

### JDS DEVELOPMENT

JDS Development Group is a real estate development, construction, and acquisition firm raising the bar of residential, hospitality, and mixed-use projects in New York City and Miami. JDS has more than nine million square feet of property in various stages of development, including the record-setting Walker Tower and Stella Tower, the American Copper Buildings, 111 West 57th Street and the Fitzroy. JDS's goal is to redefine what it means to be a real estate developer in the twenty-first century. The firm is dedicated to pushing design boundaries and aligning incentives to leave the urban landscape better served by its buildings.



THANK YOU  
JEAN NOUVEL!

BRANDING BY  
PANDISCIO CO.



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VARNISH



Artist's Rendering



Artist's Rendering



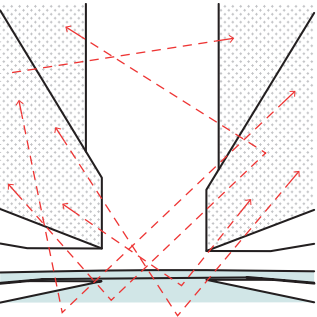
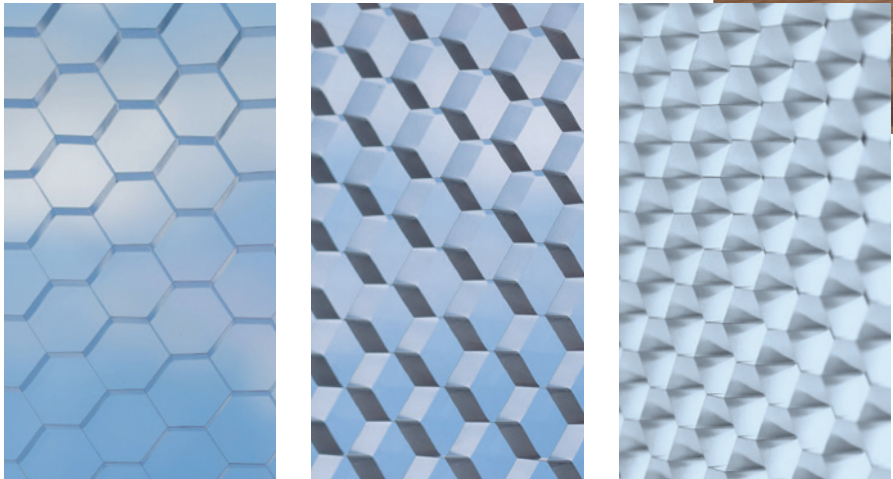
“The first idea here in Miami, was that a building could be like a reflection of the sun and water.” / Jean Nouvel

OVERVIEW

Composed of 59 individually designed waterfront residences around a glittering lagoon, Monad Terrace—by Ateliers Jean Nouvel—provides brilliant light exposures 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 deep 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.



REFLECTION MACHINE



RESIDENCES

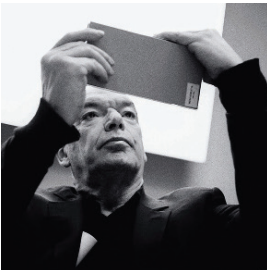
Every residence is carefully oriented to frame views of Biscayne Bay, Downtown Miami, and South Beach. Nouvel’s meticulous attention to the residents’ experience is manifested in the interplay of details and materiality, nature and innovation.

- / Seamless indoor-outdoor experience
- / 10 foot ceilings
- / Framed views
- / Custom wood floors
- / Floor-to-ceiling nesting sliding doors create expansive openings onto terraces
- / Private or semi-private elevator access to all units
- / Side-by-side Electrolux washer and dryer
- / Black Zeus marble and black mirrored entry
- / Custom flush doors



ATELIERS JEAN NOUVEL

Ateliers Jean Nouvel, under Pritzker Prize-winning principal Jean Nouvel, are the esteemed leaders in the architecture of views and light: of the art and science of luminosity and illumination, of burnished metal and polished glass, of reflection and refraction, transparency and translucency, and all that glitters in between. Nouvel’s is a practice uniquely suited to design excellence in Miami, a city of sea and sun, shimmer and shade. Monad Terrace represents world-class architecture in an optimal setting.



Absent a prescriptive style, Nouvel’s oeuvre reveals a sensitivity to place. For this remarkable body of work—literally visionary in its concern for what it means to see and be seen, for screening and sheltering, and especially for his insight into light—Nouvel has been recognized during his distinguished career.

ARRIVAL AND AMENITIES

The water garden, a man-made lagoon with walkways and seating, restores a sustainable landscape vision based on the native terrain of South Florida wetlands. Grouped around this lagoon landscape are sun decks, a generously sized hot tub, a 116 foot swimming pool overlooking the adjacent bay walk, dock, and all of Biscayne Bay.

- / Landscape from arrival to bay designed by Jean Nouvel
- / 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
- / Dock access
- / Monad Terrace bicycles and paddle boards
- / Access control

KITCHENS

The exclusively designed kitchens by Jean Nouvel establish the sculptural centerpiece of each residence. The dramatic cantilevered marble island and fully integrated state-of-the-art appliances synchronize with the wood ceiling and reflective cabinetry.

- / Sculptural cantilevered marble island in Calacatta Gold
- / Custom mirrored honeycomb glass cabinets with brushed bronze accents
- / Custom wood ceiling
- / Calacatta Gold marble floor
- / Fully integrated Gaggenau appliances
- / Vola stainless steel faucets with spray
- / Integrated wine cooler
- / Custom marble wine rack



BATHROOMS

Nouvel’s custom designed bathrooms strike a balance of discretion and boldness. Richly veined, spacious stone countertops, stone marquetry flooring, stone tiled walls, and a soaking tub all combine to establish a sanctuary of repose.

- / Master baths with Calacatta Gold and Zeus marble marquetry flooring and slab walls
- / Freestanding Ago soaking tub by Antonio Lupi
- / Select units with bay view tubs
- / Mirror wall feature with integrated wood medicine cabinet
- / Steam showers in master baths
- / Vola fixtures
- / Secondary baths feature Sugar Gold stone
- / Powder rooms feature Verti Capri stone



TERRACES

Each residence at Monad Terrace is designed for seamless indoor-outdoor living, with broad and deep terraces going far beyond the conventional balcony to almost double the living space of many residences. Whether used for dining al fresco, sunbathing, or easy access to multiple interior rooms, the terraces’ spectacular views of the bay and South Beach make them a perfect outdoor oasis.

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



The Best of Waterfront Living in South Beach

1300 MONAD TERRACE  
MIAMI BEACH FL 33139

Miami Beach has matured into one of America’s most prestigious and sought-after neighborhoods. The bay side of South Beach provides a relaxed and tranquil setting that other neighborhoods envy, a thoughtful pedestrian-friendly community offering an eminently civilized, healthy way of life. An eclectic mix of shops, restaurants, wellness boutiques, and recreational activities are within minutes of Monad Terrace. To live here is to become part of something larger, a historical continuum that encapsulates the best of both historic and contemporary Miami Beach.

