

# The Gates

RESIDENCE AT PHOENIX COUNTRY CLUB

LIVE | WORK | SHOP | DINE | ENTERTAIN

THE GATES RESIDENCE COLLECTION

DUBAI ENGLAND ITALY SPAIN AFRICA AUSTRALIA

ARIZONA FLORIDA TEXAS UTAH TENNESSEE NEVADA







The Gates

RESIDENCE AT PHOENIX COUNTRY CLUB

PHOENIX COUNTRY CLUB  
DOWNTOWN PHOENIX



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY ARIZONA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.





A LIFE *of*  
COLLECTIONS.





HANCE PARK - PRE-CONSTRUCTION READY





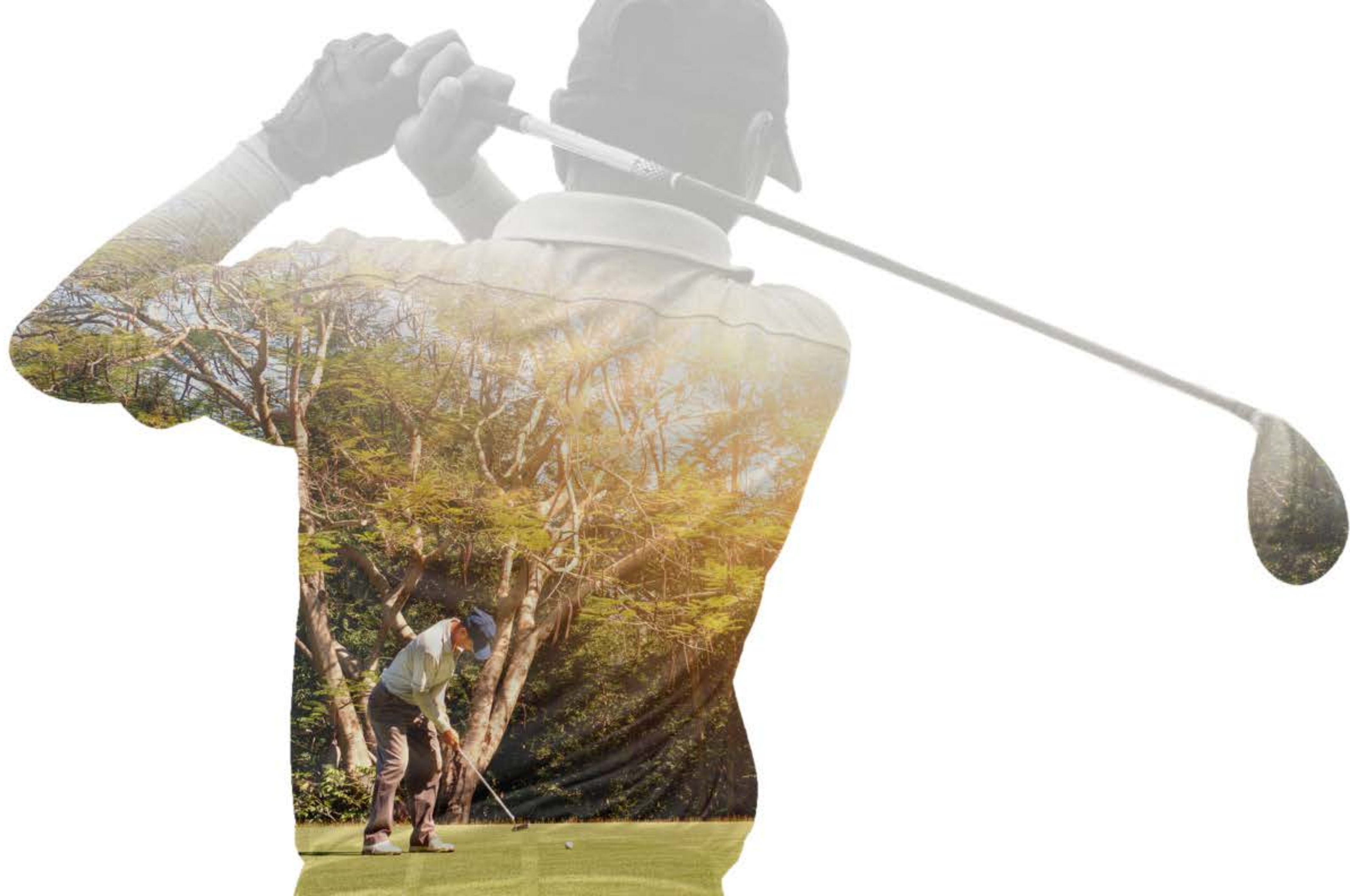
BISCAYNE BAY - PRE-DEVELOPMENT





WORLD ISLAND - PRE-DEVELOPMENT









CONCEPTUAL SKETCH

# A MODERN REFELCTION



RESIDENCE AT PHOENIX COUNTRY CLUB



THE GATES RESIDENCE AT PHOENIX COUNTRY CLUB  
offers a private residential enclave within Downtown Phoenix's desirable  
neighborhood. Noted: Smallbone interior brings a quintessential with stunning  
contemporary interiors.









Standing 10 metres tall, The Glass Pavilion is a  
new landmark in the city, offering a unique  
experience for visitors. The building is made of  
glass and steel, and it features a rooftop terrace  
with over 60 plants and trees.









THE TEAM

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AN INNOVATIVE  
COLLABORATION  
*of*  
ARCHITECTURE,  
DESIGN & CRAFT



Architecture

Gensler

Gensler is a global design firm that has a network of 46 offices around the globe that partners with clients to make cities more livable, work smarter and leisure more engaging. The firm has a staff of 4,000 professionals networked across 46 locations believe quality design can transform organizations and improve people's lives. Since 1965, Gensler has helped clients achieve measurable business and organizational goals, delivering projects as large as a city and as small as a task light for an individual desk.

Environmental graphic design orients people to the built environment and shapes their idea of place. Utilizing sculptural features, branded elements, and theming, Gensler creates environments that consider the human need for information, identity, and wayfinding. By making information meaningful and accessible in space, the firm can foster a sense of well being, confidence, and delight.

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Interior Design

Smallbone

Founded more than 40 years ago by a team of artisan designers, including Charlie Small bone and Mark Wilkinson, who shared a passion for innovative design and fine craftsmanship, Small bone of Devizes quickly established itself as a company with an uncompromising vision: to transform the way we live. Responsible for revolutionising the world of kitchen design and transforming this humble room into the prestigious focal point of the home, the pioneering spirit of our founders remains at the heart of every Small bone creation today.

The name Small bone is synonymous with the town of Devizes in Wiltshire, England. Home to our workshop for more than four decades, it is here that every piece of Small bone furniture is crafted by hand by a team of expert artisans and bespoke designers. Within the workshop, traditional joinery goes hand in hand with state-of-the-art machinery, and generations of skill and passion infuse every creation, with each finished piece bearing the name of the craftsman responsible for making it.

Developer

Fair Organization

Fair Organization is a fully integrated real estate developer and design-builder that has been in business since 2011. The heart of our organization is centered on building community. This belief fuels our mission to create an exceptional customer experience and is driven by our company's culture to Redefine What's Possible -creating environments and facilities enabling innovation across industries ard strengthening the economic health of our communities.

Our team has the diverse capabilities and unmatched resources to deliver successful outcomes. Our real estate development team has over 10 million square feet, valued over \$8B over the last ten years.

Through our vertically integrated real estate development and design-build approach, we provide a single source of accountability throughout the site coordination, a design, development, and construction process. From day one we focus on creating a seamless, collaborative partnership that combines our expertise and resources.







RESIDENCE AT PHOENIX COUNTRY CLUB  
DOWNTOWN PHOENIX

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# GATES RESIDENCE AT PHOENIX COUNTRY CLUB

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My approach to design is to envision a single object, conceptualizing "full" architecture in which the exterior and interior are as one. When designing The Residence at Phoenix Country Club, I dove deeply into the rich history of the area and translated its purpose into a modern, contemporary, and classic environment. The design for Residence at Phoenix Country Club is based on the concept of fluid, continuous space. Modern, Classicism & European forms are deliberately combined with the use of refined materials like marble, glass and steel. The coupling of classic and modern details provides comforting traditional aesthetics with modern forms and finishes of perfect proportion.

A stylized, handwritten signature in black ink, likely belonging to Andra' F.P. Fair.

ANDRA' F.P FAIR  
DEVELOPER









# HERITAGE INSPIRED CRAFTMANSHIP

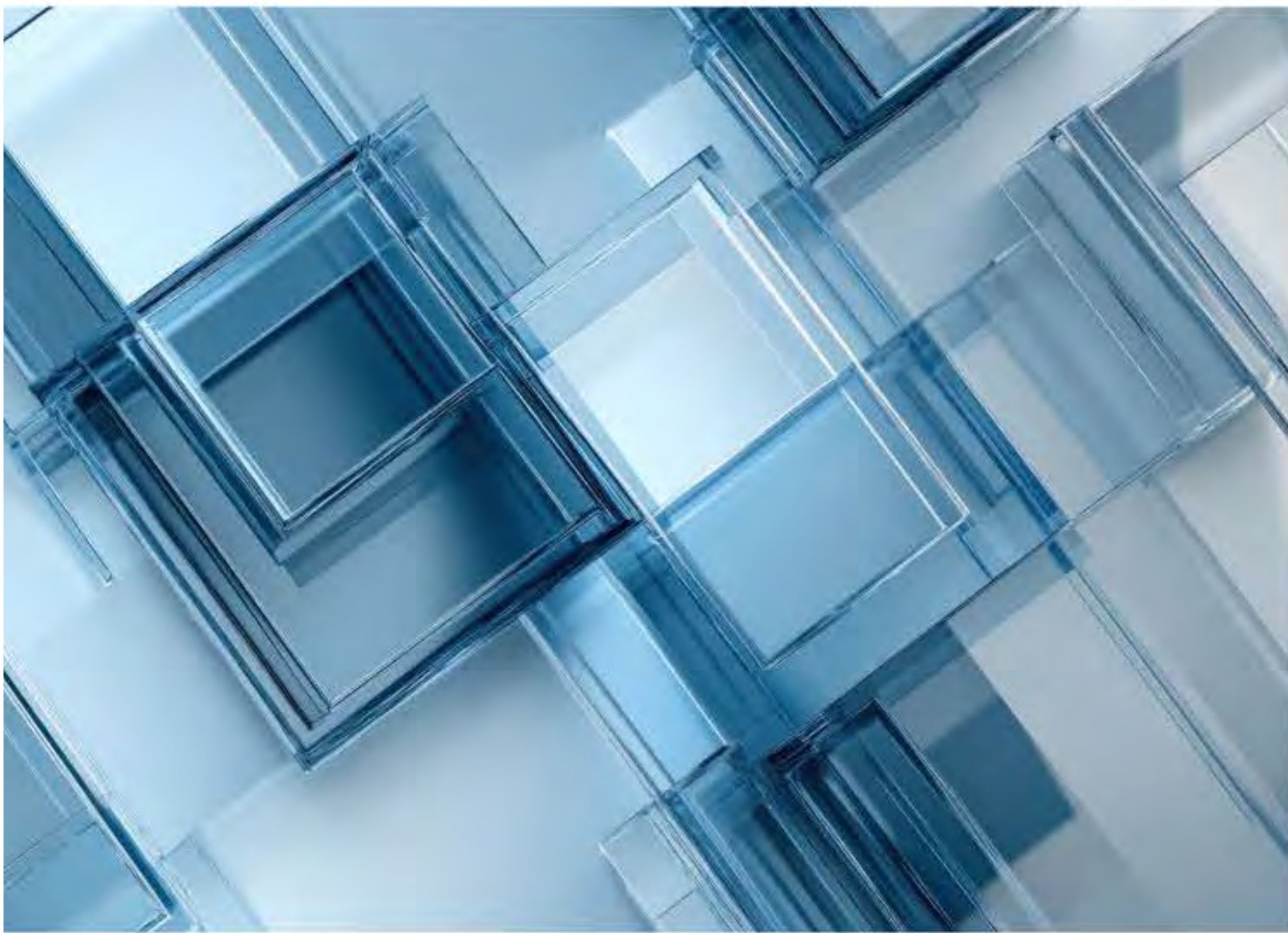
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The architecture of The Gates Residence at Phoenix Country Club draws its inspiration from the rich traditions of Europe. From the generous proportions of the area's beautiful Art architecture, to the simple lines and fresh thinking of modern design, The Gates Residence at Phoenix Country Club integrates effortlessly with its stylish Country Club neighborhood.

















CONCEPTUAL SKETCH

# TIMELESS RESIDENCES

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Thoughtfully designed & graciously proportioned homes combine spacious open-plan living with elegant finishes with direct elevator access.





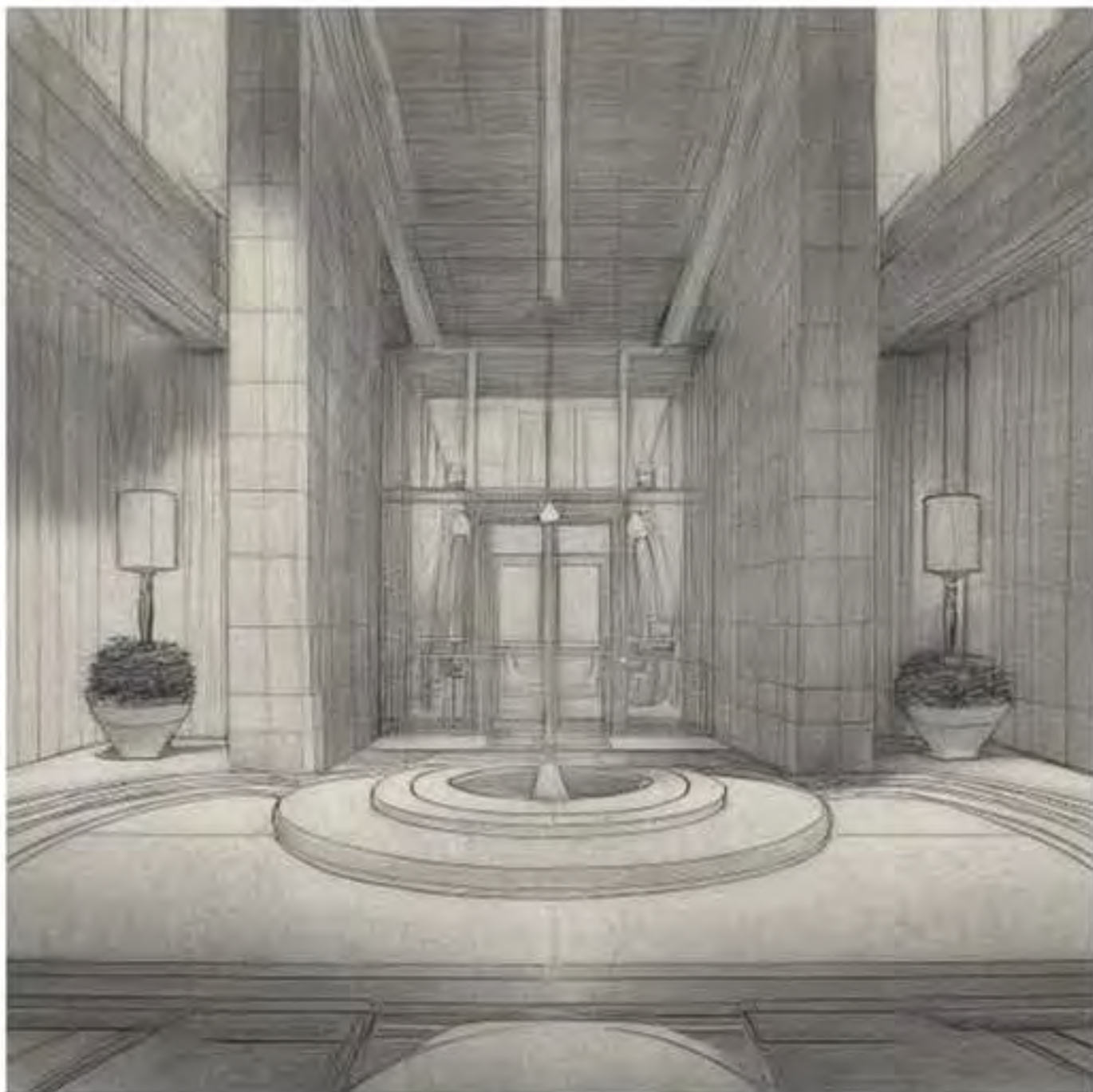












CONCEPTUAL SKETCH

# ENTRYWAY

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# BESPOKE SERVICES

## THE GATES RESIDENCES CONCIERGE

The Gates Residences professional concierge staff is well equipped to provide a host of additional customized offerings. Below is a representative offering:\*

- Travel Reservations
- Ground Transporations
- Golf tee times/lessons Reservations
- Restaurant Reservations
- Floral Arrangements
- Spa, Salon, Personal Training Appointments
- Pet Care
- Theater & Entertainment Reservations
- Notary Public
- Courier Services
- Photocopies & Printing
- Tour Information & Reservations
- Newspaper & Magazine Delivery
- Event Planning
- Automotive Care
- Grocery Shopping
- General Shopping
- Catering / Chef / Staff
- Dry Cleaning / Laundry Pick-up
- Technology Support
- Shoe Maintenance

## HOUSEKEEPING & MAINTENANCE

Gracious hospitality is extended through housekeeping & maintenance services.\*\*\*

- Housekeeping Services
- Pre-arrival Preparation
- Air Filter Change
- Touch-up Paint
- Floor Services



\*Concierge services provided pursuant to a Concierge Agreement with The Gates Residences Operator with services, terms and rates subject to change. The cost for goods and services arranged through the concierge shall be payable directly by the residence unit owner requesting same.\*\* Each residence unit owner is responsible for paying its pro rata share of their cost for the provision of these services in accordance with such unit’s Common Interest.\*\*\* All bespoke services available at an additional charge, subject to availability. Services, terms and rates subject to change.\*\*\*\* Priority Status for Restaurant Reservation will be available to residence unit owners, subject to availability.







# ADDITIONAL BUILDING FEATURES & AMENITIES

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## BUILDING STAFF

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The Gates Residence has a full-service lobby with a 24-hour concierge and doorman, building manager, porters & maintenance staff.

## GARAGE, STORAGE AND PARKING CONVENIENCES

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Ample designated self-parking within fully covered garage | Electric vehicle charging stations located on each parking stall | Private storage rooms are available for rent | Secure bicycle storage.

## SECURITY

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24-7 video surveillance & digital recording of building entry points & common areas provides additional residential security.

## VALET

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Drive through landmarked archways to a fully covered drop-off lobby. Unload passengers or packages in a secure, enclosed space where a porter is available to assist you. Residents may also choose to Valet or self-park your vehicle.

## ADVANCED TECHNOLOGY

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Wi-Fi available throughout entire building including outdoor amenities areas | Fiber optic building backbone providing high-speed internet access | Electronic Access controlled building entry points | The Gates Residences Link: An integrated digital concierge service available plus separate dedicated service elevator.

## VIP AUTOMOTIVE CARE

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Vehicle washing and detail service available on-site.







# THE SHOPS

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Some of the finest establishments in all of Phoenix are located just steps from The Gates Residence at Phoenix Country Club. The building's premium location space provides residents with door step access to a posh Downtown Phoenix.





# BILTMORE FASHION PARK

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Located 10 minutes from The Gates Residence at Phoenix Country Club, Biltmore Fashion Park is located on 31 acres at the intersection of 24th Street and Camelback Road in Phoenix. This world class location features over 60 retail shops and restaurants.

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*Saks  
Fifth  
Avenue*

MAC

J.CREW

EVEREVE



AROMA360  
LUXURY SCENTING

★ macy's

chico's



# CLUB LEVEL AMENITIES

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Fitness Center  
Swimming Pool  
Wellness Spa  
Garden Lounge w/ Bar  
Starlight Lounge w/ Bar  
Demonstration Kitchen  
Landscaped Pool Deck  
Residential Library w/ Bar  
Billiard Room  
Dog Club  
Gates Arcade Gaming Room  
Wine Tasting Room  
Cinema Theater  
Children's Arts & Crafts w/ Playroom  
4 Bowling Lanes







## FITNESS CENTER

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A state-of-the-art designed fitness center featuring professional cardio & strength training equipment .  
Private yoga, pilates & spin studios are available for residential use & private training sessions.







HISTORIC

# PHOENIX COUNTRY CLUB

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A wide-angle photograph of a golf course at sunset. In the foreground, a lush green fairway with a sand trap is visible. In the middle ground, a modern clubhouse with large windows and a covered entrance is surrounded by palm trees. In the background, a city skyline with several tall skyscrapers is visible under a clear sky. The sun is low on the left, casting long shadows and a warm glow over the scene.

# THE BEAUTIFUL GOLF COURSE

Open in 1899 with 75 members and was home to the aforementioned log-cabin clubhouse. In 1919 the club upgraded to it's permanent location in midtown Phoenix. The golf course was designed by Harry Collis.







# NEIGHBORHOOD

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The Gates Residences is located within walking distance to premium cultural attractions, shopping, & dining, including the Arts' Festival, Music Festivals and much more.



OUTDOOR  
SURROUNDINGS  
THAT EVOKE  
THE SPLENDOR &  
ELEGANCE *of*  
ANOTHER ERA







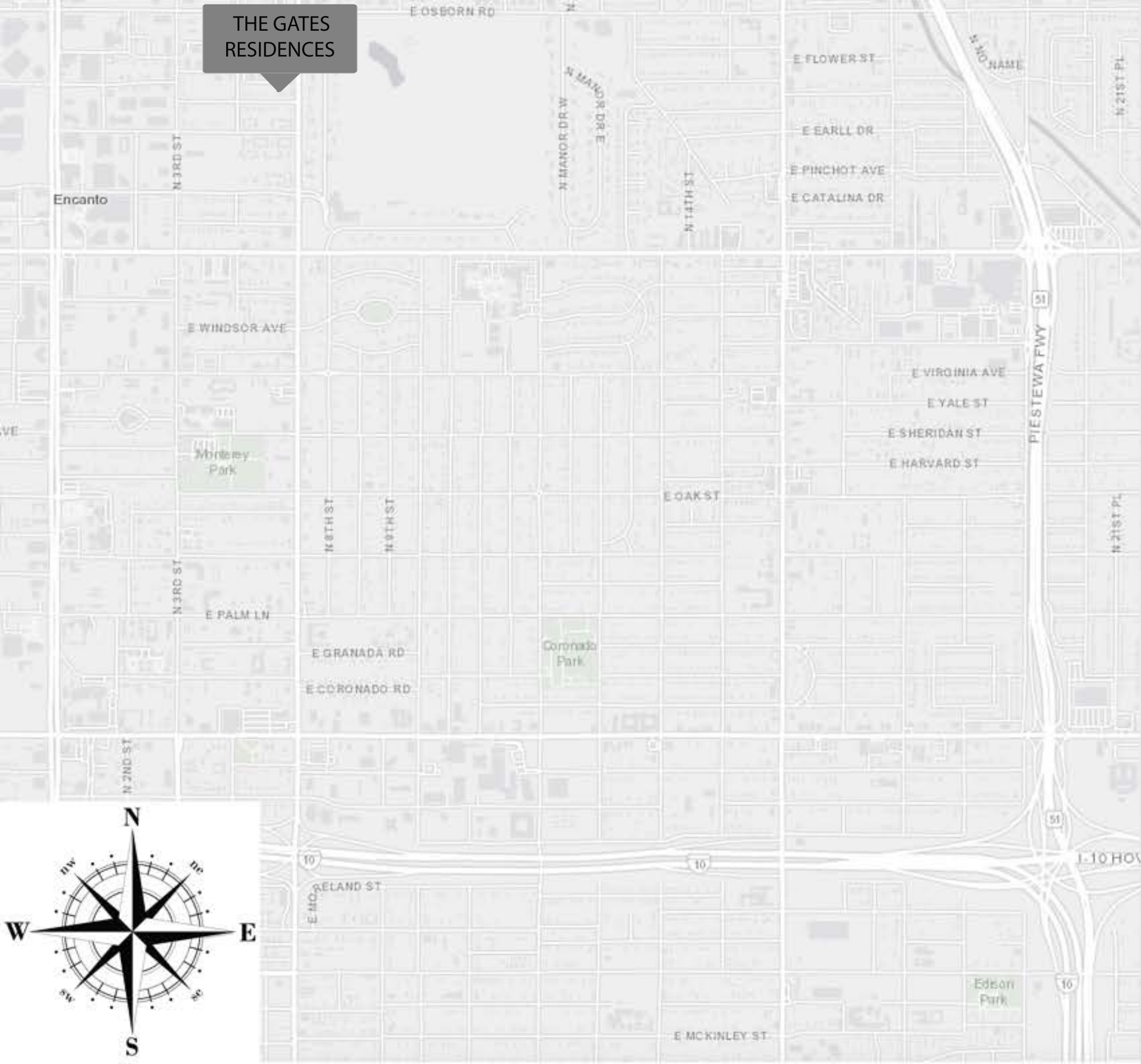




BE ENCHANTED  
BY THE  
FAIRY-TALE  
GARDENS  
&  
THE INTOXICATING  
MARRIAGE *of*  
HISTORIC & MODERN







Phoenix Convention Center  
8 MINUTES

Phoenix City Scape  
9 MINUTES

Footprint Arena  
10 MINUTES

Chase Field  
10 MINUTES

Phoenix International Airport  
9 MINUTES

Arizona State Capital  
10 MINUTES

ASU Downtown  
7 MINUTES

Arizona Science Center  
7 MINUTES

Arizona Financial Theatre  
9 MINUTES

While its artistic charm makes it seem worlds away as you're in bustling Downtown Phoenix, The Gates is conveniently located near Phoenix International Airport and vast arrays of entertainment.





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The Gates

HAVE **ANY** QUESTIONS?

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