



**FOUR SEASONS**  
**PRIVATE RESIDENCES**

*Mumbai*

A PROVENANCE LAND DEVELOPMENT



Welcome home to an unsurpassed lifestyle

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Four Seasons Private Residences Mumbai is the setting for the city's most exclusive new residential address, a landmark architectural marvel that features only forty-one iconic residences spread across sixty-four floors.



Crafted by a world class team to meet the most exacting expectations for exclusivity, privacy and spaciousness, these residences will offer unsurpassed standards in contemporary urban living to a select group of residents.

Located in the Worli district of Mumbai, Four Seasons Private Residences Mumbai is an unprecedented statement in style: It is a marque of old world discernment and a beacon of twenty first century elegance.

## About Mumbai

Mumbai is the financial, commercial and entertainment capital of India. The city houses important financial institutions such as the Reserve Bank of India, the Bombay Stock Exchange, the National Stock Exchange of India, the SEBI and the corporate headquarters of numerous Indian companies and multinational corporations. Mumbai is a melting pot of diversified communities and cultures, business opportunities and the breeding ground of tycoons.



## About Worli

Centrally located Worli is emerging as Mumbai's most exciting district. With the Mahalaxmi Race Course and Willingdon Golf Course at its fringes and the Arabian

Sea lapping at its western edge, Worli is an enviable location further elevated by its easy access to the Bandra-Worli Sea Link.



Worli places the best of Mumbai at one's fingertips. Four Seasons Private Residences Mumbai is located adjacent to the renowned Four Seasons Hotel. Residents will enjoy easy access to popular destinations including a short twenty minutes drive to Marine Drive

and Colaba, and will be five minutes away from the popular shopping malls in Lower Parel, Mahalaxmi Race Course, and Willingdon Golf Course. Frequent travellers will benefit from the fact that the airport is under forty five minutes away.



Four Seasons Hotels and Resorts

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## Overview

Since the opening of its first hotel in 1961, Four Seasons Hotels and Resorts has followed a path of innovation, expansion and dedication to highly personalized service.

The Four Seasons brand is synonymous with luxury – offering experiences of exceptional quality through operating and managing the finest hotels, resorts and residences in the most desirable urban and resort destinations around the world.



- Under Development Private Residences
- Four Seasons Private Residences

## Portfolio of Residences

Four Seasons Hotels and Resorts has been a pioneer in branded real estate since 1982, with a single-minded dedication to the highest standards of quality, construction and design.

Considered to be the worldwide leader in branded real estate, Four Seasons offers a broad portfolio of luxurious residences that promise effortless hotel-style living combined with legendary Four Seasons service.



## Service and Luxury

To maintain their position as the world's premier luxury hospitality brand, Four Seasons creates properties of enduring value supported with a deeply instilled ethic of personal service that satisfy the needs and tastes of their highly selective guests.



The strength of the brand has become a promise of a quality of life. With over 30 years of residential experience, Four Seasons is an expert in property management – dedicated to meeting the needs of the world's most discerning residential clientele.

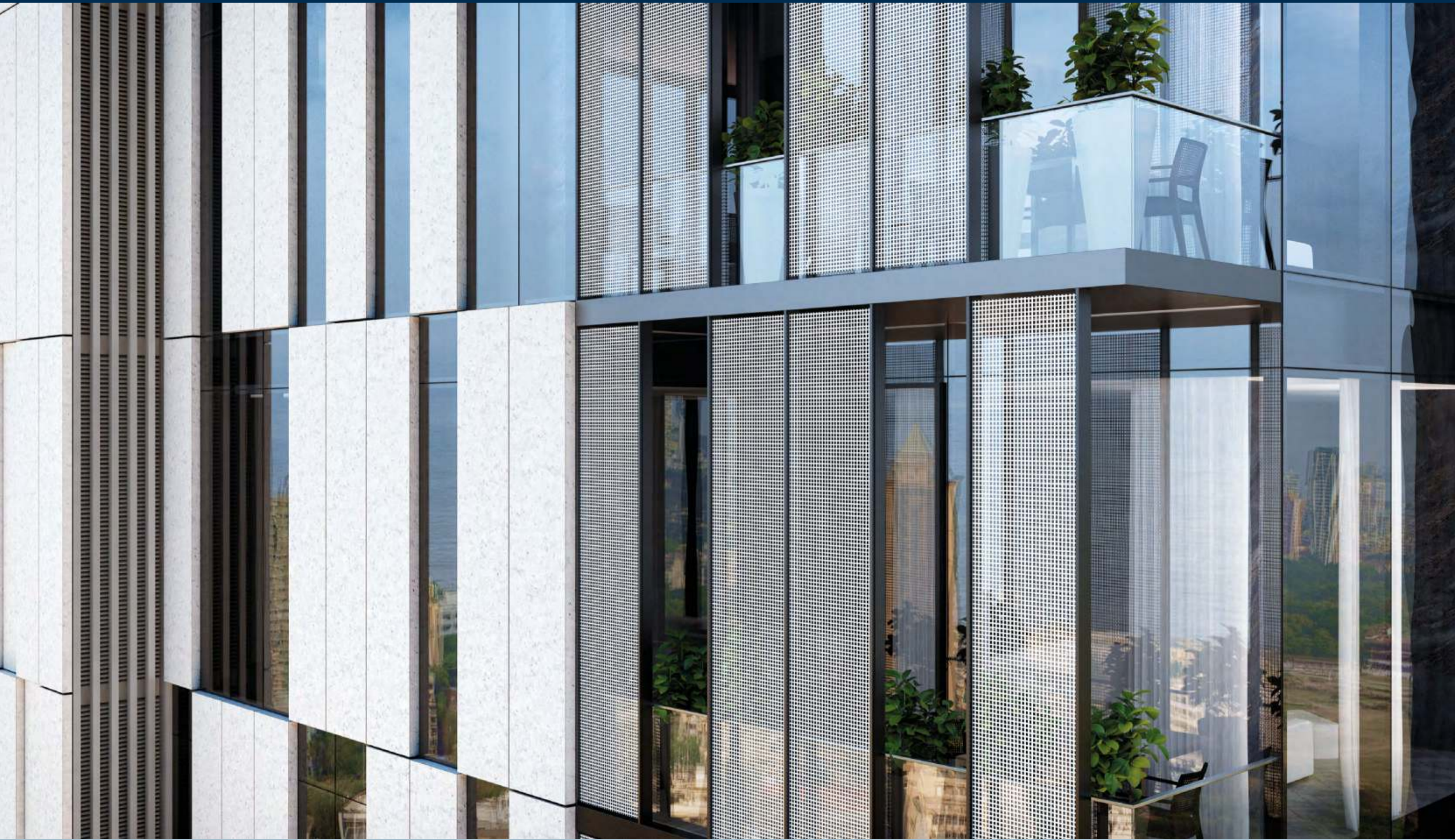
Created for anyone who has ever experienced a Four Seasons hotel or resort and said "I wish I could live here", Four Seasons Private Residences are a natural extension of the hospitality that Four Seasons extends to its hotel guests.

The Residences

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Uncompromising exclusivity, an iconic urban landmark



Four Seasons Private Residences Mumbai will take its place as one of the iconic landmarks of Mumbai. The slenderness and height of the tower will be a triumphant beacon in Mumbai's skyline.

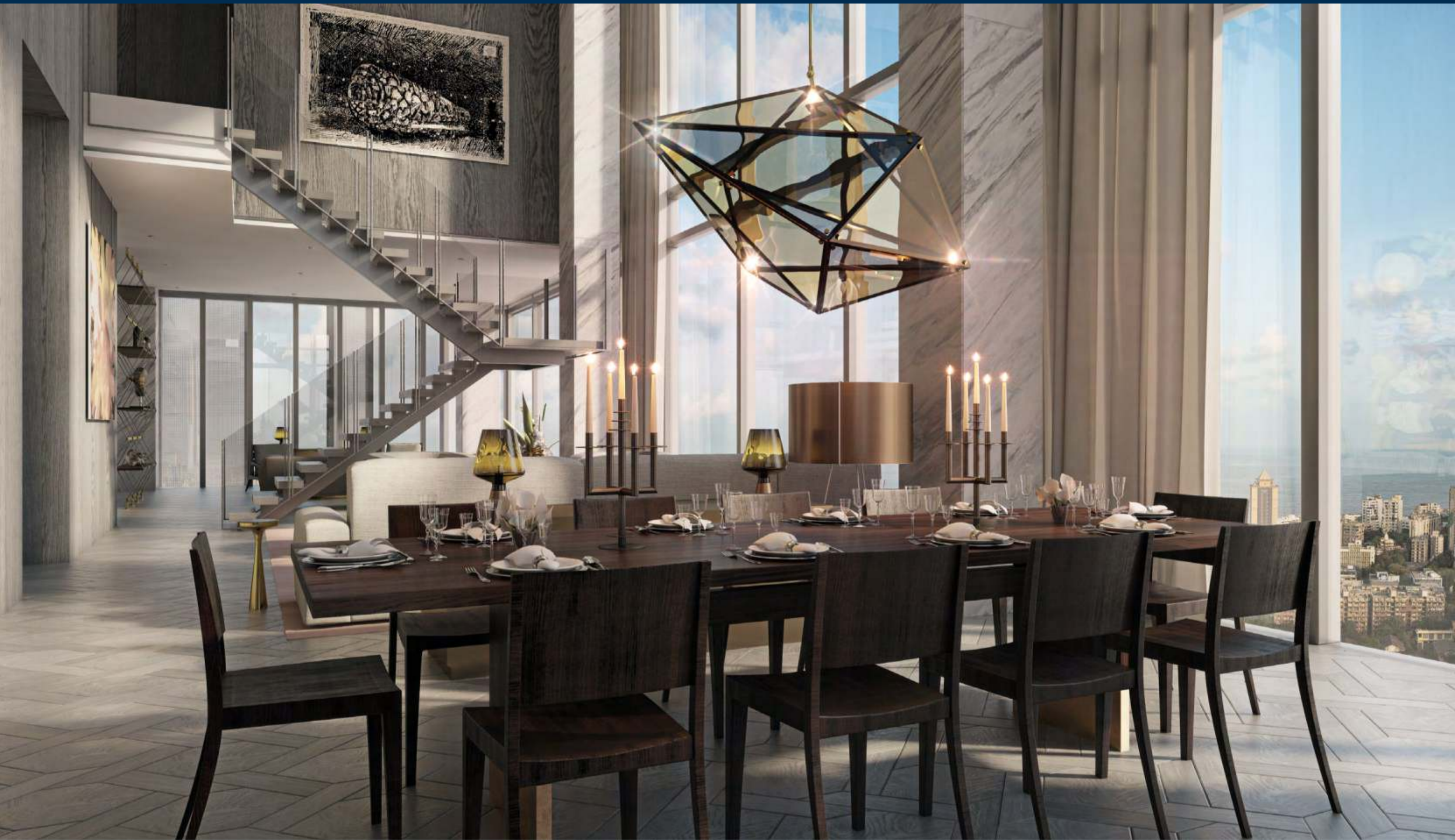
Its distinctive glazing system, balconies on the northwest corner and staggered vertical strip windows on the south elevation highlight and punctuate visual recognition of individual residences in the sky.





An enchanting assortment of three to six bedroom Residences sprawling across one or more floors will redefine exclusivity in Mumbai. From palatial three bedroom Residences, each with an entire floor dedicated to them, to regal

Duplexes and Penthouses housing five to six bedrooms, spacious seclusion characterizes the homes at Four Seasons Private Residences Mumbai. Secure, private entry lobbies will ensure that privacy is never compromised.



## Glorious Views

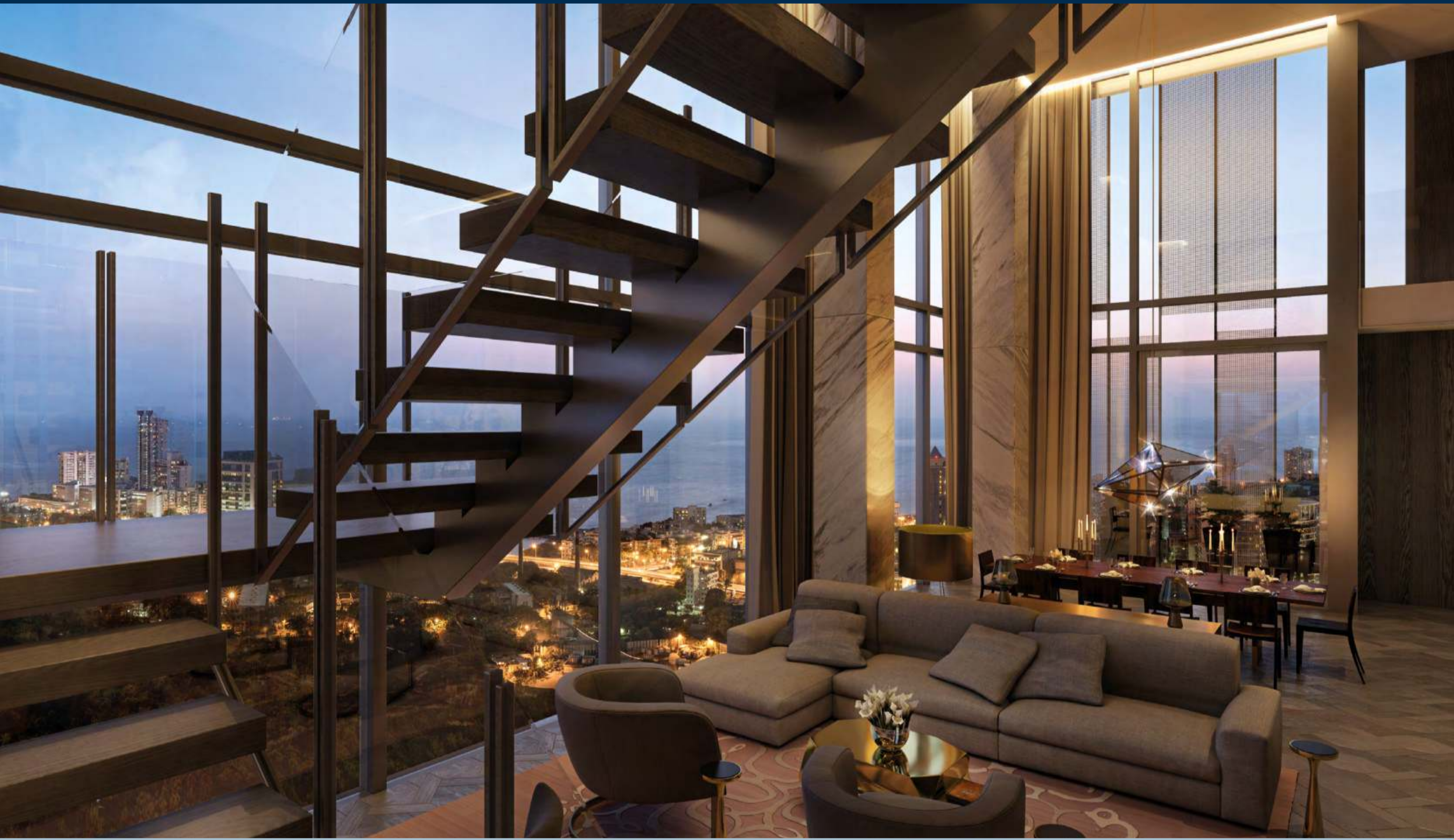
An 80-foot wide, expanse of continuous glass wall exposes the daily living areas in each Residence to stunning views of the Arabian Sea, Mahalaxmi Race Course and Bandra-Worli Sea Link.



## Spatial Extravagance

Boasting some of the largest floor areas and room sizes in Mumbai as well as 11.5 foot ceiling heights throughout, the sheer spatial extravagance of each Residence is second to none. Combining the contemporary with warmth and

impressive proportions, Gensler has redefined modern multi-generational city living with magnificent vistas, multiple master bedrooms and flowing family spaces, while also incorporating timeless Vastu principles.



## Breathtaking Interiors

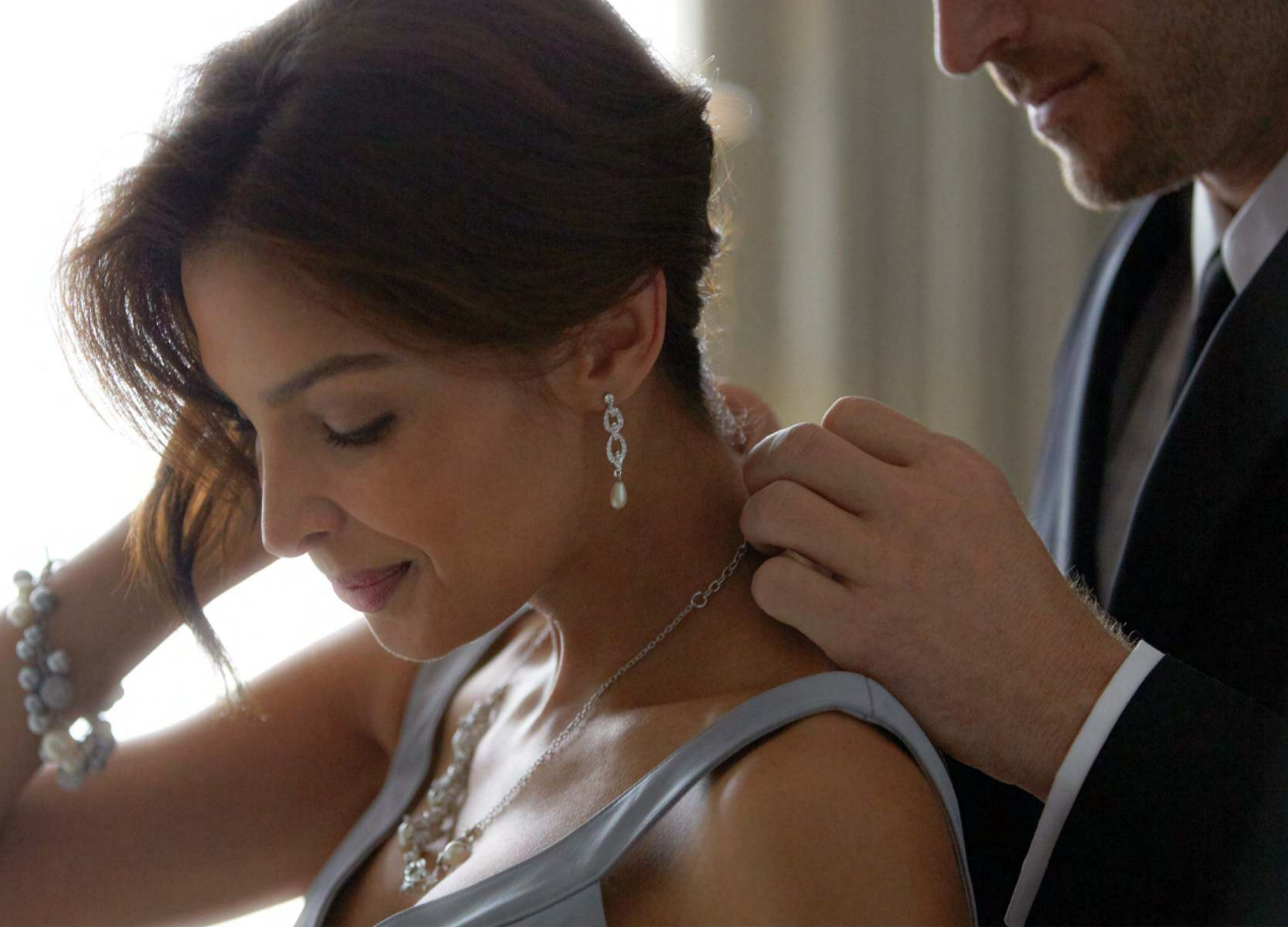
With a choice of two luxurious interior design palettes carefully selected by Yabu Pushelberg, light and dark tones will be created by a melange of hand-picked

marble, granite and solid wood that will enhance the splendour and accentuate space to create an extraordinary harmony of refined luxury.



## Exceptional Finishing

From the large kitchens, to top of the line home automation systems, the finest in materials, detailing and calibrated lighting will join intelligent planning, enabling each residence to comfortably cater to modern living.



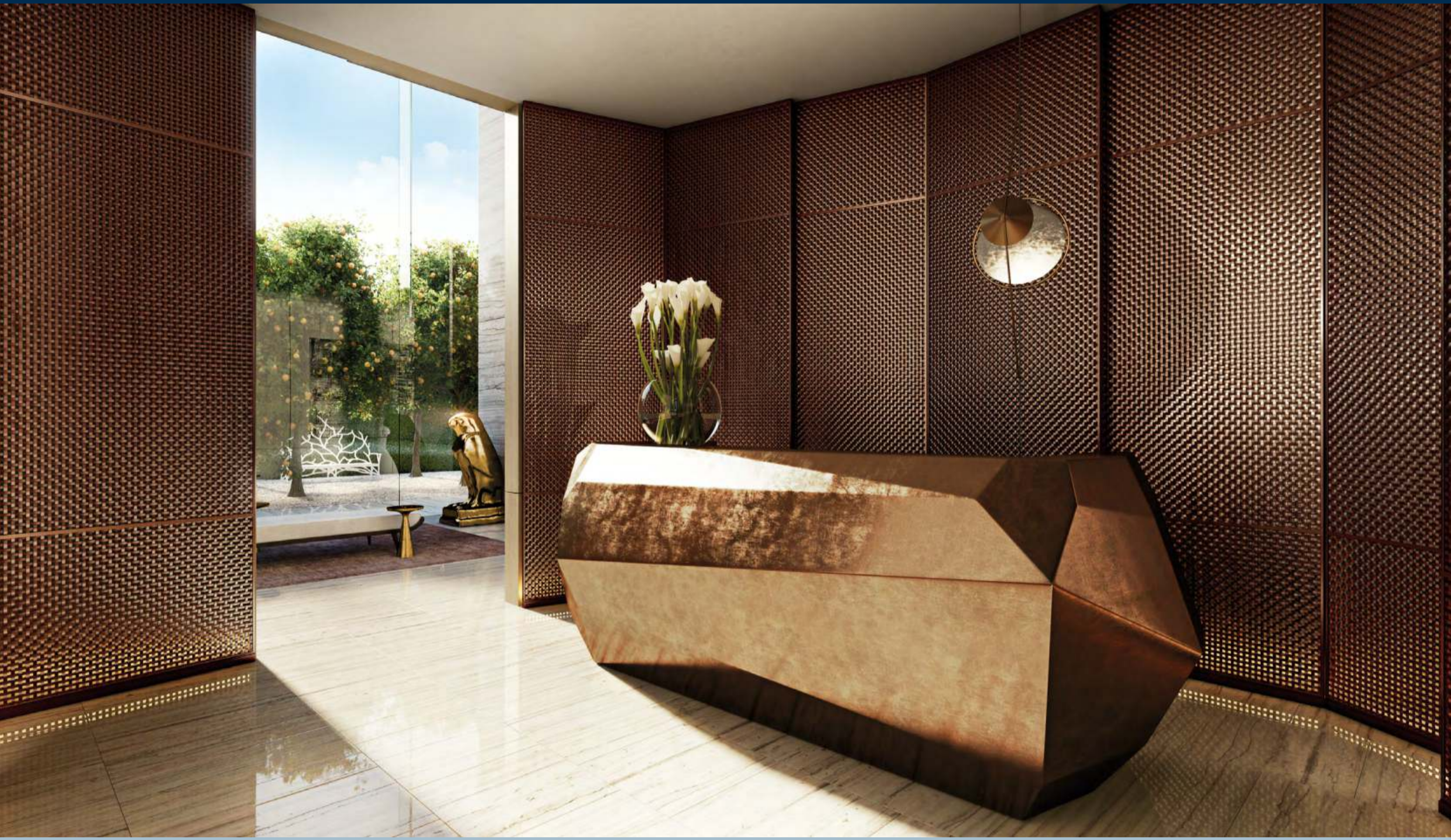
Inspired by tradition, crafted for modern Life



## Secluded Haven

The guiding design principle for the development was that it should be an escape – a private retreat from the hustle and bustle of Mumbai. A vision of a tranquil setting with extensive

landscaping that provides palpable relief from the urban environment. From the moment you enter the estate, you will be transported to a world of calm and relaxation.



The pathway to the Residences, the intimacy of the arrival foyer, gem-stone inspired interiors and overall elegance of the Residences are all designed to accentuate tranquility.





## Traditional Inspiration

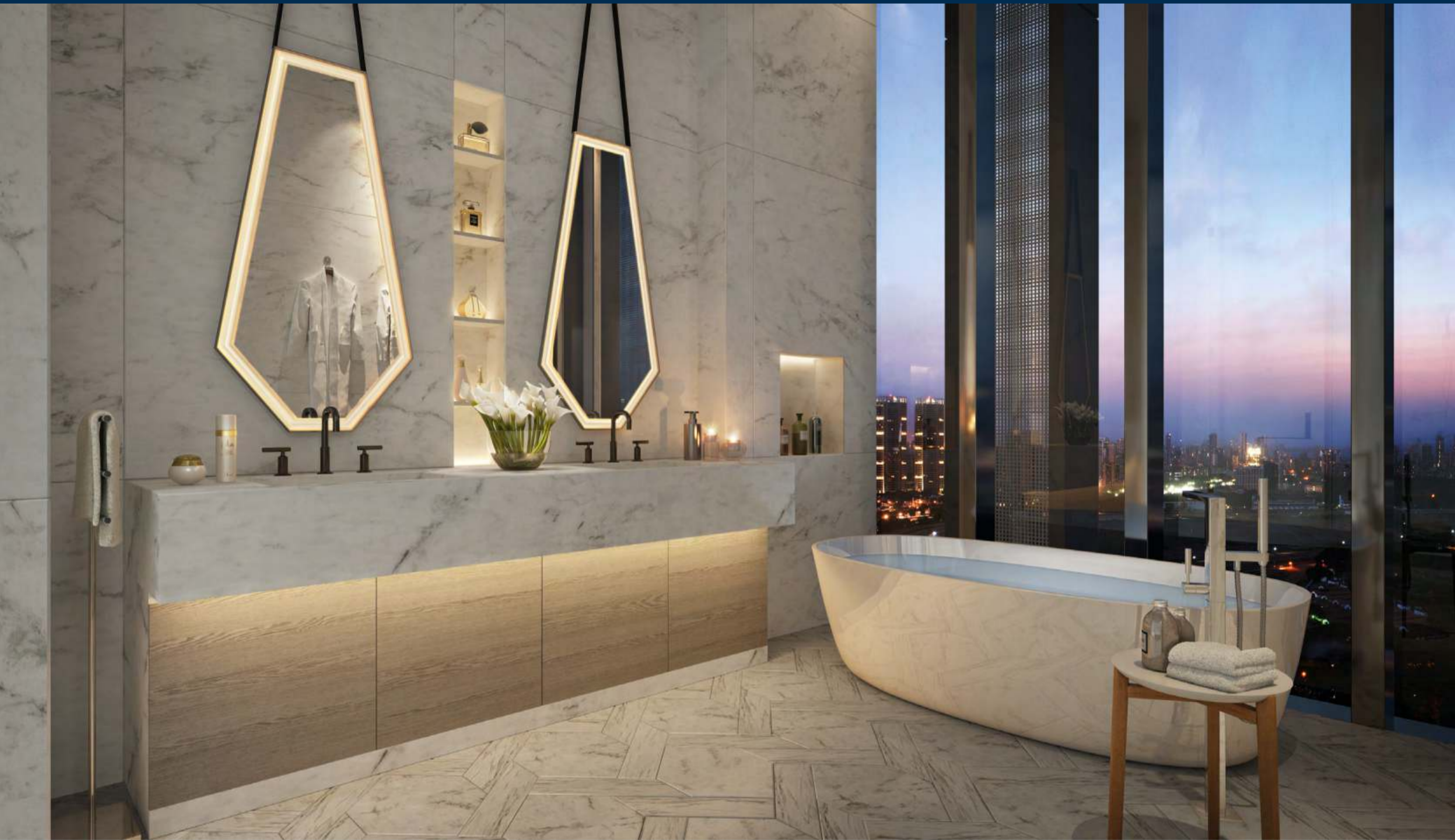
The traditional Indian 'science of construction' finds modern re-expression in Gensler's planning of the homes in collaboration with Yabu Pushelberg. Particular inspiration was drawn from the principle that a dwelling is not merely a

shelter but a temple. According to Vastu principles, the directional alignments and shapes incorporated into the design of the building can create a spiritual ambience that promotes well-being and prosperity.



## Understated Refinement

Yabu Pushelberg's vision of interior design for the Residences embraces a particularly sophisticated approach to luxury. Throughout the property's public spaces and Residences, one's attention will be focused not only on the impeccable array of finishes and objects but also on the spatial scale.



Each Residence is created to be a sanctuary where detailed refinement in materials and a recurring gemstone theme establishes a unique and unforgettable canvas for modern life.



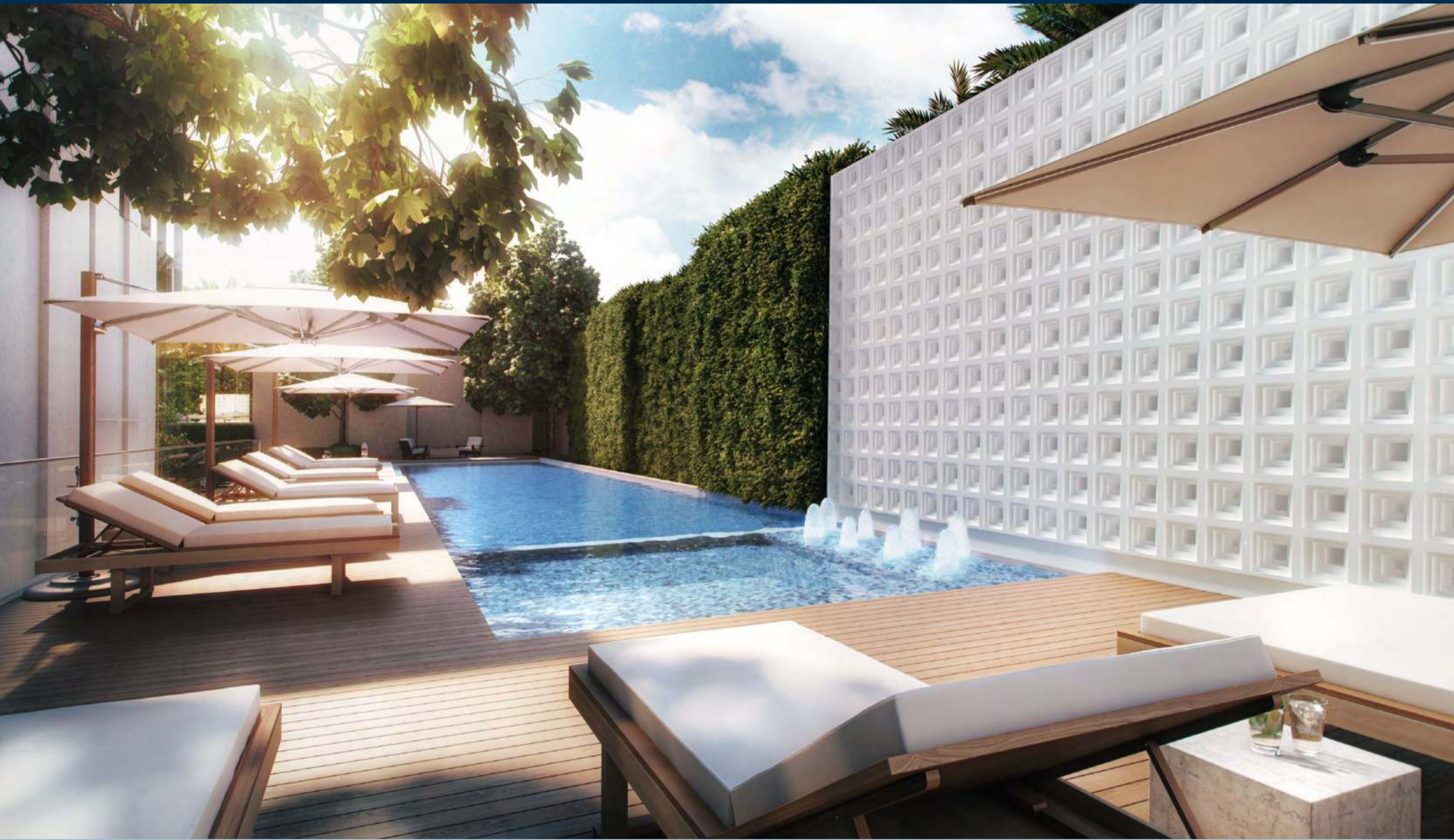
## Crafted by Artisans

This enviable experience is enhanced by careful attention to detail. The notion of craft is supremely important at Four Seasons Private Residences Mumbai and artisan techniques add a layer of detail to sculpted surfaces and architectural elements. The façade pattern, for example, is a contemporary interpretation of India's traditional ornamental patterns.

Composed with a combination of rectangular elements in glass and metal, the intricate façade pattern modulates sunlight entering the residences. Reminiscent of the Jali of the past, the rooftop screen will bathe the terrace in diffused, soft, dappled light.



Considered with care, altogether exceptional



## Sheltered Sanctuaries

Spanning an acre and filled with 'moments of art', a series of lush outdoor spaces, fashioned as intimate enclosures, create visual continuity from the interior design of the building.





With its two formal rows of citrus trees, the stately citrus orchard runs the length of the western façade and is the ideal place for idyllic strolls.

The outdoor meditation room provides space for introspective reflection, yoga and a deeper connection with nature. The barbeque area and play garden is perfectly designed for the whole family to

enjoy while the elevated pool, channelling a cascading water feature to the Art Gallery, will help make the most of time spent outside.





## Art Gallery

A powerful sequential experience awaits residents when moving through the arrival foyer into a long promenade beside a double-height wall, clad in beautiful book-matched panels and punctuated by fine artwork.

Looking out onto the citrus orchard, the Art Gallery provides a sheltered lounge setting with interposed sculptures, a discreet place of escape and reflection.



## Resident's Club

Thoughtfully created to be a natural extension of home, the exclusive Resident's Club on the 3<sup>rd</sup> floor is a refined haven with impeccably designed meeting rooms, lounge, media room, private dining room and a fully equipped gym.



Designed as a series of rooms, the Resident's Club will emphasize the exclusivity of Four Seasons, with residents having the opportunity to train one-on-one with an instructor in the gym, savour a

sumptuous meal prepared by a renowned Four Seasons chef, host a gathering at the lounge, an intimate dinner hosted by a couple or schedule a board meeting at the private dining room.



## Rooftop Lounge and Outdoor Cinema

The Rooftop Lounge and Outdoor Cinema provide spectacular panoramic views of the city and will allow residents to host private movie screenings, special events and dinner parties.



Consisting of three distinct zones; a viewing deck, an outdoor movie theatre/amphitheatre and bar area, the rooftop is designed with a luxury yacht theme that is set in harmony with the stunning coastline views.



Curated by the best, served with style and discretion



Legendary Four Seasons service is always available, making daily life easier for residents and creating the ultimate residential lifestyle. Most importantly,

living at Four Seasons Private Residences Mumbai with its seemingly endless list of customized services, caters to the most precious commodity: your time.







## Four Seasons Services

Residents enjoy a full menu of exclusive residential and à-la-carte services, each one delivered with intuitive Four Seasons care. Every aspect of daily life feels easier

and more enjoyable - translating opulent hotel-style experiences into a comfortable Four Seasons residential lifestyle.

## Residential Services

Residential Services includes a 24-hour concierge for exclusive access and assistance with all the arrangements needed to access the best experiences in Mumbai. Ownership is worry free, giving

- Dedicated Director of Residences
- 24-hour security
- Bellman services
- Courier and mail service
- Four Seasons Private Residence mobile application to access Hotel and Concierge services
- Common area cleaning, maintenance and landscaping
- Quarterly exterior window cleaning
- Elevator maintenance
- Fire and life safety systems
- Quarterly air-conditioning filter change and balcony inspections
- Pool and fitness centre services
- Pest control services
- Valet parking

residents more time to live, enjoy and explore the world around them – all with the peace of mind of knowing that Four Seasons will take care of every moment of the day.

- Property management services
- Access to facilities at adjoining Four Seasons Hotel

## À la Carte Services

For residents who choose to customize certain aspects of their ownership experience, an extensive selection of additional services are available on an à la carte basis, such as: on-demand limousine services, in-residence dining and event catering, laundry and valet services, grocery stocking, business centre assistance and residence maintenance and repair services.

- In-residence dining
- Catering and event planning services
- Meals prepared in-residence by a Four Seasons chef
- Pre-arrival provisioning, grocery shopping, delivery and refrigerator stocking
- Spa Services
- Personal training services
- On call/24 hour doctor
- On demand limousine services
- Housekeeping and turn-down service
- Linen provision & processing
- Laundry and dry cleaning services
- Garbage and recycling collection

From butler services and housekeeping to personal trainers and dog groomers/walkers, the Four Seasons Private Residences team is on call to help fulfil every imaginable desire with ease and perfection. À La Carte services are literally limitless – available at the discretion of residents for an additional charge. A sampling of more popular requests includes the following:

- Household maintenance, minor repairs and painting
- Interior window cleaning services
- 24 hour on-call emergency repair
- Plant care
- Florist services
- Dog groomers/walkers
- Valet services
- Technology assistance
- Business support services
- Business equipment rentals
- Newspaper and magazine delivery to door
- Butler Services

Four Seasons Hotel Mumbai

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Built in 2008, Four Seasons Hotel Mumbai, featuring 202 spacious guest rooms and suites, is located adjacent to the tower housing Four Seasons Private Residences.



Home to AER, Mumbai's most renowned rooftop bar and more award-winning dining options that include Italian, Indian and Mediterranean cuisine at

Café Prato & Bar, al fresco breakfasts and gourmet sandwiches on the pool deck as well as the famous Asian delicacies at San-Qi.



The fitness center and spa provides a wide range of services including Ayurveda inspired treatments, Rossano Ferretti Salon services, personal training and Yoga classes for all practitioner levels.

## Members Club

Residence owners will automatically gain membership to The Club, an exclusive members club at The Four Seasons Hotel that offers a wide range of exclusive privileges.

International Mastery

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## Provenance Land

For over thirty years, Raj Kumar Jatia and Adarsh Jatia have established a pre-eminent reputation in hotel development. Theirs is a leading voice in India's luxury hospitality industry and the first hospitality development group to bring 5-star international hospitality to India. Provenance Land now focuses its attention on hotel-branded residences to deliver unparalleled residential lifestyles.



## Gensler

The San Francisco team of international architecture firm Gensler (the team responsible for the soon-to-be-completed Shanghai Tower) provides master planning and highly considered architectural services. Design in the San Francisco office is led by Principal, Design Director and Regional Design Leader, Steve Weindel, whose passion for moving architectural experiences has defined Four Seasons Private Residences Mumbai.



## P Landscape

P Landscape, founded by Principal Wannaporn 'Pui' Phornprapha, is a Bangkok-based boutique landscape studio with diverse, creative, and talented individuals including landscape architects, designers, horticulturalists, and artists. The award-winning studio specialises in high-end resort, hotel, and residential projects, both in Southeast Asia and further afield. P Landscape regards landscape architecture as an art that surpasses the physical and functional aspects of a site.



## J Roger Preston

Leading professional engineering consultancy J. Roger Preston (JRP) specialises in mechanical, electrical and building-services engineering for a wide variety of construction projects. Established in Hong Kong in 1962, the JRP Group of Companies currently has offices in eight locations in Asia. JRP has become renowned for its work on super high-rise buildings, including the two tallest buildings in Hong Kong. Director Albert To has overseen environmentally friendly systems and state-of-the-art home intelligence for Four Seasons Private Residences Mumbai.



## Yabu Pushelberg

Award-winning international design firm Yabu Pushelberg is world renowned for its timeless and artistic environments within the specialised retail, luxury hospitality, and restaurant sectors. The firm has offices in New York and Toronto and a portfolio of prestigious clients and projects around the globe. Principals George Yabu and Glenn Pushelberg together, provide the creative direction and the foundation for the firm.



## Magnusson Klemencic Associates

Structural and civil engineering firm Magnusson Klemencic Associates (Seattle) provided structural innovations necessary to bring the tower's slender proportions to reality. MKA is headquartered in Seattle with offices in Chicago, Shanghai, and Riyadh. Senior Principal Donald W. Davies leads MKA's hospitality and high-rise residential work globally, as well as the firm's sustainability committee, and has been active on more than 20 projects in India.



## Project Lighting Design

Project Lighting Design Pte Ltd was incorporated in Singapore in March 1991 by Stephen Gough, the Principal Designer and Managing Director of the firm. The practice operates throughout the world and has extensive experience on projects located in over 20 countries, across a broad spectrum of project types including hotel, retail, commercial, leisure, historic, urban strategies and exteriors. The firm's extensive design experience allows it to bring innovative solutions to each commissioned project, many of which have received awards for design conscious, environmental friendly and sustainable lighting solutions.



## Priedemann Building Envelope Consultants

With sophisticated facade designs integral for sustainability, Priedemann strives to minimize the impact of buildings on humankind and the environment during their entire life cycles and create value for clients in business and society. Their facades offer maximum space and sunlight in the interiors and minimum heat from the exterior. High performance Low-E glass ensures high resistance to Mumbai's dynamic weather conditions for a high rise of this stature standing proud on the coastline of Mumbai.





## Shopping

- Palladium & Phoenix Mills:  
1.5 kms and 5 mins drive
- Atria, The Millennium Mall:  
1.7 kms and 5 mins drive
- Raghuvanshi Mills:  
1.4 kms and 5 mins away

## Leisure

- Cafe Prato
- San-Qi
- AER
- Cafe Zoe
- Tote on the Turf

## Neighbourhoods

- Kemps Corner:  
5.5 kms and 20 mins away
- Colaba:  
12 kms and 35 mins away
- Bandra/Juhu:  
7.4 kms and 20 mins away
- Nariman Point:  
11 kms and 30 mins away
- Bandra Kurla Complex:  
13 kms and 30 mins

## Hospitals

- Breach Candy Hospital:  
4.5 kms and 15 mins
- Lilavati Hospital:  
8.2 kms and 20 minutes
- Jaslok Hospital:  
4.6 kms and 20 mins away
- Asian Heart:  
12 kms and 20 minutes away
- Wockhardt Hospital:  
2.4 kms and 9 minutes away

## Schools

- JB Petit High School For Girls:  
7.5 kms and 25 minutes away
- Cathedral and John Connon School:  
7.4 kms and 25 mins away
- Campion high School:  
11 kms and 30 mins away
- Dhirubhai Ambani International  
School: 13 kms and 30 mins away
- American school of Bombay:  
13 kms and 30 mins away

## Airports

- Chhatrapati Shivaji International  
Airport: 18 kms and 37 mins
- Santa Cruz domestic airport:  
15 kms and 30 mins

## Clubs

- Willingdon Golf Club:  
3.2 kms and 10 mins
- Breach Candy Club:  
5.3 kms and 20 mins
- MCA Club: 12 kms and 27 mins
- Bombay Gym: 8.5 kms and 30 mins
- CCI Club: 9.6 kms and 30 mins
- NSCI Club: 2.9 kms and 10 mins

## Cultural Spots

- NCPA: 7.6 kms and 30 mins
- Nehru Planetarium:  
2.5 kms and 15 mins
- Prithvi Theatre: 12 kms and 45 mins





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