FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS

AN AZURE AND LUXUS DEVELOPMENT

INCLUDED IN HOA

SERVICES INCLUDED

- Grounds Care & Landscaping
- Lobby Flowers & Decorations
- Maintenance Supplies
- General Repairs & Maintenance – Lobby
- Specialty Maintenance – HVAC, Electrical, Plumbing, AV, Elevator, Fire Sprinkler, Access Control, Infrastructure (Gates, Roads)
- Exterior Window Cleaning & Servicing
- Fitness Center, Sport Court Maintenance
- Pool / Spa Maintenance
- Water Treatment
- Cooling Tower Treatment
- Custodial/Housekeeping Common Areas (Labor & Supplies)
- Deep Cleanings
- Special Projects
- Security Services Contract
- Cameras/Surveillance System
- Site Communications/Radios
- Gym & Spa Activities
- Music System
- Golf Cart/GEM Car Lease
- Coffee Service
- Drinking Water – Bottled
- First Aid Supplies
- Resident Events & Programming

UTILITIES INCLUDED

- Electricity - Common Area
    - Residence Separate
- Water - Common Areas
    - Residence Separate
- Sewer
- Natural Gas
- Utility Meter Reading
- Telephone
- Bulk High Speed Internet & Cable
- Trash Service

AMENITIES INCLUDED

- 24-Hour Dedicated Residential Concierge and Valet Parking
- Around the Clock Professional Security and Surveillance
- Private Dedicated Parking, Garages, and Self-Parking
- Surface Parking for Guests and Services
- Noble Heights Gourmet Restaurant by Elizabeth Blau, Providing Indoor and Outdoor Seating with Direct Strip and Valley Views
- Private Resident Exclusive Dining Room for Groups and Special Events
- Private Resident Wine Cellar (dining option for residents)
- Seasonally Serviced Resort-Style Multi-Level Pools
- Pool Restaurant, Bar, and Event Pavilion (Seasonal)
- Multiple Hot Tub Grottos
- BBQ and Grilling Areas
- Chaise Lounges, Daybeds, and Private Cabanas
- Event Lawn
- Full-Service Gym
- Men's and Women's Fitness Lounges
- Sauna and Steam Rooms
- Indoor Hot Tub
- Private and Couples Massage and Treatment Rooms
- Lap/Exercise Pool
- Game Area (pool table, televisions, etc.) Boardroom
- Co-Working Space
- Private Offices
- Library
- Media/Screening Room
- TrackMan Golf Simulator
- Kids/Teen Room
- Hospitality Suites Available for Owner Guest Usage (nominal charge for cleaning)

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE NEVADA PUBLIC OFFERING STATEMENT, TO BE FURNISHED BY DEVELOPER TO BUYERS. This communication does not constitute an offer to buy or sell or a solicitation to buy or sale a unit in Four Seasons Private Residences Las Vegas (the "Project"). No solicitation, offer or sale of a unit in the Project will be made in any state or county in which such activity would be unlawful prior to any required registration in such jurisdiction. All prices, plans specifications, features, amenities, floor plans and other depictions are preliminary in nature and subject to change without notice. All square footages set forth in any materials (if any) are approximate and subject to change.