



FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS

AN AZURE AND LUXUS DEVELOPMENT

DEPOSIT STRUCTURE

Reservation (Refundable)

| MILESTONE | DEPOSIT |
|---|-----------|
| 2-Bedroom | \$10,000 |
| 3-Bedroom | \$20,000 |
| 4-Bedroom | \$30,000 |
| Junior Penthouse | \$50,000 |
| Penthouse | \$100,000 |
| Option 1 | |
| At Contract Less Deposit in Escrow | 25% |
| At Closing Upon Delivery of Residence | 75% |
| Option 2 | |
| At Execution of Contract | 15% |
| On the One Year Anniversary of the Execution of Contract | 10% |
| On the 2nd Year Anniversary of the Execution of Contract | 10% |
| At Closing Upon Delivery of Residence | 65% |

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INCLUDED IN HOA

SERVICES INCLUDED

- Grounds Care & Landscaping
- Lobby Flowers & Decorations
- Maintenance Supplies
- General Repairs & Maintenance – Lobby
- Specialty Maintenance – HVAC, Electrical, Plumbing, AV, Elevator, Fire Sprinkler, Access Control, Infrastructure (Gates, Roads)
- Exterior Window Cleaning & Servicing
- Fitness Center, Sport Court Maintenance
- Pool / Spa Maintenance
- Water Treatment
- Cooling Tower Treatment
- Custodial/Housekeeping Common Areas (Labor & Supplies)
- Deep Cleanings
- Special Projects
- Security Services Contract
- Cameras/Surveillance System
- Site Communications/Radios
- Gym & Spa Activities
- Music System
- Golf Cart/GEM Car Lease
- Coffee Service
- Drinking Water – Bottled
- First Aid Supplies
- Resident Events & Programming

UTILITIES INCLUDED

- Electricity - Common Area
- Water - Common Areas
- Sewer
- Natural Gas
- Utility Meter Reading
- Telephone
- Bulk High Speed Internet & Cable
- Trash Service

AMENITIES INCLUDED

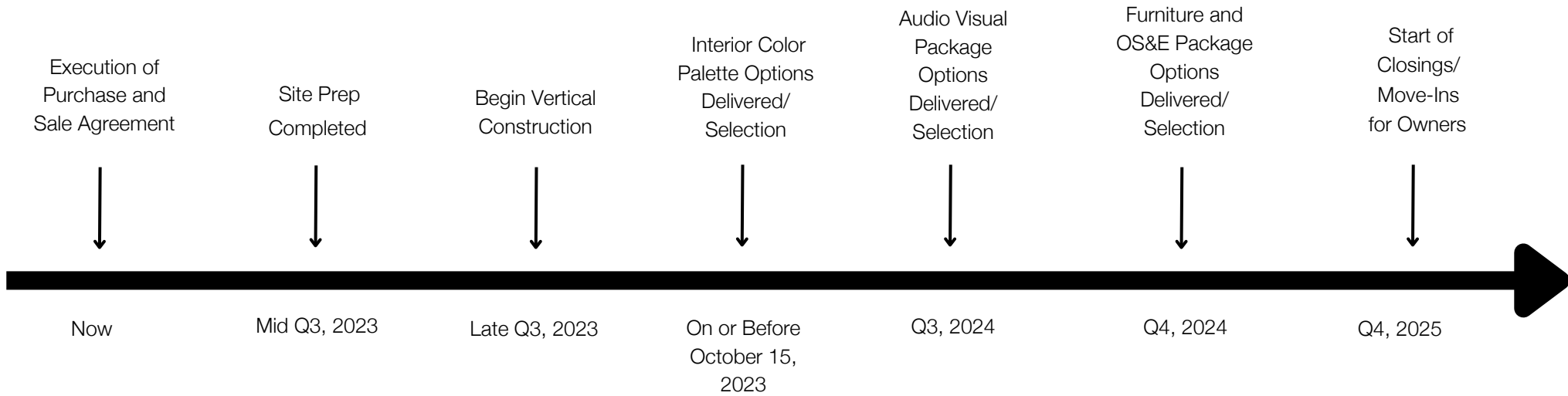
- 24-Hour Dedicated Residential Concierge and Valet Parking
- Around the Clock Professional Security and Surveillance
- Private Dedicated Parking, Garages, and Self-Parking
- Surface Parking for Guests and Services
- Noble Heights Gourmet Restaurant by Elizabeth Blau, Providing Indoor and Outdoor Seating with Direct Strip and Valley Views
- Private Resident Exclusive Dining Room for Groups and Special Events
- Private Resident Wine Cellar (dining option for residents)
- Seasonally Serviced Resort-Style Multi-Level Pools
- Pool Restaurant, Bar, and Event Pavilion (Seasonal)
- Multiple Hot Tub Grottos
- BBQ and Grilling Areas
- Chaise Lounges, Daybeds, and Private Cabanas
- Event Lawn
- Full-Service Gym
- Men's and Women's Fitness Lounges
- Sauna and Steam Rooms
- Indoor Hot Tub
- Private and Couples Massage and Treatment Rooms
- Lap/Exercise Pool
- Game Area (pool table, televisions, etc.) Boardroom
- Co-Working Space
- Private Offices
- Library
- Media/Screening Room
- TrackMan Golf Simulator
- Kids/Teen Room
- Hospitality Suites Available for Owner Guest Usage (nominal charge for cleaning)



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POST-SIGNING TIMELINE



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AMENITIES AND SERVICES

Four Seasons Private Residences Las Vegas Delivering Legendary Four Seasons Service, World-Class Amenities and a Seamless Ownership Experience and Lifestyle.

*Four Seasons Private Residences Las Vegas
More than 90,000 Square Feet of Private Amenities. Highlights include:*

AMENITIES

- 24-Hour Dedicated Residential Concierge and Valet Parking
- Around the Clock Professional Security and Surveillance
- Private Dedicated Parking, Garages, and Self-Parking
- Surface Parking for Guests and Services
- Noble Heights Gourmet Restaurant by Elizabeth Blau, Providing Indoor and Outdoor Seating with Direct Strip and Valley Views
- Private Resident Exclusive Dining Room for Groups and Special Events
- Private Resident Wine Cellar (Dining Option for Residents)
- Resort-Style Multi-Level Pools for Both Relaxation and Exercise with Strip Views
- Pool Restaurant, Bar, and Event Pavilion (Seasonal)
- Multiple Hot Tub Grottos
- BBQ and Grilling Areas
- Chaise Lounges, Daybeds, and Private Cabanas
- Event Lawn
- Full-Service Gym
- Men's and Women's Fitness Lounges
- Sauna and Steam Rooms
- Indoor Hot Tub
- Private and Couples Massage and Treatment Rooms
- Lap/Exercise Pool
- Game Area (Pool Table, Televisions, Etc.)
- Boardroom
- Co-Working Space
- Private Offices
- Library
- Media/Screening Room
- TrackMan Golf Simulator
- Kids/Teen Room
- Hospitality Suites Available for Owner Guest Usage

SERVICES:

- In-Residence Dining Service
- Private Chef Services
- Special Resident Events (Wine Tastings, Private Dinners, Local Sports Games, Off-site Events, Etc.)
- Professional Housekeeping Services
- Pool Butler and Porter Service
- Personal Training Services and Classes
- Pet Spa, Park, and Walking Service
- Auto Spa Services
- Mail and Parcel Acceptance and Storage
- Robust À la carte Residential Service Menu
- Grocery and Household Goods Shopping

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RESIDENTIAL FEATURES

Elegant modern design inspired by the desert landscape is accentuated by panoramic views from each Private Residence, proving that the attraction of opposites can often lead to a perfect partnership.

- A Collection of 171 Condominium Residences, Each with Panoramic Strip and Protected Mountain Views
- Modern Timeless Design Inspired by the Desert Landscape
- Architecture by Award-Winning Firm Wimberly Allison Tong & Goo (WATG)
- Interior Design by Wimberly Interiors
- Expansive Flow-Through Residences Ranging from 2,300-8,350 sqft
- Indoor and Outdoor Living Concept with Exteriors Ranging from 600 – 3,500 sqft
- Outdoor Terraces with Kitchen, Living and Dining Areas
- Private Plunge Pools and/or Jacuzzis in Penthouse, Junior Penthouse, and/or Select Terrace Residences
- Washer and Dryer
- Private Elevator Vestibules for All 171 Residences
- Ceiling Heights: Maximum Height of 10' for Standard Units and 13' for Penthouse Units
- Wet Bar/Dry Bar and Wine Storage
- Under Counter Beverage Cooler
- Ice Maker
- Fire Feature Tables on Terrace
- Designer Finishes and Fixtures Package Options with Rich Color Palettes, Manufactured Superior Natural Stone and Premium Decorative Lighting
- Epicurean Kitchens with Custom Mill Work and Designer Stainless Steel Appliance Package (Sub-Zero, Wolf, Cove or Similar)
- Smart Home Capabilities with Remote Access
- Designer Kallista Plumbing Features
- Optional Professionally Designed Furnishing, Soft Goods and Audio/ Visual Upgrade Packages Resulting in Turnkey Ownership
- Private Garage with 2-3 Car Capacity

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- Pool Restaurant, Bar, and Event Pavilion (Seasonal)
- Multiple Hot Tub Grottos
- Chaise Lounges, Daybeds, and Private Cabanas
- Event Lawn
- Full-Service Gym
- Yoga/Pilates Studios
- Men's and Women's Fitness Lounges
- Sauna and Steam Rooms
- Indoor Hot Tub
- Private and Couples Massage and Treatment Rooms
- Lap/Exercise Pool
- Game Area (Pool Table, Televisions, Etc.)
- Boardroom
- Co-Working Space
- Private Offices
- Library
- Media/Screening Room
- TrackMan Golf Simulator
- Pickleball Courts
- Kids/Teen Room
- Hospitality Suites Available for Owner Guest Usage

SERVICES:

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