FOUR SEASONS

PRIVATE RESIDENCES

LAS VEGAS

AN AZURE, LUXUS AND
TWO ROADS DEVELOPMENT

“OUR TEAM IS DEDICATED TO CREATING A PROPERTY OF ENDURING VALUE WITH SUPERIOR DESIGN AND FINISHES, ALL SUPPORTED BY AN UNPARALLED CULTURE OF SERVICE.”

- Paul White, Worldwide President
Four Seasons Private Residences

Four Seasons Private Residences Las Vegas overlooks The Strip from the surrounding McCullough Mountains within the MacDonald Highlands private country club community in Henderson, Nevada.

all images are illustrative and not literal representations of the residences, amenities and services provided to residents



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WORLD CLASS LIVING *HAS ARRIVED* IN LAS VEGAS

171 Condominium Homes

2-5 Bedrooms up to 8,350 sq ft including 2 Types of Penthouses

Private Outdoor Balconies up to 3,650 sq ft for Every Residence

Sweeping Views of The Las Vegas Strip from Every Residence

Oversized Floor Plans and 10'-13' Ceiling Heights

90,000+ sq ft of Resort Amenities

Hiking, Jogging and Biking Trails

World-Class Chef-Inspired Restaurant

Masterwork Architecture by WATG

Luxury Contemporary Interiors by Wimberly

5-Star Hospitality Services and Seamless Ownership Experience by Four Seasons

Double Security and Privacy:

Master Guard-Staffed Gate to enter MacDonald Highlands and Second Guard-Staffed Gate for Four Seasons Private Residences

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Located in MacDonald Highlands, an Exclusive and Secure Community that includes DragonRidge Country Club and Golf Course

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Move Ins Scheduled for Q1 2026

Four Seasons Private Residences Las Vegas is presented by a Consortium of Azure Resorts, Luxus Developments and Two Roads Development

BEST IN CLASS *SERVICE-ORIENTED* ENVIRONMENT AND PROPERTY MANAGEMENT PROVIDED BY FOUR SEASONS

A CURATED LIFESTYLE

Through anticipatory service and meticulous attention to detail, the Four Seasons dedicated team enhances and elevates every aspect of daily life.

PEACE OF MIND

Whether you are at home or away, world-class Four Seasons property management protects, secures and maintains your residence for you.

EXPERTS

Known across the world for quality, consistency and constant innovation, each individual home is the result of decades of experience and expertise.



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LIFE WELL-SERVED

AMENITIES & SERVICES

24-hour Dedicated Concierge

24-hour Security and Surveillance

24-hour Parking and Bell Service

Private Garage Outfitted with Electric for Every Residence

Signature Destination Restaurant

Private Dining Room for Groups and Special Events

Serviced Poolside Bar and Grille

Residents Din-In Wine Cellar

4 Resident Pools with Chaise Lounges, Daybeds, Private Cabanas

Seasonal Pool Attendant

Hot Tub Grottos

Event Pavilion and Event Lawn

Four Seasons Fitness & Wellness Center

Men's and Women's Fitness Lounges
with Sauna, Steam Rooms, Cold Therapy and Indoor Hot Tub

Private and Couples Massage and Treatment Rooms

Game Room with Pool Table, Big Screens

TrackMan Golf Simulator

Boardroom, Co-Working Space, Private Offices

Libraries

Media and Screening Room

Kids/Teen Room

Four Seasons Hotel Suites for Residents' Guests

SPECIAL SERVICES AVAILABLE UPON REQUEST

In-Residence Dining Service and Private Chef Services

Organized Resident Events I

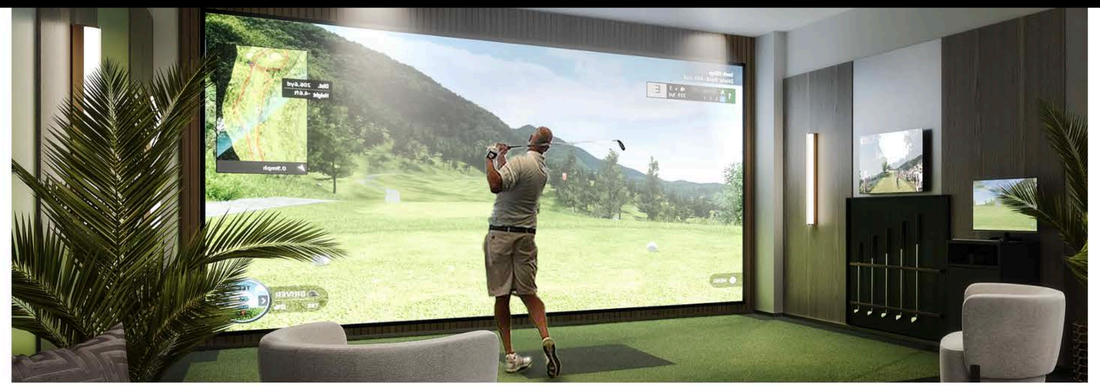
Professional Housekeeping Services

Personal Training Services and Classes

Pet Services land Spa

Automotive Services and Spa

Grocery and Household Goods Shopping

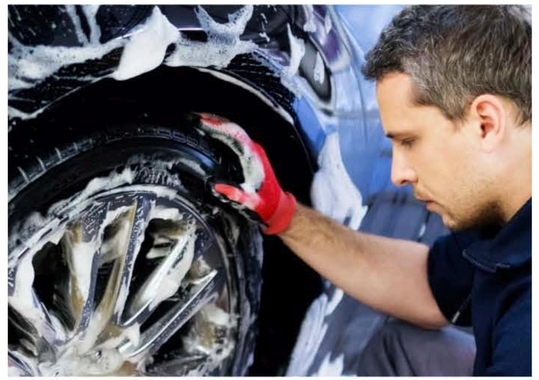












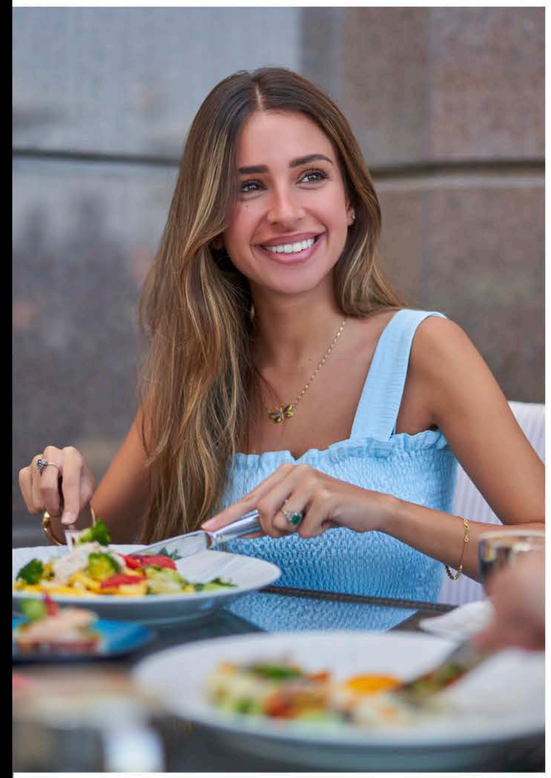








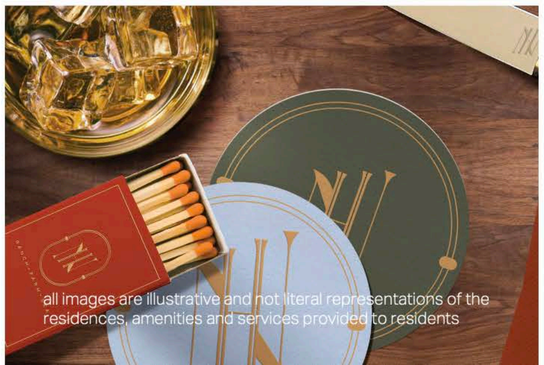














AN EPICUREAN DREAM COME TRUE: A *BESPOKE DINING* PROGRAM

RANCH • FARM • SEA

FINE DINING, GRILLE, LOUNGE AND MORE

Considerable effort has been devoted to creating the ultimate epicurean program for Four Seasons Private Residences Las Vegas. The centerpiece is the 160-seat Restaurant and Bar situated in the North Tower on the main floor with an outdoor wrap-around terrace overlooking The Strip. Featuring stunning interiors and panoramic views of the Las Vegas Valley, the no-expense spared approach to the food and design is destined for international renown.

Residents and guests will enjoy a unique dining experience that celebrates the integrity of the local landscape. The feeling and movement of the desert are infused into the restaurant's design connecting the residents and guests to the landscape inspired by the local materials and minerals of the earth.

The food and drink program at the Four Seasons Private Residences includes several additional services.

SPECIAL DINING SERVICES

Fine Dining Restaurant and Bar
Seasonal Casual Grille
Seasonal Poolside Service
Room Service to Residences
Private Chef Service
Catering in the Private Dining Room
Catering for Private Residences
Exclusive Residents Events Like Wine Tastings

THE MOST MAGNIFICENT *COMMUNITY* IN THE LAS VEGAS VALLEY

MACDONALD HIGHLANDS

As if living in a Four Seasons residence isn't enough, residents are also members of the MacDonald Highlands gated community. Launched in 2000 by Richard MacDonald, a visionary real estate developer, MacDonald Highlands is filled with a congregation of hillside architectural wonders and has become the most favored residential community in the Las Vegas Valley. And one trip to the boisterous clubhouse lounge is all it takes to realize this is where Las Vegas 'elite – as well as industry leaders and sports and entertainment stars from all over the world -- actually live. Homeowners here enjoy hanging out at the club, playing golf, tennis and pickle ball. They also enjoy the ironclad security and privacy the community provides.

As a member of this community, residents of Four Seasons Private Residences Las Vegas have preferred access to join the DragonRidge Country Club here with a plethora of additional services and activities.

COMMUNITY

Breathtaking Las Vegas Strip and Mountainside Vistas

24-hour Security Gates and Patrol

Community Parks, Playgrounds, Bike Paths and Trails

Several Dog Parks

DRAGONRIDGE COUNTRY CLUB

Championship Par-72 Golf Course

Five Championship Tennis Courts

Pickle-ball, Basketball and Volleyball Courts

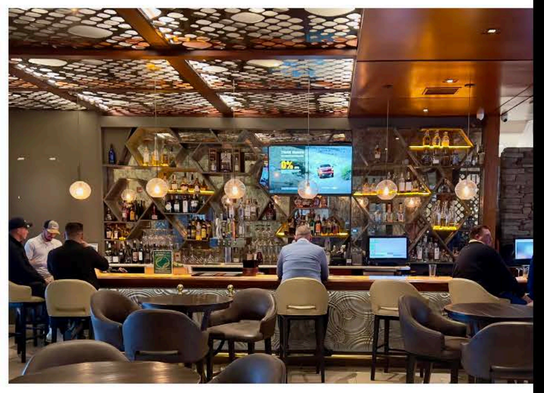
Spa & Athletic Center Featuring 150,000 sq.ft. of Amenities

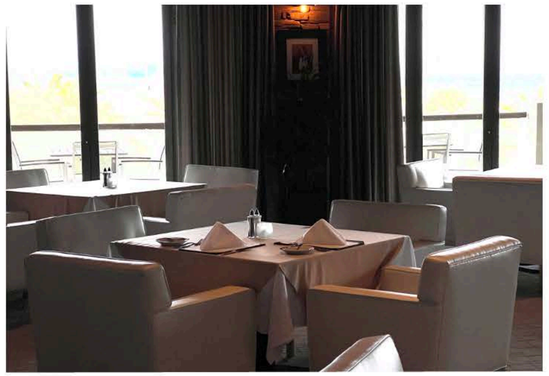
Resort Pool and Cabanas

Montrose Steakhouse Fine Dining, Sushi Bar, Lounge, Grand Ballroom, Courtyard Bar and Grille

















CLOSE ENOUGH TO *PLAY* FAR ENOUGH TO *SLEEP*

15 MINUTES TO THE STRIP AND A WORLD AWAY

The developers scoured the Las Vegas Valley intent on finding the perfect location that would afford residents the opportunity to enjoy the best of two worlds: the excitement of the Strip and the serenity of the desert playa. When they toured the MacDonald Highlands and the building site on the side of the McCullough Mountains they knew they had found it.

Of course, it isn't just the close-yet-far proximity to The Strip that makes this location so special. You are also ten minutes away from the Harry Reid International Airport and Private Jet Terminals (and the Henderson Executive Airport is even closer). Allegiant Stadium, home of the Las Vegas Raiders, is also 10 mins away. The shopping and restaurants of Green Valley's The District are just 5 minutes. And if you are in the mood for an getaway, other popular destinations like Park City, Los Angeles and San Diego are all easy drives.

- Summerlin
- Las Vegas Strip
- The Sphere
- Harry Reid International Airport (LAS)
- MacDonald Highlands
- Four Seasons Private Residences Las Vegas
- Henderson Executive Airport

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SOUTH TOWER
Lobby and Amenities Level



NORTH TOWER
Lobby and Amenities Level



floor plans are not final and are subject to change

COME *HOME* TO FOUR SEASONS

RESIDENCE FEATURES

A Collection of 171 Condominium Residences, each with Sweeping Strip and Protected Mountain Views

Modern Timeless Design Inspired by The Desert Landscape

Architecture by Award-Winning Firm Wimberly Allison Tong & Goo (WATG)

Interior Design by Wimberly Interiors

Expansive Flow-Through Indoor/Outdoor Residences
2-5 Bedrooms Ranging from 2,300-8,350 Sq Ft.
Balconies Ranging From 600-3,500 Sq Ft

Outdoor Balconies with Kitchen, Living and Dining Areas

Private Plunge Pool and/or Jacuzzis in Penthouses, Jr Penthouses and/or Select Garden Residences

Designer Finishes and Fixtures Package Options with Rich Color Palettes

Washer and Dryer

Private Elevator Vestibules for all 171 Residences.

Superior Natural Stone and Premium Decorative Lighting

Ceiling Heights: Maximum Height of 10' For Standard Units and 13' for Penthouse Units

Wet Bar/Dry Bar and Wine Storage

Undercounter Beverage Cooler and Ice Maker

Designer Finish- and Fixture-Package Options with Modern Color Palettes and Superior Natural Stone

Epicurean Kitchens with Custom Millwork and Designer Stainless Steel Appliance Packages (Sub-Zero, Wolf, Cove or Similar)

Designer Kallista Plumbing Features

Private Garage with 2-3 Car Capacity and EV Capability

OPTIONAL ITEMS

Smart Home Capabilities with Remote Access

Professionally Designed Furnishing and Soft Goods

Audio/Visual Upgrade

Packages Resulting in Turnkey Ownership



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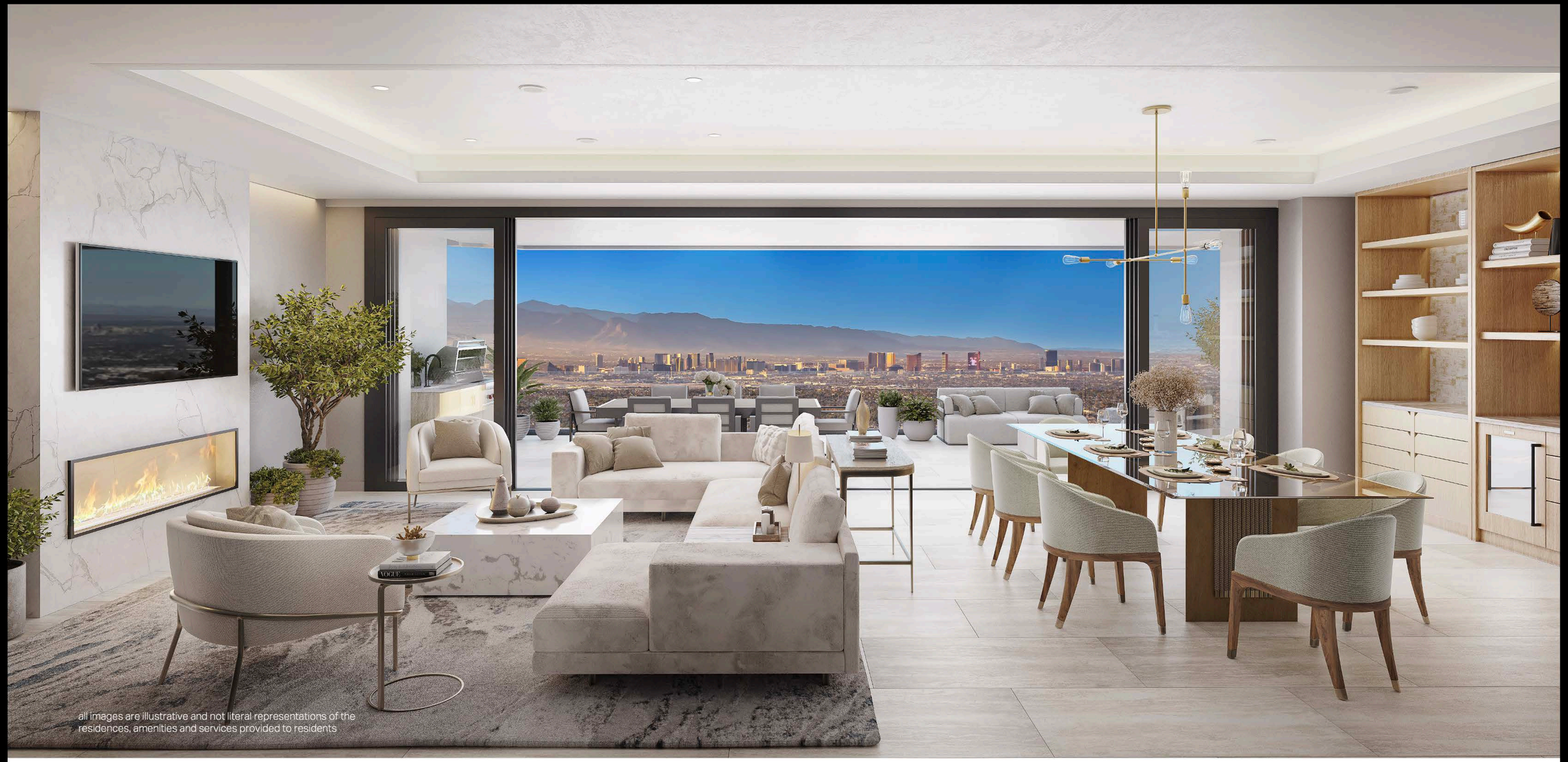
TOWER RESIDENCE A

4 Beds · 4.5 Baths · Full Strip-View Balcony
Featuring Wrap-Around Balcony, Plunge Pool/Jacuzzi Upgrade Available
Interior: 4,213 sq ft (391 sq m)
Balcony: 1,020 sq ft (95 sq m)
Total Living Area: 5,233 sq ft (486 sq m)



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TERRACE RESIDENCE B

2 Beds · 2.5 Baths · Full Strip-View Balcony
Featuring Stone Living Room Wall and Outside Kitchen
Interior: 2,515 sq ft (234 sq m)
Balcony: 736 sq ft (68 sq m)
Total Living Area: 3,251 sq ft (302 sq m)



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TOWER RESIDENCE B

3 Beds · 4 Baths · Full Strip-View Balcony
Featuring Wet Bar and Outside Kitchen
Interior: 3,365 sq ft (313 sq m)
Balcony: 667 sq ft (62 sq m)
Total Living Area: 4,032 sq ft (375 sq m)

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TOWER RESIDENCE C

3 Beds · 4 Baths · Full Strip-View Balcony
Featuring Cascading Stone Kitchen Island and Outside Kitchen
Interior: 3,365 sq ft (313 sq m)
Balcony: 735 sq ft (68 sq m)
Total Living Area: 4,100 sq ft (381 sq m)

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JR PENTHOUSE A

4 Beds · 5 Baths · Wrap Around Strip-View Balcony
Featuring Wine Display, Outside Kitchen and Plunge Pool
Interior: 4,694 sq ft (436 sq m)
Balcony: 1,745 sq ft (162 sq m)
Total Living Area: 6,439 sq ft (598 sq m)

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JR PENTHOUSE A

4 Beds · 5 Baths · Wrap Around Strip-View Balcony
Featuring Plunge Pool and Outside Kitchen
Interior: 4,694 sq ft (436 sq m)
Balcony: 1,745 sq ft (162 sq m)
Total Living Area: 6,439 sq ft (598 sq m)





MAGNIFICENT VIEWS FROM FOUR SEASONS PRIVATE RESIDENCES LAS VEGAS

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LAS VEGAS IS THE *ENTERTAINMENT CAPITAL* OF THE WORLD









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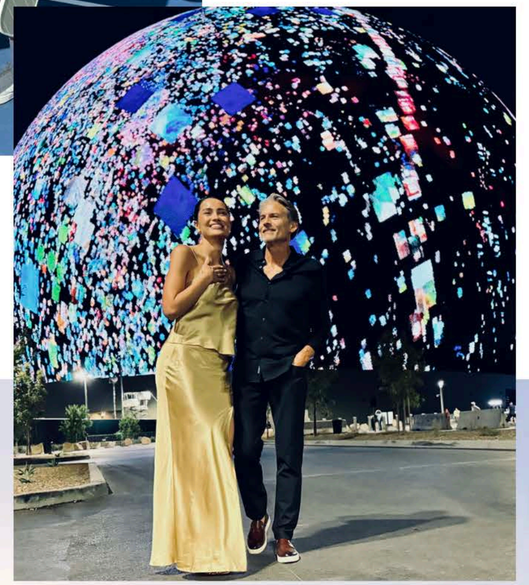
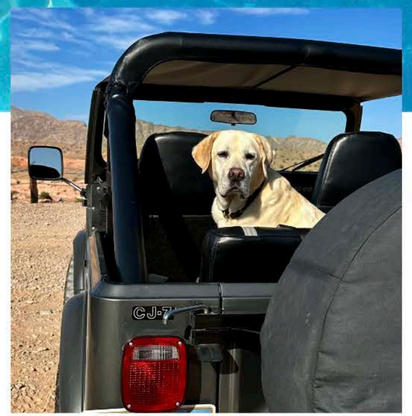
WAKE UP AND *PLAY*











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WELCOME TO THE FOUR SEASONS PRIVATE RESIDENCES *FAMILY*

At 53 strong and growing every year, the portfolio of Four Seasons Private Residences embodies a remarkable combination of local and global. As a result, the family of owners is both eclectic and shares a sophisticated sense of fine living.

There are members who collect residences like one would collect art, cars and jewelry. And there are members who live in their residence as their primary home.

Las Vegas is joining the worldwide portfolio of Private Residences and those fortunate enough to become owners here will become members of the Four Seasons family.

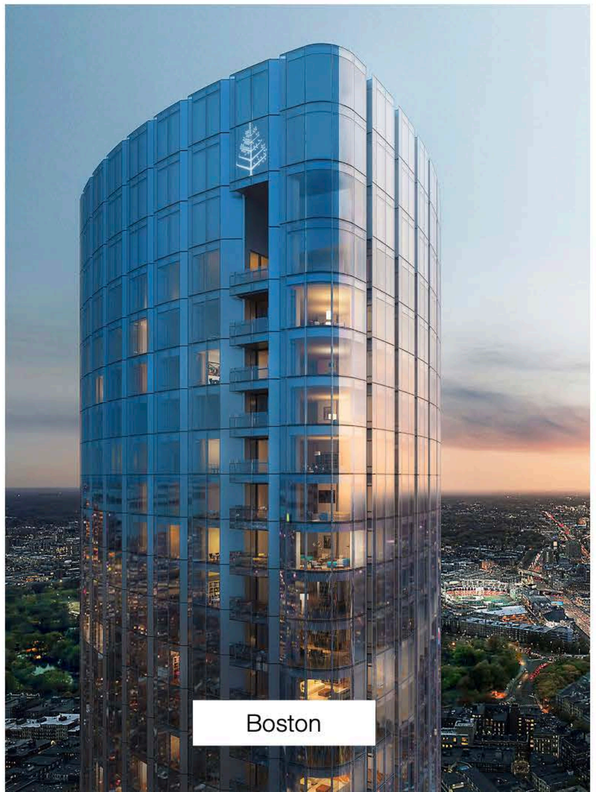
"This is one of the best decisions we have ever made. We bought a house but gained a family who supports us. It's our home."

- Janet, Private Residence Owner


San Francisco


Lake Austin


Jackson Hole


Boston


Madrid


London

AZURE
RESORTS & HOTELS

Azure Resorts and Hotels develops luxury resort residential real estate in North America, Mexico and the Caribbean. It includes a collective of real estate professionals dedicated to development, sales and marketing while maximizing luxury resort and residential opportunities. With a history of success in North America, Mexico and the Caribbean, we work with institutional investors, lenders and equity stakeholders to formulate and execute strategies that maximize return on investment across all stages of the development process. Whether for unimproved land or a diverse portfolio, envisioning to execution, our hands-on approach is designed to maximize value and minimize uncertainty and risk for our investors and our clients.

The Azure Resorts and Hotels team is comprised of seasoned real estate executives, with successful international experience tested through numerous real estate cycles. We utilize our deep industry knowledge, broad range of experience and wealth of multicultural relationships to develop proactive solutions to seize market inefficiencies.

Our backgrounds as owners, operators and analysts form the foundation of a best-in-class team that possesses breadth and depth of experience in these major asset classes:



LUXUS
DEVELOPMENTS

Welcome to Luxus, where luxury is not just a name, it's a way of life.

Our vision over fifteen years ago was to create a luxury real estate private equity group that connects investors with their dreams and passions. Our name, derived from the Latin word for luxury, guides our focus to curate a collection of premium vacation properties in highly sought-after destinations.

Since then, we've been on a journey to enrich lives through luxury vacation real estate. We're a multi-disciplined company, specializing in developing, managing, and servicing resort residential and hospitality real estate assets. With over $150M worth of real estate managed in six countries on behalf of our dedicated investor base, we take pride in leading the management of these assets. Our experience within the industry is unmatched, with over 20,000 client vacations serviced at over 50 luxury properties since our inception in 2007.



TWO ROADS
DEVELOPMENT

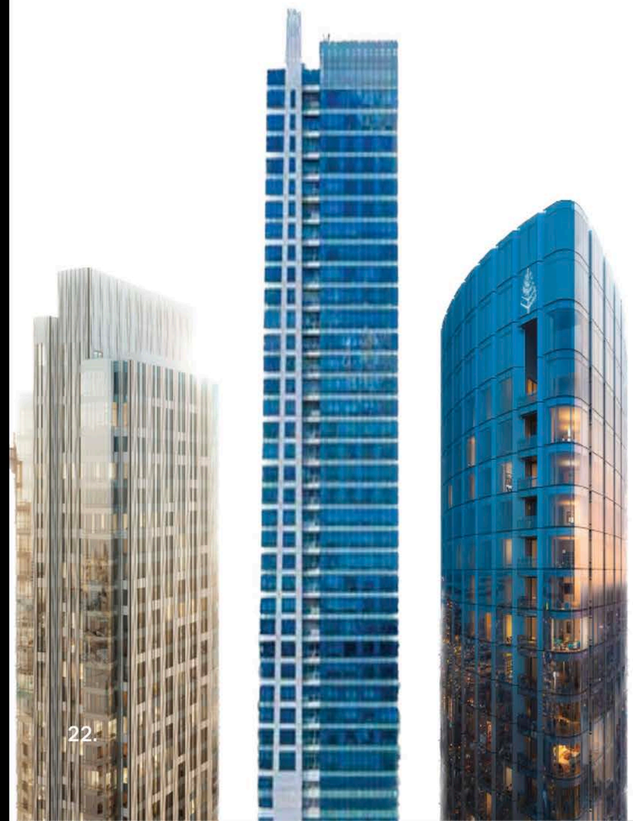
The principals of Two Roads Real Estate Group have collaborated for over 20 years in joint ventures, coordinating, financing, marketing, and consulting for a multitude of real estate projects throughout Florida, Texas, Connecticut, and New York. These include office buildings, luxury high-rise condominiums, hospitality, market rate development, land development and urban revitalization projects.

Supporting the principals is a well-coordinated group of proven professionals. All provide deep experience and have demonstrated the highest levels of performance and achievement, along with a long list of coveted industry awards.



FOUR SEASONS
PRIVATE RESIDENCES

Since 1982, Four Seasons Hotels and Resorts has managed residences with the same degree of caring, personalized service that experienced travelers have come to know and love in its hotels and resorts. Providing worry-free living in well-appointed villas, beach front homes and apartments in many of the world's most important urban centers and exotic resort destinations is a natural extension of the hospitality the company extends to guests.



WATG

In 170 countries and territories, we have designed and delivered over 400 built projects, welcoming hundreds of thousands of guests and visitors each day.

We design places and spaces that excite and surprise, welcome and restore in the most magnificent destinations in the world.

We create connections that shape communities, elevate cities, and usher in the future with sensitivity for both people and planet.

We create immersive , theatrical settings that transport people to new experiences, driving real value for their hosts.



WIMBERLY
INTERIORS

From high-voltage nightclubs and chic restaurants, to grand lobbies of stately hotels and intimate salons of private homes, we create interior experiences that go beyond aesthetics.

From Morocco to Mexico, Beverly Hills to London, and across Asia Pacific, we've created experiences in more than 50 countries around the globe.

We Create and invigorate with a passion for exceptional design. We are equal parts collaborator and disruptor. We are a small

but mighty team with unique talent and flair.



DouglasElliman
Development Marketing

DEDM offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, Texas and Nevada. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 51 countries, representing an over $87 billion global new development portfolio.

