

*COME HOME TO
FOUR SEASONS
IN LAS VEGAS*



FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS

AN AZURE, LUXUS AND
TWO ROADS DEVELOPMENT



this image is an artistic interpretation

WORLD CLASS LIVING IN LAS VEGAS

171 Condominium Homes

2-5 Bedrooms up to 8,350 sq ft including 2 Types of Penthouses

Private Outdoor Balconies up to 3,650 sq ft for Every Residence

Sweeping Views of The Las Vegas Strip from Every Residence

Oversized Floor Plans and 10'-13' Ceiling Heights

90,000+ sq ft of Resort Amenities

Hiking, Jogging and Biking Trails

World-Class Chef-Inspired Restaurant

Masterwork Architecture by WATG

Luxury Contemporary Interiors by Wimberly

5-Star Hospitality Services and Seamless
Ownership Experience by Four Seasons

Double Security and Privacy:

Master Guard-Staffed Gate to enter MacDonald Highlands and
Second Guard-Staffed Gate for Four Seasons Private Residences

Located in MacDonald Highlands, an Exclusive and Secure
Community
that includes DragonRidge Country Club and Golf Course

Move Ins Scheduled for late 2026

Four Seasons Private Residences Las Vegas is presented by a
Consortium
of Azure Resorts, Luxus Developments and Two Roads Development



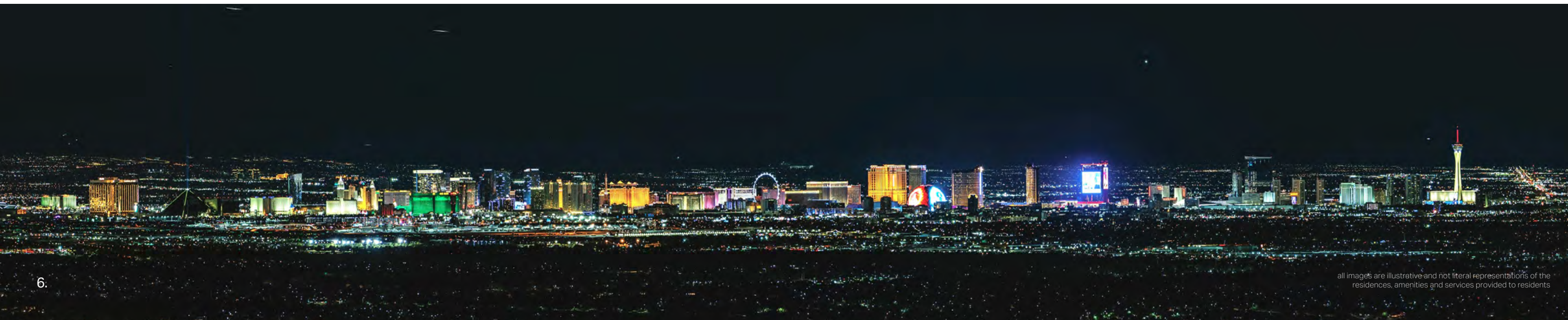
“OUR TEAM IS DEDICATED TO CREATING A PROPERTY OF ENDURING VALUE WITH SUPERIOR DESIGN AND FINISHES, ALL SUPPORTED BY AN *UNPARALLELED CULTURE* OF SERVICE.”

- Paul White, Four Seasons Senior Vice President
Residential Development, Marketing and Sales

Four Seasons Private Residences Las Vegas overlooks The Strip from the surrounding McCullough Mountains within the MacDonald Highlands private country club community in Henderson, Nevada.



SWEEPING *CINEMATIC VIEWS* OF THE LAS VEGAS STRIP
FROM EVERY RESIDENCE





CLOSE ENOUGH TO *PLAY* FAR ENOUGH TO *SLEEP*

20 MINUTES TO THE STRIP AND A WORLD AWAY
The developers scoured the Las Vegas Valley intent on finding the perfect location that would afford residents the opportunity to enjoy the best of two worlds: the excitement of the Strip and the serenity of the desert playa. When they toured the MacDonald Highlands and the building site on the side of the McCullough Mountains they knew they had found it.

Of course, it isn't just the close-yet-far proximity to The Strip that makes this location so special. You are also fifteen minutes away from the Harry Reid International Airport and Private Jet Terminals (and the Henderson Executive Airport is even closer). Allegiant Stadium, home of the Las Vegas Raiders, is also 15 mins away. The shopping and restaurants of Green Valley's The District are just 5 minutes. And if you are in the mood for a getaway, other popular destinations like Salt lake City, Los Angeles and San Diego are all easy drives.

DRIVING TIMES

- Las Vegas Strip: 20 minutes
- Harry Reid International Airport: 15 minutes
- Henderson Executive Airport: 10 minutes

THE MOST MAGNIFICENT *COMMUNITY* IN LAS VEGAS

MACDONALD HIGHLANDS

As if living in a Four Seasons residence isn't enough, residents are also members of the MacDonald Highlands gated community. Launched in 2000 by Richard MacDonald, a visionary real estate developer, MacDonald Highlands is filled with a congregation of hillside architectural wonders and has become the most favored residential community in the Las Vegas Valley. And one trip to the boisterous clubhouse lounge is all it takes to realize this is where Las Vegas 'elite – as well as industry leaders and sports and entertainment stars from all over the world -- actually live. Homeowners here enjoy hanging out at the club, playing golf, tennis and pickle ball. They also enjoy the ironclad security and privacy the community provides.

As a member of this community, residents of Four Seasons Private Residences Las Vegas have preferred access to join the DragonRidge Country Club here with a plethora of additional services and activities.

COMMUNITY

Breathtaking Las Vegas Strip and Mountainside Vistas
24-hour Security Gates and Patrol
Community Parks, Playgrounds, Bike Paths and Trails
Several Dog Parks

DRAGONRIDGE COUNTRY CLUB

Championship Par-72 Golf Course
Five Championship Tennis Courts
Pickle-ball, Basketball and Volleyball Courts
Spa & Athletic Center Featuring 150,000 sq.ft. of Amenities
Resort Pool and Cabanas
Montrose Steakhouse Fine Dining, Sushi Bar, Lounge,
Grand Ballroom, Courtyard Bar and Grille



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THE FASTEST RISING *LOCAL TOWN* IN LAS VEGAS

HENDERSON, NV

In the midst of the remarkably varied Las Vegas Valley -- and adjacent to the entertainment of The Strip -- lies the mountainside oasis of Henderson, an independent municipality with a wide range of dining, retail and community elements including a private airport, dedicated police and fire forces, 24 private schools, 23 public schools and 10 golf courses.

Henderson is consistently rated top-5 “Safest City in America” among similarly-sized cities. Henderson also boasts the lowest taxes in Clark County which is already renowned as America’s most advantageous tax haven.

HENDERSON EXECUTIVE AIRPORT

Less than ten minutes from Four Seasons Private Residences Las Vegas, HND is one of the top-rated FBO’s in America, with extensive facilities to accommodate all size aircraft and particularly efficient easy in/easy out services.

THE CLIFF

This new artisanal, food-driven, open-air, lifestyle retail center is a “lifestyle oasis” just minutes from MacDonald Highlands.

THE DISTRICT AT GREEN VALLEY RANCH

Providing everything from gourmet food shopping to housewares, fashion, high end dining this retail and hospitality neighborhood is one of the most popular daytime and nighttime in the Las Vegas Valley.

NATURE AT ITS FINEST

Henderson is a dream come true for outdoor enthusiasts of all types. From all the traditional sports like golf, tennis and pickleball to more nature-oriented pursuits like hiking, biking, boating and horseback riding the people of Henderson are always doing something. Henderson is known all over the Valley as the most vibrant, activity-oriented town.





A wide-angle photograph of a high-end resort pool. The pool is a large, rectangular infinity pool with a dark, textured metal edge. It is surrounded by a light-colored stone deck with several lounge chairs and orange umbrellas. In the background, there is a large, rocky cliff face and a cityscape under a clear blue sky. The pool is flanked by lush tropical landscaping, including palm trees and large green plants. A modern glass-enclosed structure is visible on the left side of the pool.

BEST IN CLASS *SERVICE-ORIENTED* ENVIRONMENT AND PROPERTY MANAGEMENT PROVIDED BY FOUR SEASONS

A CURATED LIFESTYLE

Through anticipatory service and meticulous attention to detail, the Four Seasons dedicated team enhances and elevates every aspect of daily life.

PEACE OF MIND

Whether you are at home or away, world-class Four Seasons property management protects, secures and maintains your residence for you.

EXPERTS

Known across the world for quality, consistency and constant innovation, each individual home is the result of decades of experience and expertise.

WELL-SERVED *LIVING*

AMENITIES & SERVICES

- 24-hour Dedicated Concierge
- 24-hour Security and Surveillance
- 24-hour Parking and Bell Service
- Private Garage Outfitted with Electric for Every Residence
- Signature Destination Restaurant
- Private Dining Room for Groups and Special Events
- Serviced Poolside Bar and Grille
- Residents Dine-In Wine Cellar
- 4 Resident Pools with Chaise Lounges, Daybeds, Private Cabanas
- Seasonal Pool Attendant
- Hot Tub Grottos
- Event Pavilion and Event Lawn
- Four Seasons Fitness & Wellness Center
- Men's and Women's Fitness Lounges with Sauna, Steam Rooms, Cold Therapy and Indoor Hot Tub
- Private and Couples Massage and Treatment Rooms
- Game Room with Pool Table, Big Screens
- TrackMan® Golf Simulator
- Boardroom, Co-Working Space, Private Offices
- Libraries
- Media and Screening Room
- Kids/Teen
- Four Seasons Hotel Suites for Residents' Guests

SPECIAL SERVICES AVAILABLE UPON REQUEST

- In-Residence Dining Service and Private Chef Services
- Organized Resident Events
- Professional Housekeeping Services
- Personal Training Services and Classes
- Pet Services and Spa
- Automotive Services and Spa
- Grocery and Household Goods Shopping



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LIFE JUST GOT A LOT MORE *DELICIOUS*

LEGENDARY CHEF AND RESTAURATEUR
WOLFGANG PUCK JOINS THE TEAM

Renowned globally for his culinary mastery and unparalleled hospitality, Wolfgang Puck is set to create an epicurean haven at Four Seasons Private Residences Las Vegas that will deliver the essence of Puck's world-famous restaurants and signature recipes, creating a fusion of his celebrated cuisine and rich history.

As the sole food and beverage operator, each menu will be crafted to complement the venue, ranging from fine dining in the signature restaurant to casual bites available in the bar and lounge. The culinary concepts will be complemented by a robust wine program leveraging the onsite wine rooms alongside a curated cocktail program. And as an added amenity for Four Seasons Private Residences Las Vegas residents, Puck will provide poolside service, and onsite catering for events, and intimate gatherings.

“ I have always been driven by a desire to share my passion with others, inspiring them to cultivate vibrant lives of their own. The unparalleled location and natural beauty surrounding Four Seasons Private Residences in Las Vegas serve as the ideal backdrop for culinary creativity and innovation. **”**

- Wolfgang Puck

LOBBY AND AMENITIES LEVELS

SOUTH TOWER



FEATURES

- Lobby, Concierge
- Fitness Center, Spa, Treatment Rooms, Men's & Women's Lounges, Plunge Pool
- Outdoor Terrace Seating
- Lobby Lounge, Library
- Trackman® Golf Center
- Theatre
- Children's Center
- Residents' Office Spaces, Co-Work Offices, Boardroom
- 4 Guest Suites

NORTH TOWER



FEATURES

- Lobby, Concierge
- Restaurant, Bar Lounge, Indoor & Outdoor Seating
- Outdoor Terrace Seating
- Lobby Lounge
- Library
- Private Dining & Meeting Room
- Wine Cellar

COME *HOME* TO
FOUR SEASONS

ESTATES IN THE SKY

RESIDENCE FEATURES

A Collection of 171 Condominium Residences, each with
Sweeping 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 Indoor/Outdoor Residences
2-5 Bedrooms Ranging from 2,300-8,350 Sq Ft.
Balconies Ranging From 600-3,500 Sq Ft

Outdoor Balconies with Kitchen, Living and Dining Areas

Private Plunge Pool and/or Jacuzzis in Penthouses, Jr Penthouses
and/or Select Garden Residences

Designer Finishes and Fixtures Package Options with Rich Color Palettes

Washer and Dryer

Private Elevator Vestibules for all 171 Residences.

Superior Natural Stone and Premium Decorative Lighting

Ceiling Heights: Maximum Height of 10' For Standard Units
and 13' for Penthouse Units

Wet Bar/Dry Bar and Wine Storage

Undercounter Beverage Cooler and Ice Maker

Designer Finish- and Fixture-Package Options with
Modern Color Palettes and Superior Natural Stone

Epicurean Kitchens with Custom Millwork and
Designer Stainless Steel Appliance Packages
(Sub-Zero, Wolf, Cove or Similar)

Designer Kallista Plumbing Features

Private Garage with 2-3 Car Capacity and EV Capability

OPTIONAL ITEMS

Fully furnished residences with exceptionally designed
and crafted RH products

Smart Home Capabilities with Remote Access

Audio/Visual Upgrade

Packages Resulting in Turnkey Ownership



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JR PENTHOUSE A

4 Beds · 5 Baths · Wrap Around Strip-View Balcony
Featuring Plunge Pool and Outside Kitchen
Interior: 4,694 sq ft (436 sq m)
Balcony: 1,745 sq ft (162 sq m)
Total Living Area: 6,439 sq ft (598 sq m)



TOWER RESIDENCE A

4 Beds · 4.5 Baths · Full Strip-View Balcony
Featuring Wrap-Around Balcony, Plunge Pool/Jacuzzi Upgrade Available
Interior: 4,199 sq ft (390 sq m)
Balcony: 997-1,255 sq ft (93 - 117 sq m)
Total Living Area: 5,196 – 5,454 sq ft (483 - 507 sq m)



this image is an artistic interpretation

TOWER RESIDENCE B

3 Beds · 4 Baths · Full Strip-View Balcony
Featuring Wet Bar and Outside Kitchen
Interior: 3,367 sq ft (313 sq m)
Balcony: 644 sq ft (60 sq m)
Total Living Area: 4,011 sq ft (373 sq m)



TOWER RESIDENCE E

4 Beds · 4.5 Baths · Full Strip-View Balcony
Featuring Wolf, Sub-Zero and Cove Appliances
Interior: 4,307 sq ft (400 sq m)
Balcony: 1,021 – 1,230 sq ft (95 – 114 sq m)
Total Living Area: 5,328 – 5,604 sq ft (495 – 514 sq m)



this image is an artistic interpretation

TOWER RESIDENCE A

4 Beds · 4.5 Baths · Full Strip-View Balcony
Featuring Direct Balcony Access from Primary Bedroom
Interior: 4,199 sq ft (390 sq m)
Balcony: 997 – 1,255 sq ft (93 - 117 sq m)
Total Living Area: 5,196 – 5,454 sq ft (483 - 507 sq m)



this image is an artistic interpretation

TOWER RESIDENCE E

4 Beds · 4.5 Baths · Full Strip-View Balcony
Featuring Wrap-Around Balcony, Plunge Pool/Jacuzzi Upgrade Available
Interior: 4,307 sq ft (400 sq m)
Balcony: 1,021 – 1,230 sq ft (95 - 114 sq m)
Total Living Area: 5,328 – 5,537 sq ft (495 - 514 sq m)



this image is an artistic interpretation

PENTHOUSE B

5 Beds · 5.5 Baths · Full Strip-View Balcony
Featuring Pool, Jacuzzi, Game Room with Indoor/Outdoor Bar
Interior: 8,403 sq ft (781 sq m)
Balcony: 3,364 sq ft (312 sq m)
Total Living Area: 11,767 sq ft (1093 sq m)



LAS VEGAS IS THE *ENTERTAINMENT CAPITAL* OF THE WORLD



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WAKE UP AND *PLAY*

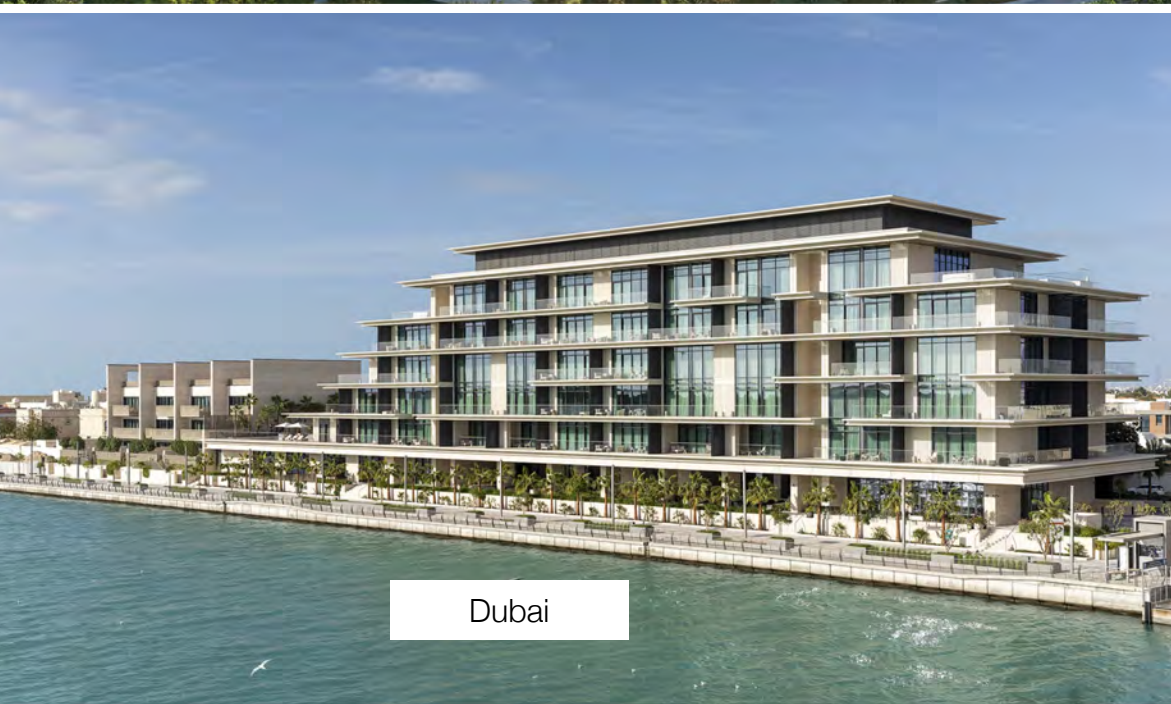




Istanbul



London



Dubai



Marrakech



Beverly Hills

JOIN AN EXCLUSIVE GROUP OF JUST 5 *RESIDENCE-ONLY*FOUR SEASONS PROPERTIES WORLDWIDE

At 55 strong and growing every year, the portfolio of Four Seasons Private Residences embodies a remarkable combination of local and global. As a result, the family of owners is both eclectic and shares a sophisticated sense of fine living.

At the pinnacle of this group is 6 special properties where the Four Seasons services, amenities and common areas are exclusively for owners.

Las Vegas joins this group as its most expansive and luxurious member. Those fortunate enough to become owners here will become members of the global Four Seasons family.

"This is one of the best decisions we have ever made. We bought a house but gained a family who supports us. It's our home."

- Janet, Private Residence Owner



FOUR SEASONS PRIVATE RESIDENCES

Since 1982, Four Seasons Hotels and Resorts has managed residences with the same degree of caring, personalized service that experienced travellers have come to know and love in its hotels and resorts. Providing worry-free living in well-appointed villas, beachfront homes and apartments in many of the world's most important urban centres and exotic resort destinations is a natural extension of the hospitality the company extends to guests.



WATG

In 170 countries and territories, we have designed and delivered over 400 built projects, welcoming hundreds of thousands of guests and visitors each day.

We design places and spaces that excite and surprise, welcome and restore in the most magnificent destinations in the world.

We create connections that shape communities, elevate cities, and usher in the future with sensitivity for both people and planet.

We create immersive, theatrical settings that transport people to new experiences, driving real value for their hosts.



WIMBERLY INTERIORS

From high-voltage nightclubs and chic restaurants, to grand lobbies of stately hotels and intimate salons of private homes, we create interior experiences that go beyond aesthetics.

From Morocco to Mexico, Beverly Hills to London, and across Asia Pacific, we've created experiences in more than 50 countries around the globe.

We Create and invigorate with a passion for exceptional design. We are equal parts collaborator and disruptor. We are a small but mighty team with unique talent and flair.





Azure Resorts and Hotels develops luxury resort residential real estate in North America, Mexico and the Caribbean. It includes a collective of real estate professionals dedicated to development, sales and marketing while maximizing luxury resort and residential opportunities. With a history of success in North America, Mexico and the Caribbean, we work with institutional investors, lenders and equity stakeholders to formulate and execute strategies that maximize return on investment across all stages of the development process.

Whether for unimproved land or a diverse portfolio, envisioning to execution, our hands-on approach is designed to maximize value and minimize uncertainty and risk for our investors and our clients.

The Azure Resorts and Hotels team is comprised of seasoned real estate executives, with successful international experience tested through numerous real estate cycles. We utilize our deep industry knowledge, broad range of experience and wealth of multicultural relationships to develop proactive solutions to seize market inefficiencies.

Our backgrounds as owners, operators and analysts form the foundation of a best-in-class team that possesses breadth and depth of experience in these major asset classes:



Welcome to Luxus, where luxury is not just a name, it's a way of life.

Our vision over fifteen years ago was to create a luxury real estate private equity group that connects investors with their dreams and passions. Our name, derived from the Latin word for luxury, guides our focus to curate a collection of premium vacation properties in highly sought-after destinations.

Since then, we've been on a journey to enrich lives through luxury vacation real estate. We're a multi-disciplined company, specializing in developing, managing, and servicing resort residential and hospitality real estate assets. With over \$150M worth of real estate managed in six countries on behalf of our dedicated investor base, we take pride in leading the management of these assets. Our experience within the is unmatched, with over 20,000 client vacations serviced at over 50 luxury properties since our inception in 2007.



TWO ROADS DEVELOPMENT

The principals of Two Roads Real Estate Group have collaborated for over 20 years in joint ventures, coordinating, financing, marketing, and consulting for a multitude of real estate projects throughout Florida, Texas, Connecticut, and New York. These include office buildings, luxury high-rise condominiums, hospitality, market rate development, land development and urban revitalization projects.

Supporting the principals is a well-coordinated group of proven professionals. All provide deep experience and have demonstrated the highest levels of performance and achievement, along with a long list of coveted industry awards.



DREAM A LITTLE
LIVE *A LOT*



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PRIVATE RESIDENCES

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