



FOUR SEASONS

RESORT ESTATES
NEVIS, WEST INDIES

DEVELOPED BY F.S.R. ESTATES LTD.



A woman with blonde hair, seen from behind, is sitting in a swimming pool. She is wearing a white bikini top. In front of her is a large, multi-tiered stone wall that serves as a waterfall. Water is cascading down the stone steps. To the right of the woman, there is a white lounge chair with a light blue cushion. The background is filled with lush tropical plants, including palm trees and large green leaves. In the foreground, there are vibrant pink flowers, possibly bougainvillea, hanging down. The scene is set outdoors in a sunny, tropical environment.

GLOBAL BRAND, NEVIS VIBE

For over half a century, the Four Seasons brand has been admired around the globe as the world leader in luxury hospitality. Year after year, Four Seasons Hotels, Resorts, and Residences dominate Travel + Leisure's and Condé Nast Traveler's Top Places to Stay lists. Devotees loyal to Four Seasons Resort Nevis know that every experience will be met with Nevisian warmth and charm, known as the friendliest Island in the Caribbean.

THE DESTINATION

Nevisian Life: The Culture of Laidback Living

Just 38 square miles and home to just 12,000 people, Nevis is a lush tropical island with a centuries old history, whose people extol the warmth and charm of the Caribbean. Whether you are in the mood for a relaxing day at legendary beaches, or more active pursuits like golf and tennis, Nevis is the ultimate island for unwinding. In the heart of it all is the Four Seasons Resort Estates Nevis – a simple world where time slows and the views stretch across the Caribbean Sea.



THE ADDRESS

Since 1982, Four Seasons Hotels and Resorts has been at the forefront of branded residential, managing some of the most exclusive private residences in the world's top destinations. Experienced travelers have come to know and love the quality, personalized service, and international recognition of its hotels and resorts.

Four Seasons Resort Nevis opened February 14, 1991 and is now home to over 80 private residences with owners of over twenty five different nationalities. Boasting an 18-hole Robert Trent Jones championship golf course, ten tennis courts, one-half mile of sandy beaches, a full-service spa and four restaurants, the resort is an oasis in the Caribbean.

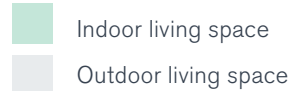


THREE-BEDROOM VILLA

UPPER LEVEL



VILLAS AT PINNEYS BEACH



GROUND LEVEL



DISTINGUISHED EXPERIENCE

The Villas at Pinney's Beach are available in two convenient ownership options:

- **Whole:** You will enjoy full ownership of the villa, giving you complete control over usage.
- **Shared:** Owners enjoy three or five weeks per year in residence, and share ownership expenses.

Both options entitle the owner and their family to full use of Four Seasons Resort club and amenities while in residence. When not in use, the villa can be put in the rental pool to offset annual ownership costs.

THREE-BEDROOM VILLA

Total Area	4,619 ft ²	429 m ²
Interior	3,014 ft ²	280 m ²
Exterior	1,084 ft ²	101 m ²
Pool	521 ft ²	48 m ²

FOUR-BEDROOM VILLA

Total Area	5,797 ft ²	539 m ²
Interior	3,438 ft ²	319 m ²
Exterior	1,643 ft ²	153 m ²
Pool	716 ft ²	67 m ²



CARIBBEAN MODERN REDEFINED

Island living reaches new heights within the marvelous sanctuary of the Villas at Pinney's Beach. Thoughtfully designed and thoroughly modern, these ultra-spacious homes highlight open-concept living and dining. Floor-to-ceiling windows and sliding glass doors take full advantage of Nevis' sunshine and tropical breezes.

Ownership couldn't be more simple—each villa is sold fully furnished including all necessities such as kitchen utensils and bedding.

The best benefit of all is knowing your home is being flawlessly managed and cared for by Four Seasons.





EXPERIENCE THE LEGACY.
OWN THE EXCEPTIONAL.



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