



FOUR SEASONS
HOTEL AND RESIDENCES

A PROJECT BY FORT PARTNERS

The Surf Club Four Seasons Private Residences 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, The Surf Club Four Seasons Private Residences 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.

The Surf Club Four Seasons Private Residences offers abundant options. Elegant venues in the historic Surf Club for intimate entertaining. Idyllic oceanfront public spaces and lush landscaped gardens for socializing. A sumptuous Four Seasons Spa and Wellness center with customized treatments for rejuvenation and relaxation. Yours to enjoy.

PROPERTY AMENITIES INCLUDE:

- Four Seasons Hotel at The Surf Club, with 77 guest rooms designed by celebrated designer Joseph Dirand
- The intimate Churchill Bar honoring one of the Club's most legendary guests, Winston Churchill
- A sophisticated Four Seasons restaurant with oceanfront terrace
- Historic Peacock Alley in the meticulously restored original Surf Club building from 1930
- Unique historical beach cabanas reimagined by French architect Joseph Dirand
- Exclusive oceanfront beach with full Four Seasons services
- Oceanfront Four Seasons Spa and Wellness center
- Two residents-only fitness centers in addition to a third Four Seasons Hotel fitness center
- Four heated swimming pools, including a residents-only swimming pool, surrounded by private beachfront gardens
- Richard Meier-designed palm walk, magnificent landscaped gardens and lush courtyard designed by Fernando Wong
- Electronic access to all elevators and garage doors
- Dedicated private arrival and valet entry for each building
- Dedicated residence lounge on ground floor of South Tower
- Private self-parking in select residences in addition to valet services



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PRIVATE RESIDENCES

Each of the Residences has been meticulously designed by Richard Meier—including interior finishes, materials, and details designed in collaboration with renowned designer Lee Mindel—to maximize ocean views. Indoor and outdoor spaces merge together seamlessly, making it possible to appreciate the abundant natural beauty while preserving privacy. The thoughtfully designed open floor plans take advantage of the views by creating a complete indoor-outdoor living space.

FEATURES & FINISHES:

- Residences from 1,800–7,800 square feet with 1-6 bedrooms and en-suite baths
- Custom built Permasteelisa glazing system designed by Richard Meier
- Floor to ceiling windows throughout
- Unique custom seamless indoor-outdoor transition to terrace
- “Lift and glide” terrace doors with minimum 6 feet openings (up to 12 feet openings in selected residences)
- Glass panels spanning 6 feet wide and 9 feet high
- Double laminated-insulated low iron glass creating higher energy efficiency and noise reduction
- Frameless glass balcony railings extending beyond the slab
- Custom design shade pockets
- Expansive terraces up to 11 feet in depth
- Ceiling heights spanning up to 9’ 10”
- Honed vein cut Italian Travertine flooring
- Custom-designed kitchens with Boffi high lacquer cabinets and Corian countertops with seamless monolithic sink
- Miele and SubZero integrated appliance package
- Richard Meier custom-designed master baths with fixtures and fittings by Dada, Duravit, Toto, Waterworks, Zuma and/or Dornbracht
- Laundry rooms fully outfitted with full size washer and dryer
- Dedicated service elevators
- Private elevator lobbies for each residence
- Chilled water air conditioning system
- Multi-zone climate control system
- Ultra high-speed connectivity
- Level five wall finishes
- Flush mount solid core interior swing doors



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RICHARD MEIER SIGNATURE PENTHOUSES

With breathtaking views from the Atlantic Ocean to Biscayne Bay, Richard Meier's iconic architecture provides sculptural volumes of light and shape throughout the 12 unique Penthouses.

FEATURES & FINISHES:

- Design consultation with Richard Meier
- Interiors range between 5,400 – 7,500 square feet each with four or more bedrooms
- Panoramic ocean-to-bay views
- Single-level, duplex and triplex configurations, each with a unique floor plan
- Terraces span up to 18 feet in depth; some with private pools
- Landscaped rooftop gardens with powder room, outdoor shower and summer kitchen on most roof terraces
- Custom built Permasteelisa glazing system designed by Richard Meier
- Up to 20 feet double height, oceanfront living rooms in select Penthouses
- Honed vein cut Italian Travertine flooring
- Richard Meier-designed sculptural interior staircases in select Penthouses
- Kitchens with double oven and double dishwashers side-by-side
- Richard Meier custom-designed Boffi high lacquer cabinets and Corian countertops with seamless monolithic sink
- Sub-Zero and Miele integrated appliance package, including wine storage
- Dedicated kitchen exhaust system that vents to the outside
- Back-up power for cold storage
- Separate service entrance with private quarters and baths
- Bathroom fixtures, fittings and accessories by Dada, Duravit, Toto, Waterworks, Zuma and/or Dornbracht
- Private beach cabana
- One air-conditioned tandem parking space for two cars



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HOTEL RESIDENCES

The 31 Four Seasons Hotel Residences feature the refined aesthetic and thoughtful details proposed by Paris-based architect and interior designer Joseph Dirand, and offer the privacy and exclusivity of the Four Seasons lifestyle.

FEATURES:

- Hotel Residences, with one and two bedrooms from 950 – 2,000 square feet
- Interiors include furnishing package fully-designed by Joseph Dirand
- Custom built Permasteelisa glazing system designed by Richard Meier
- Floor to ceiling windows throughout
- Unique custom seamless indoor-outdoor transition to terrace
- “Lift and glide” terrace doors with minimum 6 feet openings
- Glass panels spanning 6 feet wide and 9 feet high
- Double laminated-insulated low iron glass creating higher energy efficiency and noise reduction
- Frameless glass balcony railings extending beyond the slab
- Custom designed shade pockets
- Private elevator entrances to all residences with dedicated residential elevator core
- Dedicated kitchen exhaust system that vents to the outside for each residence
- Back-up power for cold storage
- Custom-designed Dada cabinetry and Corian countertops with seamless monolithic sink
- Custom-designed baths with fixtures and fittings by Duravit, Waterworks, Agape and/or Lefroy & Brooks



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FOUR SEASONS RESIDENTIAL SERVICES

Serviced by a dedicated team of Four Seasons-trained staff, The Surf Club Four Seasons experience is one of unrivaled care and attention that goes above and beyond expectations. Residents can choose from a range of included services, in addition to a la carte amenities, customizing their lifestyle so that every aspect of daily life is easier and more enjoyable.

FEATURES:

- Designated Director of Residences
- Designated Four Seasons Residential Concierge
- 24-hour on-call emergency repair
- Doorman and bellman services
- 24-hour security with security patrols, and closed circuit security cameras
- Pool and beach service with private residents-only swimming pool
- Pool and fitness center
- Refrigerated delivery holding area
- Direct phone line access to hotel switchboard operator
- WiFi service in common areas
- Exterior window cleaning
- Balcony cleaning and maintenance of sliding doors
- Secured residential floor access
- Air conditioning filter change and inspections

A LA CARTE RESIDENTIAL SERVICES:

- On-demand car service to and from the airport
- In-residence dining and event catering
- In-residence spa services
- In-residence laundry and valet services
- Grocery provisioning
- Business center assistance
- Residence maintenance and repair services
- Butler service
- Housekeeping
- Personal trainers
- Dog groomers



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FORT CAPITAL MANAGEMENT

Developer

FERNANDO WONG

Landscape Architect

FOUR SEASONS HOTELS & RESORTS

Property Manager & Hotel Operator

COASTAL CONSTRUCTION

General Contractor and Project Management

RICHARD MEIER

& PARTNERS ARCHITECTS LLP

Architect

KOBI KARP ARCHITECTURE

& INTERIOR DESIGN

Architect of Record

JOSEPH DIRAND

Hotel Interior Designer

LEE MINDEL

Residential Public Areas Interior Designer

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