The

SURF
CLUB

FOUR SEASONS
PRIVATE RESIDENCES

A PROJECT BY FORT CAPITAL MANAGEMENT

The Surf Club Four Seasons Private Residences is situated on nine acres of oceanfront gardens, palm stands and pathways. Designed by Pritzker Prize-winning architect Richard Meier, in collaboration with 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 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 accommodations designed by celebrated architect and designer Joseph Dirand
- The intimate Churchill Bar honoring one of the Club's most legendary guests, Winston Churchill
- A gracious 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 architect Joseph Dirand
- Oceanfront Spa and Wellness center
- Two Residents only fitness centers in addition to a third Four Seasons Hotel fitness center

- Four heated swimming pools surrounded by private beachfront gardens
- Residents-only Clubroom, with dynamic cultural programs and activities
- Richard Meier-designed palm walk, magnificently landscaped gardens and lush courtyard designed by Fernando Wong
- 24-hour doorman and bellman at reception
- 24-hour security staff
- Closed-circuit camera security
- Electronic access to all elevators and garage doors

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RESIDENCES

Each of the Residences has been meticulously designed by Richard Meier—including interior finishes, materials and details designed in collaboration with 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:

- Residences from 1,800–7,800 sq ft with 2–5 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
- Effortless "lift and glide" terrace doors with minimum 6' openings (up to 12' openings in selected residences)
- Glass panels spanning 6' wide and 9¾' 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 12' in depth
- Ceiling heights spanning up to 9' 10"
- All Residences delivered furniture ready complete with installed stone or wood flooring. Wood floors will be installed after closing
- Richard Meier/Boffi custom-designed kitchens:
    Boffi high lacquer finished cabinets
    Corian or marble countertops with seamless monolithic sinks
    Miele and Sub-Zero integrated appliance package
    Up to six burner gas or electric induction cooktop

- Richard Meier custom-designed master baths
- Laundry rooms fully outfitted with full sized washer and dryers
- Dedicated service elevators
- 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

AMENITIES:

- Private swimming pool for residents
- Exclusive oceanfront beach with full Four Seasons services
- State-of-the-art fitness center
- Dedicated private arrival and valet entry for each building
- Private elevator lobbies for each residence
- Dedicated residents lounge located on ground floor of South Tower
- Private self-parking in select residences in addition to valet services

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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 13 unique Penthouses.

FEATURES:

- Design consultation with Richard Meier and architect Lee Mindel
- Interiors range between 5400—7500 sq ft 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' 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' double height, oceanfront living rooms in select Penthouses
- Richard Meier-designed sculptural interior staircases in select Penthouses
- Chef's kitchens with double oven and double dishwashers side-by-side
- Sub-Zero refrigerator, wine storage and up to six burner gas or electric induction cooktop
- Dedicated kitchen exhaust system that vents to the outside
- Back-up power for cold storage
- Separate service entrance with private quarter and baths
- Designated private beach cabana
- One air conditioned tandem parking space for two cars

FINISHES:

- All finishes have been carefully selected by Richard Meier in collaboration with architect Lee Mindel
- Choice between stone or hardwood floors
- Custom Boffi high lacquer finish cabinets
- Richard Meier custom-designed Corian countertops with seamless monolithic sinks
- Kitchens with appliances by Miele and Gaggenau
- Bathrooms with fixtures, fittings and accessories by Duravit, Toto, Waterworks and/or Dornbracht

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HOTEL RESIDENCES

The 36 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:

- 950–2,000 sq ft one- and two-bedroom homes
- Interiors and furniture package designed by architect Joseph Dirand
- Custom built Permasteelisa glazing system designed by Richard Meier
- Floor to ceiling sliding glass doors with 6' wide panels
- 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

FOUR SEASONS RESIDENTIAL SERVICES

Serviced by a dedicated team of a Four Seasons-trained staff, The Surf Club Four Seasons experience is one of unrivalled care and attention that goes above and beyond expectations. Residents can choose from a range of included services, in addition to à 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
- Security patrols
- Pool and beach service
- 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