



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

- / Seamless indoor/outdoor experience
- / Lagoon, Biscayne Bay, South Beach and Atlantic Ocean views
- / East and West exposures
- / Light-filled open floor plan from sunrise to sunset
- / Sunrise and sunset terraces
- / Jean Nouvel-designed trellis with integrated planters for hanging vines and flowers
- / Media room/study

- **Porto-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-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**
- **Monart Terrace bicycles**



10-foot ceilings - Floor-to-ceiling sliding doors opening up to 5 feet - Custom wood floors - Semi-private elevator access with direct access from garage - Black Zeux marble and black mirrored entry - Custom flush doors - 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 ceiling and Calacatta Gold floor - Fully integrated Gaggenau appliances - Custom marble wine rack - Integrated wine cooler	- Master baths with Calacatta Gold and Zeux marble - marquetry flooring, custom walling wood vanity with Calacatta Gold counter, slab top and concealed medicine cabinet - Freestanding Ago soaking tub by Antonio Lupi - Steam shower in master bath - Vote fixtures	- Secondary baths feature Sugar Gold stone floors and a Sugar Gold vanity - Norther room stands Verti Capri stone
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**BISCAYNE BAY
& LAGOON**