



The Ocean Club

FOUR SEASONS RESIDENCES

BAHAMAS

A TWO ROADS DEVELOPMENT

FACTS AND FEATURES GUIDE



Property Overview

WELCOME HOME

Introducing a limited collection of only 67 luxurious, full service two-to-five bedroom residences by award-winning architecture firm 10SB. Four new multi-story beachfront buildings are perfectly oriented toward the Atlantic Ocean, connected by a lush terraced central courtyard leading down to the legendary white sands of Cabbage Beach. The property boasts an expansive indoor and outdoor amenity program of nearly 25,000 square feet, powered by the world famous Four Seasons concierge team.

Paradise Island provides the accessibility of a central location with the security and seclusion of a private island. Pass through the gate house and 24hr security to arrive at an elevated porte-cochère and lobby where turquoise blue ocean views beckon you.

With endless possibilities for day trips to the Bahamas' most coveted sites The Ocean Club, Four Seasons Residences are unique in location and design. Champalimaud Design reimagines Bahamian-style interiors with a thoughtful balance of heritage and modernity. Rooted in the elegance of the iconic Ocean Club, traditional elements—cedar-shake roofs, pastel stucco, and Spanish limestone—are reinterpreted through a contemporary lens to create spaces that feel both timeless and new.

PARADISE ISLAND

The Bahamas

Nestled on Paradise Island, the private side of New Providence, these residences balance seclusion with connection. Within minutes, residents can reach Nassau's airports or charter vessels bound for the untouched islands beyond—a serene gateway to discovery across The Bahamas.

Highlights

EFFORTLESSLY CONNECTED

With 51 direct flights to Nassau from destinations around the world, and both commercial and executive airports just 30 minutes away, your island residence remains within easy reach.

A PRIVATE ISLAND SANCTUARY

Set apart on Paradise Island—the gated, private enclave of New Providence—residents enjoy two layers of security and the peace of true seclusion.

AN ICONIC SHORELINE

Along Paradise Island's northern edge, Cabbage Beach unfolds in over five miles of powder-white sand and turquoise water—among the most beautiful stretches in The Bahamas.

WORLD-CLASS GOLFING

Designed by Tom Weiskopf, The Ocean Club Golf Course stretches across Paradise Island's eastern peninsula, offering sweeping ocean vistas and challenging play along windswept fairways. Meticulously maintained and exclusively accessible to resort guests and residents, it's a world-class course where beauty and precision meet.

MINUTES FROM MARINAS

The renowned Hurricane Hole Superyacht Marina—along with several nearby marinas—lies just minutes from home, offering deep-water docking and effortless access to private yacht charters throughout The Bahamas.

ADVENTURE AT YOUR DOORSTEP

From world-class bonefishing and diving to snorkeling, boating, and pristine beaches, Paradise Island offers boundless opportunities for exploration without ever leaving home.

VIBRANT ESCAPES NEARBY

For dining, shopping, and family experiences, the celebrated resorts of Atlantis and Baha Mar provide lively contrast to the serenity of home.



AN ICONIC BAHAMIAN ADDRESS

The Ocean Club, A Four Seasons Resort, Bahamas

Set along the powder-soft shores of Paradise Island, The Ocean Club, A Four Seasons Resort, Bahamas has long embodied Bahamian glamour and world-class exclusivity. Once a private estate, this storied retreat has captivated luminaries, royals, and the silver screen itself with its timeless allure—most notably serving as a backdrop for multiple James Bond films. Inspired by the grandeur of Versailles, its terraced gardens, marble sculptures, and iconic pool evoke a rare sense of beauty and grace. Now, through Four Seasons Private Residences, Owners enjoy privileged access to the resort and its unparalleled amenities—sharing in the legacy of a legendary destination where history, artistry, and island serenity meet in perfect balance.

Highlights

35 ACRES OF SERENITY

Spanning 35 acres with only 105 rooms along five miles of white sand beach, The Ocean Club offers an extraordinary sense of space and privacy. Stretching from the island's north shore to its southern harbour, the resort's sprawling grounds reveal both beachfront and marina views—an unparalleled balance of seclusion and connection to Paradise Island's most coveted landscapes.

THE VERSAILLES GARDENS

Established in 1962, the Versailles Gardens at The Ocean Club were inspired by France's famed gardens and transported to Paradise Island stone by stone. Imported by William Randolph Hearst and later acquired by Huntington Hartford II, the terraced lawns and 12th-century Augustinian cloisters are adorned with iconic marble sculptures, including the commanding Neptune Fountain. Nearby the resort's spa, the graceful Reclining Venus reclines elegantly on a marble pedestal—an original sculpture by Italian artist Antonio Corradini.

A CULTURAL ICON

The Ocean Club has long been a stage for legend, welcoming The Beatles at the height of their fame and appearing in two James Bond films, *Thunderball* and *Casino Royale*. Its secluded setting and impeccable service have made it a favorite retreat for Hollywood elites seeking privacy and understated luxury.

CULINARY EXCELLENCE

The Ocean Club offers a collection of exceptional dining experiences, highlighted by DUNE by Jean-Georges, where guests savor world-class cuisine with sweeping ocean views. From elegant fine dining to relaxed beachfront fare, every meal is crafted to reflect the resort's commitment to luxury and culinary excellence.

LUXURY AT EVERY TURN

The Ocean Club offers an abundance of amenities for every guest, from its oceanfront and adults-only Versailles pools to a dedicated kids' pool and Har-Tru tennis courts. Every corner of the resort is designed for relaxation, recreation, and unforgettable experiences.



RESIDENCES

Features

With an exceptional run of 67 turnkey homes spread across four free standing buildings, The Ocean Club, Four Seasons Residences, Bahamas offer a chance to live surrounded by views of the Caribbean's bluest waters the legendary service of the Four Seasons team.



Residences

ENTRYWAY & LIVING ROOM

Up to 11' ceiling heights (up to 15' ceiling heights in Villas and Penthouses)

Floor-to-ceiling sliding glass doors and windows by ES

White tongue and groove ceiling treatment soffit

Ceiling fans in all rooms

Motorized drapery in all rooms

Televisions are included in all great rooms, dens and family rooms

Porcelain flooring

Salto hardware at unit entry

Coat closet at entry foyer

Hamilton Sinkler interior hardware in hammered polished chrome

Every residence is move-in ready, featuring lighting, wall detailing, and custom closets. Decorative lighting is provided for residences enrolled in the rental program.

Fully furnished turnkey units available on request

BEDROOM

Embedded televisions in all bedrooms

Spacious walk-in closets

Penthouses and Villa primary bedrooms open on to generous private terraces

BATHROOM

Full-sized shower with toiletry niche and bench

Drop-in tub

Separate water closet

Double vanity with soft close cabinets, under-cabinet lighting

Designer Kalista fixtures in a polished chrome finish

His and her built-in medicine cabinets

Wall-mounted vanity mirror

Primary baths feature marble floors and counter-tops with separate powder room and water closet

Penthouse bathrooms include an outdoor shower garden

KITCHEN

Custom millwork cabinetry in an Oak finish

Marble counter-top and back-splash

Panel ready appliances

Separate dedicated laundry room with sink and Whirlpool front loading washer and dryer

36" Sub-Zero over and under refrigerator and freezer with icemaker

36" Wolf Induction cook-top

30" Wolf Convection Steam Oven

30" Wolf Convection Speed Oven

40" Wolf Pro Hood

24" Cove Dishwasher

Under-mounted Kohler single basin sink

2-bedrooms and larger come with a butler's pantry which directly connects the kitchen and service corridor and comes with a Sub-Zero under-counter refrigerator

2-bedrooms and larger come with a wet bar which includes a bar sink, 42 bottle Sub-Zero under-counter wine refrigerator and a Sub-Zero icemaker

OUTDOOR SPACES

900 to 6,600 square feet of every residence is devoted to outdoor space

Balconies have potted plants surrounded by aluminum and glass railings

Ceiling fans are integrated throughout

2-bedrooms and larger feature a summer kitchen equipped with gas grill, bar sink, icemaker and under-counter refrigerator

All Penthouses have private 300 square foot pools (Villas have private 730 square foot pools)

AMENITIES

Features

With ownership comes exclusive access to the Ocean Club Hotel and a world class suite of amenities. Extending the comforts of home, thoughtfully designed amenities offer intimate retreats and expansive spaces for connection. They blur the line between indoors and nature, allowing residents to enjoy the serene beauty of Paradise Island at every turn.

Service is what makes the Residences such an incredible place to live. The globally recognized Four Seasons team anticipates Owners' every need. For Four Seasons, excellence is a daily practice.



Communal Spaces

LOBBY & RECEPTION

Outdoor arcade designed by SKS-40 North
Full bar steps from the indoor and outdoor lobby terraces
Sundries Boutique for any additional essentials
Grab & Go Bar with coffee and tea service, a full bar with additional drinks and snacks ready for pick-up

Members-only private library with a working gas fireplace (with pantry access for catered events)
Owner's Cellar with liquor storage
Humidor for on-site cigar storage
Concierge desk available 24hrs with a full time team

FOOD & BEVERAGE

Waterfront Restaurant with 1,500 sq ft interior and 1,800 sq ft exterior dining space
Beachfront Bar with elevated views of the horizon
All restaurants and bars available for private events (with bookings done through the concierge team)

Beach Club Restaurant with 3,105 square feet interior and 1,750 sq ft exterior dining space
Private dining rooms for special occasions
Chef's counter for intimate culinary experiences
Indoor and outdoor bar providing sweeping ocean views

FAMILY SPACES

Kids Club with indoor play-spaces, a creativity wall and a video gaming area
Private catering and pantry access upon request for both the Kids Club and Teen Room
Family Pool and Kids' Splash Pad equipped with chaise lounge chairs and umbrellas

Kiosks with water, sunscreen and towels
Teen Room with ping pong, shuffleboard, foosball tables, lounge and a video gaming area
Dining services available at the Family Pool

POOL & BEACH

Adult-only pool with six private cabanas
Chaise lounge chairs and umbrellas
Sunken pool lounge
Poolside dining services available

Full-time beach service
Two pool kiosks with water, sunscreen and towels
Beach equipment available (through concierge)

SPA & FITNESS

Full-time reception (bookings done through the concierge)
Spa boutique
Three devoted treatment rooms (one for couples)
Hot healing baths and cold plunge pools
Rain tunnel
Herbal sauna
Women's and men's locker suites

Gendered steam rooms
Indoor relaxation room and private meditation garden
Oceanfront fitness center with professional grade equipment and televisions
Outdoor stretching deck
Personal trainers (bookings done through the concierge)
Oceanfront infinity pool with lounge chair service

PARKING & RENTALS

Self-park or valet is available for owners
Covered underground garage
One private parking spot and elevators available for two bedrooms and above (two parking spots for the Villas and Penthouses)
Individual storage lockers adjacent to parking

27 residences include lock-off units* with tax benefits; that can be isolated from the residence proper and placed in a rental pool if desired
*A hotel style unit with a king bed, sitting area and five fixture bathrooms

SERVICES

Basics & A la Carte

Services

BASIC SERVICES

Basic Services are provided to all Residence Owners; they are not optional and cannot be declined. The scope of these services is further defined in the project legal documents.

Dedicated Residential General Manager

24-Hour Doorman

24-Hour Front Desk

24-Hour Concierge

24-Hour Valet & Parking

Serviced Pool Deck

Serviced Beach

Courier & Mail Services

Direct connection to Hotel and Resort team

Access to The Ocean Club Resort Amenities

Maintenance & Property Care

Backup Generators

Transportation Services between resorts
(Four Seasons and Atlantis)

Safety and Security Systems Oversight

Efficient Waste Collection

24/7 Security

High Speed Internet and Cable or Satellite
Television

Utility Management

Insurance Oversight

Climate Control Care

Routine Pest Control

HOA Management

A LA CARTE SERVICES

Seamless Airport Transfer

Pre-arrival & Departure Services

Housekeeping and Laundry Services

Grocery Provisioning

In-residence Dining & Catering

Transportation Assistance: including limousine,
car and chauffeur services

Amenities Reservation

Maintenance and Repair Services

Travel Management

Childcare Services

Private Fitness & Wellness Coaching

Spa & Salon Services

Pet Care

Plant Care

Florist Service

Rental Program Management*

**Optional for homeowners and managed by the hotel. Request rental program information.*





PROPERTY DIRECTORY

- | | | | | | |
|----|-------------------------------------|----|-------------------------|----|------------------------|
| 1 | GATEHOUSE | 6 | ADULT POOL | 12 | FITNESS CENTER |
| 2A | SELF-PARK ENTRANCE | 7 | TERRACE CABANAS | 13 | MODERN CARIBBEAN GRILL |
| 2B | SELF-PARK EXIT | 8 | FAMILY POOL | 14 | BEACH SERVICE |
| 3 | VALET & LOBBY ENTRANCE | 9 | KID'S CLUB | | |
| 4 | SUNDRIES & CAFÉ | 10 | SPA & RELAXATION GARDEN | | |
| 5 | OWNERS' CELLAR, LIBRARY & BOARDROOM | 11 | WATERFRONT BAR & LOUNGE | | |
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FOUR SEASONS
PRIVATE RESIDENCES
THE OCEAN CLUB, BAHAMAS

REAL ESTATE GALLERY

THE HARTFORD GALLERY

at

THE OCEAN CLUB

ONE OCEAN DRIVE

PARADISE ISLAND, N-4777

BAHAMAS

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