

# SURF HOUSE



A Project by Fort Partners



THE SURF CLUB, 1,350 LINEAR FEET OF PRISTINE BEACH

## SURF HOUSE

Surf House is the latest addition to The Surf Club's heavenly sphere, set on a consummate stretch of Atlantic coastline with over 1,350 linear feet of pristine beach. Conceived by New York-based French architect Jerome Engelking, Surf House introduces forward-thinking design while honoring the original 1965 building. The homage is brought to life in softly curved alabaster arches, palm-shaped columns, terrazzo cladding and vaulted cornices. The balconies, novel in design, blend in with the façade's columns—a perfect marriage of vertical and horizontal—with opacified glass and a seamless white ceramic frit.

The interior of the seventeen residences are delicately fashioned in a polished, European manner by the Paris-based Italian architect Fabrizio Casiraghi, with generous proportions and graceful details that highlight ageless elegance and lasting quality.

The careful and sophisticated selection of natural materials like fine woods, stones, and glass, cultivate a quiet splendor that offers absolute serenity coupled with extensive coastal views and endlessly blue skies. The architecture is generously complemented with the dreamy, lush gardens designed by the esteemed Belgian landscape architect Peter Wirtz, which lead to The Surf Club through a promenade of abundantly green flora and soft white sand.

Fort Partners' vision of a life well-lived is ever-prevailing at Surf House through collaboration with master talents. Complimented by the renowned care and exceptional service offered by Four Seasons management, the distinctive qualities of the building radiate with harmony and substance while safeguarding the well-being and enjoyment of those who choose to make Surf House their home.

















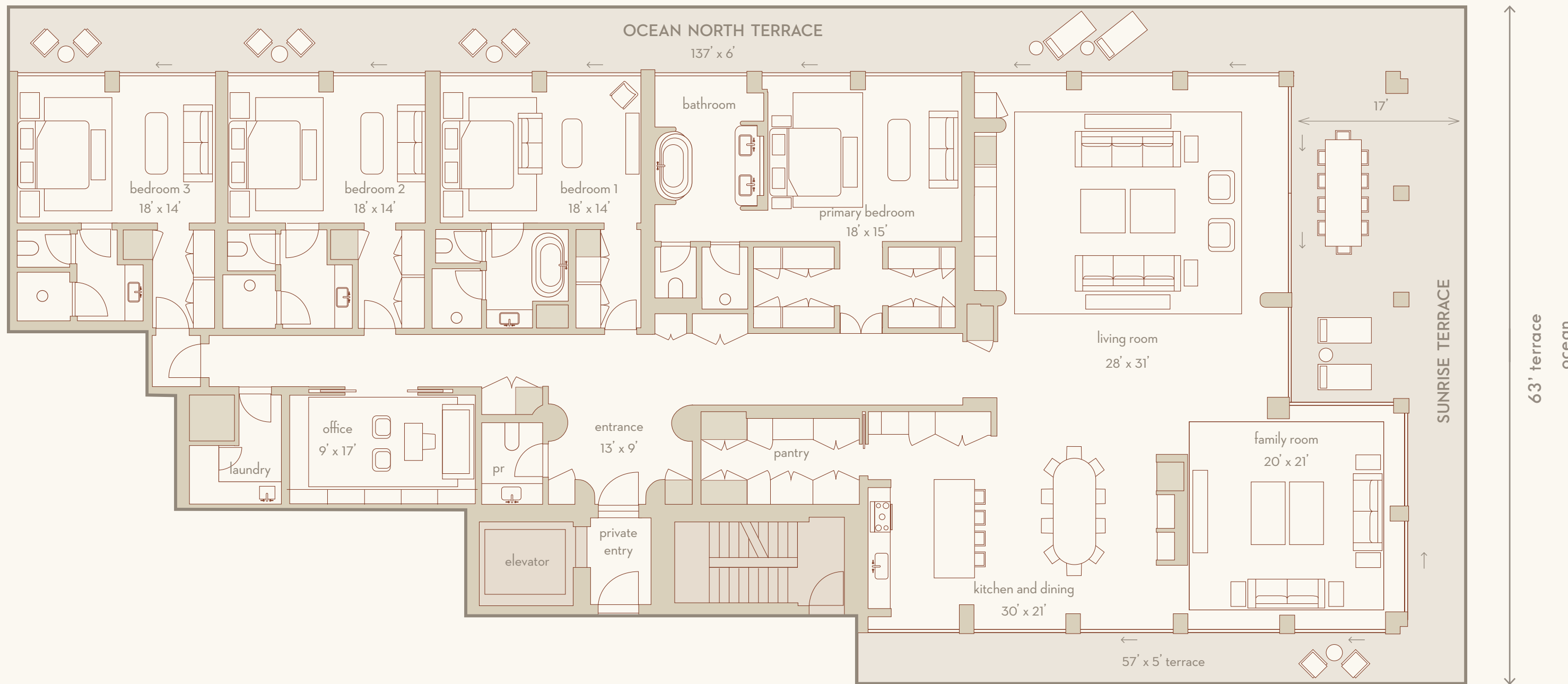












**SUNRISE RESIDENCE - 4B**  
4 Bedrooms, 4 Bathrooms, Office, Powder Room

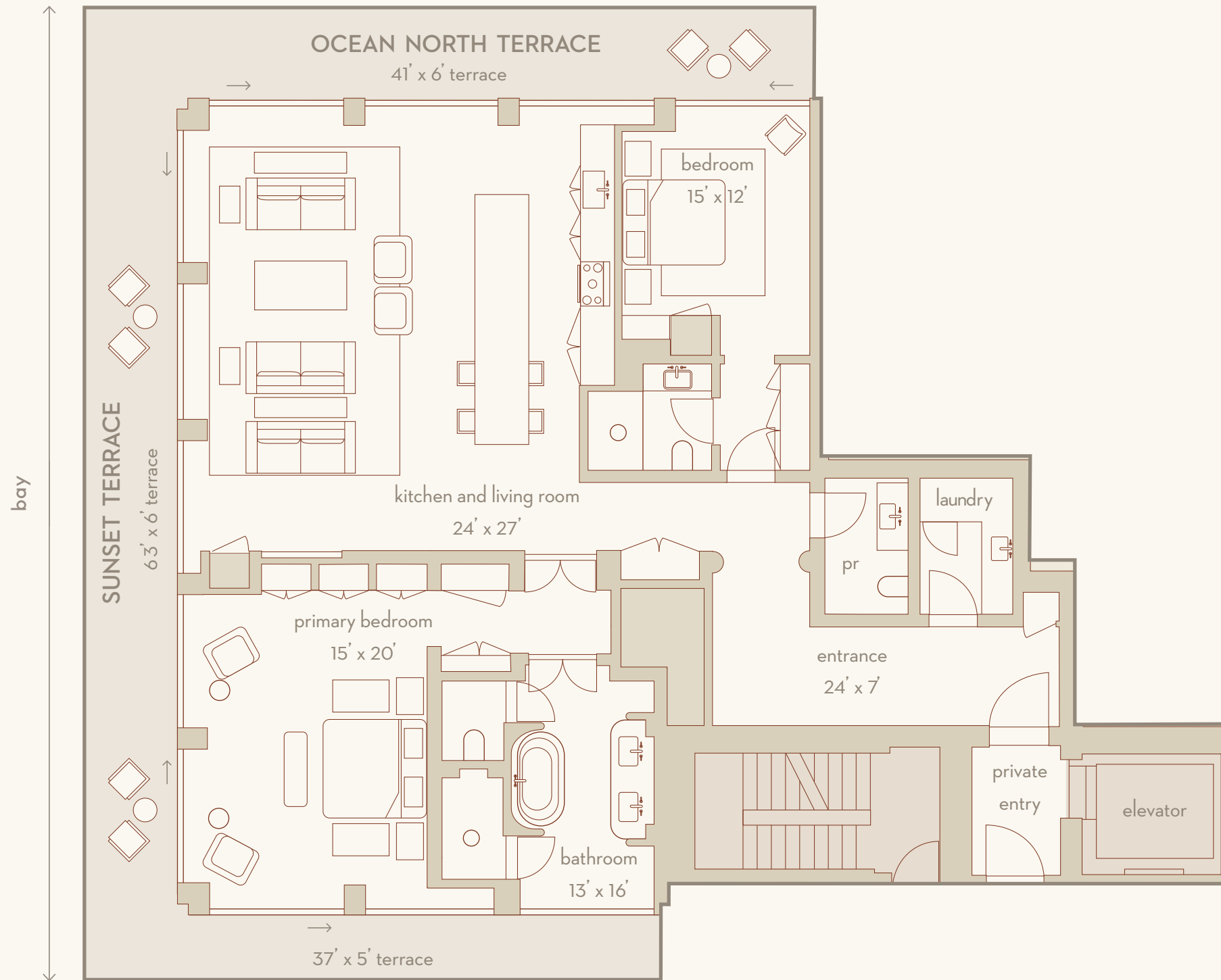
**Interior**  
5,518 sf / 512.6 sm

**Exterior**  
1,787 sf / 166 sm

**Total**  
7,305 sf / 678.7 sm



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**SUNSET RESIDENCE**

2 bedrooms, 2 bathrooms, 1 Powder Room

**Interior**

2,262 sf / 243.6 sm

**Exterior**

787 sf / 73 sm

**Total**

3,049 sf / 283.3 sm



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SERVICES & AMENITIES



## The Surf Club

Since its opening on New Year's Eve in 1930, The Surf Club has figured into the collective memory of coastal Florida like no other destination. The intermingling of high culture with high society came about in fanciful beach cabanas and under candy-striped umbrellas. Members and visitors alike celebrated beneath the painted ballroom ceiling with frothy cocktails as buoyant and carefree as the Prohibition-era murals lining the walls. To escape reality, if only for a night or two, became the club's raison d'être.

The landscape of The Surf Club has broadened to include full-time residences and a proper hotel, spa, and restaurants, but its authentic spirit remains. History blends with the contemporary in an intimate embrace, welcoming guests into the cool reaches of the former ballroom or down to the beach cabanas, rejuvenated in shades of land, sand, and sky. Now, as then, there is simply no better place to dive into oceanside memories—or create new ones.

## SERVICES AND AMENITIES

### Services

- Four Seasons Director of Residences
- Four Seasons Residential Concierge
- 24-hour on-call emergency repair
- Doorman and bellman services
- Security patrols
- Electronic access to all elevators and garage doors
- Dedicated private arrival and valet entry
- Wi-Fi in common areas
- Exterior window cleaning
- Balcony cleaning
- Maintenance of sliding doors
- Secured residential floor access
- Air conditioning filter change and inspection

### Amenities

- Oceanfront Spa at The Surf Club
- Lido Restaurant and Champagne Bar
- The Surf Club Restaurant by Thomas Keller
- Historic beach Cabanas at The Surf Club\*
- Private function room\*
- Four Seasons beach service\*
- Two swimming pools\*
- Kids For All Seasons center\*
- Garden designed by Peter Wirtz

## Four Seasons À La Carte Services

- On demand car service
- In-residence spa
- Grocery provision
- Residence maintenance and repair

- Housekeeping and butler services
- Wellness programs and personal trainers
- Dog grooming



\* Services provided through The Surf Club PRIVATE



TEAM



## Fort Partners

DEVELOPER

Fort Partners is a privately held real estate and development firm led by entrepreneur Nadim Ashi. In its commitment to purposeful and quality development, Fort Partners consciously integrates historic preservation with architecture, design, and sustainability, trailblazing in its intentional practices.

As a result, Fort Partners offers the highest standard of living to a market that is yearning for true world-class real estate and hospitality, while orchestrating a balanced space that heightens the well-being and lifestyle of its community.

The Surf Club is the firm's flagship property, located in Surfside, Florida, and home to Four Seasons Hotel and Residences, The Surf Club Private, many exceptional amenities, and restaurants including The Surf Club Restaurant by Chef Thomas Keller. The Surf Club is a paramount example of excellence and mastery made possible through partnerships with eminent international design talent who share a respect, vision, and passion to deliver exceptional work and attention to detail. With a future every bit as ambitious and impressive as its historic past, the success of The Surf Club aligns with the firm's ideals across each of their developments.

Fort Partners has broken new ground with their project on the island of Norman's Cay in The Bahamas. It is unprecedented in its design as a refuge both isolated and accessible, splendid yet simple, all the while preserving the tropical, undisrupted landscape of the small island in the chain of The Exumas. It is a shelter of palm trees and shallow waters with a rich maritime history enhanced with the appropriate amenities, privacy, and security of modern technology and accommodation. The development includes Norman's Cay Yacht Club, Beach Club and Marina, a local airport, as well as private villas designed by architect Joseph Dirand, all operated by The Surf Club. Norman's Cay, under the care and curation of Fort Partners, offers great and sustainable innovation with the promise of an intimate and exclusive experience.

Fort Partners commitment to excellence starts with envisioning and creating solid investment projects that increase value over time with clear visions and strategic execution. Having established a strong and fruitful partnership with Four Seasons Hotels and Resorts, properties from Palm Beach and Fort Lauderdale to Marbella are made possible in collaboration with distinguished virtuosos of design.

The future is bright with forthcoming developments in both Europe and other U.S. locations. Through leadership, revolutionary practices and lasting relationships with creative talent, Fort Partners has established itself as a maverick in twenty-first-century refined living.

## Fabrizio Casiraghi

INTERIOR ARCHITECT

Fabrizio Casiraghi dares to merge and contrast styles in exquisite harmony, creating a vision and atmosphere of refined contemporary elegance.

He is first and foremost interested in volume, imposing rigor and purity, the shimmer of material or softness of color against the exoticism of unusual furniture, all framed by the subtle and controlled use of light. He offers a bewitching convergence of style imbued with ethnic and Asian references. As his interests range from contemporary styles to flea markets and antiques, he redefines modernity in agreement with the past.

A true Milanese, Fabrizio Casiraghi showed an early interest in architecture and studied at the illustrious Politecnico de Milano, a university with notable talented alumni such as Aldo Rossi, Achille Castiglioni and Renzo Piano.

Following his studies, Casiraghi moved to Paris and worked with Dominique Perrault and Dimore Studio prior to opening his eponymous studio in 2015.

Casiraghi currently alternates between residences, hotels, restaurants and boutiques. He considers himself a spiritual son of the Milanese tradition, quoting Gio Ponti, Piero Portaluppi, and Gabriella Crespi, but he does not hesitate to emphasize broader influences such as Madeleine Castaing, Maison Jansen, and Hans-Agne Jakobsson. Some of his most recent projects include Sant Ambroeus in Milan, Bagatelle and Ftelia Beach Club in Mykonos, Drouant Restaurant in Paris and Hotel La Ponche in Saint Tropez.

## Jerome Engelking

ARCHITECT

Jerome Engelking has practiced architecture for more than 20 years, focusing on high-end residential, cultural, and institutional work internationally. He is a registered architect in the state of New York and a member of the American Institute of Architects.

Born in Paris, Engelking worked in various design firms in France and the United States, notably with Richard Meier & Partners and Diller Scofidio + Renfro, prior to starting his own award-winning architecture practice—Engelking Architects.

Engelking joined forces with Fort Partners in early 2022 and has contributed to the architectural language of Fort Partners future projects with a thoughtful, refined, and educated vision.

## Peter Wirtz

LANDSCAPE ARCHITECT

Raised in a family of gardeners, Peter Wirtz came naturally to landscape design. At Wirtz International, the renowned Belgian firm founded by his father in 1950, Peter shares leadership with his brother Martin.

The firm is widely considered a pioneer in the field of landscape architecture. Wirtz International is responsible for projects as diverse as the Carrousel Gardens of the Tuileries at the Louvre, the Belgian headquarters of BMW, and the private gardens for Valentino and Catherine Deneuve, among many others. In Florida, the firm has created gardens that bring together the formalism of French and Italian landscape tradition with a contemporary understanding of sustainability and place.

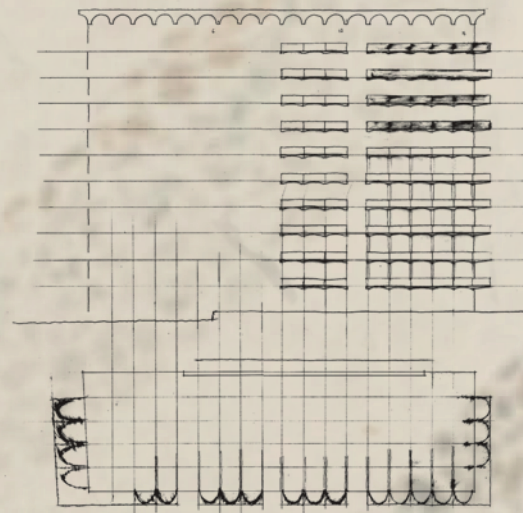
At Surf House, Wirtz envisions an environment of tropical radiance and intimacy that bridges design and the natural coastline after which the project is named.

## Kobi Karp

ARCHITECT OF RECORD

For over two decades, Miami-based firm Kobi Karp Architecture and Interior Design has provided unique, creative, and innovative design solutions to distinguished clients in hospitality, retail, and high-rise residential developments worldwide.

The firm specializes in collaborating with clients to execute the ideal vision of their project, operating with the purpose of creating viable commercial, residential, and mixed-use environments that meet client needs and produce smart investment opportunities. Kobi Karp, the firm's founding principal, is an award-winning member of the American Institute of Architects and American Society of Interior Design.



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8995 Collins Ave, Surfside, FL 33154



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