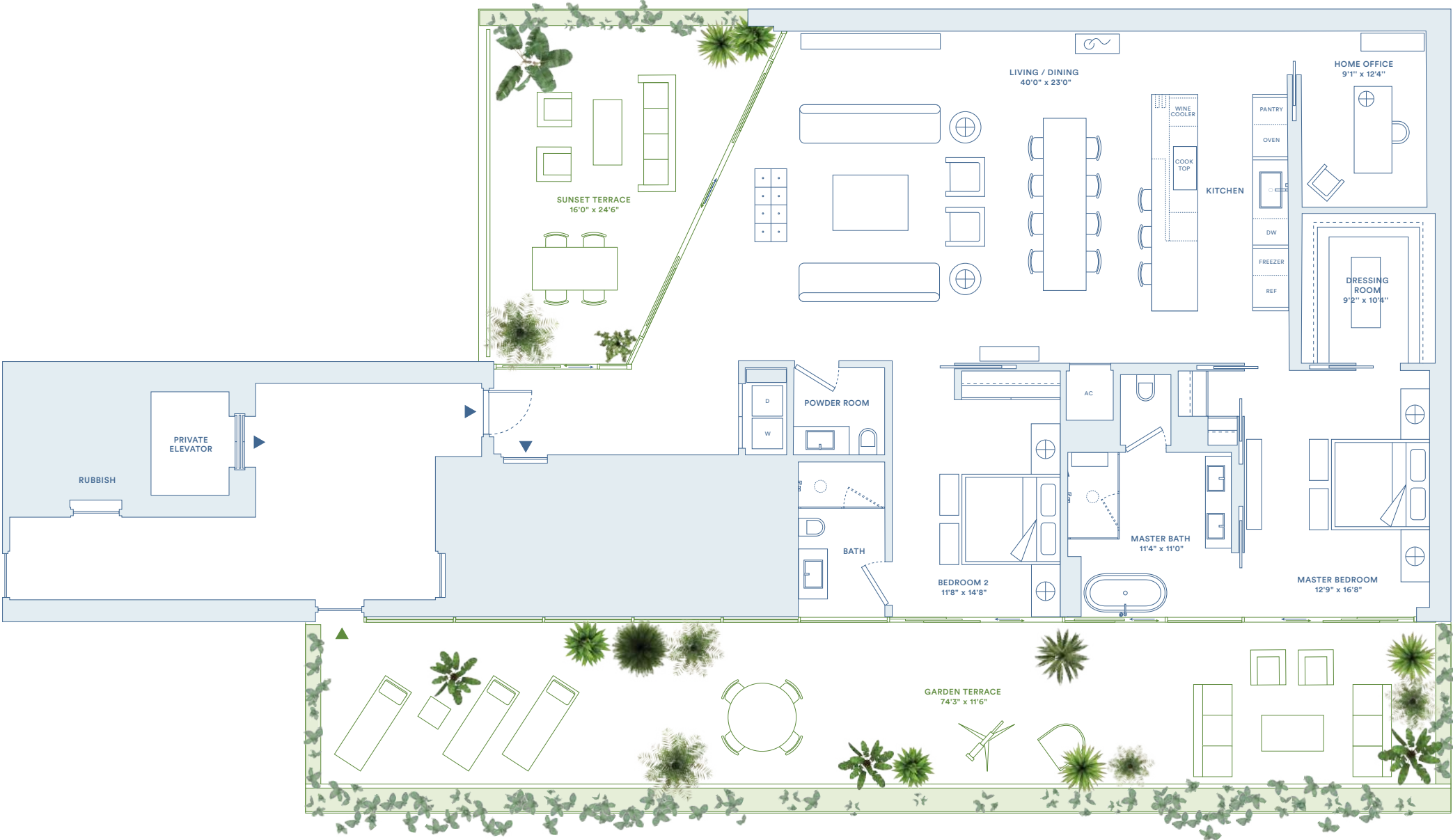
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- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Master baths with Calacatta Gold
- / Secondary baths feature Sugar Gold marble
- / Powder room features Verti Capri stone



3-5E

2 BEDROOMS / 2.5 BATHS

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



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- / West and South exposures
- / Garden terrace off bedrooms
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- / Home office

ARRIVAL & LANDSCAPE

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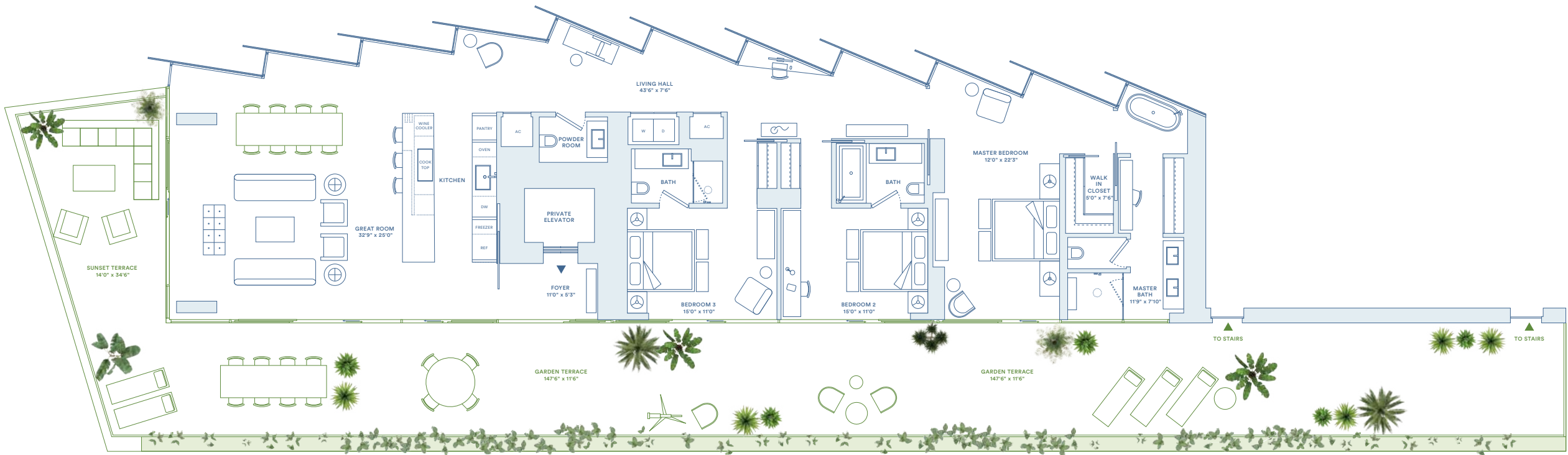
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3-5F

3 BEDROOMS / 3.5 BATHS

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



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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

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



3-10C

2 BEDROOMS / 2.5 BATHS

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

Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

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

FEATURES

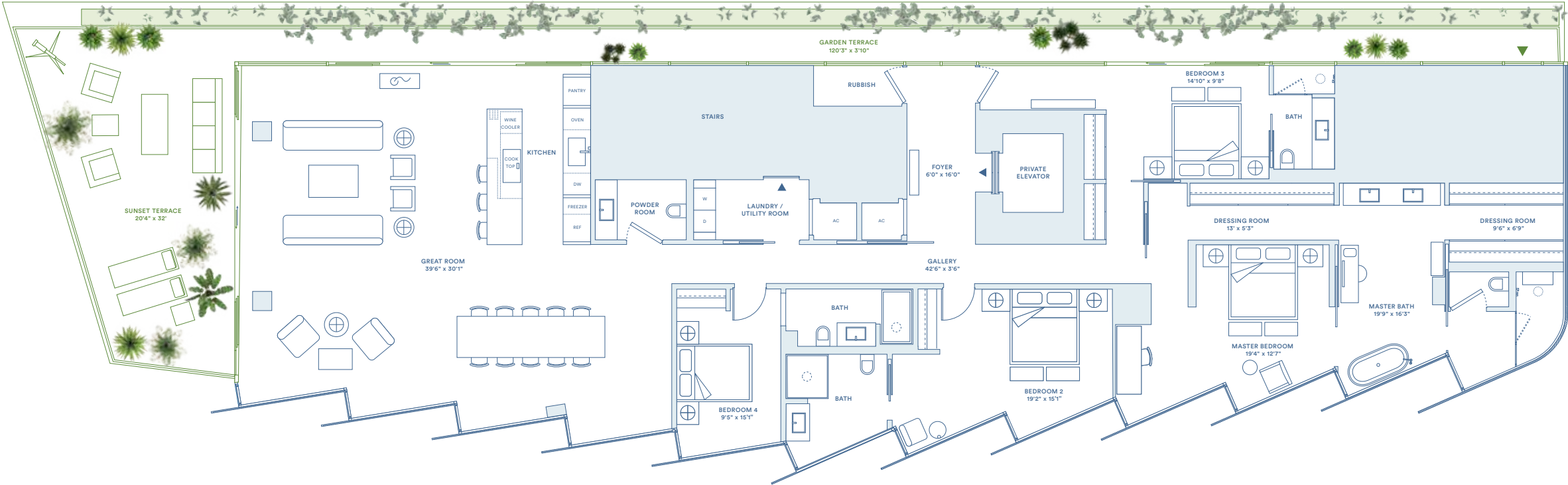
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



3A

4 BEDROOMS / 4.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

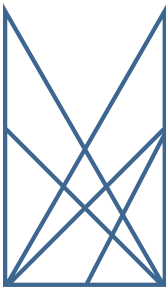
- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / Curated climbing garden on North terrace for shade and privacy
- / North, South, East, and West exposures
- / Light-filled open floor plan
- / Bay view tub in master and second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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

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

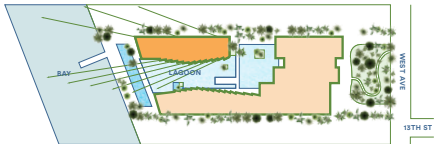


MONAD
TERRACE
SOUTH BEACH BAY
BY ATELIER JEAN NOUVEL

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



15TH ST

BAY VIEW

BISCAYNE BAY

MIAMI BEACH

LAGOON

Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb façade
- / 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
- / 140' long garden terrace

ARRIVAL & LANDSCAPE

- / Porte-cochère 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
- / 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
- / Volà fixtures
- / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
- / Powder room features Verdi Capri stone

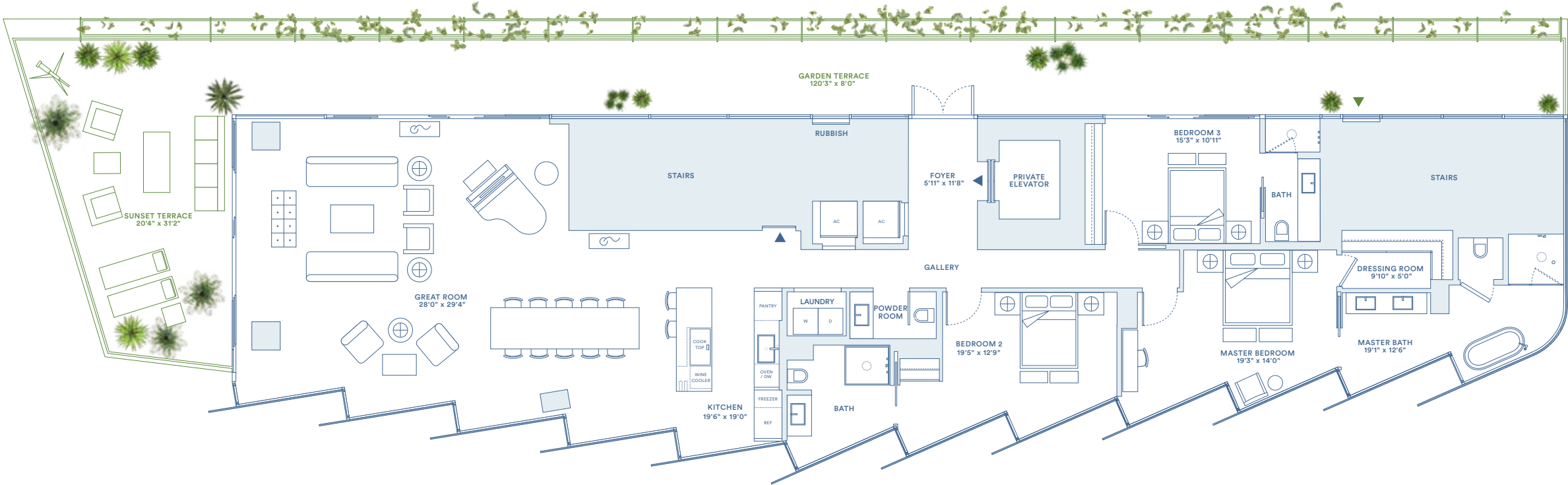




5A

3 BEDROOMS / 3.5 BATHS

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



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UNIQUE FEATURES

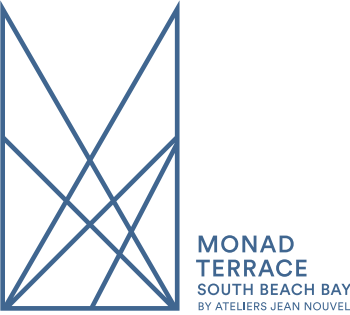
- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / Curated climbing garden on North terrace for shade and privacy
- / North, South, East, and West exposures
- / Light-filled open floor plan
- / Bay view tub in master and second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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

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



6-10D

3 BEDROOMS / 3.5 BATHS

TOTAL: 3225 SQ FT / 300 SQ M
INTERIOR: 2496 SQ FT / 232 SQ M
EXTERIOR: 729 SQ FT / 68 SQ M

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

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

FEATURES

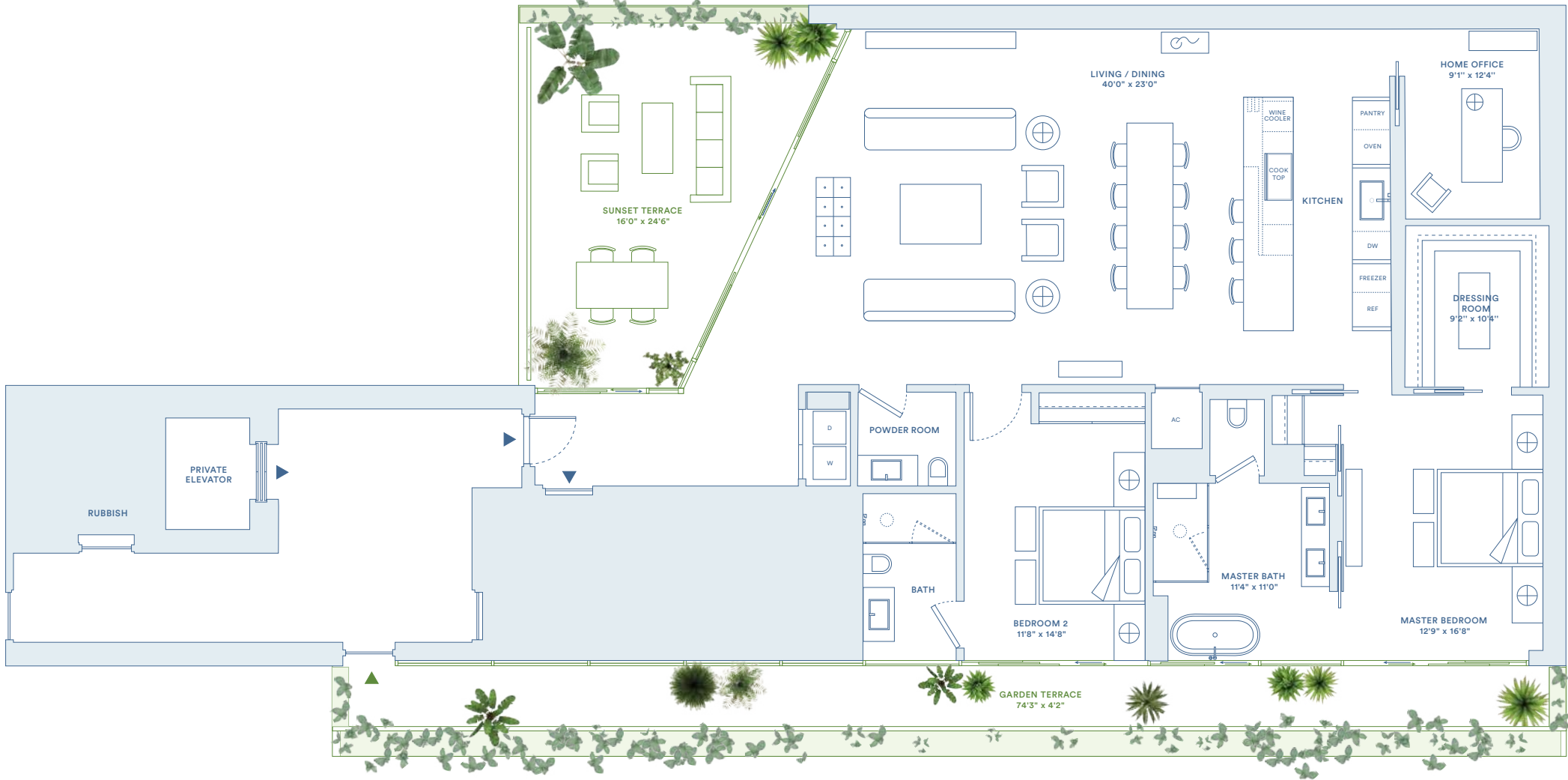
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



6-10E

2 BEDROOMS / 2.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

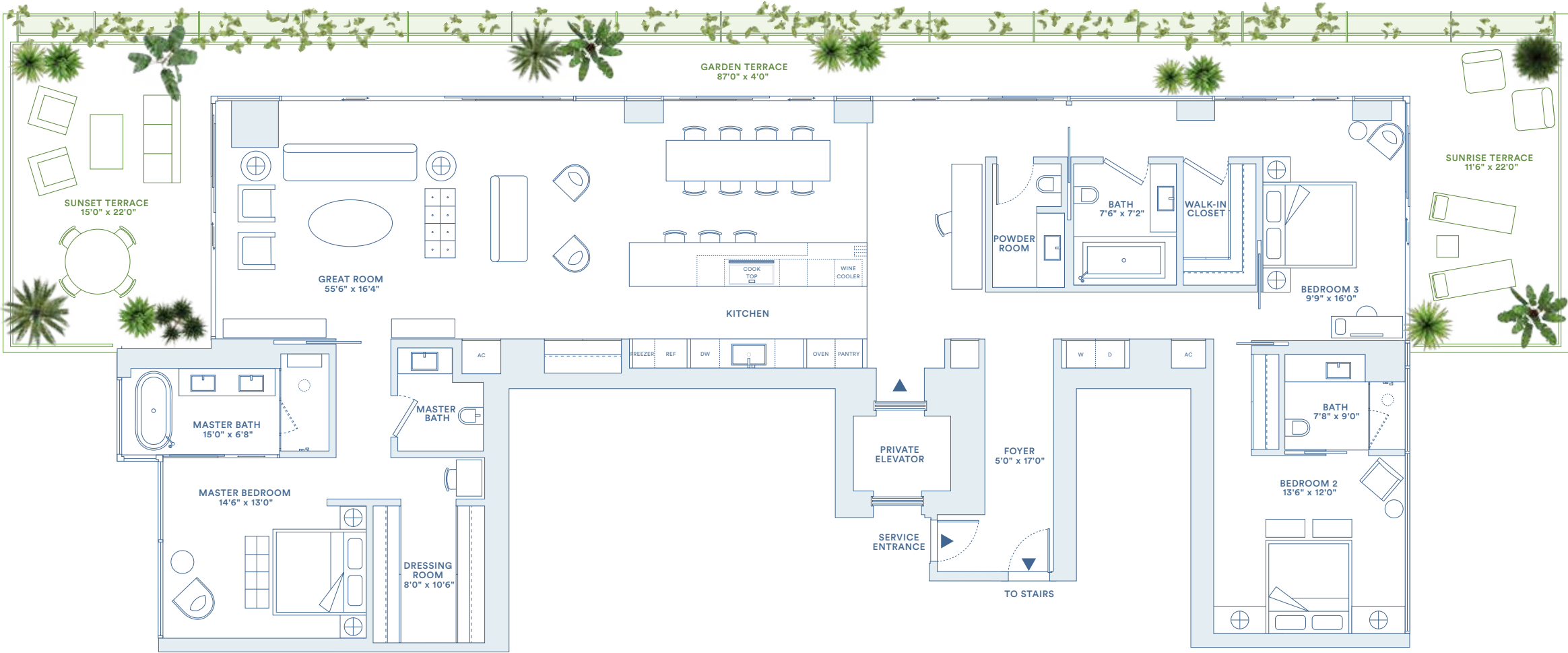
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



6-12B

3 BEDROOMS / 3.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

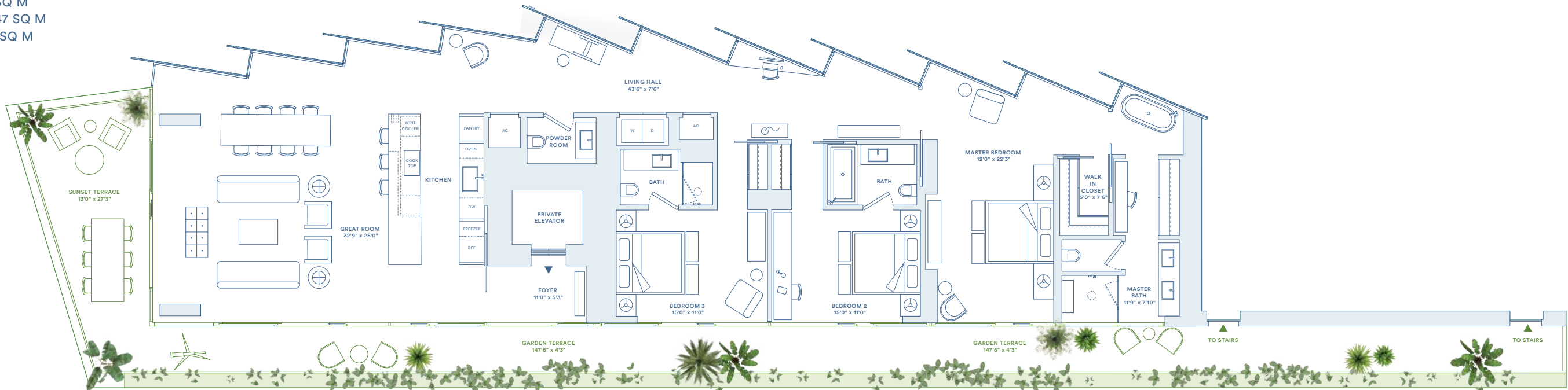
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



6-12F

3 BEDROOMS / 3.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

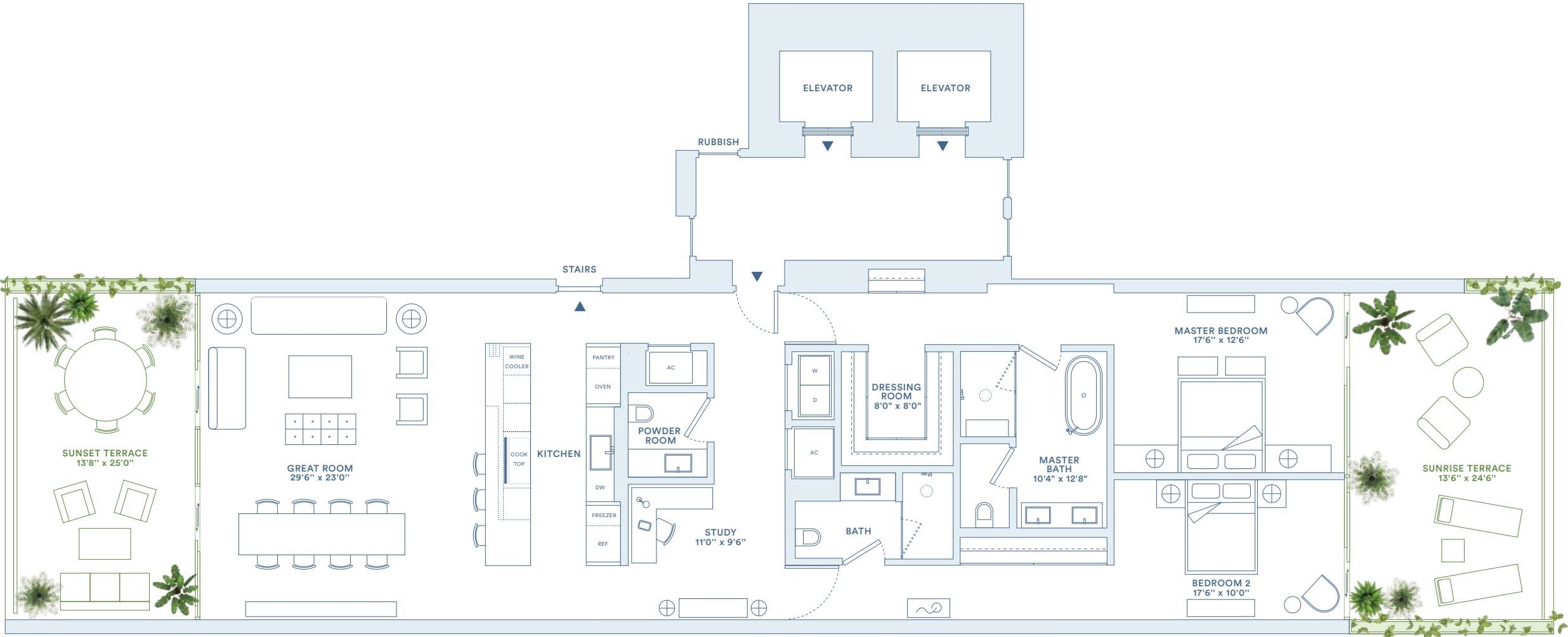
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



11-12C

2 BEDROOMS / 2.5 BATHS

TOTAL: 2719 SQ FT / 253 SQ M
INTERIOR: 2044 SQ FT / 190 SQ M
EXTERIOR: 675 SQ FT / 63 SQ M



Developer / JDS

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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Lagoon, Biscayne Bay, South Beach and Atlantic Ocean views
- / East and West exposures
- / Jean Nouvel-designed planters with hanging vines and flowers
- / Sunrise and sunset terraces up to 13'8" deep
- / Media room/study

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

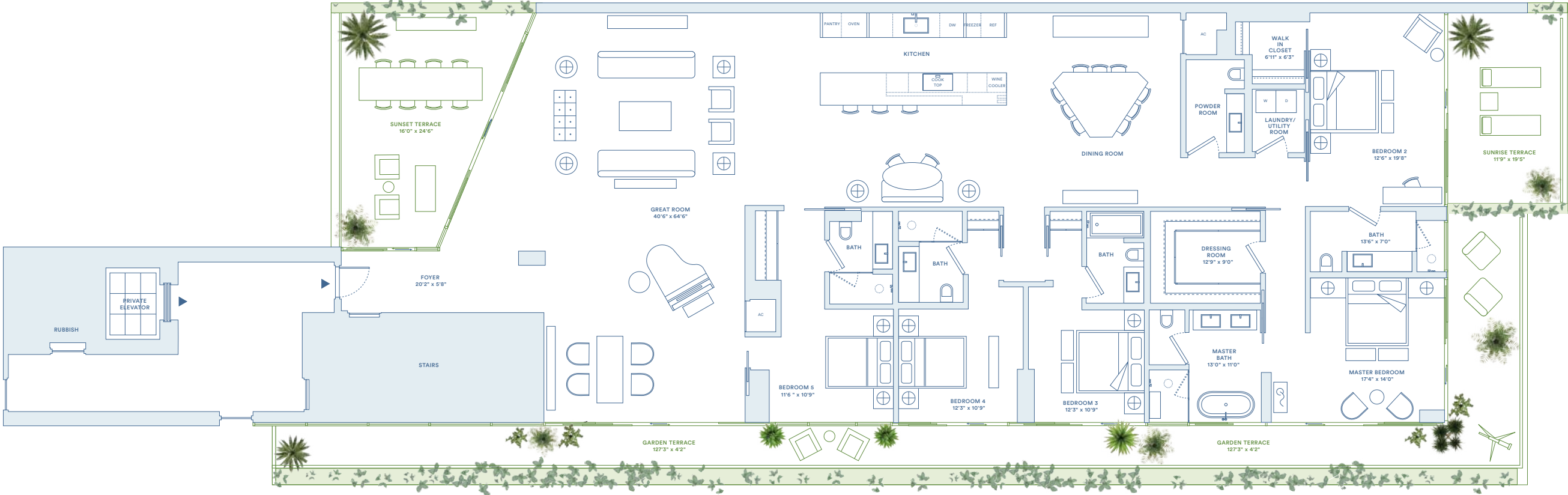
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble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



11-12E

5 BEDROOMS / 5.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

FEATURES

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



PHA

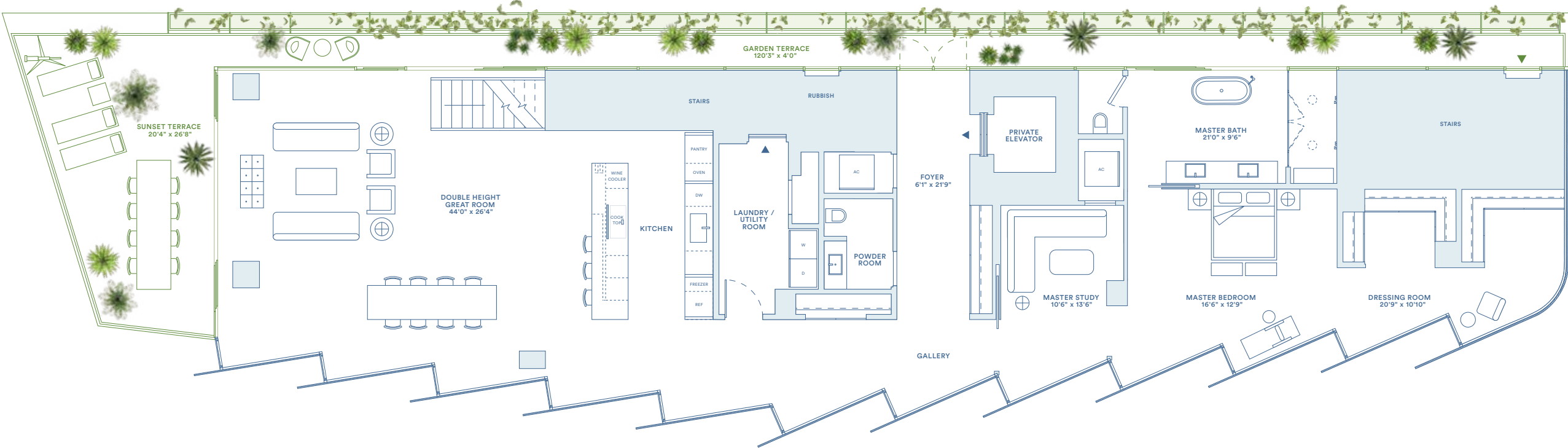
(1 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M



Developer / JDS

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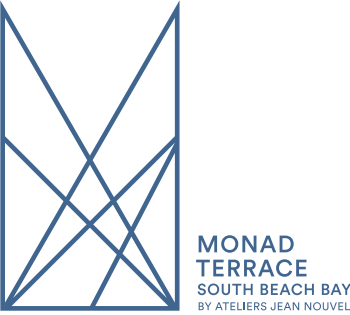
- / Seamless indoor/outdoor experience
- / Duplex floor plan with 20' ceiling heights in the great room
- / Private 3480 SF rooftop terrace with 18' x 18' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass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

ARRIVAL & LANDSCAPE

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

FEATURES

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



PHA

(2 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

TOTAL: 9824 SQ FT / 912 SQ M

INTERIOR: 4863 SQ FT / 452 SQ M

EXTERIOR: 4961 SQ FT / 460 SQ M



Developer / JDS

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FEATURES

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PHA

(3 of 3)

4 BEDROOMS / 4 BATHS / 2 POWDER

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FEATURES

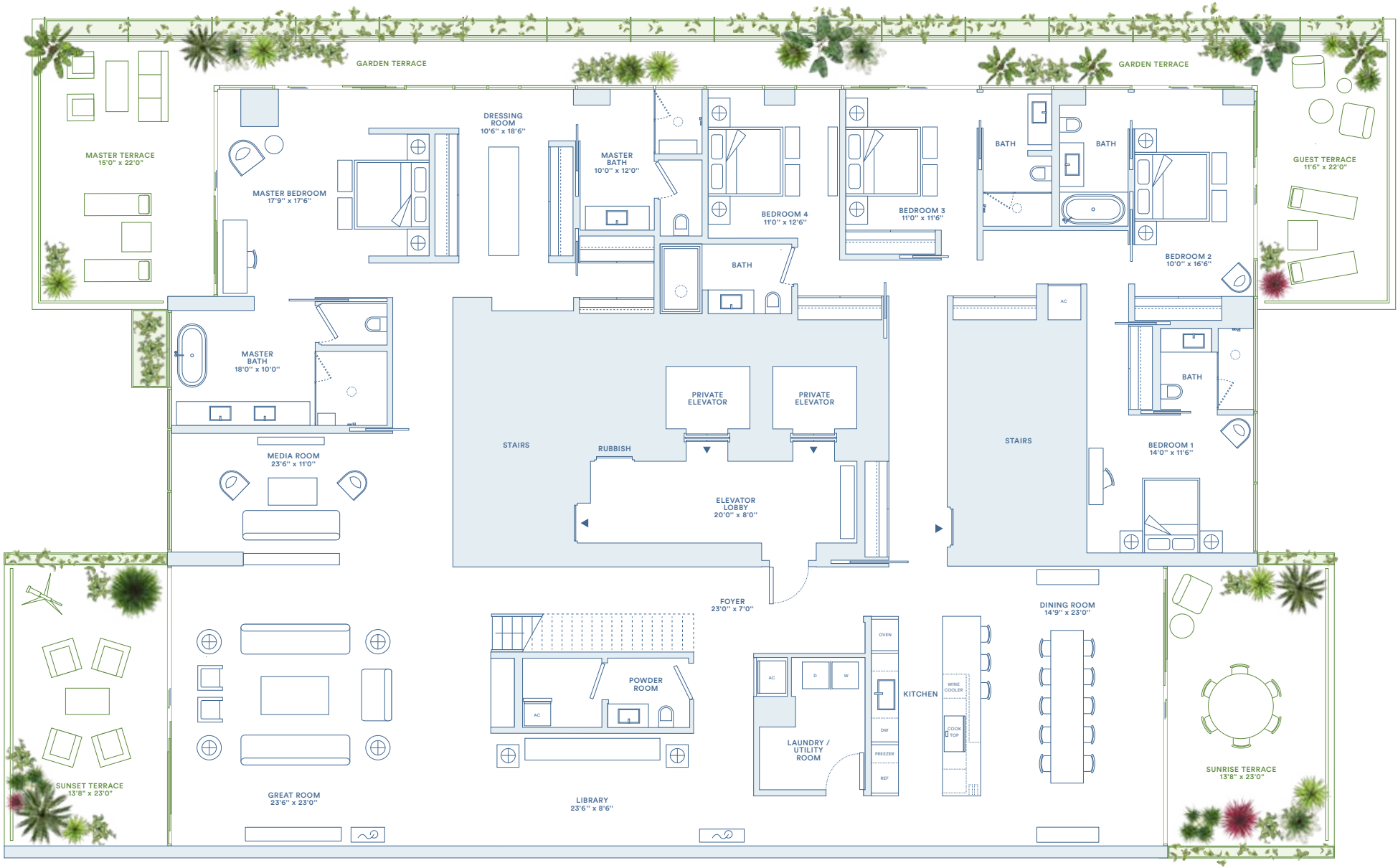
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- / Custom marble wine rack
- / Integrated wine cooler
- / Custom bathrooms designed by Jean Nouvel
- / Freestanding soaking tub
- / Master baths with Calacatta Gold
- / Steam shower in master bath
- / Secondary baths feature Sugar Gold marble
- /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



PHB (1 of 2)

5 BEDROOMS / 6.5 BATHS

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



Developer / JDS

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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby attendant
- / Sun deck with 116' swimming pool and hot tub overlooking Biscayne Bay
- / Pool service
- / Full service valet parking
- / Cafe and juice bar
- / Lagoon fitness and wellness center

- / Residents' lounge
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

FEATURES

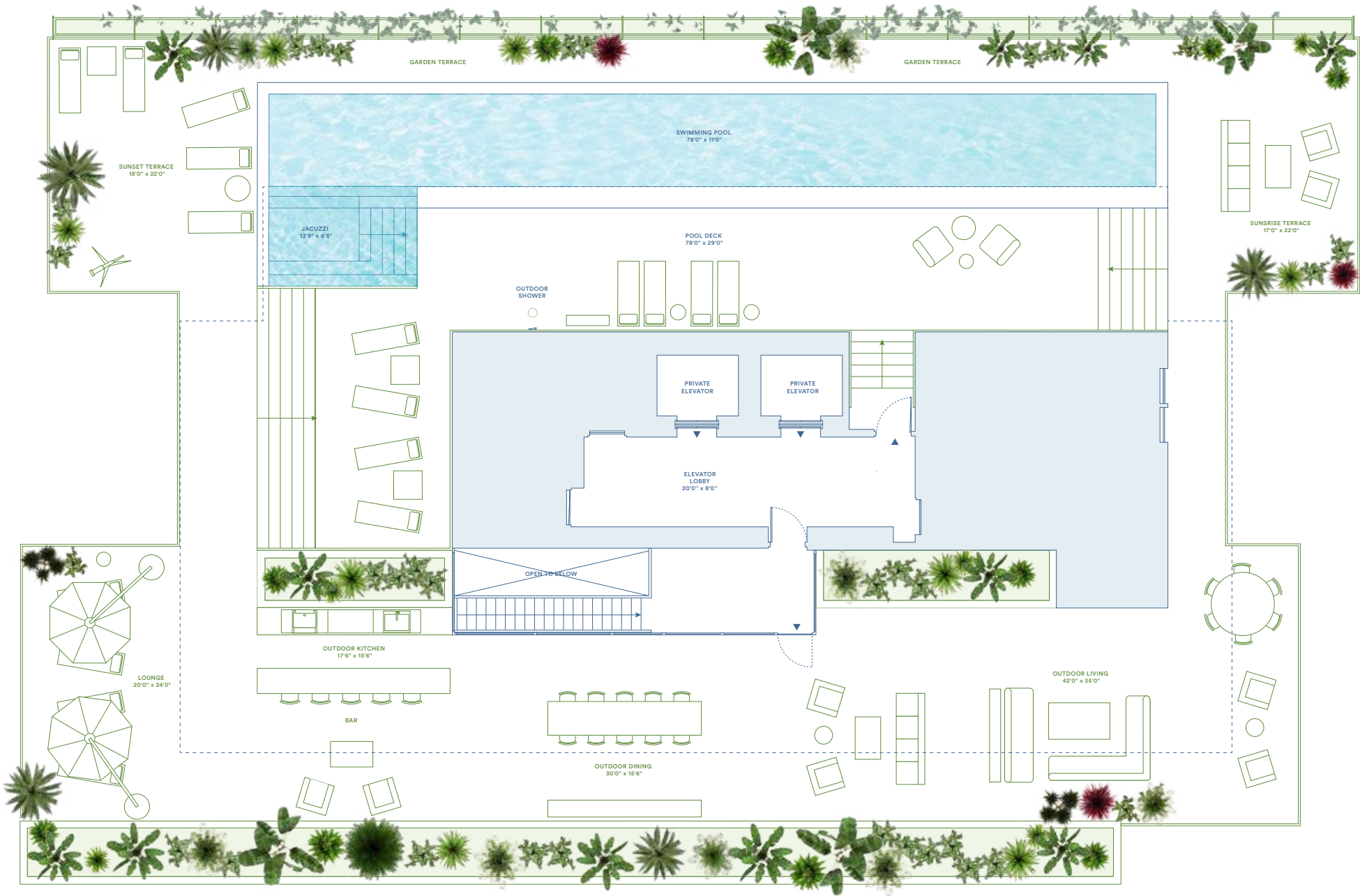
- / 10' ceilings
- / Custom wood floors throughout
- / Private elevator access with direct access from garage
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances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



PHB (2 of 2)

5 BEDROOMS / 6.5 BATHS

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



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UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Private 5888 square foot rooftop terrace with 78'x11' lap pool, hot tub, sun deck, outdoor kitchen and dining area
- / Unobstructed views across the Biscayne Bay, Lagoon, South Beach and Atlantic Ocean
- / Private Jean Nouvel-designed stair connects penthouse to roof deck through a glass pavilion
- / West, North, and East exposures
- / Jean Nouvel-designed trellis and integrated planters create a lush, private landscape
- / Curated climbing garden on North terrace for shade & privacy
- / Light-filled open floor plan from sunrise to sunset
- / Private master suite with lagoon and bay view
- / 87' long garden terrace
- / Master Suite with dual bathrooms and closets
- / Bay view tub in master bath

ARRIVAL & LANDSCAPE

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

FEATURES

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

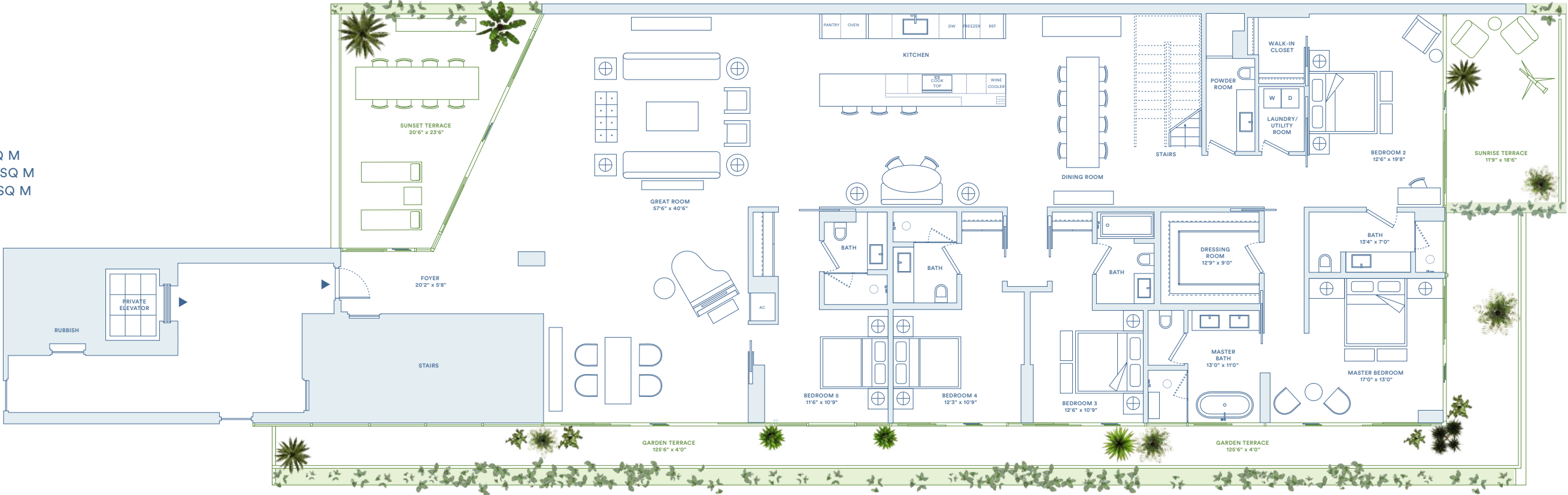


PHE

(1 of 2)

5 BEDROOMS / 5.5 BATHS

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



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UNIQUE FEATURES

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

ARRIVAL & LANDSCAPE

- / Porte-cochere drop-off
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
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- / Pool service
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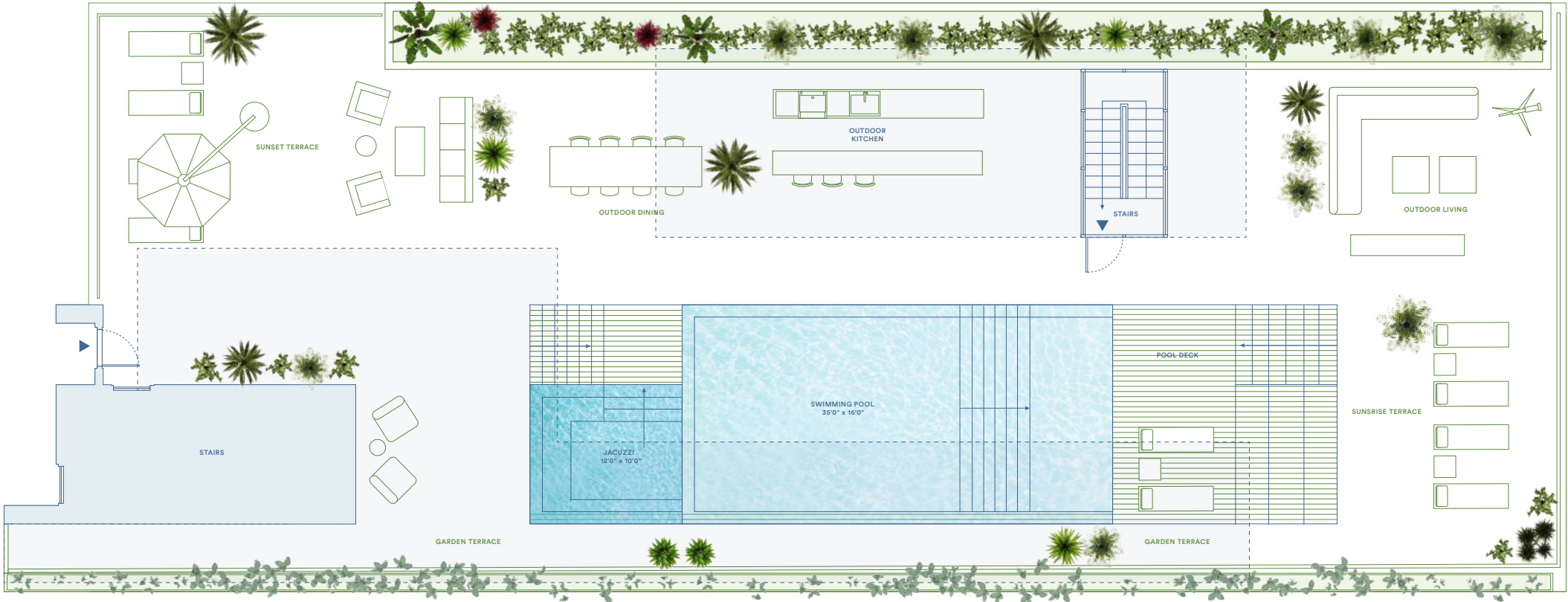
- / 10' ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Custom kitchens designed by Jean Nouvel
- / Sculptural cantilevered marble island in Calacatta Gold
- / Fully integrated Gaggenau appliances
- / Custom marble wine rack
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- / Freestanding soaking tub
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PHE (2 of 2)

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