

BESPOKE
STYLE

LEGENDARY
SERVICE

ON
FORT
LAUDERDALE
BEACH



FOUR SEASONS
HOTEL AND PRIVATE RESIDENCES

Fort Lauderdale

A PROJECT BY FORT PARTNERS

A VISIONARY

LIFESTYLE

Introducing Four Seasons Private Residences Fort Lauderdale, where luxury and legendary Four Seasons service combine to create a lifestyle unlike any other on Fort Lauderdale Beach.

Rising on the oceanfront of Fort Lauderdale Beach, this modern landmark – with striking interiors and exteriors by Tara Bernerd, Martin Brudnizki and Fernando Wong – is intimately scaled at just 22 stories consisting of 150 guest rooms, approximately 30 Hotel Residences and 65 Private Residences.

These spectacular Four Seasons Fort Lauderdale homes offer expansive living spaces and outdoor terraces with panoramas of the Atlantic Ocean and the Intracoastal Waterway. To ensure an atmosphere of privacy and exclusivity, the building features separate hotel and residential lobbies, as well as dramatic dual pools on the glamorous, Côte d'Azur inspired, third-floor oceanfront terrace. Throughout, the residential experience is enhanced by attentive Four Seasons care, ready to make life feel easier at any hour of day or night.

Four Seasons Hotel and Private Residences Fort Lauderdale is the centerpiece of the Fort Portfolio, which is bracketed by The Surf Club Four Seasons Hotel and Private Residences and Four Seasons Resort Palm Beach. Developed by Fort Partners, the benefits of ownership in Fort Lauderdale include access to Four Seasons services and amenities at The Surf Club and in Palm Beach, providing the perfect complement to the lifestyle in Fort Lauderdale.

Four Seasons Hotel and Private Residences Fort Lauderdale is an exciting addition to a legendary collection that personifies world-class style and service. Founded by Isadore Sharp and celebrating more than fifty years in the hospitality industry, Four Seasons Hotels and Resorts is renowned for anticipatory, personalized, intuitive service. Every detail of construction, design and amenity programming is being executed to the exacting standard of Four Seasons. This active and dynamic management role adds to an elevated beachfront lifestyle.

AN OCEANFRONT ADDRESS ON THE SANDS OF

FORT LAUDERDALE

BEACH

On South Florida's glorious Atlantic coastline, just 30 minutes north of Miami and 45 minutes south of Palm Beach, Fort Lauderdale offers three hundred miles of pristine waterways that define this riviera as the "yachting capital of the world."

Four Seasons Hotel and Private Residences Fort Lauderdale is located oceanfront on North Fort Lauderdale Beach Boulevard, just south of the expansive Hugh Taylor Birch State Park, featuring a freshwater lagoon, wildlife habitat and walking trails. The adjacent palm-lined Las Olas Boulevard features lively shops and restaurants, as well as the Broward Center for the Performing Arts. To the west is the Intracoastal Waterway lined with impressive estates and yachts.

For air travel, it's just 20 minutes to Fort Lauderdale-Hollywood International Airport, offering an increasing number of flights around the globe. In addition, Fort Lauderdale Executive Airport is the preferred South Florida destination for private air travel. Yacht enthusiasts can moor at the surrounding luxury marinas including Bahia Mar and Pier 66.

Four Seasons Hotel and Private Residences Fort Lauderdale provides a personal sanctuary by the sea — with total convenience at your doorstep.

FORT PORTFOLIO: A COLLECTION OF

PRIVILEGES

Owners at Four Seasons Private Residences Fort Lauderdale will become preferred guests of the Fort Portfolio of Four Seasons properties. They will benefit from the services and amenities of Four Seasons Resort Palm Beach and The Surf Club Four Seasons Hotel and Private Residences, providing an ideal extension of the gracious Fort Lauderdale lifestyle.

Owners will receive a Fort Portfolio Card, offering preferred rates on signature dining, leisure activities and hotel stays within the Fort Portfolio of Four Seasons properties. In addition, owners become friends and family of Fort Partners, granting early access to Fort's future developments.

FOUR SEASONS

LIVING

Four Seasons Private Residences Fort Lauderdale offers a prestigious home address with all the advantages of living in a grand hotel.

Four Seasons Hotel Fort Lauderdale joins a distinguished collection that includes some of the most preferred and awarded destinations in the world, including Four Seasons Hotel London at Park Lane, Four Seasons Resort Punta Mita and Four Seasons Resort The Biltmore Santa Barbara.

On a daily basis, homeowners enjoy a host of world-class services and à la carte enhancements, including 24-hour security, laundry and valet, grocery provisioning, business center assistance, as well as maintenance and repair support. Butler service and housekeeping are available, along with dog groomers and on-demand car service to and from the airport.

Guests can easily be accommodated at Four Seasons Hotel Fort Lauderdale. Entertaining is effortless, either at the Hotel or in the privacy of home, through 24-hour In-Residence Dining and event catering. The comprehensive Four Seasons approach to service allows residents to devote even more time to leisure activities and relaxation.

AN OCEANFRONT
FIVE-STAR HOTEL
EXPERIENCE

With approximately 150 guest rooms and suites, Four Seasons Hotel Fort Lauderdale promises an intimate oceanfront destination, offering one of South Florida's most desirable social scenes. Residents and their guests enjoy the choice of four restaurants and lounges and a full range of amenities – many focused around the third-floor oceanfront terrace.

The free-flowing leisure experiences seamlessly connect ocean and beach to interior and exterior spaces designed by world-renowned designers Tara Bernerd, Martin Brudnizki and Fernando Wong. The dramatic two-story lobby, anchored by a grand staircase, leads to a world of Four Seasons services and amenities.

ENTERTAINING

- SIGNATURE RESTAURANT WITH INTERIOR AND ALFRESCO SEATING
- ALL-DAY RESTAURANT ON THE THIRD-FLOOR OCEANFRONT TERRACE
- POOL BAR AND LOUNGE ON THE THIRD-FLOOR OCEANFRONT TERRACE
- OCEAN-VIEW OUTDOOR CAFÉ WITH INDOOR AND OUTDOOR SEATING, NESTLED IN TROPICAL LANDSCAPED GARDENS
- 24-HOUR IN-RESIDENCE DINING
- BALLROOM AND FUNCTION FACILITIES

LEISURE

- OCEANFRONT TERRACE WITH DUAL POOL EXPERIENCES AND LUXURY CABANAS
- FOUR SEASONS SPA
- FITNESS CENTER
- KIDS FOR ALL SEASONS PROGRAM

BEACH BUTLER

- DEDICATED ATTENTION WITH À-LA-CARTE SERVICES
- BEACH CHAIRS, BLANKETS AND BASKETS
- PICNIC ARRANGEMENTS
- SUNBATHING KITS
- SUNRISE AND SUNSET BEACH WALKS
- BEACH BADMINTON AND YOGA
- KITE FLYING AND SANDCASTLE BUILDING

SERVICES

- DESIGNATED FOUR SEASONS RESIDENTIAL CONCIERGE
- DESIGNATED FOUR SEASONS DIRECTOR OF RESIDENCES
- 24-HOUR VALET AND SECURITY SERVICES
- 24-HOUR IN-RESIDENCE DINING*
- BUTLER SERVICES TO INCLUDE*- PRE-ARRIVAL PROVISIONING, HOUSEKEEPING SERVICES, PRIVATE CAR SERVICE
- IN-RESIDENCE SPA SERVICES*

*à-la-carte services

EXCLUSIVE

RESIDENTIAL AMENITIES

Four Seasons Hotel and Private Residences Fort Lauderdale features a collection of approximately 65 Private Residences and 30 Hotel Residences envisioned by celebrated British designer Tara Bernerd. Elevated on the fifth to the twenty-second floor for the very best views, these exceptional simplex and duplex homes offer an array of sizes and features – ideal for a principal home/residence or pied-à-terre. Every owner benefits from complete peace of mind, knowing Four Seasons is on hand to take care of their every need.

STATELY STRUCTURE TOWERING 22 STORIES ABOVE THE ATLANTIC
SHORELINE DESIGNED BY FLORIDA ARCHITECT KOBI KARP

COVETED BEACHFRONT ADDRESS ON THE SANDS OF
FORT LAUDERDALE BEACH

LUSH, VERDANT GARDENS DESIGNED BY LANDSCAPE DESIGNER
FERNANDO WONG

DEDICATED PORTE-COCHÈRE ENTRANCE FOR RESIDENTS

DEDICATED RESIDENTIAL LOBBY WITH SEPARATE ELEVATOR CORE AND
HIGH-SPEED ELEVATORS

DUAL POOL EXPERIENCES WITH LUXURY CABANAS INCLUDING AN
ADULTS-ONLY POOL

RESIDENTS-ONLY FITNESS CENTER

UNDERGROUND PARKING GARAGE WITH SECURITY SURVEILLANCE

ELECTRIC CAR CHARGING PORTS

DEDICATED BICYCLE STORAGE

PRIVATE

RESIDENCES

Spacious and spectacular, approximately 65 Private Residences feature two to four or more bedrooms, ranging from 2,200 to 6,500 square feet (204.4 to 603.9 square meters). Prices start at USD 3 million.

RESIDENCES WITH KITCHEN, BATHS, AND HARDWARE SELECTED BY PROMINENT BRITISH DESIGNER TARA BERNERD

PRIVATE EXPANSIVE TERRACES WITH GLASS RAILINGS AND OCEAN AND CITY VIEWS

FLOOR TO CEILING WINDOWS AND SLIDING DOORS THROUGHOUT RESIDENCE

STONE FLOORING THROUGHOUT RESIDENCE

LOFTY CEILING HEIGHTS

DUPLEX RESIDENCES WITH DOUBLE-HEIGHT LIVING ROOMS AND BALCONIES

KITCHEN APPLIANCES INCLUDING MIELE OR WOLF (COOK TOP, OVEN, MICROWAVE AND DISHWASHER) AND SUBZERO (REFRIGERATOR, FREEZER AND WINE COOLER)

EUROPEAN CUSTOM CABINETRY IN KITCHENS, BATHROOMS AND LAUNDRY ROOMS

BATHROOMS INCLUDE CUSTOM EUROPEAN VANITIES AND BRANDED SELECT FIXTURES AND HARDWARE

LAUNDRY ROOMS

LARGE WALK-IN CLOSETS

PRIME COAT FINISHED WALLS

PREWIRED FOR HIGH-SPEED INTERNET AND CABLE

24-HOUR RESIDENTIAL CONCIERGE SERVICES

COMPLETE ACCESS TO FOUR SEASONS SERVICES

HOTEL

RESIDENCES

Featuring one- and two-bedroom suites with 800 to 2,136 square feet (74.3 to 198.1 square meters), these 30 fully-furnished Hotel Residences will be offered a furniture package designed by Tara Bernerd.

Prices start at USD 1.2 million.

PRIVATE EXPANSIVE TERRACES WITH GLASS RAILINGS AND OCEAN AND CITY VIEWS

FLOOR TO CEILING WINDOWS AND SLIDING DOORS THROUGHOUT THE RESIDENCE

LOFTY CEILING HEIGHTS

STONE FLOORING THROUGHOUT EVERY RESIDENCE

CUSTOM KITCHENS AND BATHS CREATED BY TARA BERNERD

KITCHEN APPLIANCES INCLUDING MIELE OR WOLF (COOK TOP, OVEN, MICROWAVE AND DISHWASHER) AND SUBZERO (REFRIGERATOR, FREEZER AND WINE COOLER)

EUROPEAN CUSTOM CABINETS IN KITCHENS, BATHROOMS AND LAUNDRY ROOMS

BATHROOMS INCLUDE CUSTOM EUROPEAN VANITIES AND BRANDED SELECT FIXTURES AND HARDWARE

WASHER AND DRYER IN EVERY RESIDENCE

CUSTOM-BUILT CLOSETS

LEVEL FIVE WALL FINISH THROUGHOUT EACH RESIDENCE

CUSTOM LIGHTING DESIGN THROUGHOUT EACH RESIDENCE

PREWIRED FOR HIGH-SPEED INTERNET AND CABLE

24-HOUR RESIDENTIAL CONCIERGE SERVICES

COMPLETE ACCESS TO FOUR SEASONS SERVICES

A FOUNDATION OF
SUCCESS

FORT PARTNERS

DEVELOPER

Based in Miami, Fort Partners is a privately owned, fully integrated development company, led by developer and entrepreneur Nadim Ashi. With a focus on historic preservation, architecture, design and sustainability, Fort Partners is committed to delivering the highest standards of quality. Assets include: Norman's Cay in the Bahamas; Four Seasons Resort Palm Beach; and The Surf Club Four Seasons Hotel and Private Residences, Surfside, Florida. Fort Partners is adding to its portfolio Four Seasons Hotel and Private Residences Fort Lauderdale.

**FOUR SEASONS
HOTELS AND RESORTS**

OPERATOR AND MANAGER

Founded in 1960, Four Seasons continues to define the future of luxury hospitality with an unprecedented commitment to innovation, unwavering dedication to the highest standards of quality, and a service culture second to none. Currently operating 94 hotels, resorts and residences in major city centers and resort destinations in 39 countries – with more than 60 projects in development – Four Seasons consistently ranks among the world's best hotels and most prestigious brands in reader polls, traveler reviews and industry awards.

The design of Four Seasons Hotel and Private Residences Fort Lauderdale is a thoughtful collaboration of talent from around the globe – carefully selected by Fort Partners and Four Seasons Hotels and Resorts.

KOBI KARP

ARCHITECT

For over two decades, Kobi Karp has been providing unique, creative and innovative design solutions to renowned clients in hospitality, retail and highrise residential developments. Based in Miami, Karp has designed properties worldwide, including the Caribbean, the Far East, the Black Sea region, and the Middle East. He is an award-winning member of the American Institute of Architects (AIA) and the American Society of Interior Designs (ASID).

MARTIN BRUDNIZKI DESIGN STUDIO

HOSPITALITY DESIGNER

The culinary experience at Four Seasons Hotel and Private Residences Fort Lauderdale will come to life with restaurants, lounges and pool areas imagined by Martin Brudnizki Design Studio. Founded in London by Martin Brudnizki in 2000, a further New York Studio was established in 2012 with US business partner Craig Harvey. The Studio now employs over 70 staff between its two locations and is known around the world for bringing a lived-in luxurious feel to high-glamour projects, alongside creating commercially successful design concepts for restaurant and retail groups. Martin is regularly listed among House and Garden's Top 100 Interior Designers and the London Evening Standard's Power 1000, while the Studio's designs have received notable recognition, including accolades from Wallpaper*, Tatler, Harper's Bazaar and the European Hotel Design Awards.

TARA BERNERD & PARTNERS

INTERIOR DESIGNER

British designer Tara Bernerd's signature aesthetic of texture and color will create a welcoming sense of warmth in the Hotel's public areas, rooms and suites. Bernerd is the founder of Tara Bernerd & Partners, a leading international interior architecture and design practice launched in 2002. She heads up a London-based team of highly trained architects and designers. Bernerd's business interests continue to grow, working increasingly on a global platform with projects in New York, Chicago, London, Hong Kong, Shanghai and Switzerland. Key clients include Starwood Capital, Thompson Hotels, Sixty Hotels, Blackstone, Berkeley Group, Grosvenor Asia and Asia Standard, plus select private clients.

FERNANDO WONG

LANDSCAPE DESIGNER

Celebrated landscape designer Fernando Wong envisions lush, tropical landscapes that envelope the Four Seasons pool terrace and enhance the entire property. This native of Panama founded his own landscape architecture firm, Fernando Wong Outdoor Living Design, in Miami Beach in 2005. Since that time, Wong has opened another office in Palm Beach, and handled residential and commercial projects in the Hamptons and all over the United States, as well as in England and Panama. The company has won prestigious design awards and been featured in countless magazines, newspapers and television shows.



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