



# FOUR SEASONS

PRIVATE RESIDENCES

JACKSONVILLE

IGUANA INVESTMENTS  
A KHAN FAMILY COMPANY



INTRODUCING

# A Limited Collection of World-Class Residences

On a new marina overlooking the St. Johns River, the latest from the team at Four Seasons. These twenty-six expertly designed private residences will usher in an unprecedented and groundbreaking next chapter for Downtown Jacksonville. Join the Khan family as the founding owners in this outstanding and enduring opportunity.





#### RESIDENCES AT A GLANCE

- Two- to five-bedroom residences
- Dedicated residential elevators
- Crown molding within living, bedroom and kitchen areas
- Gas fireplaces
- State-of-the-art gourmet kitchen
- Lush private gardens
- Panoramic views of the St. Johns River
- Private expansive terraces
- Custom full-height cabinets
- European white oak flooring
- Spacious walk-in closet
- Sculptural free-standing Waterworks bathtubs
- Italian porcelain tile
- Stone countertops and backsplashes
- Fully furnished residence delivery options available



THE FOUR SEASONS

# An Exclusive Partnership with the Global Leader in Luxury

Four Seasons Private Residences provide a rare opportunity to live in the most remarkable settings and exclusive communities, with world-class service and amenities at your doorstep.



## RESIDENTIAL AMENITIES

- Two-story residential lobby
- Resident great room
- Resident-only dining room
- Golf and sports simulator
- Children and teen club lounge
- In-residence spa services
- Secured package and mail room
- Fully-equipped private training rooms

## HOTEL AMENITIES

- Four Seasons world class service
- Full spa with relaxation lounge
- Serenity pool and family pool
- First-class spa services
- Recovery bio saunas and cryotherapy
- Board room and meeting rooms
- Fitness center
- 24 hour concierge & valet services

CULINARY EXCELLENCE

# A Collection of Dining Experiences

## LOBBY LOUNGE

The veritable heartbeat of the Four Seasons Jacksonville, where paths cross, conversations thrive, and people gather to mix and mingle throughout the day and evening.



## ALL-DAY DINING

Bringing an airy Piazza feeling, this woodfired Italian Osteria will boast of housemade pastas, artisanal flatbreads and signature items from the hearth oven.



## PREMIER ROOFTOP RESTAURANT

Situated on the 10th floor, the premier rooftop restaurant elevates dining to new heights. Helmed by a Michelin-starred chef, this culinary gem showcases modern Japanese cuisine with global influence. Whether you prefer the intimate indoor setting or the breathtaking outdoor terrace, both offer panoramic views of the city skyline and river.




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## A New Playbook for Jacksonville Delivery 2026

Exclusive Sales & Marketing by  
Douglas Elliman Development Marketing

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