



FOUR SEASONS

PRIVATE RESIDENCES

THE OCEAN CLUB, BAHAMAS

A TWO ROADS DEVELOPMENT



60 Years in the Making

A NEW CHAPTER

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, 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 Aarons.*

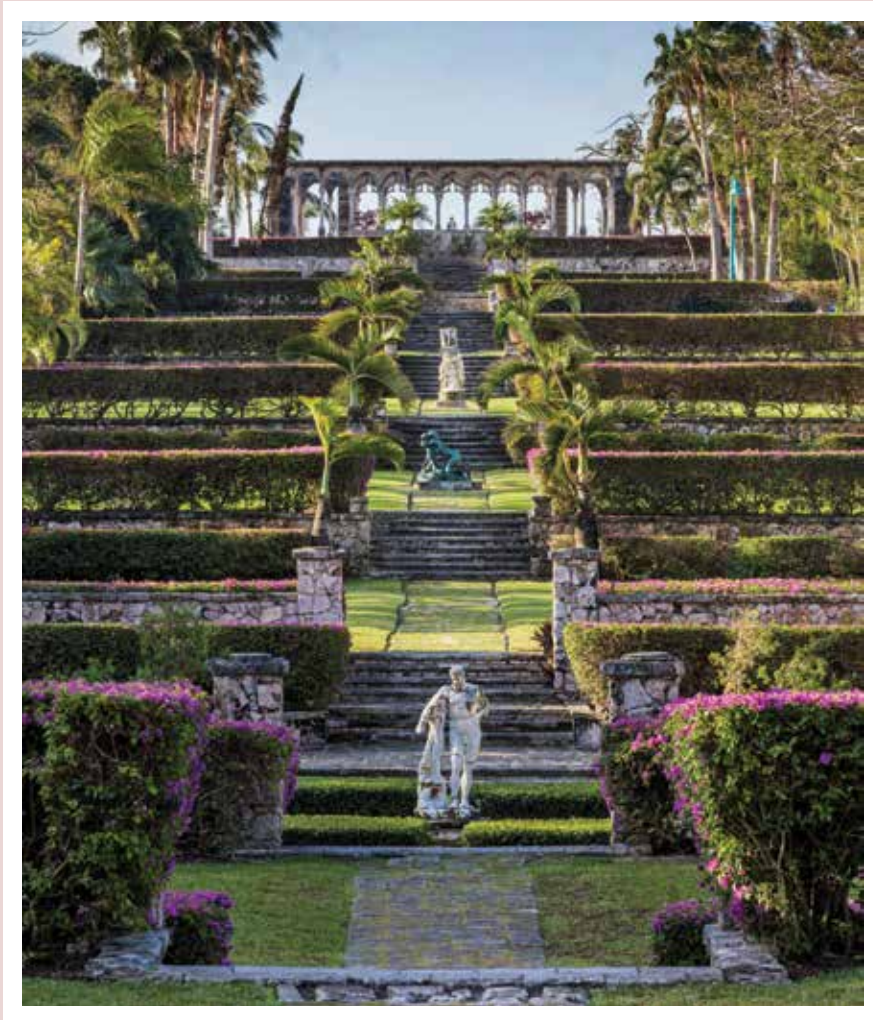
The
HARTFORD
WING



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.



Beyond the Typical
A CLUB
FOR THE AGES

The Ocean Club is one of the rare places that exists beyond the typical—where heritage, natural beauty, and gracious service remain defining features. Set against John Volk’s classic Bahamian architecture and Huntington Hartford’s curated art collection, it offers a refined backdrop for tropical living. Its mystique is only heightened by its history: a favorite of legends like the Beatles and Zsa Zsa Gabor, and the cinematic home to two James Bond films.







*“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





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.

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*).







“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

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.







Delightful Days

A LIFE OF LEISURE

The pursuit of happiness can take many paths. At The Ocean Club, Four Seasons Residences, Bahamas, it reveals itself in sunlit moments, elegant ease, and world-class amenities designed for all ages. Like any historic members-only club, these offerings feel like an effortless extension of one's private home—where communal spaces become sanctuaries for living well and forging lifelong connections.

From shaded cabanas in lush terrace gardens to beachfront pools where cocktails arrive without request, every detail is crafted for comfort and delight. Families of all kinds are welcomed with spaces and service designed for every generation—whether through serene spa days, impromptu poke bowls by the ocean, a round of golf for the grown-ups, or playful moments for little ones. Here, glamour is the unspoken language, and each day is an invitation to explore, and unwind at your own pace.



















Fun in the Sun

NEVER LIVE THE SAME DAY TWICE

So much can unfold in a single day when The Ocean Club, Four Seasons Resort, is just beyond your door. You might start with a sunrise massage in a Balinese-style spa bungalow, or enjoy a round of golf on the Tom Weiskopf-designed 72-par championship golf course, where every swing is framed by sea and sky. Set up a Slim Aarons-worthy picnic in the Versailles Gardens or play a round of tennis on the Har-Tru courts. Retreat to the iconic Versailles Pool, where cocktails come with a side of nostalgia, or relax in a hammock with a good book in the shade of the palms.

Since its debut, Paradise Island has lived up to its name for those seeking world-class facilities and curated experiences. A concierge team known for its creativity helps guests and owners alike build lasting memories, one extraordinary moment at a time. For owners of The Ocean Club, Four Seasons Residences, the opportunities to explore it all are as seamless as stepping outside.

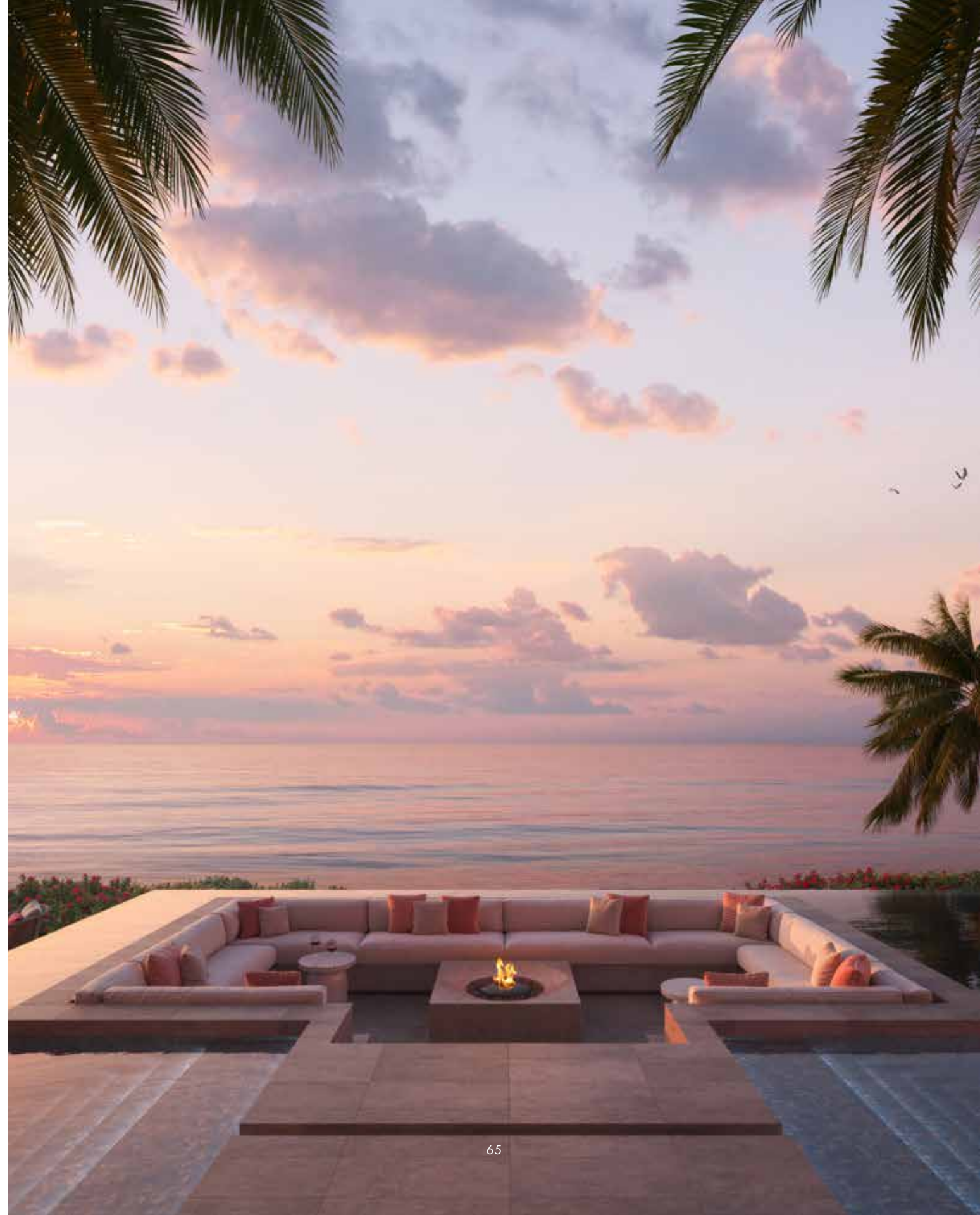




Effortlessly Elevated

WHEN THE SUN GOES DOWN

At night when the sun sets, life at the Residences comes into its own. Return to the intimate yet lively atmosphere of the property, starting with dinner at the Modern Caribbean Grill where locally-sourced fare is served with ocean views. Afterward, enjoy a nightcap in the Owner's Library and Cellar humming with conversation and the soft clink of glasses from your private collection. Whether it's a quiet glass of wine under the stars or a social nightcap, every evening reflects the refined charm of island life at The Ocean Club Residences.













The Private Residences

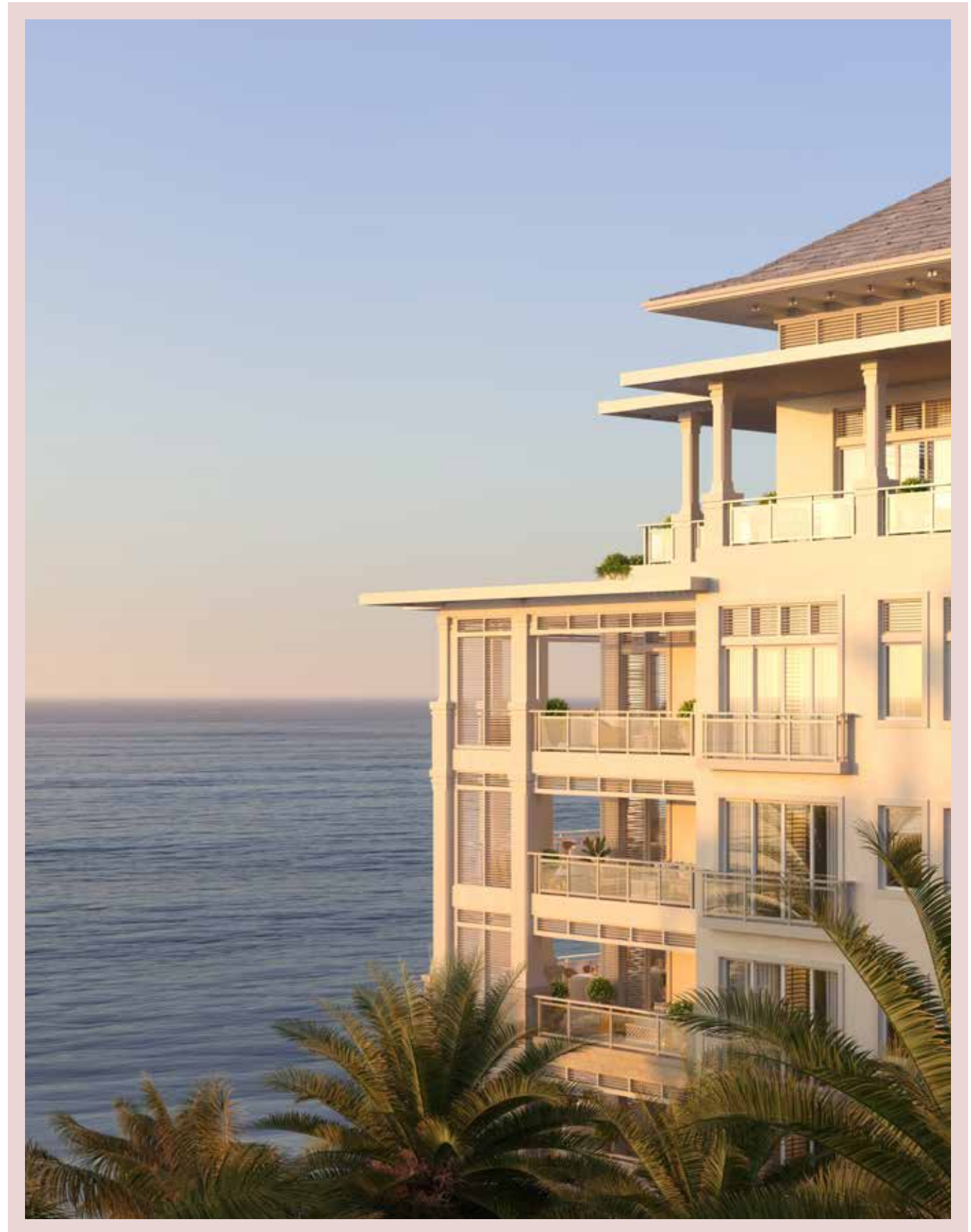
IMAGINE LIVING HERE

Rather than compete with Paradise Island's natural gifts, The Ocean Club Residences embrace them—orienting each home around expansive ocean views and lush surroundings. From your residence, the ocean is always present, even at the breakfast table. Slatted shutters, open-air living areas, and seamless transitions between indoors and out invite sunlight and breeze into every corner, immersing residents in the natural splendor of The Bahamas.

Every detail of the Residences is designed for ease and elevated island living. Great rooms spill onto expansive terraces, ideal for morning coffee or a sunset barbecue. An open-plan layout fosters flow, while state-of-the-art kitchens—anchored by long marble islands and equipped with Wolf and Sub-Zero appliances—cater equally to casual evenings or full-scale entertaining. Four Seasons can arrange everything from chef-prepared dinners to grocery restocking and housekeeping, making everyday life feel effortless.

Timeless interior design by Champalimaud centers on soft, sun-washed palettes of linen, boucle, and stone that echo the island's natural tones. Soaring ceilings, hand-carved details, and custom wallpaper enrich bedrooms and baths with quiet elegance. And because no detail is too small, Four Seasons linens—robes, towels, and sheets—are always on hand.

When you're away, Four Seasons maintains your home with discreet checks and service coordination. When you return, it's as if you never left—just slip into your swimsuit and step back into island time.















The Beach Villas

ABOVE THE BEYOND

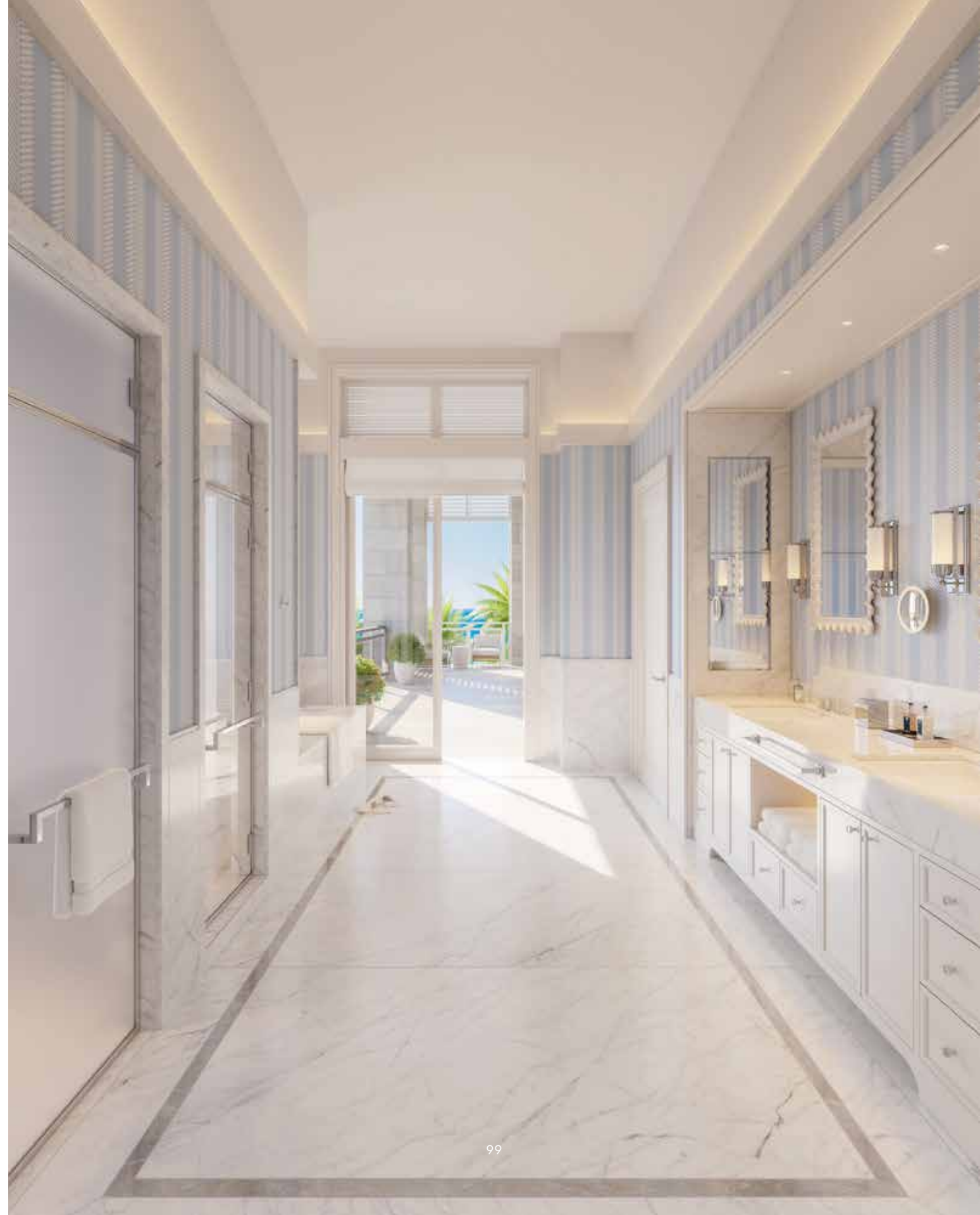
Only two, the Beach Villas are their own private Edens with panoramic ocean views, lush gardens, and seamless indoor-outdoor living areas. With spa-like baths, a summer kitchen, sprawling oceanfront terraces and spaces for everything from formal dining to quiet reading, every detail is considered. The Primary Suite alone commands a quarter of the villa, offering wraparound views and a retreat of quiet, effortless luxury.













The Penthouses

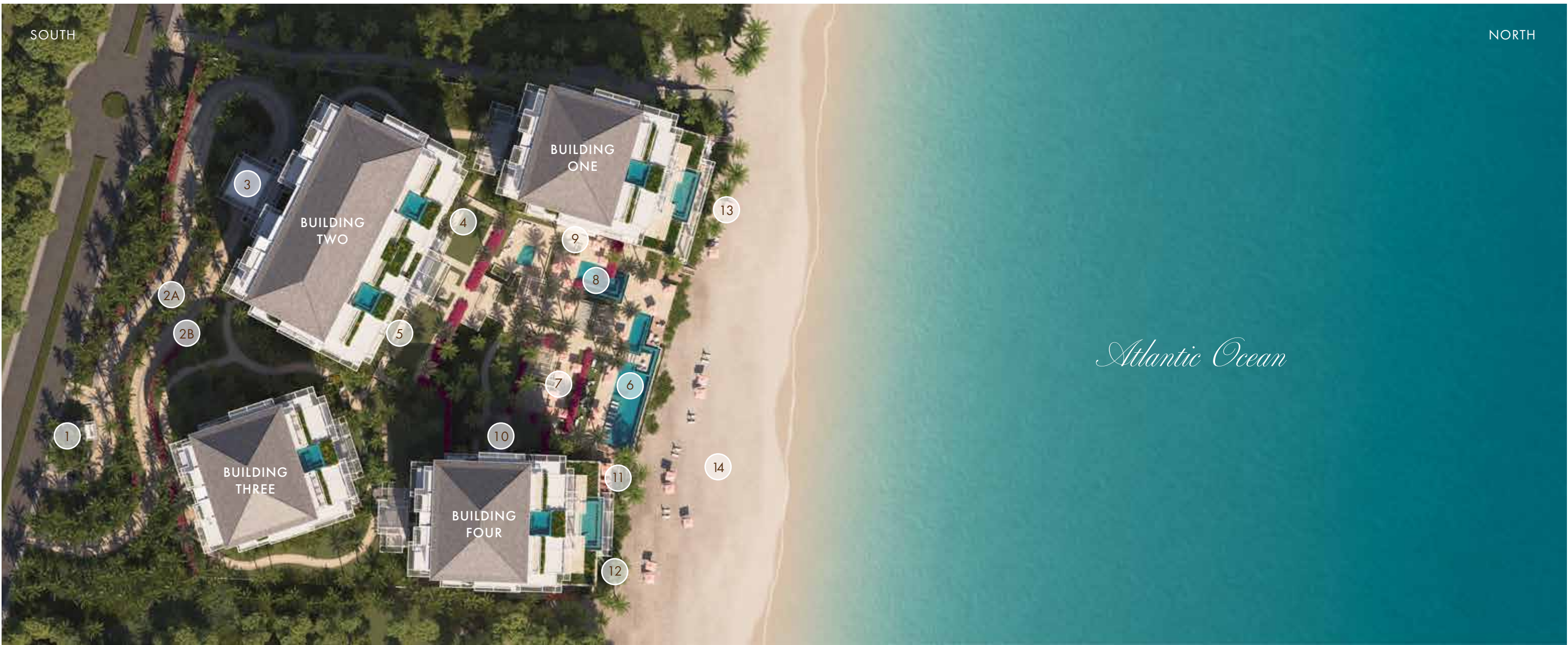
A CASTLE IN THE SKY

The five unique Penthouses at The Ocean Club, Four Seasons Residences, Bahamas, offer a panoramic embrace of sky and sea. Each four-bedroom home extends seamlessly outdoors with expansive terraces—perfect for sunrise swims, starlit dinners, and ocean-breeze mornings. With private pools, open-air showers, and room for both celebration and solitude, every Penthouse is a front-row seat to the effortless beauty of Bahamian living.









SOUTH

NORTH

Atlantic Ocean

SITE DIRECTORY

- | | | | | | |
|----|------------------------|---|---|----|-------------------------|
| 1 | GATEHOUSE | 5 | OWNERS' CELLAR,
LIBRARY & BOARD ROOM | 10 | SPA & RELAXATION GARDEN |
| 2A | SELF-PARK ENTRANCE | 6 | ADULT POOL | 11 | WATERFRONT BAR & LOUNGE |
| 2B | SELF-PARK EXIT | 7 | TERRACE CABANAS | 12 | FITNESS CENTER |
| 3 | VALET & LOBBY ENTRANCE | 8 | FAMILY POOL | 13 | MODERN CARIBBEAN GRILL |
| 4 | SUNDRIES & CAFÉ | 9 | KID'S CLUB | 14 | BEACH SERVICE |

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 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, two beachfront restaurants, Owners Library Lounge and Cellar, Spa and Fitness Center, Kid's Club, pools 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 Library Lounge with co-working center, conference and private dining room, Owners Private Cellar ...all overlooking verdant gardens with the Atlantic Ocean beyond.

Beachfront, an Oceanfront swimming pool, pool deck and cabanas, and two Restaurants and Bars—a fine-dining Modern Caribbean Grill and Waterfront Bar & Lounge serving poke bowls and light fare—with spacious oceanfront verandas.

The Kid's Club encompasses three activity rooms for children of all ages complete with game and screening areas, and located close to the family pool.

Near the beachfront pool, the ocean-inspired Spa will feature an elegant reception area, thermal pools, herbal sauna, steam room, sauna, rain tunnel, a Relaxation Lounge and Garden, multiple treatment rooms, and private changing rooms.

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

Residents will also enjoy valet and underground self-parking, as well as 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, light-filled floorplans and feature premium fixtures, cabinetry, fittings and details.

There are two grand oceanfront 5-bedroom/5-bathroom + 2-powder room Beach Villas, 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
- » Primary 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?

Globally-renowned architecture firm, 10SB, have incorporated the best-in-class Miami-Dade “High-Velocity Hurricane Zone” standards into construction of each of the buildings. Also, ground floor residences are raised 40 feet above sea level providing natural protection.

WHAT IS THE CONSTRUCTION TIMELINE FOR THE RESIDENCES?

The Residences broke ground in January 2024 and are expected to be ready for occupancy after approximately 42 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, 10SB (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 GET MORE INFORMATION AND ARRANGE A PERSONAL TOUR?

The Residences’ Real Estate Gallery is located in the Hartford Gallery at The Ocean Club, A Four Seasons Resort, Bahamas. To arrange a personal presentation, please contact Inquire@TheOceanClubResidences.com or call +1 (242) 603-8750





FOUR SEASONS
 PRIVATE RESIDENCES
 THE OCEAN CLUB, BAHAMAS
 A TWO ROADS DEVELOPMENT

TEAM

10SB

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

REAL ESTATE GALLERY

THE HARTFORD GALLERY

at

THE OCEAN CLUB

ONE OCEAN DRIVE

PARADISE ISLAND, N-4777

BAHAMAS



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