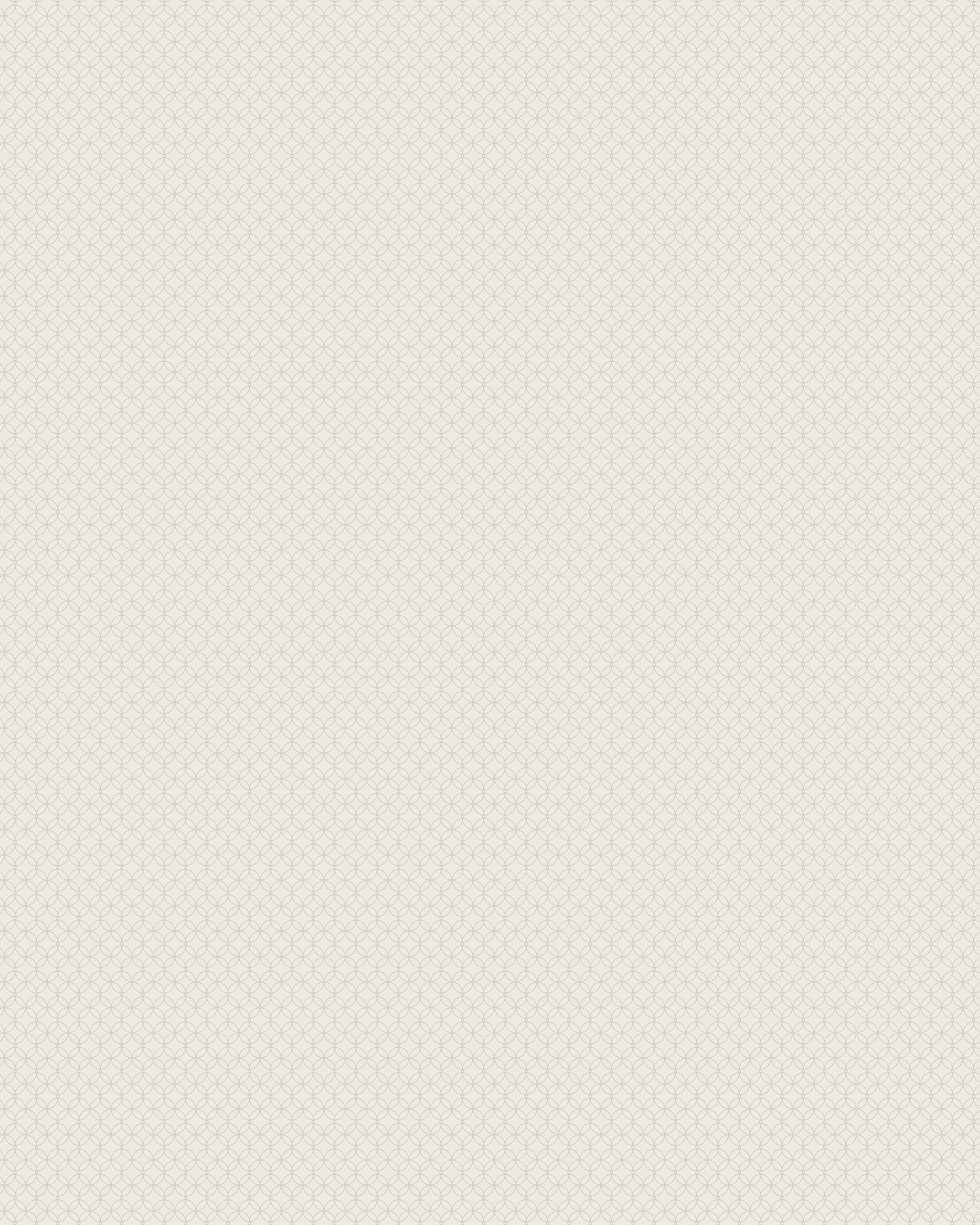


The Ocean Club

FOUR SEASONS RESIDENCES

BAHAMAS

A TWO ROADS DEVELOPMENT



FOUR SEASONS

PRIVATE RESIDENCES

THE OCEAN CLUB, BAHAMAS

A TWO ROADS DEVELOPMENT

60 Years in the Making

A TANTALIZING ANNOUNCEMENT

The Ocean Club, A Four Seasons Resort, Bahamas is the Bahamas' most storied resort—the playground of celebrities, the setting for movies, and the epitome of glamorous island living for generations. It is set on 35 lush acres overlooking a five-mile stretch of pristine white sand beach on Paradise Island, across an inland waterway from Nassau.

Now, on its 60th Anniversary, The Ocean Club introduces the opportunity to own a part of its next chapter – The Ocean Club, Four Seasons Residences, Bahamas. Owners will enjoy the best of The Ocean Club, a Four Seasons Resort, with additional amenities and private spaces for their exclusive use. The Four Seasons Residences team will look after the home, preparing it for the owner's return and – if so desired – curating rentals to Resort guests.



Paradise Island

“THE MOST BEAUTIFUL PLACE ON PLANET EARTH”

When Buzz Aldrin and his Gemini 12 crewmates looked down from their orbiting space capsule, they agreed that a brilliant turquoise area off the coast of Florida stood out as the most beautiful place on Earth: The Bahamas.

Paradise Island was painstakingly designed to be the best of The Bahamas. Look over the luxury yachts in the marina as you cross the Sidney Poitier Bridge from

Nassau, and a breadth of luxury awaits. To the west, the excitement of the casinos and family activities of Atlantis. On the eastern terminus of the 5 miles of beach sits the acclaimed Ocean Club Golf Course.

And in between sits the centerpiece, the crown jewel: Huntington Hartford's oasis, secluded and framed by lush vegetation and European gardens. The Ocean Club, A Four Seasons Resort.

An Iconic Destination

THE OCEAN CLUB,
A FOUR SEASONS RESORT,
BAHAMAS

“The Ocean Club was created for Celebration.”

—

JOHN CONWAY

GENERAL MANAGER AT THE OCEAN CLUB,
A FOUR SEASONS RESORT, BAHAMAS



A Legendary Heritage

WHEN RIVIERA GLAMOUR ARRIVED IN THE BAHAMAS

It started in 1959 with a handshake between two of the world's richest men. Huntington Hartford II, dubbed "The most fantastic man in the world" by Andy Warhol, purchased the island estate of industrialist Axel Wenner-Gren, just across the waterway from Nassau. Renaming it Paradise Island, he envisioned a resort more beautiful—and much closer—than the French Riviera.

To fully realize his vision, Hartford spared no expense. He imported the staff from the world's most glamorous hotel, the Hotel du Cap. He hired world #1 golfer Gary Player as the head golf pro, and world #1 tennis player Pancho Gonzales as the head tennis pro. And he graced the property with terraced gardens, fountains, and statuary from Europe, along with

magnificent 12th-century Augustinian cloisters shipped piece-by-piece from the Pyrenees.

In 1962 Hartford welcomed over 1,000 of his friends—including Sinatra, Elvis, Gabor, Hearst and a host of dukes, earls, and ambassadors— to the "Bal du Paradis," his debut party for Paradise Island and his new resort, The Ocean Club. Benny Goodman led his orchestra as fireworks from Monaco lit the sky. The party lasted for days. Everyone was inspired, pampered, and instantly smitten. More than anything, they fell in love with The Ocean Club's sugary sand beaches and clear, warm turquoise waters.

A legend was born.

*The Ocean Club Versailles Pool and Terraced Gardens, May 1968.
Photographed by Slim Arons.*

Beyond the Typical
A CLUB
FOR THE AGES

The Ocean Club is one of only a few places left in the world that exists beyond the typical. This is where things like heritage, appreciation for natural beauty and gracious service are still defining features. Here, amidst the wonderful art collection of Huntington Hartford and John Volk's classic Bahamian architecture, is a welcoming staff that creates a refined backdrop for enjoying the lush tropics and pristine beaches.





*“We have an iconic resort on Paradise Island,
one of the world’s most beautiful settings.
But what makes The Ocean Club really special
for guests is our team. They do that effortlessly,
every day, because it’s coming from the heart.”*

—
JOHN CONWAY

GENERAL MANAGER AT THE OCEAN CLUB,
A FOUR SEASONS RESORT, BAHAMAS

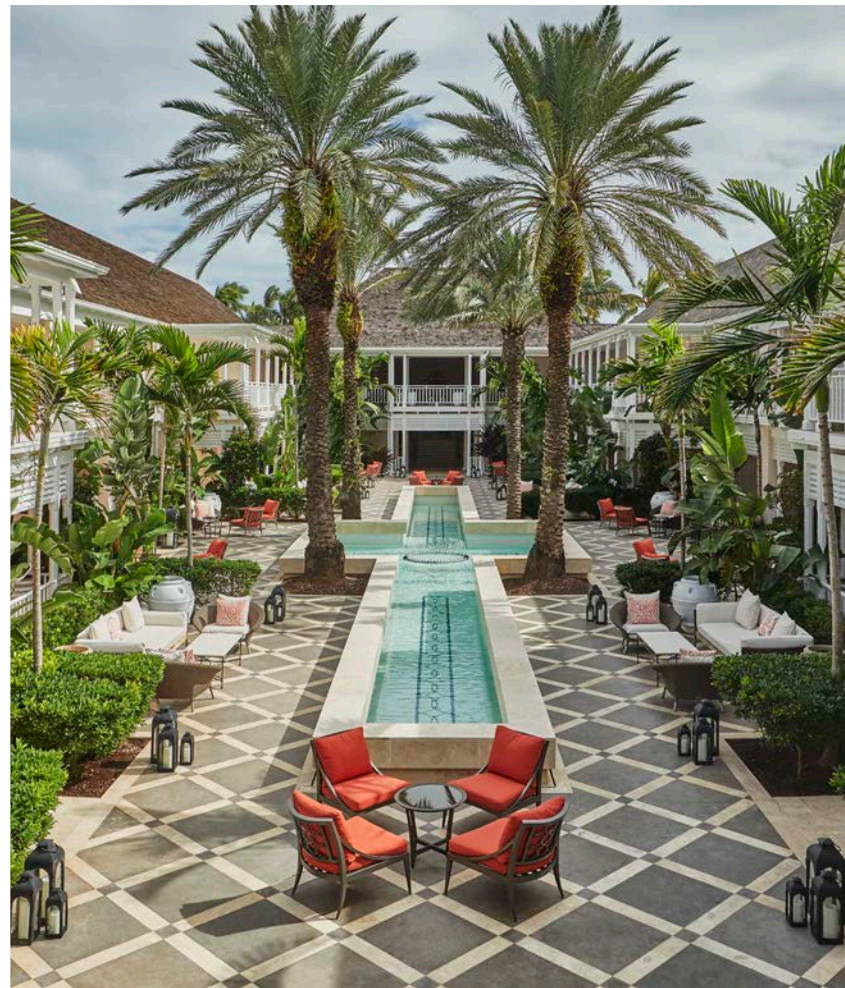




“Four Seasons has been proud to be part of the Paradise Island community and manage such an iconic property that is beloved by many. Our new Private Residences will be the perfect complement to The Ocean Club Resort, with the service and lifestyle excellence that only Four Seasons can offer.”

BART CARNAHAN,
PRESIDENT, GLOBAL BUSINESS DEVELOPMENT AND PORTFOLIO MANAGEMENT,
FOUR SEASONS HOTELS AND RESORTS

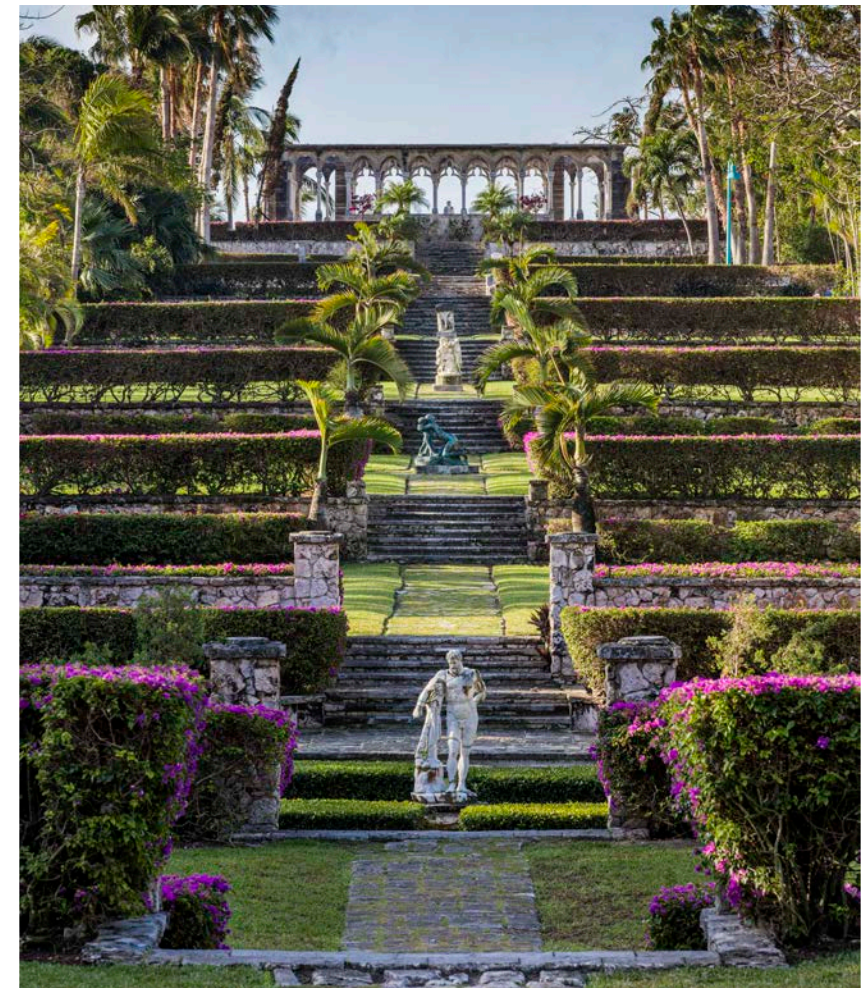
The
HARTFORD
WING



THE ORIGINAL HOTEL, OPENED IN 1962, FEATURING
THE PROPERTY'S ICONIC REFLECTING POOL
IN THE CENTER COURTYARD.

18th century Bahamian design interpreted by celebrated Palm Beach
architect John Volk. Named for the founder, Huntington Hartford II.

The
VERSAILLES
GARDENS



SERIES OF 7 TERRACES SET ON 35 ACRES
MODELLED AFTER THE GARDENS AT VERSAILLES PALACE, FRANCE.

Featuring a center pool and 12th century Augustinian cloisters imported from a monastery
in the Pyrenees by William Randolph Hearst in 1925 – as well as 13 Grand Master statues
by William Reid Dick, Aristide Petrilli and Lorenzo Bartolini depicting Hercules, Ceres,
Cupid and Psyche, Venus, a nymph with dolphins and others.

Fun in the Sun

WAKE UP AND PLAY

Since its gala debut, Paradise Island has lived up to its name for those seeking a near-limitless offering of activities, world-class facilities and premier service. A concierge team acclaimed for its creativity has curated vacation memories for generations of families.

The Ocean Club, A Four Seasons Resort, Bahamas is unique in its breadth of offerings – but everything at the Resort is a step beyond. Wellness and spa facilities are best-in-class – but the 4-handed massage in the Balinese spa bungalows is revered. Golf at the Tom Weiskopf-designed

Ocean Club Golf Course and tennis on the Har-Tru courts are invigorating – and you might even catch a tennis lesson with local legend Leo Rolle, famous for fixing Nixon’s backhand decades ago. And who doesn’t love a picnic – but where else in the tropics can you have one catered in a true European garden?

The possibilities for spectacular experiences and lifelong memories at The Ocean Club can seem endless. Owners at The Ocean Club, Four Seasons Residences, Bahamas will have more opportunities to truly explore those possibilities.





World-Renowned Dining Experiences

EPICUREAN DREAMS COME TRUE

Everything at The Ocean Club is delicious... including the food and drink services.

Dune Restaurant by Michelin-starred chef Jean-Georges Vongerichten opened 22 years ago before he became an international celebrity, so it holds a special place in his heart. Jean-Georges comes to The Ocean Club at least four times a year to reinvent his unique Bahamian-influenced French menu, making sure the experience is forever fresh and exciting. Over the years certain dishes have become so beloved -- like the Bahamian Conch Salad Spring Roll -- people make pilgrimages here just to indulge in

them. Jean-Georges is also the creative visionary behind The Ocean Club's delightful poolside Ocean Grill.

The Martini Bar, featured in Daniel Craig's Bond debut, Casino Royale, is the rare lounge where classic coexists with exciting. Jackets for men, cocktail-chic for women and shaken (not stirred) for the martinis -- served by renowned mixologist Keith Cash who has provided proper Vesper Martinis to not one but two James Bonds (in addition to Craig, Sean Connery was a regular here for 50 years starting when he strolled these beaches and swam these waters in Thunderball).





An Exquisite Collection

THE OCEAN CLUB,
FOUR SEASONS RESIDENCES,
BAHAMAS

Fully Managed and Operated
by Four Seasons



Beyond the Gates

SIXTY-SEVEN OCEANFRONT RESIDENCES

Pass through the gates, by the guard house and enter this secure tropical wonderland. The winding entry road passes through lush, mature vegetation. Towering trees sway and giant leaves wave, coaxed by gentle, balmy breezes. A hummingbird darts by, peacocks stand watch. Eventually there is a clearing, revealing the Residences. At the porte cochere, the ever-present concierge and Four Seasons Residences staff are there to greet and attend to all needs.

From the lobby you can look out to the manicured lawns with palm trees and hammocks and experience what lifelong naturalist and ocean lover Huntington Hartford saw when he first gazed at the iconic blue and white arc of the beach and sea, and envisioned living here.

Welcome to a place unto itself. Fresh and vibrant with just a touch of formality – steeped in a distinguished heritage, while eager for new stories.



Gatehouse Entrance



Library Lounge

Born from The Ocean Club

IMAGINE LIVING HERE

Huntington Hartford and architect John Volk's vision of the Bahamian style is seamlessly updated for the 21st century in The Ocean Club, Four Seasons Residences, Bahamas. You see it in the pink blush of the buildings' stonework, in the stately columns and in the expansive, deep terraces. And you can live it in the elegant proportions and fine, detailed finishes of your home. The Residences are in four beachfront buildings, designed by renowned architects and interior designers and built to the highest custom home specifications.

The 2023 limited debut of The Ocean Club, Four Seasons Residences, Bahamas is a unique opportunity for a deeper connection to the Resort's ethos. Whether greeting you by name as you step through the door, or preparing a personalized menu as you relax with friends and family, a dedicated Four Seasons team anticipates every need. Led by the Director of Residences, a team strives to elevate your everyday, taking care of everything from housekeeping and maintenance, to reservations and lifestyle services, to ensure every moment of daily life is flawless.

Best of all, each Residence features mesmerizing, panoramic views of the ocean.





Residence Great Room



Residence Kitchen



Residence Primary Bedroom



Residence Primary Bathroom



Residence Terrace



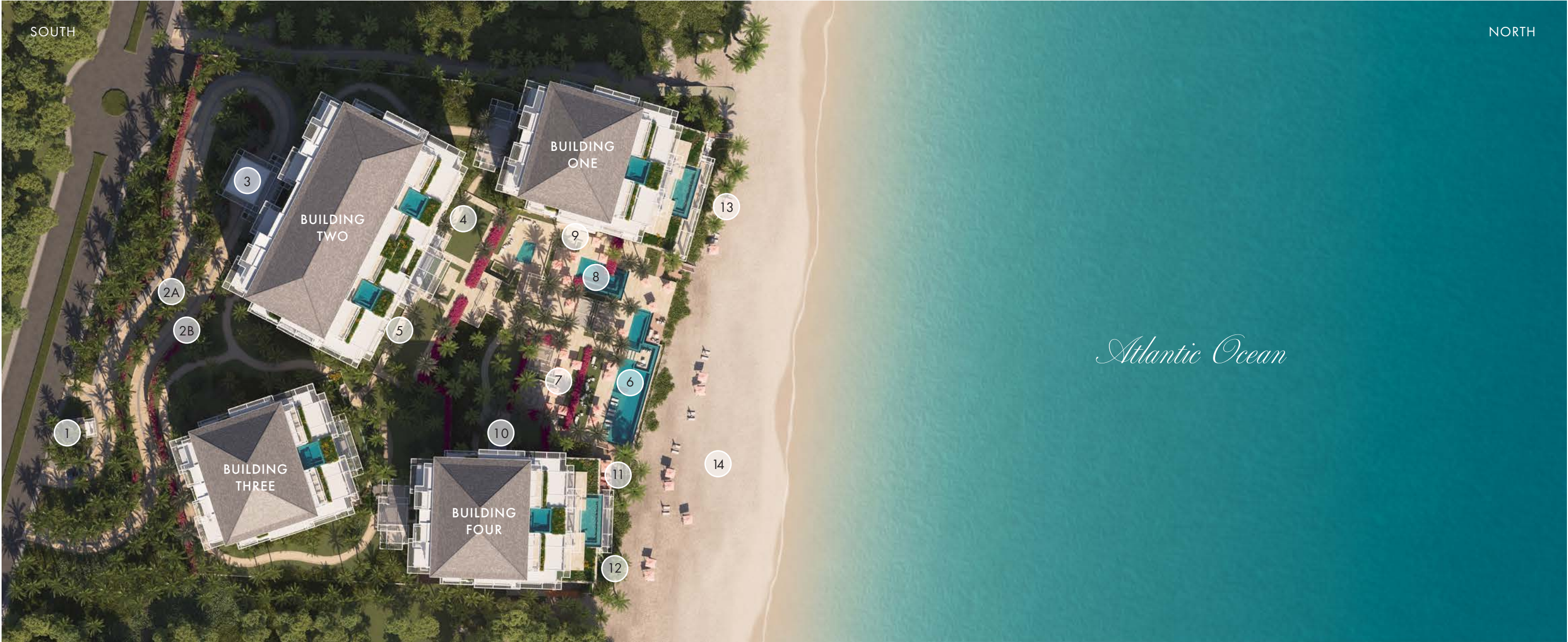
Twice the Fun

FOR RESIDENTS ONLY

Huntington Hartford sought to make Paradise Island the best of the Bahamas, and The Ocean Club to be the best tropical vacation venue in the world. For its owners, The Ocean Club, Four Seasons Residences, Bahamas is intended to be the best of The Ocean Club.

Residents will seamlessly access the amenities of The Ocean Club, A Four Seasons Resort and the dedicated facilities and services of the residences. On the beach in front of the four residential buildings is a gourmet restaurant and bar to one side of the Adult Pool, and a beachfront lounge and spa/fitness center on other. Private offerings range from the basic (underground, protected valet- and self-parking, a cafe, bar and a provisions shop) to the sublime (Residents-only library/lounge for entertaining, the boardroom, and an owner's cellar with private lockers for wines, liquors and cigars, and a dedicated, all-encompassing concierge service) – and all are at a level that would make Hartford proud.





SITE DIRECTORY

- | | | | | | |
|----|------------------------|---|---------------------------------|----|------------------------|
| 1 | GATEHOUSE | 5 | OWNERS' LIBRARY &
BOARD ROOM | 10 | SPA ENTRANCE |
| 2A | SELF-PARK ENTRANCE | | | 11 | OWNERS' LOUNGE |
| 2B | SELF-PARK EXIT | 6 | ADULT POOL | 12 | FITNESS CENTER |
| 3 | VALET & LOBBY ENTRANCE | 7 | TERRACE LOUNGES | 13 | BEACH BAR & RESTAURANT |
| 4 | CAFÉ & BAR | 8 | FAMILY POOL | 14 | BEACH SERVICE |
| | | 9 | KID'S CLUB | | |



FAQ

WHAT ARE THE OCEAN CLUB, FOUR SEASONS RESIDENCES, BAHAMAS?

The Ocean Club, Four Seasons Residences, Bahamas is a gated, curated collection of just 67 private, turnkey, Four Seasons-managed luxury full-ownership condominiums on Paradise Island, being developed with the owner of the iconic The Ocean Club, A Four Seasons Resort.

WHAT ARE THE RESIDENTIAL OFFERINGS?

- » Two-bedrooms plus a den averaging over 3,100 sf of interior living space with over 850 sf of exterior living areas
- » Three-bedrooms plus a den averaging over 4,000 sf of interior living space with over 1,200 sf of exterior living areas
- » Four-bedrooms plus a den with a 1-bedroom Residential Suite, averaging over 5,000 sf of interior living space with over 1,400 sf of exterior living areas
- » Penthouses with four bedrooms plus a den averaging over 5,200 sf of interior living space with over 3,900 sf of exterior living areas with private pools
- » Beach Villas with five bedrooms plus a den, with over 7,400 sf of interior living space and over 6,600 sf of exterior living areas with private pools

WHAT BENEFITS WILL RESIDENCE OWNERS ENJOY?

Owners and their families will own part of a legend—and enjoy the privacy, amenities and service for which the resort is celebrated.

When in residence, owners, their families and friends can enjoy ideal venues for celebrations, expansive indoor/outdoor entertaining spaces, a beachfront restaurant, bar and Owners Lounge, Spa and Fitness Center, Kid’s Club, pools and dining options – and, of course, The Ocean Club, A Four Seasons Resort. They will have access to the Tom Weiskopf-designed

championship golf course as well as the nearby Atlantis resort pools and recreational facilities for children.

When not in residence, owners can leave knowing that the Four Seasons staff will care for their homes, preparing their Residence for their return or (at the owner’s option) managing the rental of their Residence. Participation in the rental program can offer significant tax benefits through the Bahamas’ Hotel Encouragement Act.

WHAT ARE THE BENEFITS OF HOME OWNERSHIP WITH FOUR SEASONS?

Owners enjoy special recognition at all Four Seasons properties around the globe, with the same high standards of service they expect at home.

WHAT AMENITIES WILL THE RESIDENTS HAVE ACCESS TO?

The winding, manicured entry road past a security guard leads to a porte cochere and fountain. Inside, the Lobby Lounge will feature a concierge, bar, a light food/provisions store, Owners lounge and library, co-working center, conference and private dining room, Owners Private Cellar ...all overlooking verdant gardens with the Atlantic Ocean beyond.

Beachfront, the Restaurant and Bar will feature main and private dining rooms, an Oceanfront swimming pool, pool deck and cabanas, and a private Residents’ Club Lounge and spacious veranda.

The Kid’s Club will feature game and screening rooms close to the family pool.

Across the beachfront pool from the Beach Club, the Spa will feature a reception area, a Relaxation Lounge, indoor and outdoor treatment rooms, and lockers.

Adjacent to the Spa will be a state-of-the-art Fitness Center with strength training equipment, a Yoga Studio and outdoor deck.

Residents will also enjoy valet and underground self-parking, as well as golf cart parking and storage.

WHAT FEATURES DO THE RESIDENCES, THE BEACH VILLAS AND PENTHOUSES IN PARTICULAR, HAVE?

All Residences, feature oceanfront and/or ocean views, with extensive outdoor terraces for indoor/outdoor entertaining. All have open floorplans, are filled with light from extensive walls of glass, and feature premium fixtures, cabinetry, fittings and details.

There are two grand 5-bedroom/5-bathroom + 2-powder room Beach Villas, located directly on the oceanfront, featuring:

- » 7,459 sf of interior living area and 6,604 sf of outdoor living terrace, including a private plunge pool
- » 13-15-foot ceilings in major areas
- » Extensive outdoor, oceanfront decks and gardens with private pools
- » Large great rooms with wet bar, formal dining rooms, family rooms and dens/offices
- » Gourmet kitchens with butler’s pantries
- » Owners’ storage and beach storage

There are five 4-bedroom/5-bathroom + 2-powder room Penthouses among the 4 buildings, all featuring:

- » An average of 5,263 sf of interior living space and 3,917 sf of outdoor terraces, including a private plunge pool
- » 13-15-foot ceilings in major areas
- » Spacious Great Rooms / Dining rooms / Kitchens with indoor/outdoor bars and Butler’s Pantries
- » Family Rooms with access to dining terraces, plus a Den/Flex Room
- » Master Bedrooms opening onto beachfront terraces and pool areas
- » Sumptuous five-fixture bathrooms with private outdoor lounges

WHAT ARE THE BENEFITS OF OWNING PROPERTY IN THE BAHAMAS?

Air travel to the Bahamas is plentiful and convenient, with direct flights to Nassau’s Lynden Pindling International Airport (NAS) from 10 countries and 50 cities, including direct international flights from Toronto, Calgary, London and others.

NAS has direct flights from major gateway cities in the United States, including Miami, Orlando, Fort Lauderdale, Atlanta, Chicago, Charlotte, Dallas, Houston, Washington, D.C., Philadelphia, New York, Newark, and Boston. There is also a convenient seaplane option offering flights from Florida. For those who travel by private aviation, NAS offers a full range of FBO services from their VIP Terminal.

U.S.-bound passengers from Nassau’s Lynden Pindling International Airport conveniently clear Customs and Immigration on the ground in Nassau, as NAS is a U.S. pre-clearance facility. The airport also has the convenience of Automated Passport Control (APC) kiosks for faster processing through U.S. Customs.

A real estate purchase at The Ocean Club, Four Seasons Residences, Bahamas meets the criteria for Economic Permanent Residency in the Bahamas, which gives the individual the right to reside permanently in The Bahamas and travel freely to and from The Bahamas (but does not confer citizenship or the right to be employed in The Bahamas). Please consult with your financial advisor for the details on any additional potential benefits of being a Bahamas resident and visit <https://www.immigration.gov.bs/permits-and-residencies/permanent-residence/> for more details.

FAQ

TO WHAT WEATHER STANDARDS WILL THE RESIDENCES BE CONSTRUCTED?

Ground floor elevations of 16 feet (Buildings 1 & 4) to 40 feet (Buildings 2 & 3) provide natural protection. Also, renowned Florida-based architects SB Architects have incorporated the best-in-class Miami-Dade “High-Velocity Hurricane Zone” standards into construction of each of the buildings.

WHAT IS THE CONSTRUCTION TIMELINE FOR THE RESIDENCES?

Groundbreaking is slated to take place in 2024. The Residences are expected to be ready for occupancy after approximately 36 months of construction.

WILL THERE BE HOA FEES? IF SO, WHAT WILL THEY COVER?

Yes. HOA fees will be payable by each owner based on their Residence’s proportional interest in the project and the amenities. The fees will include the cost of maintaining the project’s common areas, the residential building structures and common areas, and the operational and administrative cost incurred by the Association.

WHO ARE THE DEVELOPERS?

The Residences are being developed jointly by Access Industries – the owners of The Ocean Club, A Four Seasons Resort - and Two Roads Development of Florida, developers of Elysee in Miami and Forté in West Palm Beach.

WHICH ARCHITECTURAL FIRM IS DESIGNING THE RESIDENCES?

Founded in 1960, SB Architects (part of the Egis Group) creates inspiring hospitality, residential and mixed-use buildings and spaces all over the world. With offices in

San Francisco, Miami and London, the firm’s goal is to design soulful and inspiring destinations that connect people to place, elevate the human experience, strengthen the spirit of community, and simply exceed expectations.

WHO IS THE INTERIOR DESIGNER OF THE OCEAN CLUB, FOUR SEASONS RESIDENCES, BAHAMAS?

Champalimaud Design has thoughtfully created the interiors of The Ocean Club, Four Seasons Residences, Bahamas. Headquartered in New York City, this multi-disciplinary design firm specializes in bespoke, high-end hospitality and residential design. The firm’s forward-thinking design teams have partnered with global clients and properties (including Beverly Hills Hotel Bungalows, The Bel Air Hotel and The Plaza New York) to create some of the world’s most distinctive properties.

HOW DO I ACQUIRE A RESIDENCE?

Initially, purchasers will be able to reserve their chosen Residence by entering into a Reservation Agreement and making a refundable deposit, which will be held in escrow until such time as the Developer is prepared to accept purchase contracts. At that time, a written notice will be sent to you together with a copy of the purchase and sale agreement for your review and execution.





TEAM

SB ARCHITECTS

Architecture

CHAMPALIMAUD DESIGN

Interior Design

40NORTH DESIGN

Landscape Design

TWO ROADS DEVELOPMENT

Developer

ACCESS INDUSTRIES

Owner, The Ocean Club, A Four Seasons Resort

KĒVO STUDIO

Branding & Creative



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Renderings by We Are Visuals



FOUR SEASONS

PRIVATE RESIDENCES

THE OCEAN CLUB, BAHAMAS

A TWO ROADS DEVELOPMENT