

The
SURE
CLUB



FOUR SEASONS
PRIVATE RESIDENCES

A PROJECT BY FORT CAPITAL MANAGEMENT



The Surf Club — circ. 1930

THE VISION

When Harvey Firestone and his friends first saw the land that would become The Surf Club in the 1920s, they were seeking the most idyllic location for a private club dedicated to the sea, the sun and all things social—and with these nine remarkable acres on the Atlantic, they found it. Thus began a gracious and colorful chapter in history of Surfside, Florida as the club became a gathering place for the most exceptional figures of the past 80 years.

I had long hoped to build something unique in South Florida—a place to live that would incorporate the most refined architecture and design sensibilities of contemporary culture for people who value the privacy and elegance of an earlier age. When I learned of The Surf Club's storied past and exuberant traditions, it was clear we had a unique opportunity to respect and preserve the legacy of the club, while contributing new elements that would make the experience of living here absolutely unparalleled. My first call was to the great American architect, Richard Meier, whose keen sensitivity to the interplay between the built environment and the ocean is legendary.

The Surf Club Four Seasons Private Residences adds Meier's intelligent and purposeful architecture to the bespoke luxury and service that define the Four Seasons lifestyle—while emphasizing the provenance of the Club itself. The Surf Club Four Seasons Private Residences will join the Bal Harbour Shops and the Indian Creek Country Club in defining Surfside, Florida.

Our promise is to execute the project impeccably. To that end, we are also working with innovative architect Kobi Karp and his firm KKAID to incorporate their expertise and experience; designers Lee Mindel and Joseph Dirand to create spaces that are convivial and luxurious; real estate doyenne Louise Sunshine to develop thoughtful features and amenities that would make every residence special; and Coastal Construction to oversee refurbishment of the existing structure and the construction of the new buildings. We believe that the future of The Surf Club Four Seasons Private Residences will be even more remarkable than its legendary past.



Nadim Ashi
CEO of Fort Capital



The Surf Club Four Seasons Hotel & Residences



Bal Harbour Shops

96TH STREET

COLLINS AVENUE

92ND STREET

91ST STREET



Indian Creek



The Surf Club
Four Seasons
PRIVATE RESIDENCES

90TH STREET

INTRODUCTION

Set on nine acres of pristine Atlantic oceanfront in Surfside immediately south of Bal Harbour, The Surf Club Four Seasons Private Residences combines the elegant, purposeful architecture of Pritzker Prize-winner Richard Meier, the luxurious, bespoke lifestyle offered by Four Seasons, and the unique provenance of the legendary Surf Club. The result—two 12-story residential buildings comprising 157 homes situated between the ocean and the bay, flanking an intimate Four Seasons hotel—offers the opportunity to live close to the energy of Miami Beach while enjoying the low-key elegance of a more gracious age.

Since its creation as a private social club in 1930, The Surf Club has played an important role in the cultural history of South Florida as a nexus for the most exceptional personalities of the era, from scions of industrial fortunes to the Duke and Duchess of Windsor, Winston Churchill, Frank Sinatra, and Elizabeth Taylor. The original club's historical landmark structure, a Russell Pancoast-designed Mediterranean villa replete with ballrooms, bathing cabanas, and the legendary Peacock Alley loggia, will be preserved within Meier's new architectural design.

With more than fifty unique configurations, the homes at The Surf Club Four Seasons Private Residences have been meticulously designed to anticipate the needs of

virtually any luxury lifestyle. Richard Meier's innovation and commitment to excellence is reflected in his work on both the exterior and interior architecture, as well as his collaboration with noted designer Lee Mindel on the public spaces. Each residence offers capacious living space and thoughtful features, with select homes that include private swimming pools, private elevator entries, interior tranquil gardens, ample designated parking, and staff quarters. Every floor plan features a seamless integration of the indoor and outdoor living experience, making it possible to enjoy the abundant natural beauty of South Florida while preserving residents' privacy.

The Surf Club Four Seasons Private Residences incorporates features and services to create a lifestyle that is luxe, convivial, and entirely bespoke. A sumptuous spa is integrated into the property, offering a broad spectrum of wellness, beauty, and fitness experiences. Two noted restaurants—one casual, one for fine dining—are on site. A lush garden with gracefully designed landscaping spans the area between the property and the ocean, and an on-site dedicated residential concierge will be available around-the-clock to ensure that any and every need is met swiftly and easily.

We look forward to welcoming you to The Surf Club Four Seasons Private Residences.



The Surf Club Four Seasons Hotel & Residences

FOUR SEASONS EXPERIENCE

Around the globe, the Four Seasons name epitomizes luxury, offering a lifestyle with personalized 24-hour care in surroundings of unmatched style and quality. Owners at The Surf Club Four Seasons Private Residences enjoy superlative standards in service and property management—at an address with international recognition and global stature.

EVERYDAY IS ENHANCED BY FOUR SEASONS SERVICE—IN THE PRIVACY OF HOME

The internationally acclaimed Four Seasons reputation for service comes to life at The Surf Club Four Seasons Private Residences. Residents can choose from a range of included services, in addition to a selection of à la carte services, making it effortless to personalize their lifestyle. Every aspect of daily life becomes easier and more enjoyable—providing the pampered experience of living at a Four Seasons Hotel.

PROVIDING THE BEST OF BOTH WORLDS IN FOUR SEASONS AMENITIES

Four Seasons residents benefit from an unparalleled range of lifestyle options—enjoying their own hotel-inspired amenities within the building, and taking advantage of the renowned facilities at Four Seasons Hotel at The Surf Club. It is the luxury of total freedom—to choose between exclusivity at the Private Residences and social glamour at the Hotel. It's a unique advantage, only at The Surf Club Four Seasons Private Residences.

It's not just the exhaustive list of services offered that sets the Four Seasons residential living experience apart from all others. It's the personalized manner in which they are delivered that makes the Four Seasons ownership experience so special.

There is no better brand than Four Seasons to define luxury residential ownership. From architecture to interior design, service offering and residential amenities, every detail is carefully planned and executed—creating a coveted lifestyle, unlike any other. A pioneer in branded residences since 1982, Four Seasons manages residences with the same degree of caring, personalized service that experienced travellers have come to know and love in our hotels and resorts.

Created for anyone who has ever experienced a Four Seasons property and said “I wish I could live here”, Private Residences are a natural extension of the hospitality that Four Seasons extends to guests.

Private Residences deliver the Four Seasons promise of customized services and amenities and ultimate personalization on a permanent basis providing a portfolio of luxurious residences in the most desirable urban and resort locations throughout the world.

Living at Four Seasons means the best hotel-inspired services and amenities are available to you and your family daily. Our dedicated Residential staff are trained to anticipate your every need, making daily life easier.



The Surf Club — circ. 1930

FOUR SEASONS PRIVATE RESIDENCES

Pritzker Prize-winning architect Richard Meier has designed the residences at The Surf Club Four Seasons Private Residences in 51 unique configurations, with each home seamlessly integrating the interior architecture with abundant natural light, outdoor living areas, and unique elements that make life more relaxed and joyful.

The finishes in the Four Seasons Private Residences, as well as the buildings' public spaces, will be a collaboration between Richard Meier and award-winning architect and designer, Lee Mindel.

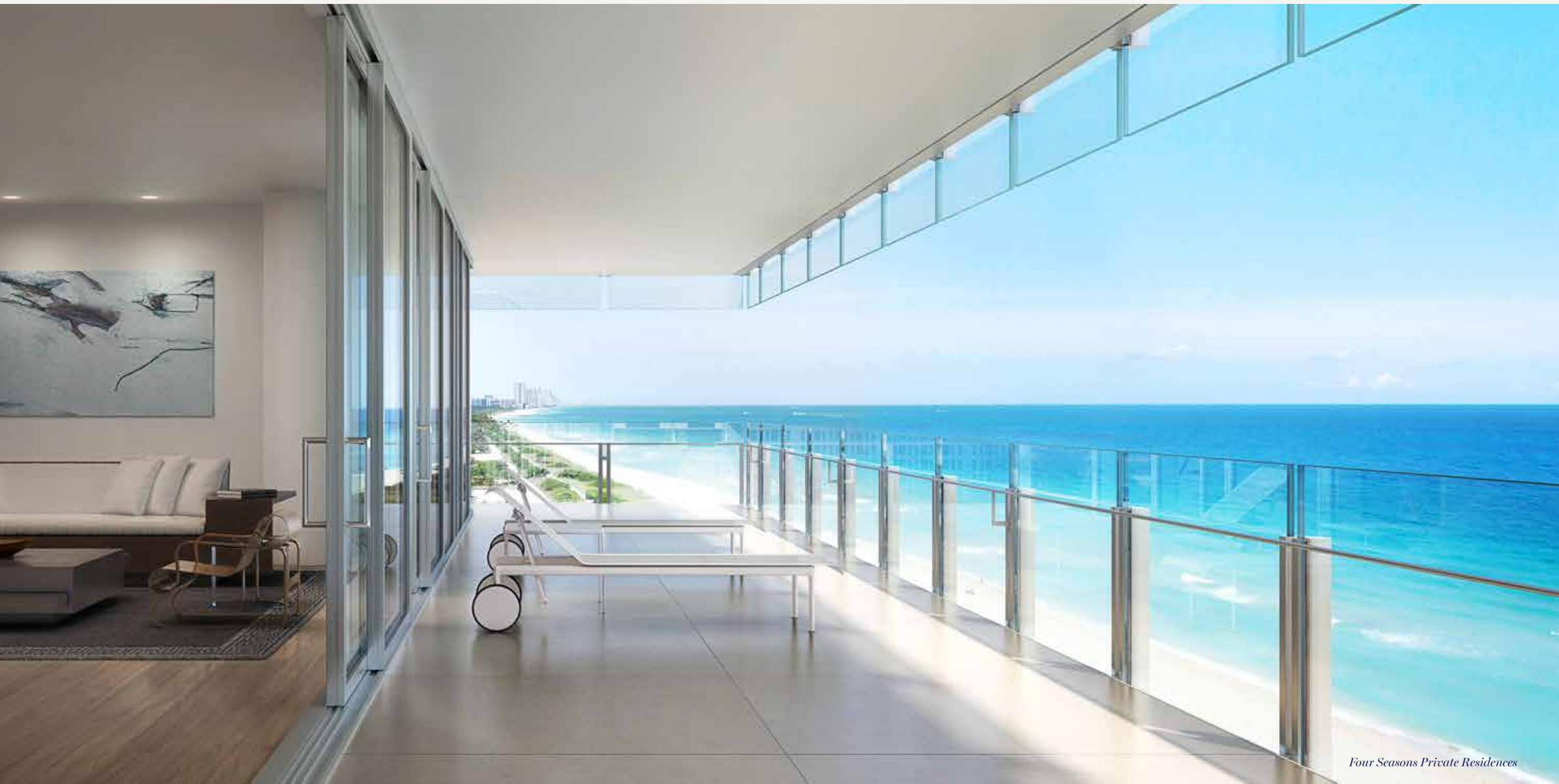
Ranging in size from 1,200 square feet to 8000 square feet, with floor-to-ceiling glass "walls" and up to 20-foot ceiling heights, the residences also feature expansive balconies up to 12 feet deep that create outdoor living rooms separated from the interior spaces by broad sliding glass doors.

AMENITIES:

- Swimming pools designated for residents only, set in a lush garden landscape
- Two fitness centers designated for residents only, fully equipped and bathed in natural light
- Access to a private health and wellness center with state-of-the-art fitness equipment, private training rooms, and a full-service luxurious spa with saunas, steam rooms, and treatment and relaxation rooms
- Ample, secure parking including self-park spaces, valet services, and a limited number of private locked garage spaces
- A round-the-clock staff, including concierge, housekeeping, valet, private pet grooming, car washing service, and a discreet security team to ensure residents' safety and comfort
- Dedicated service elevators for staff and deliveries

ABOUT THE RESIDENCES:

- Numerous corner residences with endless views of Miami, Biscayne Bay, and the Atlantic Ocean
- Vistas with sunrise to sunset exposure, and an open flow of space
- Richard Meier-selected finishes, materials, color palette, hardware, and interior details
- Spacious master suites with two master baths and two dressing rooms with custom closets
- Expansive, thoughtfully conceived bathrooms with freestanding sculptural bathtubs
- Chef's kitchens with custom cabinetry, side-by-side refrigerator and wine storage, six-burner gas cooktop, true exhaust kitchen hood, dishwashers, and back-up power for cold storage
- Dedicated elevators with private vestibules
- Multi-zone climate control systems
- Ultra-high-speed connectivity, allowing for video conferencing and integrated media systems
- Many residences offer staff quarters with private baths
- Service entrance
- Laundry room



RICHARD MEIER SIGNATURE PENTHOUSES

Atop The Surf Club Four Seasons Private Residences, Richard Meier has created thirteen oceanfront Signature Penthouses—5 two-story and 8 one-story private structures that offer original features and extensive private outdoor spaces. The finishes in the Richard Meier Signature Penthouses, as well as the buildings' public spaces, will be a collaboration between Richard Meier and award-winning architect and designer, Lee Mindel.

A FEW OF THE SIGNATURE PENTHOUSE DETAILS INCLUDE:

- Personal consultation with Richard Meier and Lee Mindel to design and customize your Signature Penthouse
- Private landscaped rooftop terraces customized with outdoor kitchen, swimming pool, rooftop cabana, landscaped garden, and outdoor shower
- Ocean-to-bay view master suites with a sitting room, two master bathrooms, and two customized dressing rooms with closet systems
- Dedicated private beach cabana
- Up to 20-foot double-height, oceanfront living rooms
- Ample wall space for the installation of art
- Sculptural interior staircases, many with skylights
- Separate service entrance, service stairs, and staff quarters with private baths
- All bedrooms feature en suite bathrooms
- Expansive, thoughtfully conceived master bathrooms with sculptural bathtubs
- Oversize chef's kitchens with custom cabinetry, side-by-side refrigerator and wine storage, up to six-burner gas cooktop, true exhaust kitchen hood, dishwashers, and back-up power for cold storage
- Solid hardwood interior doors
- Sound attenuating concrete party walls
- Multi-zone climate control systems
- Automatic shades integrated into glazing system



Richard Meier Signature Penthouse



Richard Meier Signature Penthouse



RICHARD MEIER & PARTNERS ARCHITECTS LLP

Richard Meier & Partners is led by Richard Meier and five partners, who sustain an international practice with offices in New York and Los Angeles. Since establishing his office in 1963, Richard Meier's work has encompassed major cultural and civic commissions as well as private residences and corporate and academic facilities. He has received the highest honors in the field including the Pritzker Prize for Architecture, the Gold Medals of the American Institute of Architects and the Royal Institute of British Architects, as well as, the Premium Imperiale from the Japan Art Association.

Richard Meier is best known for the Getty Center in Los Angeles, the Barcelona Museum of Contemporary Art, and the Jubilee Church in Rome. His current work includes a condominium complex in Jesolo, Italy, a residential tower in Tel Aviv, Israel, two residential towers in Tokyo, Japan, two hospitality and commercial projects in Mexico, three residential projects in Taiwan, one hospitality project in South Korea, and private residences in Europe, Asia and North America.



The Getty, Los Angeles

TEAM

FORT CAPITAL

Fort Capital is a privately owned real estate investment management company based in Miami, Florida led by developer and entrepreneur Nadim Ashi. Through its managed funds, the company invests primarily in the South Florida and Caribbean markets, with a focus on highly differentiated properties that possess singular attributes and unique provenance. Managing partner Ashi and his executive team have decades of successfully honed real estate and investment experience with a risk-management focus. Fort Capital's stakeholders are leading private investors and family offices from the US, Europe and South America.

FOUR SEASONS

Since the opening of its first hotel in 1961, Four Seasons Hotels and Resorts has followed a path of innovation, expansion and dedication to exceptional quality. Now managing over 90 hotels in 38 countries, the Canadian-based company is distinguished by the hospitality industry's highest standard of service, delivered with friendliness and reliable efficiency.

With over 30 years of residential experience, Four Seasons is an expert in property management—dedicated to maintaining long-term value and meeting the needs of the world's most discerning residential clientele.

JOSEPH DIRAND

Paris-based Joseph Dirand is an award winning architect and interior designer known for a unique ability to infuse light and space into his projects. His commissions include private residences, hotels and a broad array of fashion houses and designers, including Chloe, Pucci, Balmain, Rick Owens and Alexander Wang. His work is defined by his passion for light, proportion and order, and frequently incorporates pieces that feature an interplay between curvilinear, feminine shapes, and rigorous, unyielding materials like marble and granite. Mr. Dirand has been featured in French Vogue, Le Figaro, Financial Times, Wallpaper® and AD Collector. In 2010 Dirand won the prestigious Wallpaper® Best New Hotel Award for Habita MTY, Monterrey.

LEE MINDEL

Lee Mindel is a principal in Shelton, Mindel & Associates, an architectural firm providing complete architectural, interiors and product design services. The firm is the recipient of twenty-eight AIA awards for interior architecture, seven Interior Design magazine Best of Year awards for residential and commercial interiors; fourteen design awards from the Society of American Registered Architects, a Progressive Architecture citation, three Roscoe awards for product design, as well as three Good Design Awards and two American Architecture Awards from The Chicago Athenaeum. Product design lines include collections for Knoll, Waterworks, Jack Lenor Larsen, V'Soske and Nessen Lighting. Architectural Digest has recognized SMA as one of the top 100 design firms of the last century. In 2005, Mr. Mindel was recognized as the Deans of American Design, and has also been inducted into the Interior Design Hall of Fame. He received his Master of Architecture from Harvard University in 1976 after obtaining his Bachelor of Arts, Cum Laude, with Distinction in Architecture, at the University of Pennsylvania.

KKOID

For more than two decades, Kobi Karp Architecture and Interior Design (KKOID) has been providing creative and innovative design solutions to renowned clients in the hospitality, retail and high-rise residential development community. KKOID's clientele includes Hyatt, Hilton, Starwood, Club Med, Wyndham, The Related Group, Leviev, Boymelgreen and Forest City Enterprises, among many others. To date, KKOID has participated in the completion of more than \$10 billion in commercial, residential and mixed-use properties.

TEAM

CORCORAN SUNSHINE MARKETING GROUP

With over 25 years of experience in marketing and collective sales in excess of \$30 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the planning, design, marketing, and sale of luxury residential development. Representing properties throughout the United States and in select international locations, Corcoran Sunshine Marketing Group's portfolio contains a curated collection of the world's most desirable new addresses.

COASTAL CONSTRUCTION GROUP

Coastal Construction Group, ranked in the top 100 construction management companies in the US, is one of the nation's leading general contractors with more than \$1.2 billion in current projects. Coastal Construction Group specializes in hospitality, commercial, industrial and academic projects, and has delivered numerous world-class facilities to South Florida. With a distinguished roster of public and private clients, Coastal's most recent work includes Miami Beach Edition Hotel, SLS Hotel on South Beach, St. Regis Resort and Residences Bal Harbour, Faena Hotel Miami Beach, Ritz Carlton South Beach, and Trump Royale Sunny Isles Beach.

LOUISE SUNSHINE

Real estate sales and marketing doyenne Louise M. Sunshine established the Sunshine Group in 1986. Under her leadership, Sunshine Group became nationally recognized for its outstanding record in the pre-development planning, marketing and sales of premier new luxury residential developments and condominium hotels in major markets throughout the country, including New York, Florida, Connecticut, Las Vegas and California. Louise Sunshine serves as Chairman of Sunshine Select Worldwide and is a strong advocate of the value created by distinguished architecture.

DBOX

DBOX is a branding and creative agency dedicated to craft and innovation in the strategic development of luxury brands. Since 1996, DBOX has collaborated with global clients in real estate, leisure, architecture, art, and culture. DBOX's work has been recognized by organizations including the Academy of Television Arts & Sciences, World Luxury Award, American Design Awards, International Property Award, The Museum of Modern Art, The Museum of Contemporary Art in Tokyo, and The Skyscraper Museum of New York.

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