

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

“From the beginning—and always—it has been important to me to put the spirit of place in all my work. Here in Miami, I wanted to create a building that is like the reflection of the sun on the water.” / Jean Nouvel

Composed of 59 individually designed waterfront residences around a glittering lagoon, Monad Terrace—by Ateliers Jean Nouvel—provides brilliant light and expansive private outdoor space sheltered by climbing gardens of native plants and flowers.

Nouvel artfully directs the play of reflections and water throughout the project, bouncing light into living spaces, while the lagoon and swimming pool draw the feeling 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.

**ARRIVAL**

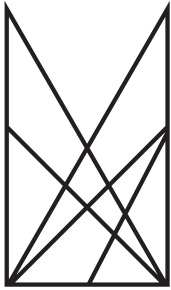
- / Port-cochère drop-off
- / Lobby with double-height canopy installation of interlayered reflective panels and light-filtered abstract foliage screens
- / Framed lobby views of lagoon and bay

**LANDSCAPE**

- / Lush landscape from arrival to bay designed by Ateliers Jean Nouvel
- / Central lagoon with sun decks, aquatic plants, and infinity edge
- / Climbing gardens on North and South façades for privacy and shade

**AMENITIES**

- / 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
- / Access control



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**RESIDENCES**

- / Seamless indoor/outdoor experience
- / 10-foot ceilings
- / Custom wood floors throughout
- / Private or semi-private elevator access
- / Black Zeus marble and black mirrored entry
- / Unique sawtooth honeycomb façade in select units
- / Custom flush doors

**KITCHENS**

- / Custom kitchens designed by Jean Nouvel with custom mirrored honeycomb glass cabinets and brushed bronze accents
- / Sculptural cantilevered marble island in Calacatta gold
- / Custom wood ceiling
- / Calacatta Gold marble floor
- / Fully integrated Gaggenau appliances
- / Volta stainless steel faucets with spray
- / Integrated wine cooler
- / Custom marble wine rack

**BATHROOMS**

- / Custom Jean Nouvel design with floating wood vanity, marble counter, and concealed lighting
- / Master baths with Calacatta Gold
- / Freestanding soaking tub
- / Select units with bay view tubs
- / Mirror wall feature with integrated wood medicine cabinet
- / Steam showers in master baths
- / Volta fixtures

- / Secondary baths feature Sugar Gold marble
- / Powder rooms feature Verti Capri stone

**TERRACES**

- / Climbing gardens create shade and privacy
- / Terraces for each residence
- / Reflecting pools on select terraces
- / Penthouse residences include private pools on roof decks

ARCHITECTURE, INTERIORS AND LANDSCAPE

Ateliers Jean Nouvel

DEVELOPER

JDS Development Group

EXCLUSIVE SALES AND MARKETING

Douglas Elliman Development Marketing

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