



FOUR SEASONS

PRIVATE RESIDENCES

COCONUT GROVE

A PROJECT BY CMC GROUP
AND FORT PARTNERS



"A CELEBRATION OF THE ELEMENTS
AND *THE SEASONS* OF COCONUT GROVE.
A RARE OPPORTUNITY TO LIVE THE
COCONUT GROVE LIFESTYLE WITH VAST
UNOBSTRUCTED VIEWS."

UGO COLOMBO





A name synonymous with thoughtful design, impeccable service and amenities, Four Seasons is proud to have a new home in Miami's most distinctive enclave, Coconut Grove.

Soaring 20 stories above the lush landscape with unobstructed views overlooking Biscayne Bay, these seventy masterfully curated residences are tailored to the exceptional in every way. From Four Seasons Private Residences Coconut Grove, guests have a bird's eye view of vibrant history, majestic natural beauty, and intimate neighborhood living.

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.

“Four Seasons today is a brand that people equate with exceptional experiences and the lifelong memories that come with them.”

Isadore Sharp, Founder and Chairman of Four Seasons

At Four Seasons, true luxury is a meaningful sense of belonging. Currently operating 133 hotels and resorts, and 56 residential properties in major city centres and resort destinations in 48 countries, and with more than 50 projects under planning or development, Four Seasons consistently ranks among the world's best hotels and most prestigious brands in reader polls, traveler reviews and industry awards.





COCONUT GROVE

One-of-a-Kind Island Location

Coconut Grove is a neighborhood defined by its rich history, intimate scale, and exuberant landscape of trees. Four Seasons Private Residences Coconut Grove offers stunning panoramic views of the beautiful Biscayne Bay.

Perfectly positioned to enjoy everything the neighborhood has to offer, the residences are within walking distance of three lush local parks, a marina, and the lively main street of Coconut Grove, lined with Michelin-starred restaurants, charming cafés, and stylish boutiques. Whether strolling through tree-canopied pathways, enjoying waterfront activities, or indulging in world-class dining, the location offers unparalleled convenience and a true connection to the essence of Coconut Grove.

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.

Areas such as Brickell, Miami Beach, and Coral Gables, as well as Miami International Airport, are easily accessible making it an ideal and central location.



BISCAYNE BAY & PEACOCK PARK



“THE COCONUT GROVE PROJECT HAS A
WINNING COMBINATION OF INGREDIENTS:
EXPERIENCED DEVELOPERS, FOUR SEASONS’
LEGENDARY SERVICES, AND A HIGHLY
DESIRABLE LOCATION.”

NADIM ASHI



FOUR SEASONS PRIVATE RESIDENCES COCONUT GROVE

A New Architectural Landmark Inspired by Nature

Rising 20 stories, this contemporary tower is a statement of elegance and innovation, designed to redefine the Coconut Grove skyline. Thoughtfully crafted to harmonize with its surroundings, the building seamlessly blends modern architecture with organic inspiration, creating a striking presence in the heart of the neighborhood.

The façade draws from the natural beauty of South Florida, incorporating fluid, curvilinear patterns reminiscent of palm fronds and the intricate roots of mangroves. These motifs, etched into the building's exterior, create a dynamic interplay of light and shadow throughout the day, giving the structure a living, breathing quality that evolves with the sun's movement.

A distinctive architectural screen further enhances the design, transforming the parking structure into an artistic focal point. Inspired by the expressive work of Ken Treister, a renowned architect known for his extensive projects in Coconut Grove and throughout South Florida, this sculptural element adds depth and texture, ensuring that every aspect of the building contributes to its visual and architectural harmony.

Designed to elevate the residential experience, this landmark development sets a new standard for contemporary living in Miami. More than just a building, it is an architectural statement—one that seamlessly integrates nature, design, and urban sophistication.

Residences range from 2,025 to 4,975 square feet. Penthouses ranging from 6,425 to 9,700 square feet with to upper penthouses offer an additional 1,560 to 7,850 of outdoor space on a private rooftop terrace with a private swimming pool, hot tub and two summer kitchens.

Four Seasons Private Residences Coconut Grove has been designed to meet National Green Building Standard Certification (NGBS).



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 team is invested in your individual needs. A residence 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 IS *ELEVATING* LUXURY LIVING FOR DISCERNING BUYERS”

Bart Carnahan, President of Global Business Development Four Seasons





RESIDENCES & PENTHOUSES

Design Highlights

- Dedicated elevators access to private foyer; Each unit has one passenger elevator and one service elevator.
- Units feature a minimum of 12'1 floor-to-ceiling height with 10'6 clear-finished drop ceilings throughout residences providing ability to install recessed lighting, speakers, and linear diffusers.
- Penthouse units feature 12'8" floor-to-ceiling height with 11' clear-finished drop ceilings throughout residences providing ability to install recessed lighting, speakers, and linear diffusers.
- Pre-installed Smart Home system enables control of lighting, audio-visual systems, and has provisions for control of window treatments.
- In-home touch panel control and remote tablet or mobile app control.
- LED dim-to-warm recessed down lighting throughout units is controlled by a centralized system for customizable lighting scenarios.
- Kitchens are designed by Michele Bönan Interiors with elegant and functional with top-level appliances and cabinetry by Molteni&C.
- High-performance interior-wall soundproofing to provide a quiet living experience and enhance privacy.
- Mudded in linear diffuser.
- Primary bedroom, primary bathrooms, and living areas all face spectacular water views and feature the finest in vein-matched slab Italian marble.

Advanced Technology & Security

- Property-wide access control providing ultimate security with electronic keys for guests and service personnel.
- Wi-Fi throughout all indoor and outdoor shared spaces.
- Four Seasons Private Residences Coconut Grove Digital Connection.
- Four Seasons has launched an integrated Web, App and Chat experience that allows residents to connect with the brand in more meaningful ways and fully leverage the Four Seasons lifestyle. Homeowners have the ability to manage their home, simplify their life, experience and elevated lifestyle and connect with others all with the press of a button.

Kitchens

Designed exclusively by Michele Bönan Interiors, each kitchen at Four Seasons Private Residences Coconut Grove exudes elegance. The kitchens feature custom designed and manufactured wood or lacquer cabinetry by Molteni&C— Italy’s preeminent kitchen manufacturer.

Kitchens feature:

- Integrated panels and pocket doors conceal large and small cooking and refrigeration appliances.
- Wide, deep drawers for effective and easily accessible storage.
- Interior cabinet LED lights illuminate automatically when doors are opened.
- Full suite of top-of-the-line appliances by Miele, including built-in wine cooler and refrigerator/freezer and dishwasher.
- Polished chrome faucet by Dornbracht.

SMART FEATURES

Lighting, Climate Control, & Water Filtration

- Lutron HomeWorks, a whole-home lighting solution, including mobile app and timeclock control.
- Pre-wired at each window to allow for installation of motorized window treatments.
- Hot water recirculation for quick point-of-use hot water.
- Point-of-use water filtration in the kitchen.
- Pre-installed Smart Home system enables control of lighting and audio-visual systems, and has provisions for control of window treatments.
- Garbage Disposal.

Media, Communications, Technology, & Security

- Dedicated A/V closet.
- Fiber-to-the-home (FTTH) technology for voice, video, and high-speed internet.
- Dedicated two gigabit systematic internet speeds (upload and download) to the home.
- Separate Wi-Fi 7 network dedicated to each unit.
- Hotwire IPTV with HD programming, cloud storage, Replay TV, and access to major streaming providers.

Bathrooms

Designed by Michele Bönan Interiors every bathroom is a work of art. Every home at Four Seasons Private Residences Coconut Grove features two bathrooms for the master suite offering the ultimate in comfort and privacy.

- Primary Bathroom**
- Extensive custom marble work, cut-to-size and vein-matched polished slab marble floor and walls in bathroom and water closets.
 - Custom bathroom cabinetry.
 - Deep-soaking custom-designed bathtub.
 - Shower with custom enclosure, rainfall showerhead, and handheld shower system.
 - Smart toilets.



DESIGNER ITALIAN BATHROOMS DESIGNED BY MICHELE BONAN INTERIORS



GYM & SPA WITH JACUZZI, COLD PLUNGE, AQUATHERAPY, SENSORY, AND SHOWERS



HAMMAM & LOUNGE AREA

The Team



Nadim Ashi

FORT PARTNERS

Founder and CEO of Fort Partners, a privately held real estate and development firm. In its commitment to purposeful and quality development, Fort Partners consciously integrates historic preservation with architecture & design, trailblazing in its intentional practice. Having established a strong and fruitful partnership with Four Seasons Hotels and Resorts, with its flagship at The Surf Club, properties from Palm Beach to Fort Lauderdale and Marbella are made possible in collaboration with distinguished virtuosos of design.



Ugo Colombo

CMC GROUP

Founder and CEO of CMC Group, has played a pioneering role in the development of Miami’s downtown skyline. His expertise in creating landmark residential and commercial projects resonates with a commitment to quality and sophistication. Among his notable achievements, Colombo has developed key landmarks that have redefined Miami’s architectural character. Bristol Tower and Santa Maria on Brickell Avenue and Grovenor house in Coconut Grove are standout projects that reshaped the condo market in South Florida.



Alejandro Reynal

FOUR SEASONS

Joined Four Seasons as President and CEO in 2022. He is responsible for advancing the position of Four Seasons as the world’s leading luxury hospitality company and leading its strategic growth into new areas of business. “One of my dearest values, personally and professionally, is that if you treat people well, they will do the same. That an entire company could be founded on this idea – The Golden Rule – and for this philosophy to guide every member of the team in every action, every day, is inspiring.”



Michele Bönan

MICHELE BÖNAN INTERIORS

Acclaimed Florentine architect and interior designer, is renowned for his harmonious blend of timeless elegance and contemporary aesthetics, crafting spaces that are as sophisticated as they are welcoming. On account of his extraordinary sense of style and his sensitivity for details he is referred to the experts as the “Architetto Eclettico”. Bönan frequently designs interiors that resonate with the building’s location. In his work for the Four Seasons Coconut Grove weaves a symphony of elements drawn from the verdant tropics, the vast ocean, and the quintessential Floridian charm.



Luis Revuelta

REVUELTA ARCHITECTURE INTERNATIONAL

As principal in charge of design, his philosophy is built upon three pillars – a steadfast commitment to providing clients with design quality and balance, an adherence to attention to visual detail and on-time and on-budget delivery; a philosophy that has been the cornerstone of Revuelta Architecture International’s growth and success. His diverse range of projects include single-family homes, low-, mid- and high- rise residential properties, hotels & assembly facilities, office buildings and commercial & retail facilities.



Raymond Jungles

RAYMOND JUNGLES

Raymond Jungles, FASLA, is the founder of Raymond Jungles, Inc. (RJI), a Miami-based landscape architecture firm known for its ecologically driven and immersive designs. With deep roots in Coconut Grove, Raymond has played a key role in shaping the area’s lush, tropical character through projects that prioritize sustainability, native plantings, and pedestrian-friendly design. RJI’s portfolio includes award-winning projects that celebrate the unique ecology of South Florida, making the firm particularly excited to contribute to the Four Seasons Coconut Grove.



FOUR SEASONS

PRIVATE RESIDENCES

COCONUT GROVE

A PROJECT BY CMC GROUP
AND FORT PARTNERS

Property Address

2699 South Bayshore Drive, Miami, Florida 33133

(305) 800 2699 | info@2699CoconutGrove.com

www.2699CoconutGrove.com

DEVELOPMENT




ARCHITECTURE

revuelta

INTERIOR DESIGN



 FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE NOT OWNED, DEVELOPED OR SOLD BY FOUR SEASONS HOTELS LIMITED OR ITS AFFILIATES (FOUR SEASONS). THE DEVELOPER, M-2699 S BAYSHORE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MSBO"), USES THE FOUR SEASONS TRADEMARKS AND TRADENAMES UNDER A LICENSE FROM FOUR SEASONS HOTELS LIMITED. THE MARKS "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," ANY COMBINATION THEREOF AND THE TREE DESIGN ARE REGISTERED TRADEMARKS OF FOUR SEASONS HOTELS LIMITED IN CANADA AND U.S.A. AND OF FOUR SEASONS HOTELS (NETHERLANDS) LTD. ELSEWHERE. FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE BEING DEVELOPED BY MSBO. THIS MATERIAL DOES NOT CONSTITUTE AN OFFER WHERE PROHIBITED BY LAW OR WHERE PRIOR REGISTRATION OR OTHER QUALIFICATION IS REQUIRED. FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE NOT OWNED, DEVELOPED OR SOLD BY FOUR SEASONS HOTELS LIMITED OR ITS AFFILIATES (FOUR SEASONS). THE DEVELOPER, M-2699 S. BAYSHORE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MSBO"), USES THE FOUR SEASONS TRADEMARKS AND TRADENAMES UNDER A LICENSE FROM FOUR SEASONS HOTELS LIMITED. THE MARKS "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," ANY COMBINATION THEREOF AND THE TREE DESIGN ARE REGISTERED TRADEMARKS OF FOUR SEASONS HOTELS LIMITED IN CANADA AND U.S.A. AND OF FOUR SEASONS HOTELS (NETHERLANDS) LTD. ELSEWHERE. FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE ARE BEING DEVELOPED BY MSBO. PURCHASERS AGREE TO LOOK SOLELY TO MSBO WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE MARKETING AND/OR DEVELOPMENT OF FOUR SEASONS PRIVATE RESIDENCES MIAMI AT COCONUT GROVE AND WITH RESPECT TO THE SALES OF UNITS. ALL IMAGES ARE ARTIST'S CONCEPTUAL RENDERINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. STATED DIMENSIONS AND SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE CONDOMINIUM DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR THE SQUARE FOOTAGE OF THE UNIT, CALCULATED IN ACCORDANCE WITH THE DEFINITION SET FORTH IN THE DECLARATION, WHICH WILL BE SMALLER THAN STATED ABOVE. SEE THE DECLARATION. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF FURNITURE, APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. SAID ITEMS ARE ONLY INCLUDED IF AND TO THE EXTENT PROVIDED IN YOUR PURCHASE AGREEMENT. PLEASE NOTE THAT THE "TOTAL" AREA LISTED HEREON INCLUDES THE PROPOSED SQUARE FOOTAGE OF TERRACE, WHICH IS NOT PART OF THE BOUNDARIES OF THE UNIT AS SET FORTH ON THE DECLARATION. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. EXCLUSIVE MARKETING & SALES, FORT REALTY LLC AND CMC REAL ESTATE LLC. EQUAL HOUSING OPPORTUNITY. NEW YORK RESIDENTS ONLY. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP24-0072.