

MONAD
TERRACE



GLOBALTY
INVESTMENT





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// PRESENTATION

Monad in Miami Beach is composed of 59 individually designed waterfront residences around a glittering lagoon. Monad Terrace by Ateliers Jean Nouvel provides brilliant light and large, private outdoor spaces sheltered by climbing gardens of native plants and flowers. Nouvel artfully directs the play of reflections and water throughout the space, bouncing light into living spaces, while the lagoon and swimming pool draw the atmosphere of Biscayne Bay deep into the heart of the property, creating what Nouvel has dubbed “the reflection machine.” Monad Terrace’s unique honeycomb sawtooth façade captures, diffuses, and reflects incoming light, simultaneously framing views and providing privacy.

The building offers 59 condominiums, including 2- to 5-bedroom units and penthouses. Floor plans range from 1,453 sq ft for a 2-bedroom unit to 4,306 sq ft for a 5-bedroom unit. Each residence features white oak flooring, expansive gourmet kitchens with natural stone flooring, Calacatta marble countertops, custom cabinetry designed by Jean Nouvel, premium Gaggenau appliances, and spa-inspired master bathrooms.





/// FLOOR PLANS

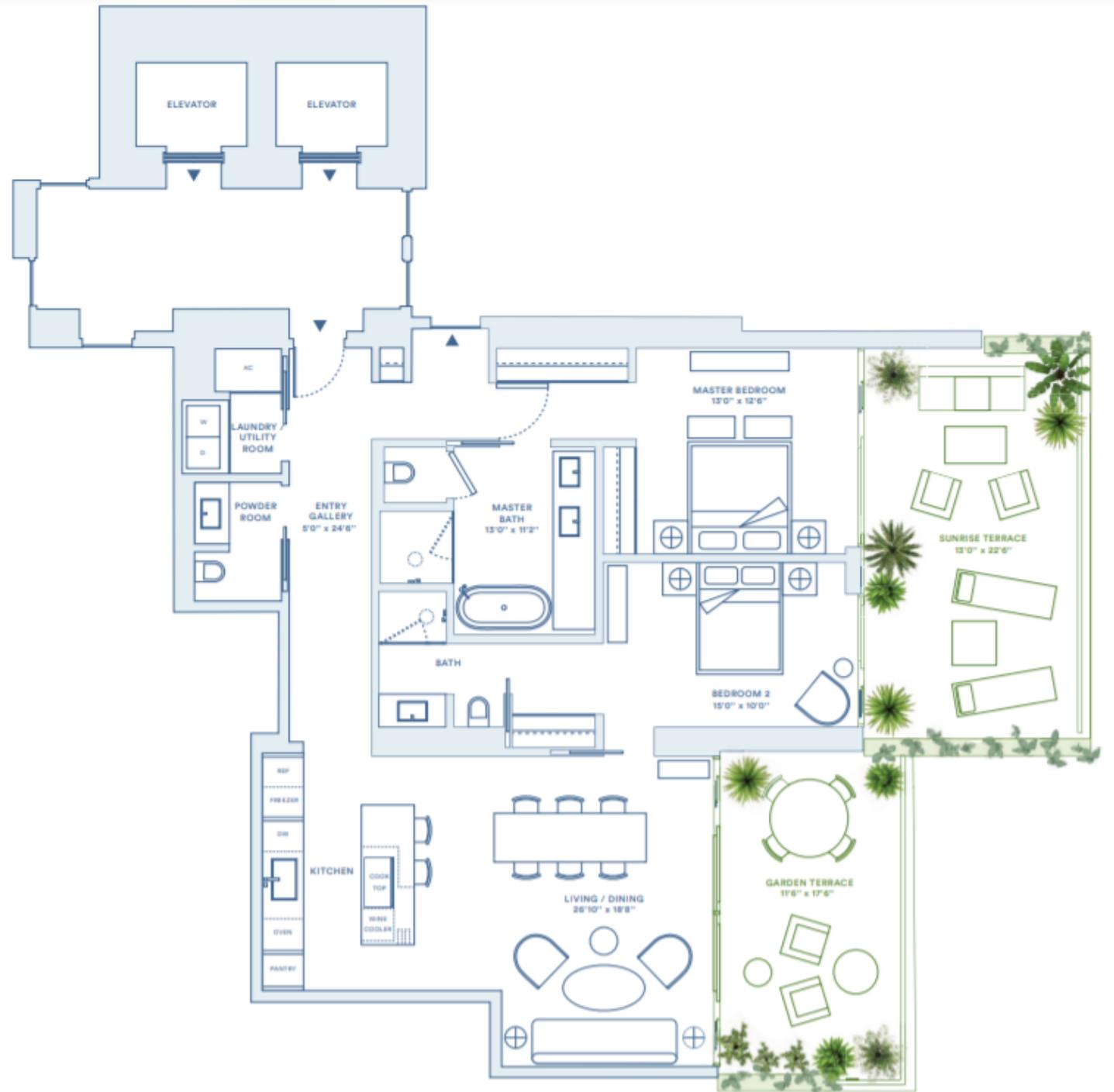
Monad Terrace offers multiple configurations from 2- to 5-bedroom units.

Let's see an example of each.

2 Bedrooms / 2.5 Bathrooms

The 2-bedroom configuration ranges from 1,453 to 2,282 sq ft. This unit is located between the 3rd and 10th floors and features an interior of 1,453 sq ft with an exterior of 574 sq ft.

The foyer opens to the laundry room, the powder room, and the master bedroom, which offers direct access to the sunrise terrace and features two closets and a master bathroom with a bathtub, shower, and toilet room. After following the gallery, you'll reach the open kitchen and the living/dining room with its access to the garden terrace. The second bedroom features a closet, a bathroom with a shower, and access to the sunrise terrace.



3 Bedrooms / 3.5 Bathrooms

The 3-bedroom configuration ranges from 2,496 to 3,107 sq ft. This type of unit is located between the 2nd and 5th floors and features an interior of 2,691 sq ft with an exterior of 1,795 sq ft.

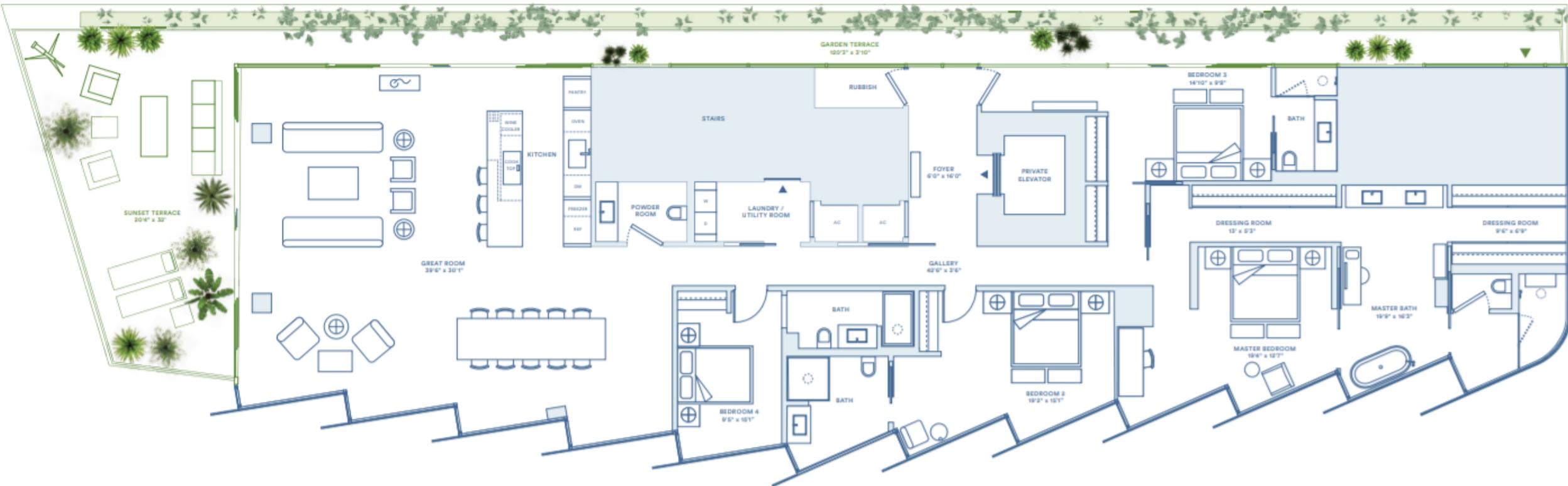
The unit has private elevator access that opens on the left to the kitchen and the great room. Then comes the master bedroom, featuring a walk-in closet, a bathroom with a bathtub and shower, and a separate toilet room. On the right side of the unit are the powder room and the two other bedrooms. The second bedroom features a closet and a bathroom with shower, while the third features a walk-in closet and a bathroom with a tub. The unit is half surrounded by a wraparound terrace accessible from the kitchen, the great room, and the third bedroom.



4 Bedrooms / 4.5 Bathrooms

The 4-bedroom configuration ranges from 3,302 to 4,863 sq ft. This type of unit is located between the 2nd and 3rd floors and features an interior of 3,302 sq ft with an exterior of 1,166 sq ft.

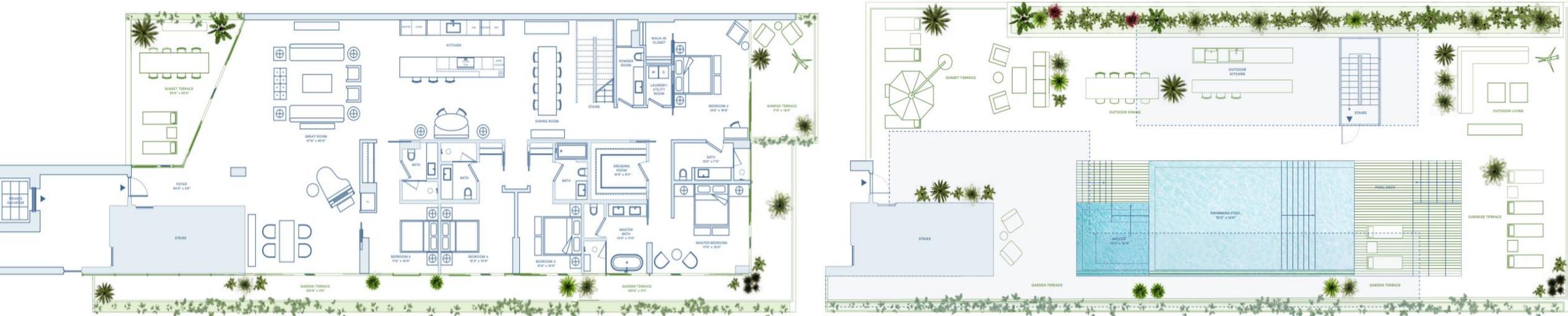
The unit's private elevator access opens to a corridor, which takes you to each of the 4 bedrooms. The master features two walk-in closets and a master bathroom with a tub, shower, and toilet room. The three other bedrooms each feature a closet and a bathroom with a shower. On the opposite side of the unit are the laundry room, the powder room, and the kitchen that opens to the great room. The unit is half surrounded by a wraparound terrace accessible from the kitchen, the great room, and the third bedroom.

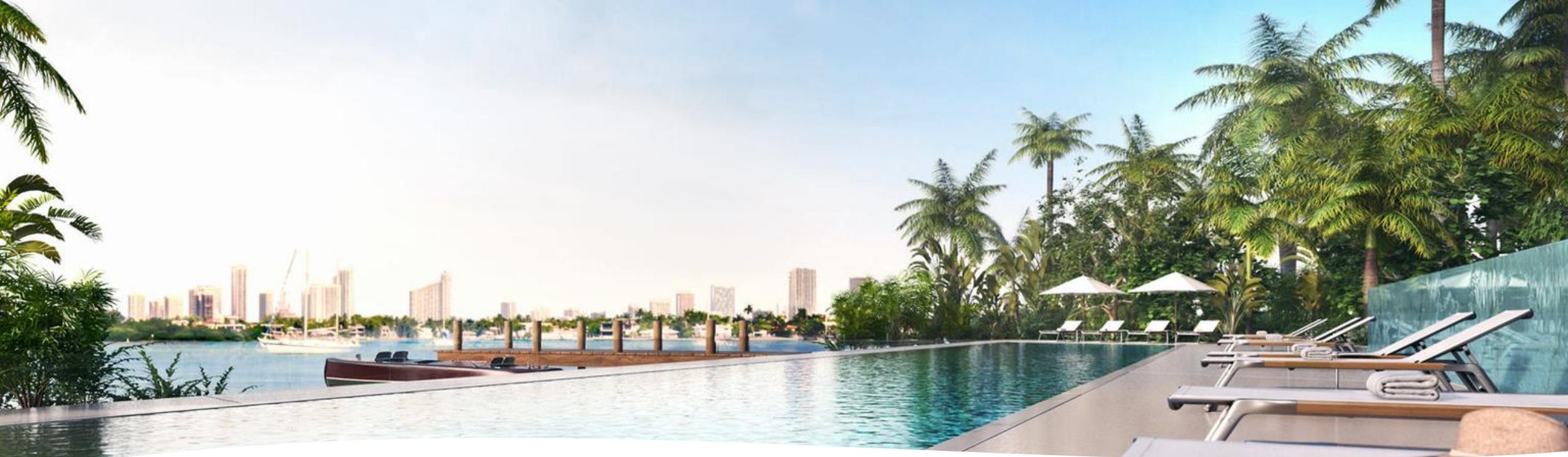


5 Bedrooms / 5.5 Bathrooms

The 5-bedroom configuration ranges from 4,181 to 4,306 sq ft and is located between the 11th and 12th floors. This penthouse features an interior of 4,306 sq ft with an exterior of 7,074 sq ft.

The unit's private elevator access opens to the foyer, then the great room, the kitchen, and the dining room with its direct access to the sunset terrace. The master bedroom features a large walk-in closet and a bathroom with a tub, shower, and toilet room, as well as access to the garden terrace. The second bedroom features a walk-in closet, a bathroom with a shower, and its own private sunrise terrace. The three other bedrooms each feature a closet, a bathroom with a tub or shower, and direct access to the garden terrace. Upstairs is a large sun deck with a swimming pool, jacuzzi, summer kitchen, and large sunset/sunrise terraces.





/// AMENITIES

- Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay
- Pool service
- Fitness and wellness center
- Café and bar
- Lounge
- Monad Terrace bicycles and paddle boards
- Concierge
- Valet parking
- 24-hour security



IV/ WHY MONAD TERRACE ?

Jean Nouvel's mastery of the art and science of light comes to life in Monad Terrace, the most stunning luxury condos that Miami has ever seen. Each residence is carefully oriented to maximize views while still providing seclusion. Nouvel's meticulous attention to detail and use of materials manifest themselves in the interplay of translucency and reflectivity throughout, infusing each space with light. Monad Terrace will be the first condominium residence in Miami Beach to be built above updated flood and sea level elevations. The building is designed to reflect the light and water of its surroundings while living in harmony with the time and place in which it rises.



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

- JEAN NOUVEL -