



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

2 BEDROOMS 2.5 BATHS

### **UNIQUE FEATURES**

- / Seamless indoor/outdoor experience
- / Lagoon and Biscayne Bay views
- / Oversized garden terrace off bedrooms
- / Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers

### ARRIVAL & LANDSCAPE

- / 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

- / Lagoon fitness and wellness center
- / Bicycle and water sports storage
- / Monad Terrace bicycles and paddle boards

- / Custom wood floors throughout
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents

- / Fully integrated Gaggenau appliances
- / Freestanding Ago soaking tub by Antonio Lupi

- / Sculptural cantilevered marble island in Calacatta Gold Gold and Zeus marble Gold floor Gold floo











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TOTAL: 5616 SQ FT / 522 SQ M INTERIOR: 3996 SQ FT / 371 SQ M EXTERIOR: 1620 SQ FT / 150 SQ M

5.5 BATHS

- / Seamless indoor/outdoor experience
- / East, West and South exposures
- / Light-filled open floor plan from sunrise to sunset
- / Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers

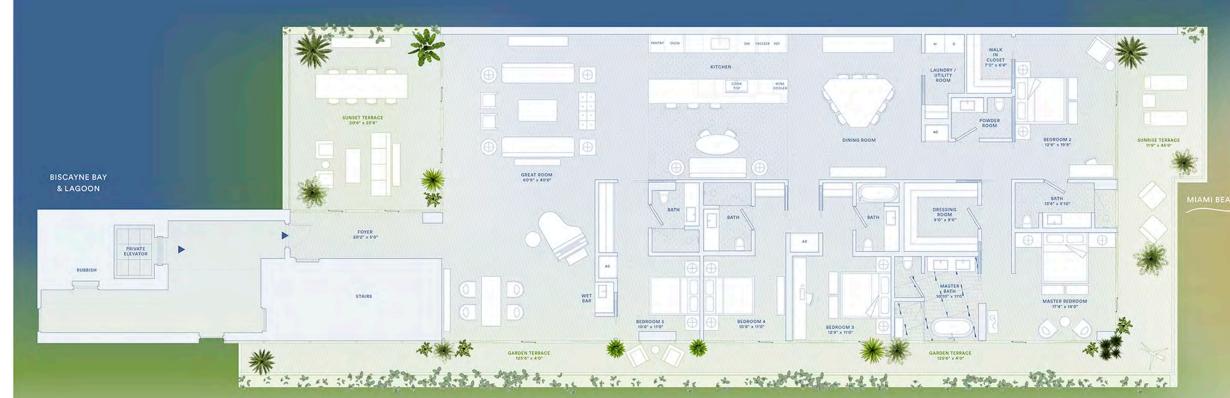
- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun deck, aquatic plants, and infinity edge
- / Concierge; 24-hour lobby
- / Sun deck with 116-foot swimming pool and hot tub overlooking Biscayne Bay

- / Lagoon fitness and wellness center
- - / Monad Terrace bicycles and paddle boards

- / Floor-to-ceiling sliding doors opening up to 5 feet / Custom wood floors throughout
- / Black Zeus marble and black mirrored entry
- / 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
- / Freestanding Ago soaking tub by Antonio Lupi / Fully integrated Gaggenau appliances
- - / Vola fixtures
- / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
- / Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concested medicine cabinet / Powder room features Verti Capri stone











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

2 BEDROOMS 2.5 BATHS

UNIQUE FEATURES

/ Lagoon, Biscayne Bay, South Beach and Atlantic

/ Light-filled open floor plan from sunrise to sunset

ARRIVAL & LANDSCAPE

/ Lush landscape from arrival to bay designed by Ateliers Jean Nouvel

/ Freestanding Ago soaking tub by Antonio Lupi

/ 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

/ Monad Terrace bicycles and paddle boards

/ Floor-to-ceiling sliding doors opening up to 5 feet

/ Custom wood floors throughout

throughout
/ Semi-private elevator access
with direct access from garage
with direct access from garage
/ Fully integrated Gaggenau
appliances

/ Sculptural cantilevered marble island in Calacatta Gold

/ Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents

/ Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers

/ Kitchens with custom wood canopy and Calacatta Gold floor

/ Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity

/ Powder room features Verti Capri stone

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BISCAYNE BAY







TOTAL: 3749 SQ FT / 348 SQ M INTERIOR: 2658 SQ FT / 247 SQ M EXTERIOR: 1091 SQ FT / 101 SQ M

3 BEDROOMS 3.5 BATHS

- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb façade
- / Framed views to Lagoon and Biscayne Bay
- / West, North and South exposures

### UNIQUE FEATURES

### ARRIVAL & LANDSCAPE

- / 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

- / Monad Terrace bicycles and paddle boards

### FEATURES

- / Floor-to-ceiling sliding doors opening up to 5 feet
- / Private elevator access with direct access from garage

- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
- / Kitchens with custom wood canopy and Calacatta Gold floor
- / Freestanding Ago soaking tub by Antonio Lupi / Fully integrated Gaggenau appliances
  - / Steam shower in master bath

- / Lagoon fitness and wellness center
- / Residents' lounge

/ Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet



/ Powder room features Verti Capri stone











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

3 BEDROOMS 3.5 BATHS

- / Lagoon, Biscayne Bay, and South Beach views

UNIQUE FEATURES

- / 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

### ARRIVAL & LANDSCAPE

- / 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

- / Lagoon fitness and wellness center
- / Bicycle and water sports storage
- / Dock access
- / Monad Terrace bicycles and paddle boards

### FEATURES

- / Floor-to-ceiling sliding doors opening up to 5 feet
  / Custom wood floors throughout

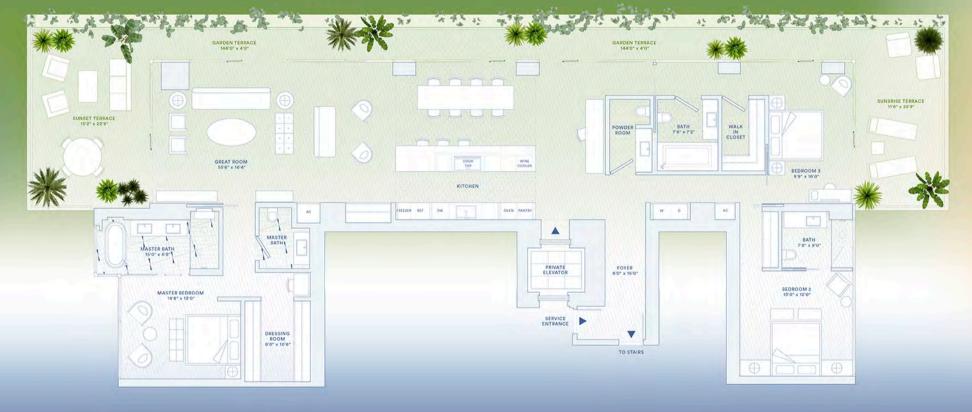
- / Custom marble wine rack / Integrated wine cooler / Freestanding Ago soaking tub by Antonio Lupi

- / Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet
- / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity / Powder room features Verti Capri stone





BISCAYNE BAY & LAGOON







SUNSET TERRACE 11'4" x 35'9"

TOTAL: 4900 SQ FT / 455 SQ M INTERIOR: 2658 SQ FT / 247 SQ M EXTERIOR: 2242 SQ FT / 208 SQ M

3 BEDROOMS 3.5 BATHS

## UNIQUE FEATURES

- / Seamless indoor/outdoor experience
- / Unique sawtooth honeycomb facade
- / Framed views to Biscayne Bay and Lagoon
- / West, North and South exposures
- / Oversized garden terrace up to 11'-6" deep

### ARRIVAL & LANDSCAPE

- / 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

- / Lagoon fitness and wellness center
- / Bicycle and water sports storage
- / Dock access



/ Freestanding Ago soaking tub by Antonio Lupi

- / Floor-to-ceiling sliding doors opening up to 5 feet

FOYER 11'0" x 5'3"

GARDEN TERRACE

- / Sculptural cantilevered marble / Integrated wine cooler island in Calacatta Gold
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
- / Custom wood floors throughout / Kitchens with custom wood
  / Private elevator access with canopy and Calacatta
  direct access from garage Gold floor
  - / Fully integrated Gaggenau appliances
- / Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity
  - / Powder room features Verti Capri stone



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BISCAYNE BAY LAGOON MIAMI BEACH

MASTER BEDROOM BATH BATH :

> 8EDROOM 3 15'0" x 11'0" BEDROOM 2 15'0" x 11'0"

> > 5+ xr 5+

TO STAIRS

MASTER BATH 3197 x 7110\*

GARDEN TERRACE



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

2 BEDROOMS 2.5 BATHS

- / Oversized twin terraces
- / Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers

- / Floor-to-ceiling sliding doors opening up to 5 feet / Custom wood floors throughout

- / Kitchens designed by Jean Nouvel with custom mirrore honeycomb glass cabinets and brushed bronze accents

- / 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

- / Master baths with Calacatta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacatta Gold counter, slab walls, and concealed medicine cabinet

  - Vola Intuies

    / Secondary baths feature Sugar
    Gold stone floors and a
    Sugar Gold vanity

    / Powder room features

    Verti Capri stone

/ Lagoon fitness and wellness center

/ Monad Terrace bicycles and paddle boards









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

3 BEDROOMS 3.5 BATHS

- / Seamless indoor/outdoor experience

- / Oversized garden terrace off bedrooms
- exposures
- / Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers
- / Media room

- / 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

- / Lagoon fitness and wellness center

- / Monad Terrace bicycles and paddle boards

- / Custom wood floors throughout
- / Semi-private elevator access with direct access from garage / Black Zeus marble and black mirrored entry
- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents

- / Freestanding Ago soaking tub by Antonio Lupi

- / Sculptural cantilevered marble | / Master baths with Calacatta | Sold and Zeus marble | / Kitchens with custom wood canopy and Calacatta | Gold floor | Fully integrated Gaggenau | / Master baths with Calacatta Gold counter, slab walls, and concealed medicine cabinet | / Master baths with Calacatta Gold counter, slab walls, and concealed medicine cabinet | / Master baths with Calacatta Gold counter, slab walls, and concealed medicine cabinet | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold and Zeus marble | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab | / Master baths with Calacatta Gold counter, slab |

  - / Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity









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TOTAL: 4809 SQ FT / 447 SQ M INTERIOR: 3249 SQ FT / 302 SQ M EXTERIOR: 1560 SQ FT / 145 SQ M

- / Unique sawtooth honey façade

- / East, West, North and South exposures
- / Bay view tub in master and second bath

- / 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

/ Monad Terrace bicycles and paddle boards



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- / Floor-to-ceiling sliding doors opening up to 5 feet / Custom wood floors throughout
- / Private elevator access with direct access from garage

- / Kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents

- / Master baths with Calacetta Gold and Zeus marble marquetry flooring, custom floating wood vanity with Calacetta Gold counter, slab walls, and concealed medicine cabinet

