



A PROJECT BY FORT PARTNERS







FOUR SEASONS
HOTEL AND PRIVATE RESIDENCES
FORT LAUDERDALE

A PROJECT BY FORT PARTNERS

A NEW OCEANFRONT DESTINATION FOR FOUR SEASONS LIVING

Introducing Four Seasons Hotel and Private Residences Fort Lauderdale, a new oceanfront destination for Four Seasons living.

This oceanfront property features 90 Residences which range in size from 1-4 bedrooms, including furnished and fully appointed as well as unfurnished options. Residences will range from 780 square feet to over 6,000 square feet with three, two-story residences boasting dramatic 20-foot ceilings. The striking interiors and exteriors are designed by an international team of visionaries including Tara Bernerd, Kobi Karp, Martin Brudnizki, Fernando Wong and developed by Nadim Ashi.

Owners at Four Seasons Private Residences Fort Lauderdale will have privileged access to the Fort Portfolio of Four Seasons properties.



A VISIONARY LIFESTYLE

Four Seasons Hotel and Private Residences Fort Lauderdale is an exciting addition to a legendary collection that personifies world-class style and service. Founded by Isadore Sharp and celebrating more than fifty years in the hospitality industry, Four Seasons Hotels and Resorts is renowned for anticipatory, personalized, intuitive service. Every detail of construction, design and amenity programming is being executed to the exacting standard of Four Seasons. This active and dynamic management role adds to an elevated beachfront lifestyle.

Four Seasons Hotel and Private Residences Fort Lauderdale joins a distinguished collection that includes some of the most preferred and awarded destinations in the world, including Four Seasons Hotel London at Park Lane, Four Seasons Resorts Punta Mita and Four Seasons Resort The Biltmore Santa Barbara.

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

Isadore Sharp

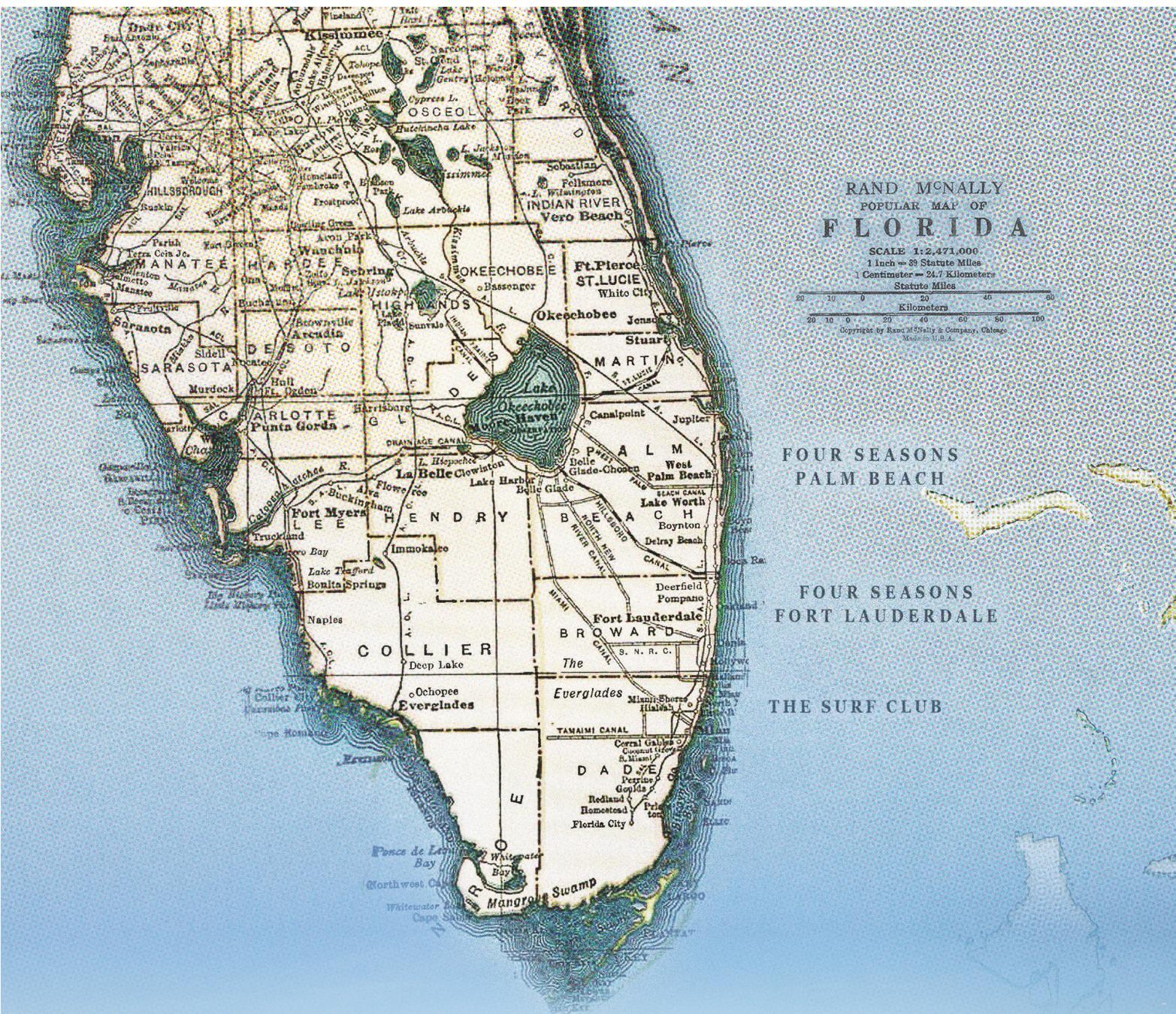
FOUNDER & CHAIRMAN OF FOUR SEASONS HOTELS & RESORTS



DEVELOPER NADIM ASHI

Based in Miami, Fort Partners is a privately owned, fully integrated development company led by developer and entrepreneur Nadim Ashi. With a focus on historic preservation, architecture, design, and sustainability, Fort Partners is committed to delivering the highest standards of quality. Assets include: Norman's Cay in the Bahamas; Four Seasons Resort Palm Beach; Four Seasons Hotel and Residences at The Surf Club, Surfside, Florida. Fort Partners is now adding Four Seasons Hotel and Private Residences Fort Lauderdale to its portfolio.





THE FORT COLLECTION

Owners at Four Seasons Hotel and Residences Fort Lauderdale will become preferred guests of the Fort Portfolio of Four Seasons properties. They will benefit from the services and amenities of Four Seasons Resort Palm Beach and Four Seasons Hotel at The Surf Club, providing an ideal extension of the gracious Fort Lauderdale lifestyle. Owners will receive preferred rates on hotel stays within the Fort Portfolio of Four Seasons properties. In addition, owners will become friends and family of Fort Partners, granted early access to Fort Partners' future developments.



THE FOUR SEASONS HOTEL

Noted architect Kobi Karp oversaw the contextual design of Four Seasons Hotel and Private Residences Fort Lauderdale. The building's elegant curved silhouette with oversized terraces is placed above a three-story podium and is designed to optimize the ocean and beach views from each residence. A louvered façade surrounds the base, enhancing the tropical plantings and terraced garden promenades.



A FOUR SEASONS ARRIVAL

The two-story porte cochère, tropically landscaped by Fernando Wong, shelters the arrival to Four Seasons Hotel and Private Residences Fort Lauderdale. To ensure privacy, there are distinctive entrances for the Hotel and the Private Residences. A coordinated team of door personnel, valets, and Four Seasons concierge greets owners and their guests.





LOBBY

The two-story lobby designed by Tara Bernerd, as well as the grand staircase, sets the tone for the Four Seasons Hotel and Residences Fort Lauderdale experience. Bernerd designed the hotel and residence interiors, including the elegant lobby with its stone and millwork detail and a careful selection of European mid-century-inspired furnishings, creating a welcoming environment for both residents and guests.

FOUR SEASONS BEACH BUTLER

On the white sands for Fort Lauderdale, the Four Seasons Beach Butler provides an array of à-la-carte services, including chaise lounges with cabana umbrellas; Four Seasons blankets; gourmet picnic baskets with organic composed salads, handcrafted sandwiches, artisanal cheeses, home-baked breads, seasonal fruit tarts, fine wines, and sparkling waters; and leisure accompaniments, from beach volleyball to soccer on the sand. Younger guests and residents will appreciate the Four Seasons sandcastle accessories and organized beach activities. The team of Four Seasons Beach Butlers is always at your service.





OCEANFRONT POOL DECK

The heart of Four Seasons Hotel and Private Residences Fort Lauderdale is the Ocean Terrace, created by celebrated interior designer Martin Brudnizki in collaboration with creative landscape designer Fernando Wong. Two distinctive horizon-edged pools are situated on the captivating Côte d'Azur-inspired third-floor Ocean Terrace. This environment includes the ocean-view indoor-outdoor cafe and adjacent pool bar. Custom-designed cabanas provide sheltered comfort with uninterrupted views of the sand and surf. The carefully placed landscaping vignettes offer a tropical sanctuary above the sands of Fort Lauderdale Beach.



DISTINGUISHED DINING

Four Seasons Hotel and Private Residences Fort Lauderdale hosts the beach's two most desired epicurean experiences, designed by Martin Brudnizki. The third-floor pool deck houses an all-day indoor-outdoor restaurant with an adjacent pool bar. A fine-dining restaurant with a terraced veranda is located next to the garden promenade. Residents will be able to access priority reservations as well as arrange for in-residence dining through the Four Seasons concierge.



FOUR SEASONS SPA

Escape and plunge into a sublime world that leaves every sense exalted in a luxurious spa designed by Tara Bernerd. Enjoy soothing massages, nourishing body wraps, holistic facial treatments, and European body & skin products at the Four Seasons Hotel and Private Residences Fort Lauderdale Spa. The Four Seasons concierge can arrange for in-suite massages as well as priority reservations.

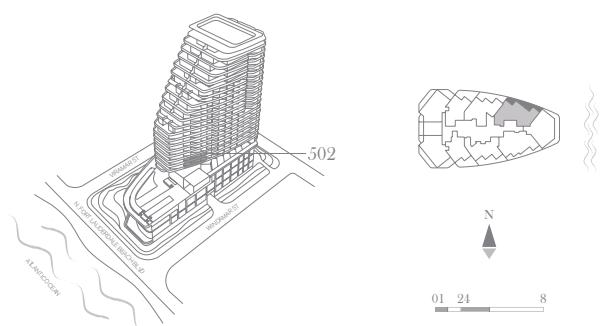
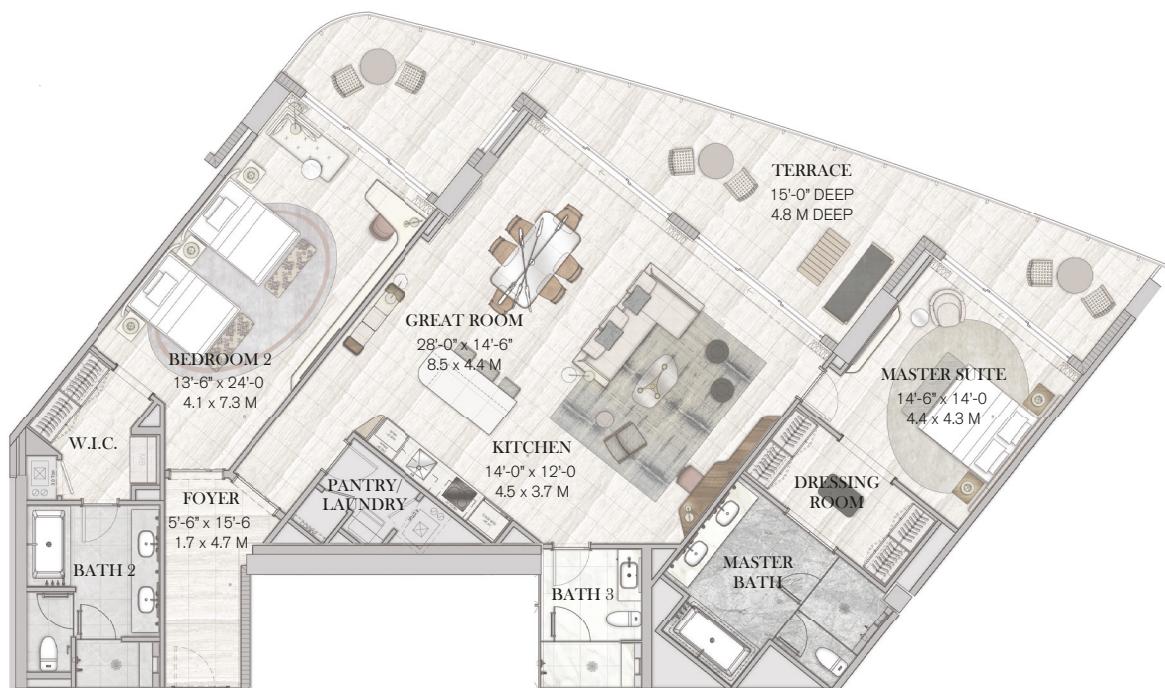
FOUR SEASONS
FURNISHED PRIVATE RESIDENCE

502

Interior 2,281 SQ FT | 211.91 SQ M

Exterior 530 SQ FT | 49.23 SQ M

Two Bedrooms - Three Bathrooms



FURNISHED
PRIVATE RESIDENCES
BY TARA BERNERD

Tara Bernerd, one of the most celebrated voices in the London design scene, is the visionary behind the interiors of Four Seasons Hotel and Private Residences Fort Lauderdale. Based in Belgravia, Bernerd's interior architectural practice specializes in the design of luxury hotels, estates, and private yachts. Her signature aesthetic of texture and color will create a welcoming sense of warmth in the Furnished Private Residences.

FOUR SEASONS FURNISHED PRIVATE RESIDENCE DETAILED FOR APPRECIATION

Tara Bernerd thoughtfully considered every aspect of hotel living, including the progression of spaces and the finishes that reinforce the best aspects of a beachfront lifestyle. In the fully-furnished and appointed Private Residences, silver travertine flooring extends from the interior spaces to the oversized entertaining terraces, bringing the outside in. The kitchens are fully-finished with Dornbracht faucets; Sub-Zero®, Miele®, and Wolf® appliances and dinnerware, silverware, and cookware. Owners of the Furnished Private Residences may have the opportunity to include their Residences in a Four Seasons managed rental program.



FOUR SEASONS
FURNISHED PRIVATE RESIDENCE
AT YOUR SERVICE
DAY TO NIGHT

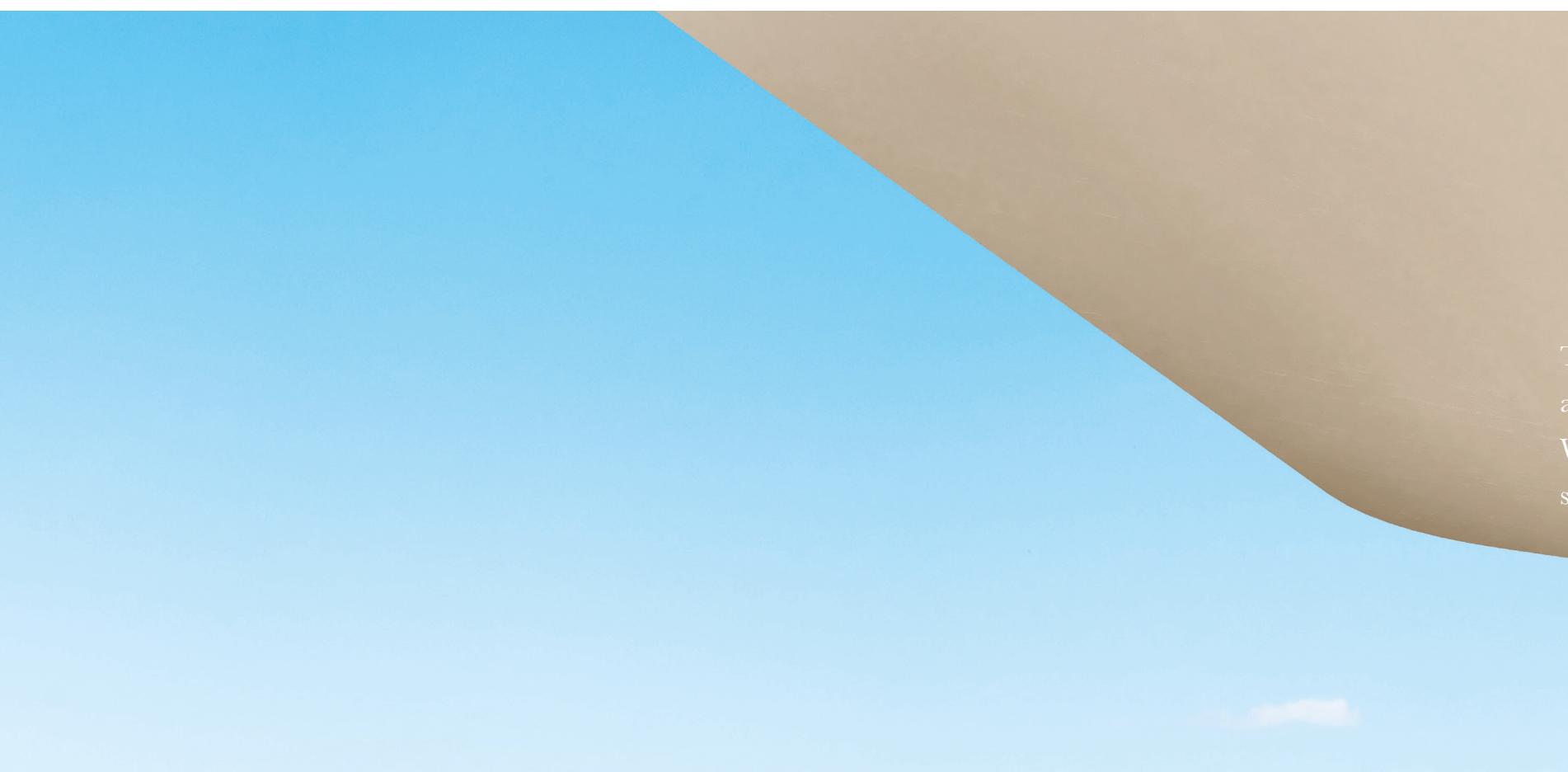
The bedrooms in the Furnished Private Residences provide an elegant retreat by the sea. They are fully-furnished and decorated with European furnishings and luxurious fabrics. This sophisticated design by Tara Bernerd makes you feel at home and is complemented by the housekeeping and butler services of the Four Seasons.





FOUR SEASONS FURNISHED PRIVATE RESIDENCE A PRIVATE FOUR SEASONS RETREAT

Clad in marble, the five-fixture master bathroom in the Furnished Private Residences is finished with brushed nickel Waterworks® fittings, bespoke antique brass wall lights, and soaking tub. Each bathroom is fully accessorized with Four Seasons towels and accessories.



FOUR SEASONS FURNISHED PRIVATE RESIDENCE A PRIVILIGED OUTLOOK

The terraces of the Furnished Private Residences provide an ideal al fresco vantage point of the Atlantic Ocean and Intracoastal Waterway. Enjoy the outdoors and the unlimited views of the sea, surf, sand, and city.

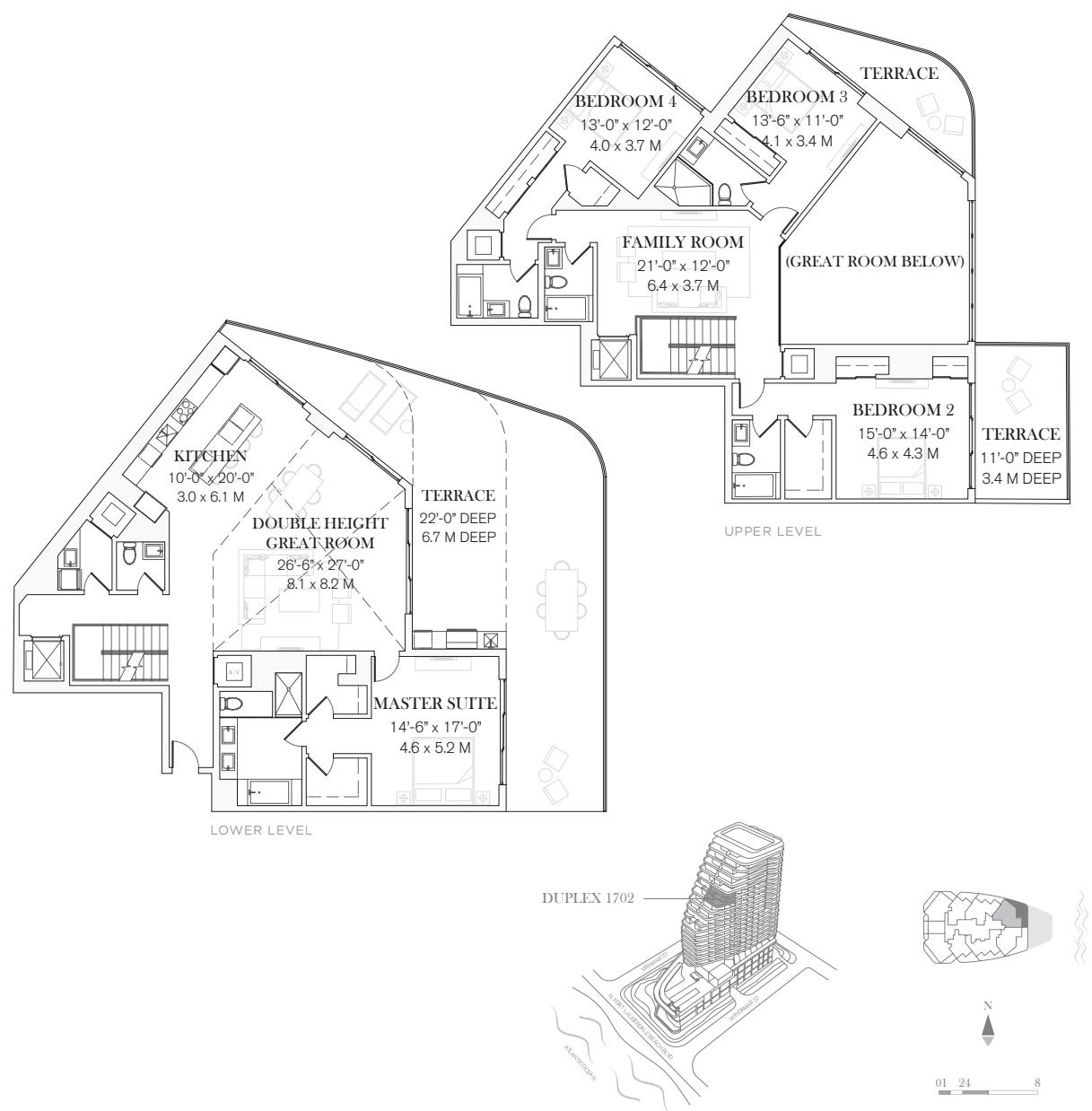


FOUR SEASONS PRIVATE RESIDENCE DUPLEX 1702

Interior 3,464 SQ FT | 321.82 SQ M

Exterior 1,572 SQ FT | 146.04 SQ M

Four Bedrooms - Double Height Great Room - Family Room - Five Bathrooms - Powder Room - Private Elevator



FOUR SEASONS PRIVATE RESIDENCES

The spectacular Unfurnished Private Residences at the Four Seasons Fort Lauderdale offer expansive living spaces and outdoor terraces with panoramas of the Atlantic Ocean and the Intracoastal Waterway. To ensure an atmosphere of privacy and exclusivity, the building features a separate private residential lobby. The Unfurnished Private Residences are delivered decorator-ready with Tara Bernerd-detailed kitchens and baths.



FOUR SEASONS PRIVATE RESIDENCES AN ELEVATED OCEANFRONT LIFESTYLE

Tara Bernerd's vision seamlessly connects the interiors with the panoramic surroundings of Fort Lauderdale Beach and the yacht-lined Intracoastal Waterway. Captivating floor-to-ceiling glass walls open onto gracious terraces ideal for entertaining, and al fresco living spaces.

FOUR SEASONS
PRIVATE RESIDENCE
EPICUREAN BY THE SEA

The kitchen designs reference the Fort Lauderdale yachting lifestyle, with custom lacquered millwork cabinetry alongside antique bronze metal fittings and a Corian® and walnut cooking island. Appliances include Sub-Zero®, Miele®, and Wolf®. Intelligent features include refrigerated wine storage and induction ovens.



FOUR SEASONS PRIVATE RESIDENCE A LUMINOUS ESCAPE

Inspired by the gracious South Florida sunlight, Tara Bernerd selected marble for the bathroom. The vanity with brushed nickel Waterworks fittings is paired with bespoke antique brass wall lights. The powder rooms feature custom round-edge mirrors with antique brass trim positioned above the vanity.





FOUR SEASONS PRIVATE RESIDENCE OVERLOOKING THE HORIZON

Inspired by the water and perfectly positioned directly overlooking the Atlantic Ocean and Intracoastal Waterway, each grand terrace offers unprecedented views of the sea, the yacht-lined canal ways, and the Ocean Terrace pool deck. Elevated on the fifth to twenty-second floors for breathtaking views, these exceptional simplex and duplex homes offer an array of sizes and features.



FORT LAUDERDALE THE VENICE OF THE AMERICAS

On South Florida's glorious Atlantic coastline, just thirty minutes north of Miami and forty-five minutes south of Palm Beach, Fort Lauderdale offers three hundred miles of pristine waterways that define this Riviera as the "yachting capital of the world."

Ideally positioned directly on the beachfront, Four Seasons Private Residences Fort Lauderdale is adjacent to the Intracoastal Waterway and some of the most renowned deep-water marinas in the United States. Fort Lauderdale is designed for the yachting lifestyle, with more mega-yachts than any other destination in the world and over \$4 billion worth of boats and marine products.





LAS OLAS MARINA

Las Olas Marina will undergo a \$25 million development with plans of dockage for yachts over 300 feet. Owners at Four Seasons Private Residences Fort Lauderdale will enjoy world class à-la-carte yachting services including catering, housekeeping, and ground transportation to and from the yacht that can be arranged by the Four Seasons concierge.







ENJOY FOUR SEASONS LIVING ON FORT LAUDERDALE BEACH

Fort Lauderdale is at the epicenter of the new wave of momentum in South Florida, with over \$1.5 billion in new construction and a \$2.3 billion airport expansion. Additionally, the recently launched Brightline rail service and improvement of Port Everglades have made the region the center for both international travel and business.



Fort Lauderdale's greatest luxury is its accessibility. Fort Lauderdale International Airport, Fort Lauderdale's Downtown Heliport, the Broward Center for the Performing Arts (accessible by car or by boat) and much more, are all within a 10-minute traffic free radius.

ACCESS

- Fort Lauderdale Executive Airport (FXE)
- Fort Lauderdale-Hollywood International Airport (FLL)
- Miami-Opa Locka Executive Airport (OPF)
- Brightline Railway Service from Miami to Orlando



Brightline express train service

YACHTING

- The Bahia Mar Resort and Yachting Center
- Las Olas Marina
- Coral Ridge Yacht Club

SHOPPING

- Neiman Marcus Fort Lauderdale
- The Galleria Mall
- Las Olas Boulevard Shops

ARTS & CULTURE

- NSU Art Museum Fort Lauderdale
- Bonnet House Museum & Gardens
- Broward Center for the Performing Arts
- Historic Stranahan House Museum
- Parker Playhouse

HOT SPOTS

- Valentino Cucina Italiana
- Casa D'Angelo
- Lobster Bar Sea Grille
- Louie Bossi Ristorante and Pizzeria
- Grill 66 & Bar
- Steak 954
- Rooftop



Bonnet House Museum & Gardens

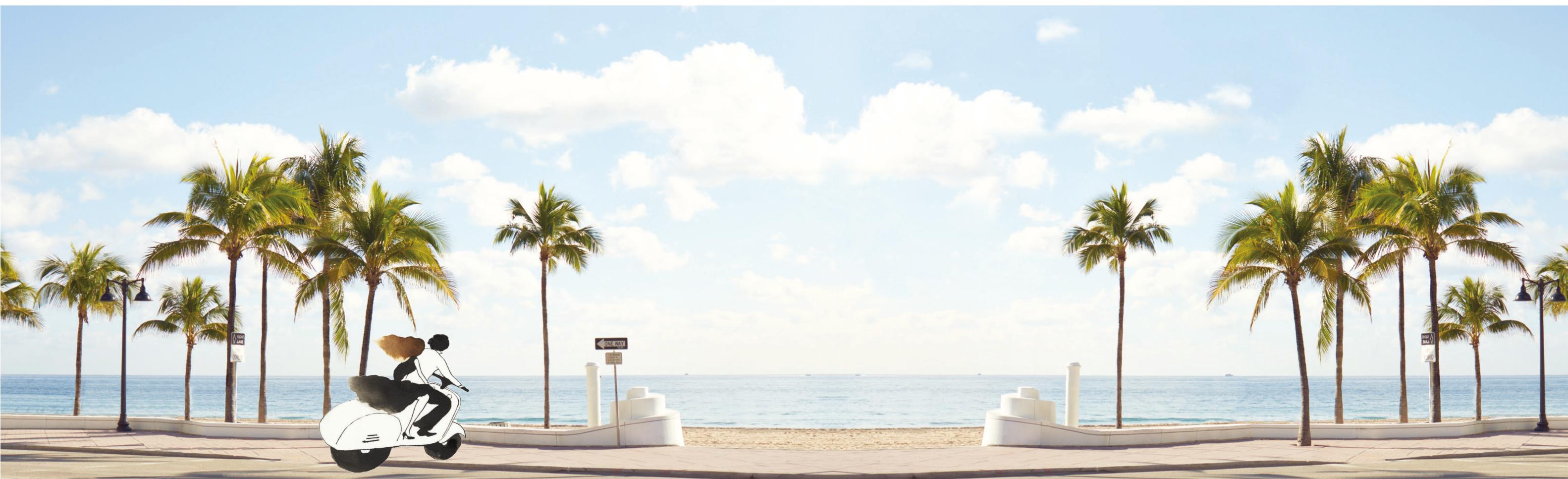
RECREATIONAL

- Coral Ridge Country Club (Golf Course)
- Grand Oaks Country Club
- Fort Lauderdale Country Club (Private Golf Club)
- Adios Golf Club
- Chris Evert Tennis Center
- Hugh Taylor Birch State Park



Coral Ridge Country Club





FOUR SEASONS

AMENITIES & SERVICES

Four Seasons Hotel and Private Residences Fort Lauderdale offers a prestigious home address with all the advantages of living in a grand hotel.

ENTERTAINING

SIGNATURE RESTAURANT
WITH INTERIOR AND AL FRESCO SEATING

ALL-DAY RESTAURANT
ON THE THIRD-FLOOR OCEANFRONT TERRACE

POOL BAR AND LOUNGE
ON THE THIRD-FLOOR OCEANFRONT TERRACE

OCEAN-VIEW OUTDOOR CAFÉ
WITH INDOOR AND OUTDOOR SEATING, NESTLED
IN TROPICAL LANDSCAPED GARDENS

LEISURE

OCEANFRONT TERRACE WITH DUAL POOL
EXPERIENCES AND LUXURY CABANAS

FOUR SEASONS SPA

FITNESS CENTER

KIDS FOR ALL-SEASONS PROGRAM

SERVICES

DESIGNATED FOUR SEASONS RESIDENTIAL CONCIERGE

DESIGNATED FOUR SEASONS DIRECTOR OF RESIDENCES

24-HOUR VALET AND SECURITY SERVICES

24-HOUR IN-RESIDENCE DINING*

BUTLER SERVICES*:

PRE-ARRIVAL PROVISIONING
HOUSEKEEPING SERVICES
PRIVATE CAR SERVICE

DEDICATED ATTENTION WITH À-LA-CARTE SERVICES

BEACH BUTLER: BEACH CHAIRS, BLANKETS AND BASKETS

PICNIC ARRANGEMENTS

SUNBATHING KITS

SUNRISE AND SUNSET BEACH WALKS

BEACH BADMINTON AND YOGA

KITE FLYING AND SANDCASTLE BUILDING

IN-RESIDENCE SPA SERVICES*

DEDICATED RESIDENTIAL ARRIVAL

PRIVATE CAR SERVICE

PRIVATE SELF-PARKING FOR SELECT RESIDENCES

FOUR SEASONS YACHTING SERVICE

FOUR SEASONS FOR PETS

* À-LA-CARTE SERVICES





FOUR SEASONS HOTEL AND PRIVATE
RESIDENCES FORT LAUDERDALE
GROUNDBREAKING



from left: Michael Crawford, President of Portfolio Management at Four Seasons Hotels and Resorts, Ernesto Schuetz, Partner at Fort Partners, Ramzi Achi, Co-Developer for Fort Partners, Nadim Ashi, Founder and Developer of Fort Partners, Dean J. Trantalis, Mayor of Fort Lauderdale, Fernando Wong, Landscape Designer, Kobi Karp, Architect, Tara Bernerd, Interior Designer and Martin Brudnizki, Hospitality Designer. Photos courtesy of World Red Eye.

THE VISIONARIES

Nadim Ashi, founder and developer of Fort Partners, commissioned an internationally-acclaimed design team of Global Visionaries including Interior Designer Tara Bernerd, Hospitality Designer Martin Brudnizki, Landscape Designer Fernando Wong, and Architect Kobi Karp to deliver an authentic style that is loyal to the location, hotel guests and residents.

A world-class team in operations, architecture, and design was curated to ensure that Four Seasons Hotel and Private Residences Fort Lauderdale would be the flagship address of beachfront living.

These Global Visionaries joined Nadim Ashi on April 30th, 2018 for the Groundbreaking Ceremony of Four Seasons Private Residences Fort Lauderdale.



INTERIOR DESIGNER TARA BERNERD & PARTNERS

British designer Tara Bernerd's signature aesthetic of texture and color will create a welcoming sense of warmth in the hotel's public areas, rooms, and suites, as well as the Furnished Private Residences. Tara Bernerd is founder of the established interior architectural practice, Tara Bernerd & Partners. Working with an executive team of highly experienced architects and designers based out of the London Headquarters in Belgravia the focus for Bernerd is on the relevance of creative direction and interior design. Bernerd's business interests continue to grow, working increasingly on a global platform with projects in New York, Chicago, London, Hong Kong, Shanghai and Switzerland. Key clients include Thompson Hotels, Sixty Hotels, Blackstone, the LeFraks, Berkeley Group, Lend Lease, Couture Homes, Grosvenor Asia and Asia Standard, plus select private clients. Tara Bernerd & Partners' designs reflect intelligent space planning and layouts, with a strong use of texture and color which typify their projects. With a more edgy approach Bernerd's work is renowned for creating warmth and atmosphere. Increasingly focusing on hotels, restaurants and commercial residential developments the practice is committed to making a difference through design.

HOSPITALITY DESIGNER MARTIN BRUDNIZKI DESIGN STUDIO

The culinary experience at Four Seasons Hotel and Private Residences Fort Lauderdale will come to life with restaurants, lounges, and pool areas imagined by Martin Brudnizki Design Studio. The studio was founded in London by Martin Brudnizki in 2000, and a further New York studio was established in 2012. The studio now employs more than seventy staff between its two locations and is known around the world for bringing a lived-in, luxurious feel to high-glamour projects, alongside creating commercially successful design concepts for restaurant and retail groups. Brudnizki is regularly listed among House & Garden's Top 100 Interior Designers and the London Evening Standard's Power 1000, while the studio's designs have received notable recognition, including accolades from *Wallpaper**, *Tatler*, *Harper's Bazaar*, and the European Hotel Design Awards.





LANDSCAPE DESIGNER FERNANDO WONG

Celebrated landscape designer Fernando Wong envisions lush, tropical landscapes that envelope the Four Seasons pool terrace and enhance the entire property. This native of Panama founded his own landscape architecture firm, Fernando Wong Outdoor Living Design, in Miami Beach in 2005. Since that time, Wong has opened another office in Palm Beach and handled residential and commercial projects in the Hamptons and all over the United States, as well as in England and Panama. The company has won prestigious design awards and has been featured in countless magazines, newspapers, and television shows.

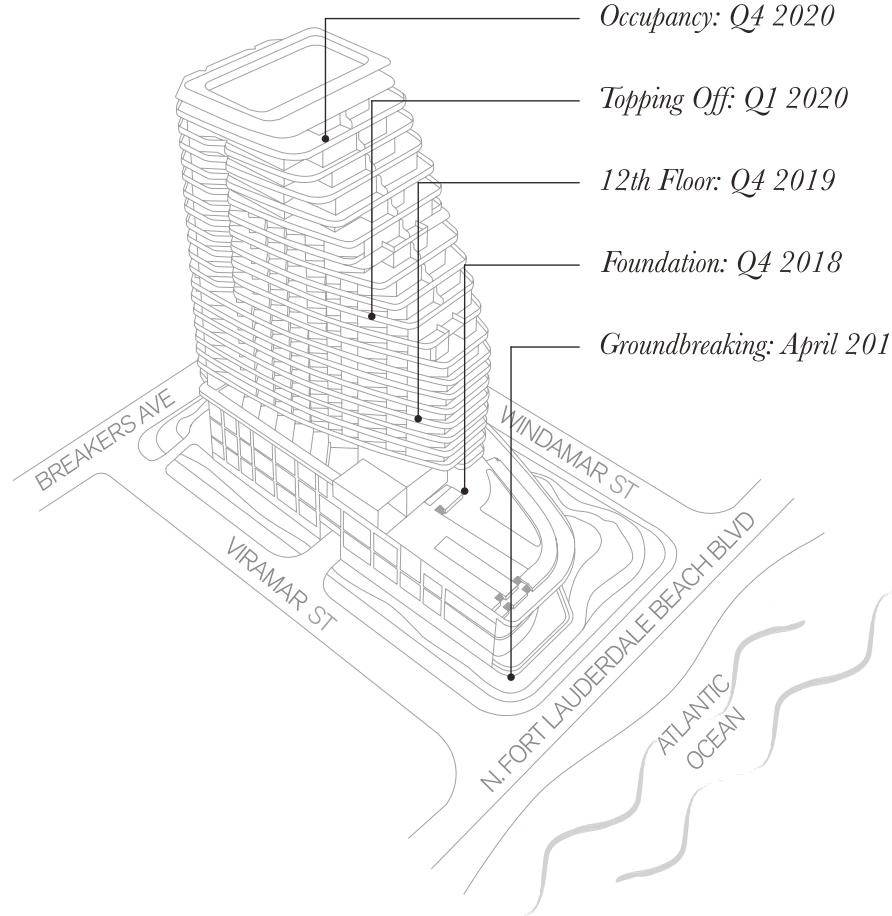
HOSPITALITY ARCHITECT KOBI KARP

For more than two decades, Kobi Karp has been providing unique, creative, and innovative design solutions to renowned clients in hospitality, retail, and high-rise residential developments. Based in Miami, Karp has designed properties worldwide, including in the Caribbean, the Far East, the Black Sea region, and the Middle East. He is an award-winning member of the American Institute of Architects (AIA) and the American Society of Interior Designers (ASID).



FORT PARTNERS

FOUR SEASONS HOTEL AND PRIVATE RESIDENCES CONSTRUCTION UNDERWAY ON THE RISE



FOUR SEASONS HOTEL AND PRIVATE RESIDENCES AT THE SURF CLUB

Four Seasons Hotel and Private Residences at The Surf Club is situated on eight acres of oceanfront gardens, palm stands and pathways. Designed by Pritzker Prize-winning architect Richard Meier, in collaboration with architect Kobi Karp, two transparent 12-story residential buildings and an intimate Four Seasons Hotel incorporate the historic 1930 Russell Pancoast-designed Surf Club, preserving its legendary past. Combining luxury and legendary Four Seasons service and tailoring it to match the understated elegance of this seaside location, at The Surf Club caters to residents' every whim, whether they are lounging in a cabana by one of four pools or dining with unimpeded vistas of the ocean.



FOUR SEASONS HOTEL AND PRIVATE RESIDENCES FORT LAUDERDALE



FOUR SEASONS HOTEL AND PRIVATE RESIDENCES FORT LAUDERDALE

On South Florida's glorious Atlantic coastline, just 30 minutes north of Miami and 45 minutes south of Palm Beach, the Four Seasons Hotel and Private Residences Fort Lauderdale is the centerpiece, and the newest addition, to the Four Seasons Fort Collection. This modern landmark – with striking interiors by Tara Bernerd and Martin Brudnizki – is intimately scaled at just 22 stories consisting of approximately 130 guest rooms, 42 Unfurnished Private Residences and 48 Furnished Private Residences. Residents and guests can enjoy the Atlantic ocean just steps away, or relax at the dramatic dual pools on the glamorous Cote d'Azur inspired, third-floor Oceanfront Terrace, with landscaping by Fernando Wong, all with legendary Four Seasons service.



FOUR SEASONS RESORT PALM BEACH

Nestled on six acres of expansive beachfront in one of Florida's most fabled communities, the intimately sized Four Seasons Resort in Palm Beach incorporates 210 rooms, an 11,000 square foot legendary Spa, and a variety of dining experiences highlighted by Jové Kitchen & Bar, a Four Seasons Signature Restaurant. Guests can relax at the pool surrounded by palm trees, gardens, and an expansive limestone terrace located in the center of the resort complex overlooking the beach and ocean. Visitors will soon be able to experience a newly reimagined Four Seasons Palm Beach as designed by international talent Martin Brudnizki.



FOUR SEASONS RESORT PALM BEACH

Norman's Cay is located in the northern part of the Exuma chain 55 miles southeast of Nassau and 220 miles southeast of Miami. Largely unspoiled, Norman's is home to an impressive variety of vegetation and birdlife native to the region. Rich in history, the island has been exploited by pirates, farmers from America have grown crops on her thin soil, and blockade runners have used her as a transit point to America during the Civil War, Prohibition, and the War on Drugs. Today, the island is home to a handful of private retreats, a marina (in progress), discreet bungalows, and the famous Mac Duff's Beach Bar & Grill.



NORMAN'S CAY, BAHAMAS



FOUR SEASONS
HOTEL AND PRIVATE RESIDENCES
FORT LAUDERDALE

A PROJECT BY FORT PARTNERS



BROKER PARTICIPATION WELCOME.

FEB 2019

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