FOUR SEASONS

PRIVATE RESIDENCES

DUBAI AT DIFC

A DEVELOPMENT BY H&H

CONTENTS

3
Overview
Home in the Heart of Dubai

6
Neighbourhood
Where Lifestyle and Business Converge

13
Vision
Exceptional Living and Unmatched Convenience

19
Design
Sophisticated, Dynamic, Authentic

25
Residences
Each an Original Masterpiece

37
Amenities
Bringing Genuine Hospitality Home

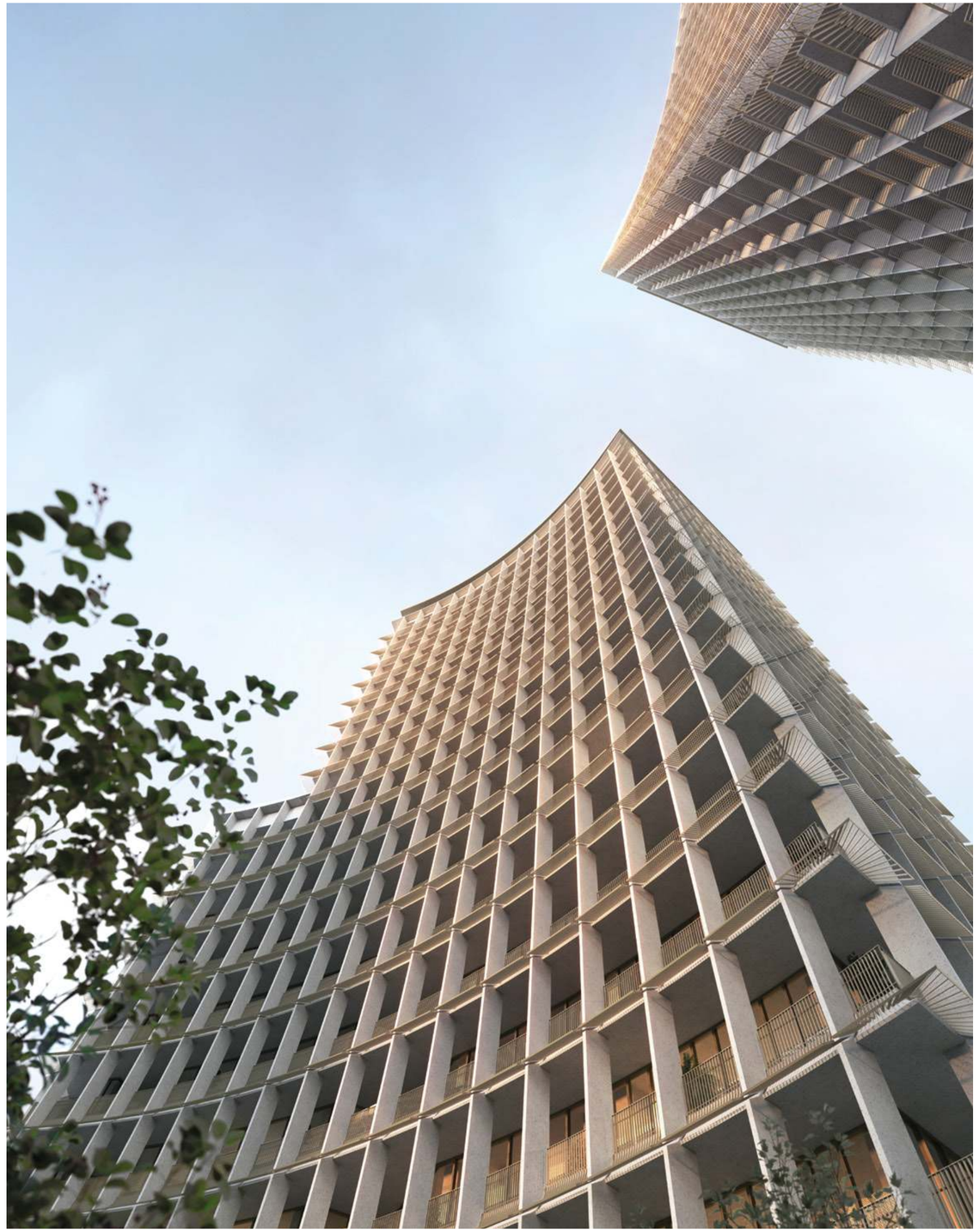
48
Four Seasons
Personalised Hospitality and Unrivalled Service

53
Team
Driven by Excellence

HOME IN THE HEART OF DUBAI

Four Seasons Private Residences Dubai at DIFC presents 59 exceptional residences and two penthouses within an iconic new development at the city's most enviable address. Four geometrically aligned towers have been designed by the acclaimed British architect, Sir David Chipperfield, in a rare imagining of DIFC's skyline.

A global financial epicentre, Dubai International Financial Centre (DIFC) is where the vibrant buzz of Gate Village and the elevated lifestyle offerings of Gate Avenue inspire a true connection on every level of work and play. Now, Four Seasons brings a new residential focal point to this cosmopolitan hub.



View looking up from the Courtyard Level


FOUR SEASONS
PRIVATE RESIDENCES
DUBAI AT DIFC

WHERE LIFESTYLE AND BUSINESS CONVERGE

Claiming prime position on Gate Avenue, Four Seasons Private Residences Dubai at DIFC overlooks immersive, oasis-style gardens planted on a series of raised bases. Providing panoramic views of Downtown Dubai, Burj Khalifa to the south and Emirates Towers to the north, the residences offer enviable access to the district's many attractions.

A global financial hub with inspiring architecture, enabling services and ultra-modern office spaces, DIFC is also a convivial neighbourhood, home to a curated collection of retailers, a diverse range of art galleries and some of the city's finest restaurants.



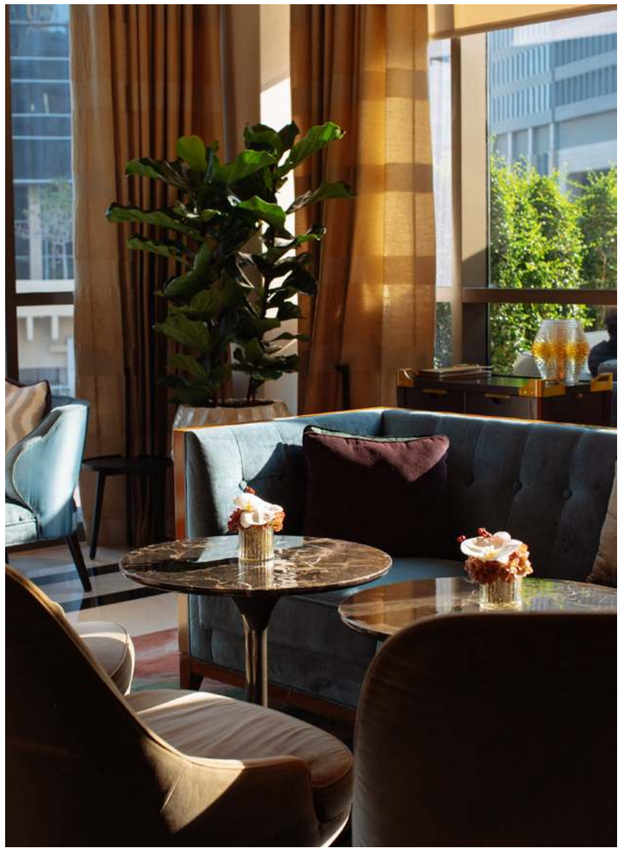
Neighborhood

Four Seasons Hotel Dubai International Financial Centre Entrance



“We are delighted to partner with H&H in bringing the Four Seasons Private Residences Dubai at DIFC to market and to witness how these private residences will become a truly remarkable place to live, work and relax while at the same time further signalling the positioning of the DIFC as a leading global destination.”

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



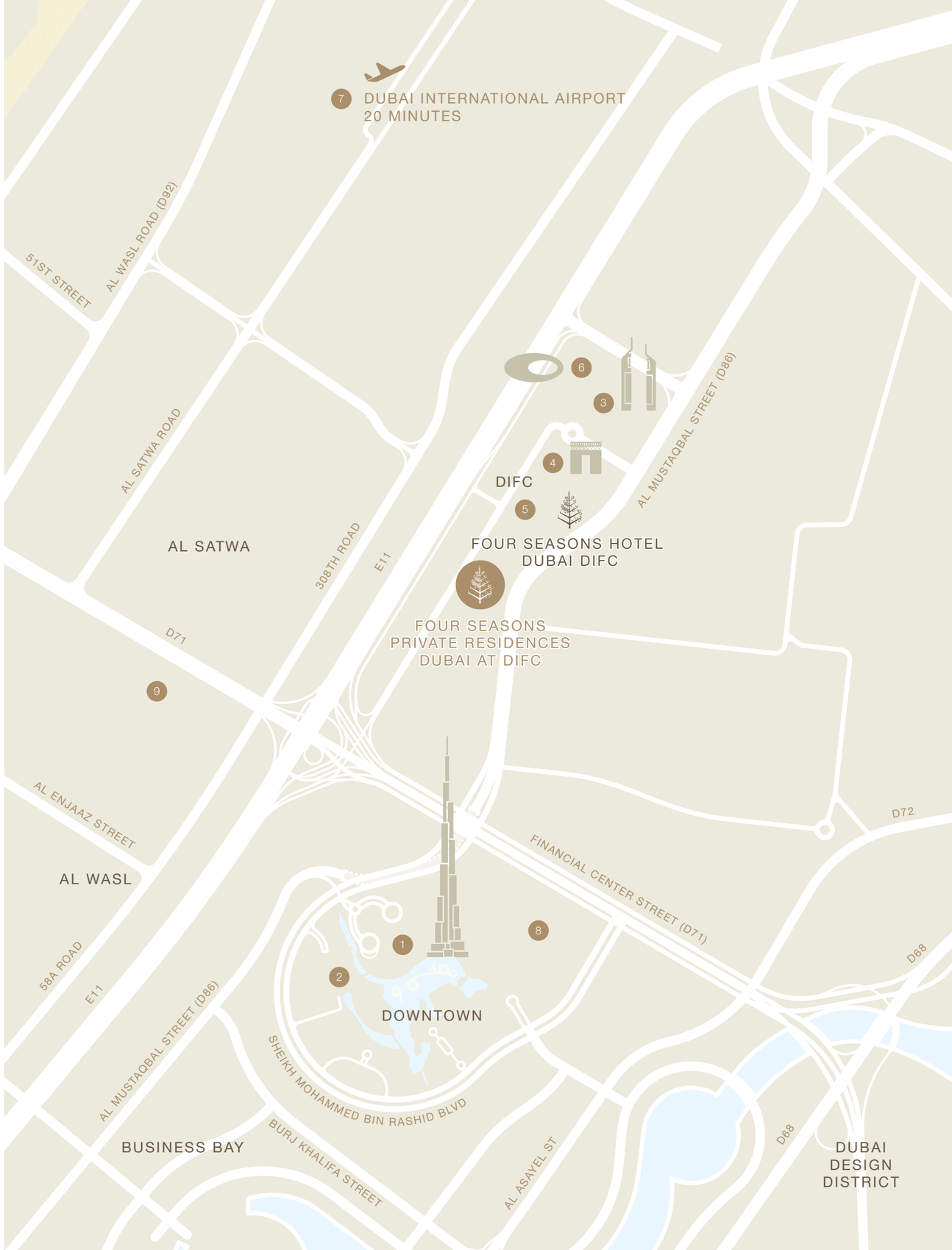
Left/Right: Penrose Lounge, Four Seasons Hotel Dubai International Financial Centre

LANDMARKS & LOCATIONS OF INTEREST

1. Burj Khalifa
2. Dubai Opera
3. Emirates Towers
4. DIFC Gate Building
5. ICD Brookfield Place
6. Museum of the Future
7. Dubai International Airport

RETAIL

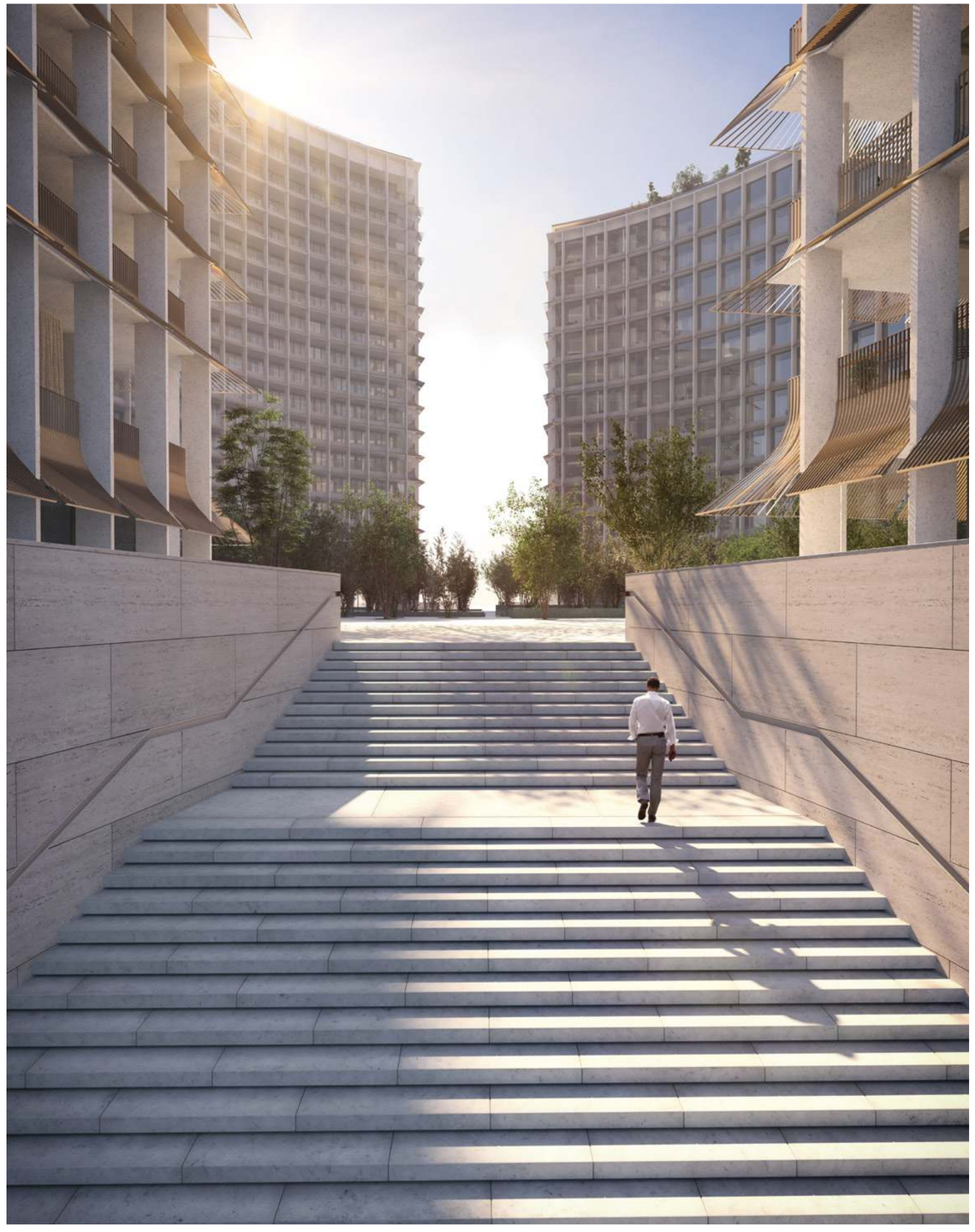
8. Dubai Mall
9. City Walk



EXCEPTIONAL LIVING AND UNMATCHED CONVENIENCE

By blending the exclusive lifestyle synonymous with Four Seasons with the professional dynamism of DIFC, this new development will offer a harmonious convergence of work, leisure and luxury living in the heart of Dubai.

Residents of Four Seasons Private Residences Dubai at DIFC will enjoy effortless access to every facet of this vibrant district and an enhanced lifestyle underpinned by legendary Four Seasons service, property management and world-class amenities. A dedicated residential team will anticipate every need so that residents can simply savour the convenience of a walkable urban centre with myriad social attractions just minutes from work and home.



Grand Staircase





Entrusted with the masterplan of a site so central to the district, David Chipperfield Architects has created an ingenious geometric silhouette of four towers on a carved base. Their corners, volumes and profiles simultaneously embrace a green central space, while connecting residents to the world on their doorstep.

Claiming the district's prime location adjacent to Four Seasons Hotel Dubai International Financial Centre, the new building lies in close proximity to Burj Khalifa and within easy reach of Four Seasons Jumeirah Beach Resort.

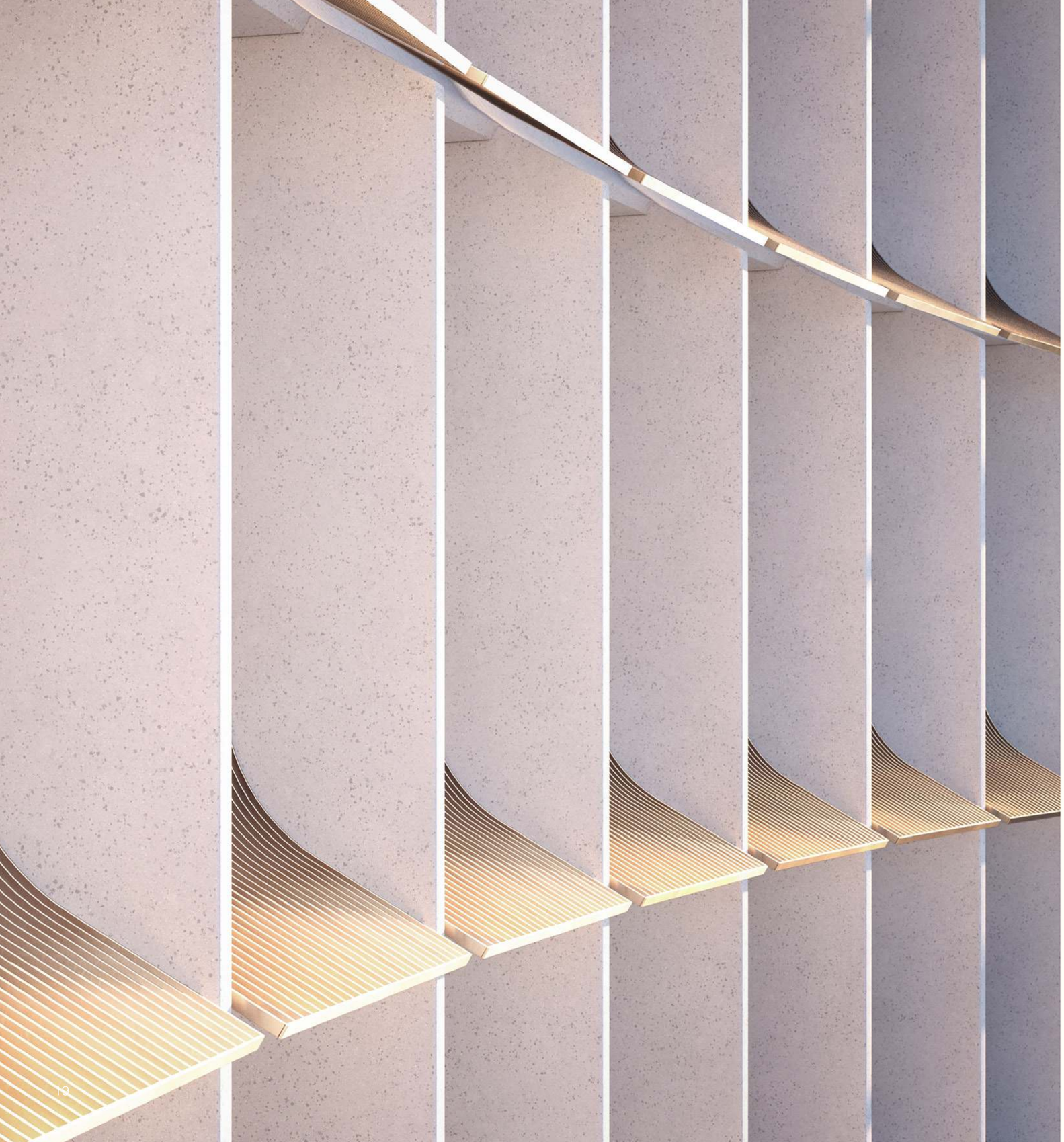
Central Courtyard, From Above





Beyond their homes, residents will find themselves on the threshold of all that DIFC offers. Designed to provide the neighbourhood with a new urban heart, the masterplan is a landmark stitched into the city's fabric with its own unique character.

Rising from an elevated foundation, the four buildings appear sculpted from a continuous whole, yet distinct. Their linear, city-facing façades contrast with inward curves embracing the expansive, pedestrian-only garden square fringed with enticing restaurants and cafés.



SOPHISTICATED, DYNAMIC, AUTHENTIC

The design team behind Four Seasons Private Residences Dubai at DIFC has brought to life a residential offering designed to foster an exclusive spirit of belonging in every resident.

Complementing the visionary architecture of Sir David Chipperfield are interiors by Tihany Design that instil a sense of sanctuary, deftly ensuring that comfort is tailored by design and moments of artistry are reflected in exquisite craftsmanship.



David Chipperfield Architects

David Chipperfield Architects interrogates the unique opportunities of every project, collaborating with clients to mediate their ambitions with the wider socio-cultural, ecological and physical context to create buildings and places of lasting value.







Working internationally, David Chipperfield Architects places great emphasis on drawing together diverse voices and experiences, both within design teams and through the design process, facilitating the creation of open and inclusive architecture. The practice encourages critical thinking, rooted in respect and understanding, fostering a creative atmosphere.



Tihany Design

A renowned luxury hospitality design atelier, Tihany Design approaches each project as a custom tailor, crafting interiors to fit the unique vision of those it serves. The firm upholds the philosophy that each project should be characterised by its own personal identity, timeless elegance and a strong sense of place.







Inspired by Dubai’s status as a global hub – a city that exudes an international sensibility with art and design playing a significant role in the urban landscape – Tihany Design’s interior and outdoor living spaces at Four Seasons Private Residences Dubai at DIFC capture the city’s dynamic energy and cosmopolitan spirit to create a sophisticated urban oasis.

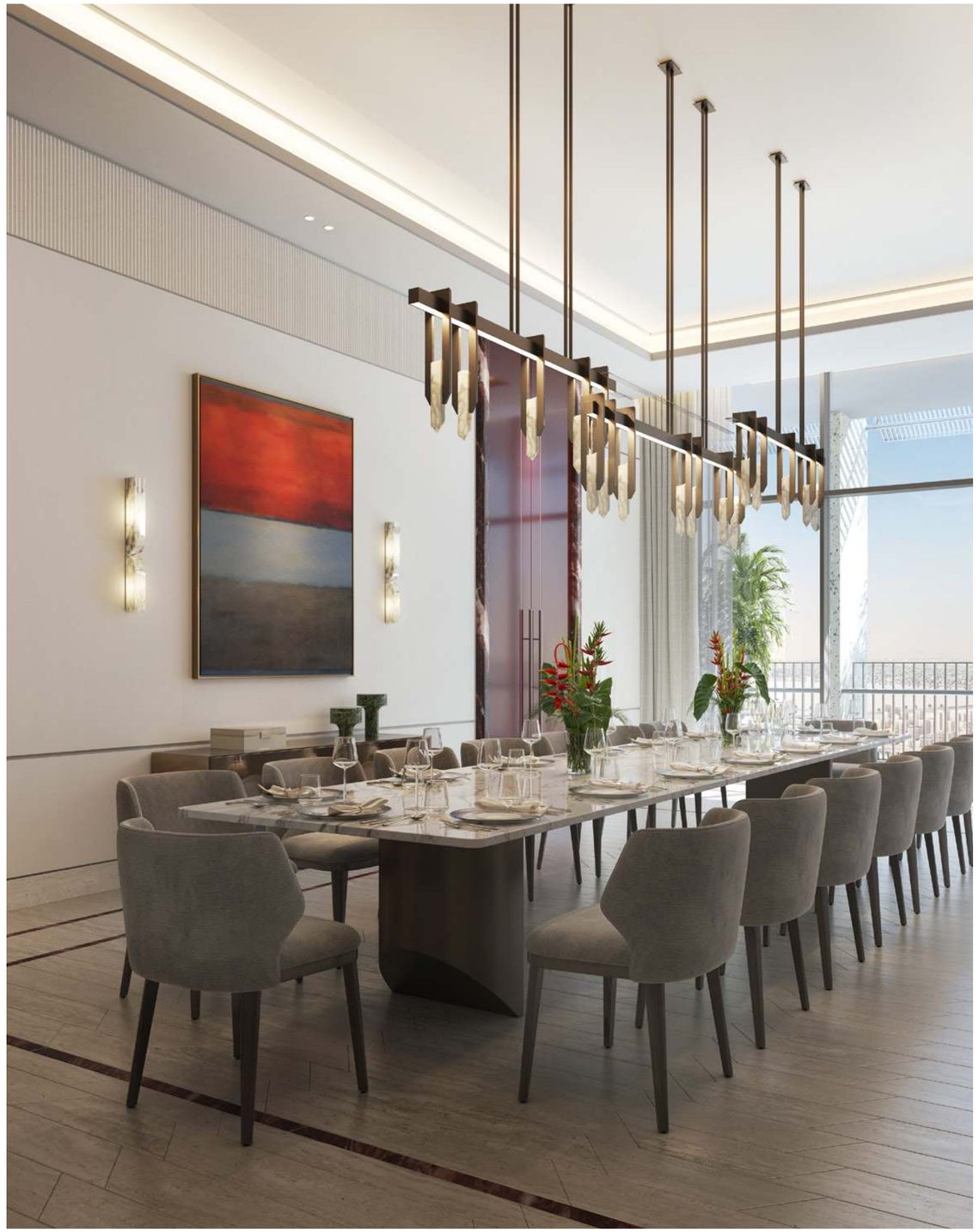
Honouring the indefinable essence of Four Seasons, Tihany Design has curated a thoughtful and subtle layering of material, textures and details, with a refined colour palette of neutral hues accented by rich, jewel tones. Delicate, fluted plaster surfaces capture and reflect light, while unique marbles such as Arabescato Rosso Orobico and Explosion Blue are paired with classic Travertine.

Image Left: Four Seasons Hotel Dubai International Financial Centre

EACH AN ORIGINAL MASTERPIECE

The 61 residences in Four Seasons' newest community in Dubai offer from one to five bedrooms and include two exceptional penthouses. Every residence boasts an eloquent sense of space, privacy and sanctuary, with interiors layering intimacy, craftsmanship and a spirit of the destination to reveal the nexus of comfort and style.

Light-filled living and dining areas flow seamlessly from meticulously designed kitchens, the majority onto balconies and terraces, allowing an alfresco ease of living.








GARRY WINOGRAND
LIAIGRE



“The interiors are crafted with a sophisticated and demanding customer in mind: a perfect blend of creativity and functionality is at the heart of the design, combined with the power of the well-designed, bespoke and expertly executed details made out of premium materials and finishes, delivering a one-of-a-kind beautiful residence at the heart of Dubai.”

ADAM TIHANY, FOUNDER & CEO, TIHANY DESIGN


IN PERFECT SHAPE





Penthouse Living Room





Specifications

Curated to make you feel truly at home, each residence is a masterpiece of considered design.

Large windows overlooking the exterior terrace welcome an abundance of light into the spacious living room, with its high ceilings and travertine marble flooring. To one side of the living room, a custom Italian kitchen by Molteni sets the scene for memorable dining adventures. To the other, a cosy study and family room beckon.

Bedrooms feature Italian hardwood floors and custom millwork, while bathrooms are tranquil sanctuaries with Italian marble bathtubs and vanities. Discrete maid's room, laundry and storage areas have dedicated service entrance.



BRINGING GENUINE HOSPITALITY HOME

A sumptuous suite of exceptional amenities invites residents to live an unmatched lifestyle. Designed with ingenious coherence to capture the feel of a private members' club, each space has been curated to create a sense of community, to elicit both wonder and a sense of coming home. Balancing tradition and contemporary elegance to provide a subtly new experience every time, the Cigar Lounge exudes a sophisticated and inviting energy. Featuring private cigar cabinets for residents' own collections, the focal point of this convivial space is the magnificent bar.

From the ground floor lobby with its majestic scale and proportion, an elegant reception lounge awaits moments from a retail courtyard catering to every whim. The pool bar beckons from the poolside terrace, while indoors, a serene spa is complemented by a gym and movement studios. A traditional cigar lounge rubs shoulders with a golf simulator, moments from a private theatre and dedicated children's amenities. Every detail tells a story in amenity spaces designed to create an impression – to inspire awe on arrival, utter relaxation in moments of pause and an ineffable sense of homecoming every time you step through their doors. Curated to instil a sense of calm, each is imagined as an extension of your own personal living room.











Four Seasons Residences Dubai at DIFC represents a seamless blend of hospitality and residential living. The comprehensive range of amenities on offer rivals those of the brand's largest resorts, offering residents everything they need, right on their doorsteps.

The genuine heart at the core of Four Seasons service philosophy aspires to consistently meet the unique requirements and preferences of each resident, whether they're at home or away, inspiring a warm sense of belonging.

AMENITIES

- Terrace and Outdoor Swimming Pool
- Pool Bar
- Spa and Wellness Facility
- Changing Rooms with Sauna & Steam Room
- Fully Equipped Gym
- Private Movement Studio
- Golf Simulator
- Children's Pool
- Children's Playroom
- Theatre
- Cigar Lounge
- Event and Lounge Spaces
- Meeting Room
- Drivers' Room
- Butlers' Room

RESIDENCE MANAGEMENT SERVICES

- Director of Residences
- Four Seasons Residential Concierge
- 24-Hour Security
- Reception Service
- Valet Parking
- Mail and Package Acceptance
- Delivery Service
- Bellboy
- Internet Hotspot in Common Areas
- Common Area Cleaning
- Common Area Landscaping
- Pesticide Control and Cleaning
- Exterior Window Cleaning
- Quarterly AC Inspections and Filter Change
- Elevator Maintenance Systems
- Fire and Safety Systems Maintenance





A dedicated team of experts led by the Four Seasons Director of Residences works tirelessly to deliver world-class bespoke hospitality by anticipating every need. Shared insight and expert guidance elevates lives, while exciting new experiences are created at home, in the city and beyond.

À LA CARTE SERVICES

- Housekeeping
- Private Chef Service
- Catering
- Pet Care
- Arrival Services
- Transportation Assistance
- Dry Cleaning and Laundry
- Childcare Services
- Personal Training
- Plant Care and Florist Services
- In-Residence Spa Treatments
- In-Residence Technology Assistance
- Technical Service and Repairs





Owners' Benefits

Residents of Four Seasons Private Residences Dubai at DIFC gain access to all the services and amenities of the neighbouring Four Seasons Hotels and Resorts in Dubai, enjoying priority reservations for the full spectrum of wellness and culinary experiences on offer at each destination.

Four Seasons Hotel Dubai International Financial Centre is a stroll away. Savour time out in the Pearl Spa or relax poolside with breathtaking views of Burj Khalifa. Or gather with family and friends on the coast at Four Seasons Resort at Jumeirah Beach, relishing contemporary seafood at Sea Fu, or simply soaking in the blissful ambience at the Beach Club.



PERSONALISED HOSPITALITY AND UNRIVALED SERVICE

From the very first hotel opened by its founder Isadore Sharp in 1961, Four Seasons has stayed true to the compellingly simple vision: to offer the same care and service that he himself desired. Since then, Four Seasons has become a household name in the realm of luxury hospitality, operating hotels, resorts and private residences worldwide.

In Dubai and other cities across the globe, Four Seasons Private Residences have created an entirely new paradigm for urban living. Each home encapsulates the pillars of the Four Seasons brand philosophy while honouring its unique cultural setting: these best-in-class residences are found only in the world's most exclusive locations, residents experience intuitive and anticipatory service that is unparalleled, and Four Seasons unrivalled expertise in project management ensures total peace of mind.



Four Seasons Four Seasons Hotel Dubai International Financial Centre

CULTIVATING COMMUNITY

An utterly unique offering, Four Seasons Private Residences Dubai at DIFC enables a connected lifestyle in the city's premier urban hub. Introducing the Four Seasons residential way of life to Dubai's global financial centre, the homes are thoughtfully conceived by leading designers, provide residents with unmatched amenities and promise effortless convenience in achieving a balanced lifestyle.





CELEBRATING INDIVIDUALITY

Four Seasons embodies a legendary standard of service worldwide. At Four Seasons Private Residences Dubai at DIFC, residents will not just be known by the expert team taking care of them, but truly understood. The time taken to learn individual interests and preferences not only means unscripted service anticipating daily needs, but broader horizons full of enriching experiences. Four Seasons delights in surpassing expectations, creating joy and eliciting awe.



FOSTERING ARTISTRY

As seamless as it is exemplary, Four Seasons property management ensures that residents have the freedom to savour life's precious moments to the full. Absolute peace of mind is guaranteed through the highest levels of security, while operational excellence promises a harmonious, hassle-free day-to-day existence. The dedicated Four Seasons team taking care of residents at Four Seasons Private Residences Dubai at DIFC also maintain every aspect of each home,

DRIVEN BY EXCELLENCE

Team

BRIGHT START, OWNER

Bright Start stands as a family office deeply rooted in the fusion of pioneering spirit and time-honoured traditions, strategically headquartered at Eden House in the vibrant heart of Dubai. Our leadership's visionary approach is the driving force behind a portfolio that includes esteemed properties such as the Four Seasons Resort, a testament to our unwavering commitment to excellence in hospitality. We are renowned for our strategic management of impactful real estate ventures that sculpt Dubai's skyline

Our carefully curated portfolio showcases a selection of prestigious brands, including the Four Seasons, Aman and Rosewood hotels and resorts. Our dedication lies in crafting unparalleled experiences that mirror the dynamic progression of Dubai's property and service sectors. As a beacon of innovation, seamlessly woven with the threads of heritage, Bright Start is resolute in leading the charge of extraordinary developments across retail, hospitality and real estate, enhancing the sophistication and charm of Dubai's infrastructure and its cultural tapestry.

.

brightstart.ae

H&H DEVELOPMENT, DEVELOPER

H&H Development, founded in 2007, has since evolved into a prominent developer, asset manager and investor in Dubai's real estate market with a rapidly expanding portfolio. The company specialises in offering customised, comprehensive turnkey developments, with a vision to transform modern living through projects that adhere to the highest standards of quality, backed by cutting-edge design.

h-h.ae

FOUR SEASONS, SERVICE & MANAGEMENT

The world's most highly regarded and rewarded hospitality company operates a global portfolio of 133 hotels and resorts and 56 residential properties in major city centres and resort destinations in 47 countries, with more than 50 projects currently under planning or in development. Founded in 1961, Four Seasons Hotels and Resorts is dedicated to perfecting the travel experience through continual innovation and the highest standards of hospitality. Four Seasons is revered for its personalised and intuitive approach to service. The company's finest achievement is the people it attracts. From its inception, the core philosophy was redefining luxury as service, which became the brand's strategic edge. Fully serviced, managed and operated by Four Seasons, the Private Residences will deliver the same standards of extraordinary excellence that make Four Seasons Resort Jumeirah Beach and Four Seasons Hotel Dubai International Financial Centre the two most lauded and highly rated destinations in Dubai.

fourseasons.com

DAVID CHIPPERFIELD ARCHITECTS, ARCHITECTS

Founded in 1985, David Chipperfield Architects has an international reputation for expertise in design process and for the enduring quality of its projects. Working across the private and public sectors, the practice's diverse portfolio includes celebrated cultural, residential, education, retail, workplace and civic projects. A member of the Royal Institute of British Architects who received a knighthood for services to architecture in the UK and Germany in 2010, Sir David Chipperfield counts the 2023 Prizker Architecture Prize, the RIBA Royal Gold Medal for Architecture (2011) and the Praemium Imperiale from the Japan Art Association (2013) among his many accolades. David Chipperfield Architects comprises five independent offices in London, Berlin, Milan, Shanghai and Santiago de Compostela.

davidchipperfield.com

TIHANY DESIGN, INTERIORS

With unrivalled connoisseurship and creativity, this prestige, boutique design atelier creates sensational, inspired custom interiors. Under the direction of Founder Adam D. Tihany and Partner Alessia Genova, Tihany Design continually achieves each property's most captivating and engaging potential across categories: from hospitality, dining and private clubs to cruise, yachting and leisure. The firm conceives and delivers exceedingly stunning and embracing, one-of-a-kind spaces that enchant the senses, whether an iconic site or a debut venue.

Since its founding in 1978, the studio has earned projects spanning the globe: the Beverly Hills Hotel, The Breakers Palm Beach, Four Seasons DIFC Dubai and The Oberoi New Delhi. Tihany Designs ground-breaking luxury cruise ships such as Seabourn Encore and award-winning restaurants for celebrity chefs such as Thomas Keller, Daniel Boulud and Heston Blumenthal. Characterised by personal identity, timeless elegance and a strong sense of place, the firm's body of work showcases a fluid, yet profoundly diverse, design vocabulary.

tihanydesign.com

FOR ENQUIRIES

privateresidencesdifc.com

Artist Renderings: the artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only. H&H Development LLC makes no representations or warranties except as set forth in the Offering Plan. H&H Development LLC reserves the right to substitute materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality. H&H Development LLC reserves the right to make changes in accordance with the terms of the Offering Plan. The use of any designations, labels or nomenclature is for marketing purposes only.

Four Seasons Private Residences Dubai at DIFC are not owned, developed or sold by Four Seasons Hotels Limited or its affiliates (Four Seasons). The developer, H&H Development LLC, uses the Four Seasons trademarks and tradenames under a license from Four Seasons Hotels Limited. The marks “FOUR SEASONS,” “FOUR SEASONS HOTELS AND RESORTS,” any combination thereof and the Tree Design are registered trademarks of Four Seasons Hotels Limited in Canada and U.S.A. and of Four Seasons Hotels (Netherlands) Ltd. Elsewhere.

