



FOUR SEASONS
PRIVATE RESIDENCES
JACKSONVILLE

IGUANA INVESTMENTS
A KHAN FAMILY COMPANY

Centrally located in the heart of Jacksonville's Sports and Entertainment District, Four Seasons Hotel and Private Residences Jacksonville will offer unparalleled skyline views and an imaginative urban design on the banks of the St. Johns River, affording visitors, residents and guests immediate access to the riverwalk, modern marina and Downtown Jacksonville.

PROPERTY FEATURES

- Four Seasons' world-renowned service and hotel-inspired amenities provide owners with a highly personalized experience that caters to every need
- Interior spaces conceived and realized by project owner Shanna Khan and supported by groundbreaking design firm, ODA
- 26 expansive residences and 170 luxury guest rooms and suites
- Nautical-inspired architectural design concepts from Pininfarina, the standard-bearer of Italian design and iconic visionary behind automotive brands ranging from Ferrari, Lotus and Maserati and sustainable architectural wonders in Europe, Asia and the Americas

PRIVATE RESIDENCES

- Two- to five-bedroom residences ranging between 1,930 ft² and 7,500 ft²
- Dedicated residential elevators, opening directly into private foyers in select residences
- Stone mosaic flooring in foyers, wide plank European white oak flooring throughout
- Crown molding in living, dining, kitchen and bedrooms
- Gas fireplaces, framed by custom stone mantles
- State-of-the-art gourmet kitchen appliance packages featuring Sub-Zero refrigerators and wine cooler, a dual-fuel La Cornue range, Miele dishwasher and Wolf microwave drawer
- Custom full-height kitchen cabinetry, complemented by stone countertops and backsplashes
- Pantry equipped with a sink, Miele dishwasher, Wolf speed oven, and Fisher & Paykel bottom-freezer refrigerator
- Private expansive terraces with panoramic views of the St. Johns River and the Jacksonville urban skyline
- Primary baths feature sculptural free-standing Waterworks bathtubs
- Bathrooms lined with Italian porcelain slab tile from Fiandre, Antolini Tech and Florim, including Gessi plumbing fixtures and custom metallic lacquer cabinets
- Custom lighting fixtures in all bathrooms
- Primary suites include a spacious walk-in closet
- Laundry room with a side-by-side washer/electric ducted dryer and a utility sink
- Lighting control/home automation system, including the option to add motorized drapery
- Surrounded by lush private gardens designed by heritage landscape firm, EDSA

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RESIDENTIAL AMENITIES & SERVICES

Private amenities exclusive to residents

- Private residential entrance
- Two-story residential lobby with multiple, private lounge spaces
- Professional Four Seasons property management services for homeowners, led by a dedicated Director of Residences
- 24-hour front desk attendant and concierge service
- Valet parking and secure garage with EV charging
- Secured package and mail room
- Exclusive, secured entrance to the fitness center
- Fully-equipped private training rooms with indoor and outdoor spaces
- In-residence spa services
- Great room with resident bar and fireplace lounge
- Resident-only dining room with dedicated pantry
- Private residents' lounge with multi-sport and golf simulator
- Children's and teen club lounge
- Vacant home care services ensuring your residence is well-maintained during your absence
- Access to Four Seasons mobile app, delivering exceptional and personalized service
- Available à la carte services include a personal chef with in-residence catering options, sommelier consulting, personal shopping (including grocery shopping and in-residence refrigerator stocking) and purchase delivery services

RESTAURANTS AND ENTERTAINMENT

- Premier rooftop restaurant, with indoor and outdoor seating, offering breathtaking views of the city skyline and the St. Johns River
- Italian Osteria, offering all-day dining options
- Grand lobby featuring a state-of-the-art video display for game days, a full-service bar and gourmet small plates
- Poolside food and beverage services
- 6,000 ft² ballroom with dedicated pre-function spaces and event lawn
- 12,000 ft² conference center space, complete with private outdoor spaces
- Boardroom and meeting rooms with dedicated outdoor spaces

HOTEL AMENITIES & SERVICES

Residents will receive access to all hotel amenities and services

- Four Seasons' award-winning services and programs
- 24-hour front desk attendant, doorman and bellman service
- 24-hour concierge service
- 24-hour security services and porte-cochère, with 24-hour valet
- Bank-style private vault with safety deposit boxes
- Serenity pool and family pool, each overlooking the St. Johns River and surrounded by lounges, daybeds, and cabanas
- 11,000 ft² world-class luxury Four Seasons spa with 12 treatment rooms, boutique, and relaxation lounge
- First-class spa services, including regenerative facials and bodywork
- Recovery room with bio saunas, aroma steam rooms and experiential showers, ice program, and cryotherapy
- 2,300 ft² fitness center with state-of-the-art equipment brands
- Comprehensive housekeeping services, including wash-and-fold, tailoring, and dry cleaning
- Lobby boutique featuring a curated selection of luxury goods and premium essentials

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