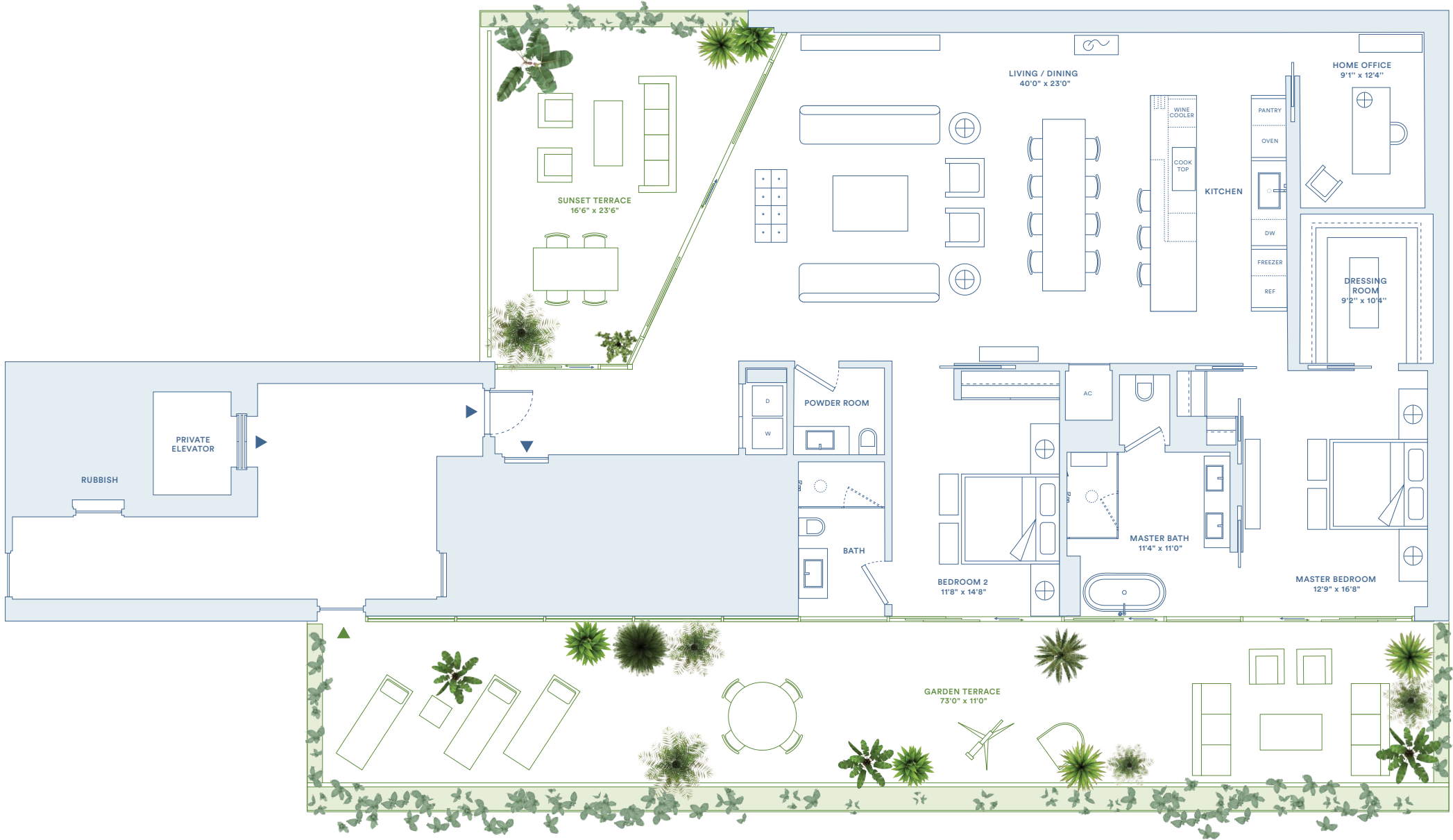




3-5E

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

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

*Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and vary from the square footages and dimensions that would be determined using the description and definition of the "Unit" set forth in the Declaration, which generally only includes the interior airspace between the perimeter walls and excludes all interior airspace between the perimeter walls and excludes all interior structural components and other common elements. The method of measurement used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Terraces/balconies are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the interior air space dimensions of the actual room will be smaller than the product obtained by multiplying the stated length and width. All square footages and dimensions, including (without limitation) estimated ceiling heights, are estimates based on preliminary plans and will vary with actual construction. All floor plans, specifications, images, and other development plans and information depicted or described herein are proposed and conceptual only and will not necessarily accurately reflect the final plans and specifications, and are subject to change without notice and may not be relied upon. No guarantees or representations whatsoever are made regarding existing or future views from the Units are other portions of the Condominium. Options and upgrades reflected or described herein are not included with the unit unless expressly provided in your purchase agreement.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate to residents of NY or in any jurisdiction where prohibited by law. This project is being developed solely by Monad Terrace Property Owner LLC (an affiliate of JDS Development Group) which was recently formed solely for such purpose. Refer to full legal disclaimers available at www.monadterrace.miami.

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