





# FOUR SEASONS

PRIVATE RESIDENCES

COCONUT GROVE

A PROJECT BY CMC GROUP  
AND FORT PARTNERS



FOUR SEASONS COCONUT GROVE

FOUR SEASONS  
TAKES UP RESIDENCE  
HIGH ABOVE  
THE BANYAN TREES.  
INCOMPARABLE  
VIEWS MEET  
UNPARALLELED  
SERVICE.

A name synonymous with thoughtful design, impeccable service and amenities, Four Seasons is proud to take up residence in Miami's most exclusive enclave, Coconut Grove. Soaring 20 stories above the lush landscape with unobstructed views overlooking Biscayne Bay. Seventy masterfully curated residences tailored to the exceptional in every way.







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# VISION



Developed by CMC Group and Fort Partners, Four Seasons Private Residences Coconut Grove stands as a testament to decades of expertise in crafting iconic residential developments within South Florida's vibrant landscape.

Together they have combined their visionary approaches to create a masterpiece in Coconut Grove. Their collaboration with Four Seasons promises an unparalleled living experience marked by sophistication and meticulous attention to detail—a truly one-of-a-kind home.





## VISION

Renowned designer Michele Bönan has been entrusted with the interior design, bringing his unique vision to Coconut Grove. Bönan's design philosophy integrates a palette inspired by the surrounding natural vegetation, creating a harmonious blend of indoor and outdoor elements. Bönan's signature is evident in every detail, from the common areas and lobbies to the residences' kitchens and bathrooms, ensuring a cohesive and luxurious living experience.





#### RESIDENTIAL LOBBY

Michele Bönan's signature style captivates residents right from the start with statement walls in the lobby that were inspired by original designs from Coconut Grove, featuring reliefs of palm leaves, elegant furniture, organic lines, and materials in rich tropical textures.



THE BUILDING

20 stories | 70 residences

Developers  
CMC Group & Fort Partners

Architect  
Revuelta Architecture International

Interior Design  
Bönan Interior Design



## PRIVATE RESIDENCES

- ALL RESIDENCES ARE WATERFRONT
- INTERIOR DESIGN: BÖNAN INTERIOR DESIGN
- TWO-TO-FOUR-BEDROOM RESIDENCES RANGING  
FROM 2,025 TO 3,975 SQUARE FEET
- PRIVATE ELEVATOR ACCESS WITH DEDICATED FOYER
- CONTINUOUS DRYWALL CEILINGS THROUGHOUT  
ARE 10' 6" OR HIGHER
- EXPANSIVE TERRACES WITH GLASS RAILINGS  
AND 11' 1" CEILINGS OR HIGHER
- LUTRON LIGHTING CONTROLS AND  
CRESTRON HOME AUTOMATION
- FINISHES BY MICHELE BÖNAN
- ITALIAN MARBLE BATHROOMS
- FINE LUXURY APPLIANCES, FAUCETS, AND FIXTURES

\*PLEASE NOTE THAT PENTHOUSES SQUARE FOOTAGES  
AND FEATURES ARE NOT LISTED ABOVE.

## PROPERTY SERVICES

- Appointed director of residences
- Doorman and bellman services
- 24/7 security and valet services
- 24-hour on-call emergency repair
- Dedicated private arrival and valet entry
- Residential concierge

(02)

# RESIDENCES



Four Seasons Private Residences Coconut Grove comprises seventy waterfront homes of generous proportions, each featuring high ceilings. Two, three, and four bedrooms as well as two sets of penthouses are all accessed via dedicated elevators and equipped with customizable smart controls. Every detail has been carefully chosen to convey beauty, comfort, and well-being, delivered through thoughtfully designed spaces and impeccable craftsmanship.





#### RESIDENTIAL TOWER

Standing in the front row on Biscayne Bay, with gentle curves and floor-to-ceiling glass walls, Four Seasons Private Residences Coconut Grove flows to the landscape's rhythm.





#### PANORAMIC VIEWS

Curved glass balconies and walls of windows bring the luminous Biscayne Bay inside, integrating living spaces with the horizon.





#### LIVING ROOM / TERRACE

The spacious living rooms open directly to the terrace, maximizing natural light and airflow while enhancing the open, airy feel of the home.





#### LIVING ROOM / DINING

Seamlessly connected spaces designed for gathering, where premium finishes and sweeping vistas create an inviting dining and living experience.





## KITCHEN

The expansive views are complemented by premium finishes, including Calacatta and Carrara marble bathrooms, Italian travertine floors, and bespoke Molteni&C kitchens with finishes by Michele Bönan.





#### PRIMARY BEDROOM

Floor-to-ceiling windows and bespoke finishes frame serene views, elevating the bedroom into a peaceful, refined retreat.





#### BATHROOM

A statement of sophistication, the bathrooms showcase exquisite craftsmanship, seamlessly blending elegance with functionality.





## BATHROOM

Adorned with Calacatta and Carrara marble and Italian travertine floors, the bathrooms evoke a mood of elegance with expansive views.



(03)

# AMENITIES



An atmosphere of airy sophistication permeates the wellness, fitness, and dining spaces at Four Seasons Private Residences Coconut Grove. The lavish lobby—a space with soft-hued residential warmth inspired by Coconut Grove’s landscape—leads to an intimate library and residents-only bar lounge. The palm-framed pool deck serves as the ideal outdoor extension of our signature offering, The Caesar Experience—a wellness journey inspired by ancient Roman traditions. This curated selection of contrast therapy options, from soothing saunas to invigorating cold plunges, provides a holistic wellness experience that refreshes both body and mind.



#### RESIDENTIAL LOUNGE

A sophisticated library and lounge, seamlessly combining refinement with an inviting ambiance.





#### RESIDENTIAL POOL

A dedicated pool deck with sparkling waters and cabanas on a sunlit terrace, provides the perfect setting for daily rejuvenation.





#### RESIDENTIAL POOL

Residents enjoy an exclusive lifestyle featuring a stylish bar lounge designed for ultimate relaxation and socializing by the pool.





## AMENITIES

- THE SURF CLUB PRIVATE MEMBERSHIP  
WITH INITIATION FEE AND FIRST-YEAR DUES WAIVED  
(SUBJECT TO APPROVAL)
- SIGNATURE RESTAURANT ON THE FIRST LEVEL  
OFFERING IN-RESIDENCE DINING
- SERVICED POOL DECK
- STATE-OF-THE-ART GYM AND YOGA ROOM
- SPA WITH TREATMENT ROOMS, JACUZZI,  
FINNISH SAUNAS, AND COLD PLUNGES
- BEAUTY ATELIER
- TREATMENT ROOMS
- PRIVATE LOUNGE AND BAR AREA
- KIDS' AREA
- PARTY ROOM
- BICYCLE STORAGE





#### SPA & WELLNESS

The spa at Four Seasons Private Residences Coconut Grove has been designed to evoke the natural beauty of the surroundings while allowing the bustle of the city to fall away, grounding residents in place and strengthening their mind-body connection.

The space is arranged thoughtfully for a complete wellness experience where movement and activity in the yoga and gym areas is complemented by spa treatments and hydrotherapy, seamlessly integrating fitness and recovery.





#### SPA & WELLNESS

Inspired by the tradition of *thermae*, or Roman Baths, the Caesar Experience combines ancient practices with state-of-the-art facilities to provide curated contrast bath therapy created to maximize residents' physical and mental wellness.





#### SPA & WELLNESS

To achieve the full benefits of the Caesar Experience, residents should follow each step in the five thermal rooms with time in the Relaxation Area. Resting in this tranquil space allows the body to recover and enhances the therapeutic effects of the circuit.





#### SPA & WELLNESS

Inspired by Sebastian Kneipp's pioneering hydrotherapy principles, the spa's showers are specially designed to stimulate the vascular system and promote muscle recovery with alternating temperatures and pressures.





## FITNESS

The Fitness Center is equipped with a state-of-the-art gym and serene Yoga Studio. Residents may choose to take advantage of these spaces with personal trainers.

## À-LA-CARTE SERVICES

- IN-RESIDENCE DINING
- IN-RESIDENCE SPA SERVICES
- HOUSEKEEPING AND LAUNDRY
- GROCERY PROVISIONING
- MAINTENANCE AND REPAIR
- BUTLER SERVICES
- WELLNESS PROGRAMS AND  
PERSONAL TRAINERS
- CATERING
- DOG GROOMING
- CAR WASH





AMENITIES

THOUGHTFUL  
DETAILS,  
PERSONALIZED  
SERVICES, AND  
*EXCEPTIONAL*  
AMENITIES HAND  
IN HAND WITH  
DECADES  
OF EXPERTISE.



( 0 4 )

# LOCATION



Coconut Grove is a neighborhood defined by its rich history, intimate scale, and exuberant landscape of trees. Walking its sun-dappled streets, shaded by thickets of palms, or strolling the winding paths bordering Biscayne Bay, one senses the serenity of this very special enclave.





#### LOCATION

The Four Seasons Private Residences Coconut Grove offers stunning panoramic views of the beautiful Biscayne Bay.



## LOCATION

Coconut Grove is the oldest neighborhood in Miami, dating back to the late 1800s. From a lush landscape luring fortune seekers at the turn of the century, to a bohemian haven for artists, intellectuals, and naturalists in the 1960s, this corner of Miami holds its traditions dear yet has evolved into a sophisticated neighborhood favored by international urbanites.







## LOCATION

What sets “the Grove” apart is the sense of living in a small village while being moments away from the buzz of Miami’s cultural, dining, and beach scenes (South Beach is less than 30 minutes away; downtown is practically around the corner). Yet there’s really no need to go anywhere: Coconut Grove has buzzworthy restaurants, cozy cafes, and chic boutiques, not to mention some of the best schools in the region and the most distinctive botanical gardens in the country.



LOCATION

COCONUT GROVE,  
ADORNED WITH  
HISTORIC AND  
INTIMATE CHARM,  
GRACEFULLY  
MAINTAINS THE  
TIMELESS ELEGANCE  
OF A BYGONE ERA.







## LOCATION

The Grove is a sanctuary beneath the shade of banyan and mahogany trees, creating North America's only true urban jungle. Early settlers once described it as a 'veritable fairyland', a sentiment that remains true today. Distinct from other Miami neighborhoods, Coconut Grove is a bastion of privacy, subtlety, and understated elegance. It understands the value of quiet luxury and the importance of a close-knit community.



LOCATION

COCONUT GROVE  
WAS A KIND OF HALF  
*GARDEN*, HALF  
COMMUNITY. IT WAS  
FULL OF EXOTIC FRUIT  
TREES. THE PEOPLE  
WHOM I LIKED  
BEST SEEMED TO  
GRAVITATE THERE.

—*Marjory Stoneman Douglas*  
JOURNALIST AND AUTHOR







Home to some of the nation's top schools, the Grove has become a magnet for families who seek an education-rich environment, steeped in culture and connectedness. Here, you can go from being deep in nature, to sailing the ocean, or enjoying exceptional restaurants and boutiques all within a day.



## LOCATION

### RESTAURANTS

- 1* Ariete \*
- 2* Bellini
- 3* Bombay Darbar
- 4* El Bagel Coconut Grove
- 5* Le Bouchon du Grove
- 6* Los Félix \*
- 7* Omakai Sushi
- 8* Sadelle's
- 9* Sapore di Mare
- 10* Sushi by Scratch
- 11* The Key Club

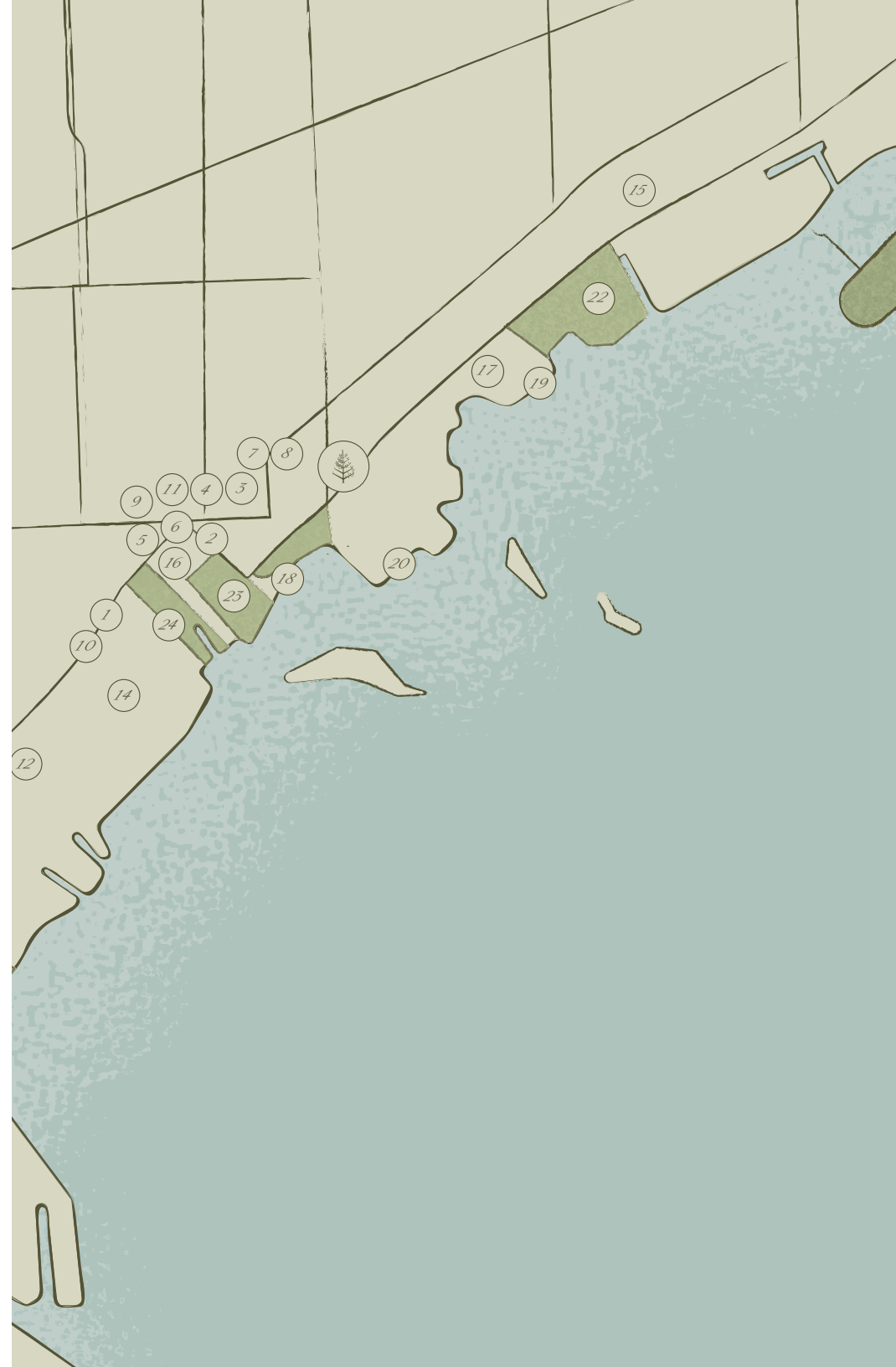
### SCHOOLS

- 12* Carrollton School of the Sacred Heart
- 13* Immaculata-La Salle High School
- 14* Ransom Everglades High School
- 15* Ransom Everglades School
- 16* St. Stephen's Episcopal Day School

### MARINAS & PARKS

- 17* Biscayne Bay Yacht Club
- 18* Coconut Grove Sailing Club
- 19* Coral Reef Yacht Club
- 20* Dinner Key Marina
- 21* The Kampong, National Tropical Botanical Garden
- 22* David T. Kennedy Park
- 23* Peacock Park
- 24* The Barnacle Historic State Park

\* MICHELIN-STAR RATED





( 0 5 )

# FOUR SEASONS



A Four Seasons Private Residence is more than simply an address: it's a lifestyle choice. Over the past six decades, the company has redefined modern luxury by offering guests highly personalized services in the most remarkable settings.





The first Private Residences were introduced in 1985, and since then people around the world have chosen to make the legendary Four Seasons experience a part of their everyday life. What sets Four Seasons apart is knowing that small moments of joy and connection can be just as impactful as grand gestures.

Whether it's preparing a personalized menu or remembering a birthday, our people are invested in your individual needs. And a property managed by Four Seasons comes with peace of mind—the confidence of being in good hands when you're at home and while you're away.



FOUR SEASONS

FOUR SEASONS  
IS *ELEVATING*  
LUXURY LIVING  
FOR DISCERNING  
BUYERS.

—*Bart Carnahan*

PRESIDENT OF GLOBAL BUSINESS DEVELOPMENT  
FOUR SEASONS





( 0 6 )

# TEAM



Renowned developers CMC Group and Fort Partners  
join forces to create an exceptional property in  
Miami's most desired location, complemented by the  
prestige of Four Seasons.



ALEJANDRO REYNAL  
*Four Seasons*



Following an international career in global travel and hospitality, business services, and telecommunications, Alejandro Reynal became president and CEO of Four Seasons in 2022. He is responsible for advancing the position of Four Seasons as the world's leading luxury hospitality company and driving its strategic growth into new business areas. With an emphasis on fostering a great culture, where diversity is embraced and employees feel valued, Reynal is focused on exceeding customer expectations through service and innovation while achieving strong results with a clear strategy and disciplined execution.

UGO COLOMBO  
*CMC Group*



Since his arrival in Miami in the '80s, Italian-born Ugo Colombo has played a pivotal role in the reinvention of the city's skyline. With his company, CMC Group, Colombo designed and built a series of luxury high-rises on Brickell Avenue—including the sought-after Bristol Tower, Brickell Flatiron, and Santa Maria—that raised the standards for high-end condominiums in South Florida. He also played a role in the rejuvenation of Miami Beach's famed Ocean Drive by redeveloping two important Art Deco hotels: Waldorf Towers and the Casa Grande.

NADIM ASHI  
*Fort Partners*



When he founded Fort Partners in 2012, Nadim Ashi had a long trajectory as an entrepreneur and investor: he had built and sold a successful tech company and was CEO of an investment advisory firm. Fort Partners' first project, Four Seasons Hotel and Private Residences at The Surf Club, was the start of a solid partnership with the esteemed Four Seasons brand. Over the past 12 years, his extraordinary vision and impeccable execution has led him to expand substantially, making him a leader in the global luxury real estate and hospitality markets. Ashi now holds ownership of all Four Seasons Hotels and Resorts on the coast of Florida and is working on 14 important projects in Europe and on the East and West Coasts of the United States.

MICHELE BÖNAN  
*Michele Bönan Interior*



Florentine architect and interior designer Michele Bönan brings Italian artistry to each of his projects, be it the formal 16th-century Palazzo Tornabuoni in Tuscany or the J.K. Place hotels from Florence to Paris. He does not adhere to a precise style but rather follows the Latin concept of *genius loci*, looking to the distinctive spirit of a place for inspiration. His designs around the world are characterized by Tuscan tailoring and high craftsmanship, with each detail bearing the stamp of excellence.

LUIS REVUELTA  
*Revuelta*



Revuelta Architecture International has an extensive portfolio in South Florida comprising commercial, hospitality, and residential projects, including highly regarded high-rise condominiums such as Bristol Tower and Santa Maria. Principal Luis Revuelta began his career in 1972 and has been collaborating with Ugo Colombo's CMC Group, among other established developers, for more than three decades. He founded his eponymous studio with a commitment to provide clients with quality designs balanced with sustainable solutions delivered within stringent time schedules.





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PRIVATE RESIDENCES  
COCONUT GROVE

A PROJECT BY CMC GROUP  
AND FORT PARTNERS

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