



PENDRY

RESIDENCES I NATIRAR

Live Your Passion. Add Your Magic.

Welcome

A Storied Country Estate Meets a Modern-Day Manor.

In the rolling hills of Somerset County, New Jersey, and less than an hour from New York City, the grand, Tudor-style, 33,000-square-foot Natirar Mansion, formerly owned by the late King of Morocco, was originally completed in 1912 as an estate home for the Ladd family.

Currently consisting of the award-winning Ninety Acres Restaurant and Cooking School, a 12-acre sustainable farm, the Mansion Ballroom and a private membership club, Pendry Hotels announces the next phase of the Natirar resort development.

Once complete in the Spring of 2020, Pendry Natirar will usher in a new era of the great American country estate – the ideal place for a quick getaway, an extended respite, a romantic escape, a bespoke event or an opportunity to rediscover nature in an unparalleled tranquil setting accompanied by the utmost in service and hospitality.

Pendry Natirar will feature a collection of private residences, an expanded mansion restoration with adjoining hotel and full-service Spa Pendry. In addition, the resort will offer a variety of classic and unique outdoor pursuits and culinary delights to be discovered throughout the property. A truly special gathering place to enliven all of the senses.

It is our pleasure to welcome you home to Pendry Natirar.

Bob Wojtowicz

*Natirar
Founder and Owner*

Alan Fuerstman

*Montage International
Founder, Chairman and CEO*





Kate Macy Ladd

A MANSION ON A HILL

Natirar is one hour from Manhattan. But it is a world apart. Situated on 500 wooded acres in the rolling hills of Somerset County, New Jersey, it was an extraordinary Tudor-style, 40-room Mansion with a carriage house, stables and outbuildings, built by Walter and Kate Ladd of New York as their country estate. This was 1912. It remained in the family for decades until being sold in 1983 to the King of Morocco. Twenty years later, the county purchased the estate for public use and leased 90 of the 500 acres, including The Mansion and buildings, to local resident Bob Wojtowicz with the intent that it be restored and made available to the public. One hundred years later, Natirar is alive and well and more stunning than ever.





NATIRAR

When you discover a place that is transformative, you know it immediately. You feel it. Natirar is such a place: a 500 acre park, meandering streams, green grass and trees with a world-class view. And a hundred-year-old Tudor Mansion in the middle of it all. With an acclaimed restaurant, cooking school, farm and private club, and soon, a new luxury hotel and two-dozen extraordinary fully amenitized residences.

But even more draws you to this place. Natirar is open space and fresh air. Quiet spots to relax and sit and feel the wind, watch squirrels and birds, marvel at the views ... and just be. A precious piece of earth where you can reconnect with nature, and most importantly, yourself. To live in peace and create a path to a balanced, healthy lifestyle. Nourishing body and soul. Keeping active.

Enjoying adventures every day. From horseback riding to nature hiking, biking down a country road or exploring a private wilderness that is your backyard. Expanding your knowledge ... taking a class, learning to cook, partaking of the daily harvest from your community garden, meeting new people. In short, joining the family.

Historic and pristine. Yet contemporary, vibrant and alive. Timeless. With so many treetops you can't see the neighboring houses around you. But if you're in a hurry, this is not the place for you. Because Natirar's speed limit is 10 mph.

Reborn as a distinguished resort residential retreat. Where living well means being healthy and being happy. There is a place called Natirar. Can you feel it?





Sagamore Pendry Baltimore



Pendry San Diego



PENDRY NATIRAR

The mansion will be restored with thoughtful attention to detail and expanded to feature the adjoining hotel with guest rooms, suites and residences. Pendry Natirar will feature a full-service Spa Pendry, including an extensive health & wellness curriculum, fitness center, swimming pool and tennis courts. Guests and residents will also enjoy the distinguished Ninety Acres farm-to-table restaurant and cooking school as well as access to the 12-acre sustainable farm.

Pendry Hotels, a luxury hospitality brand from Montage International, combines inspired design and authentic service tailored to today's cultured world traveler. Each property is injected with a unique perspective on contemporary style with an emphasis on the arts and local community. The portfolio of hotels includes Pendry San Diego, Sagamore Pendry Baltimore and currently under development are Pendry LaQuinta, opening in 2020, Pendry Park City, opening in 2021 and Pendry Manhattan West, opening in 2021.



KNOW THYSELF

PENDRY RESIDENCES NATIRAR WILL EXUDE ROMANCE THROUGH THE BEAUTY OF THEIR ARCHITECTURE, LUSH GARDENS AND FOCUS ON SIMPLE LIVING. THEY ARE DESIGNED TO BE INNOVATIVE AND TO PROVIDE A RETREAT FROM THE ROUTINE OF DAILY LIFE, ALLOWING YOU TO RECONNECT WITH NATURE, THE COMMUNITY AND YOURSELF.



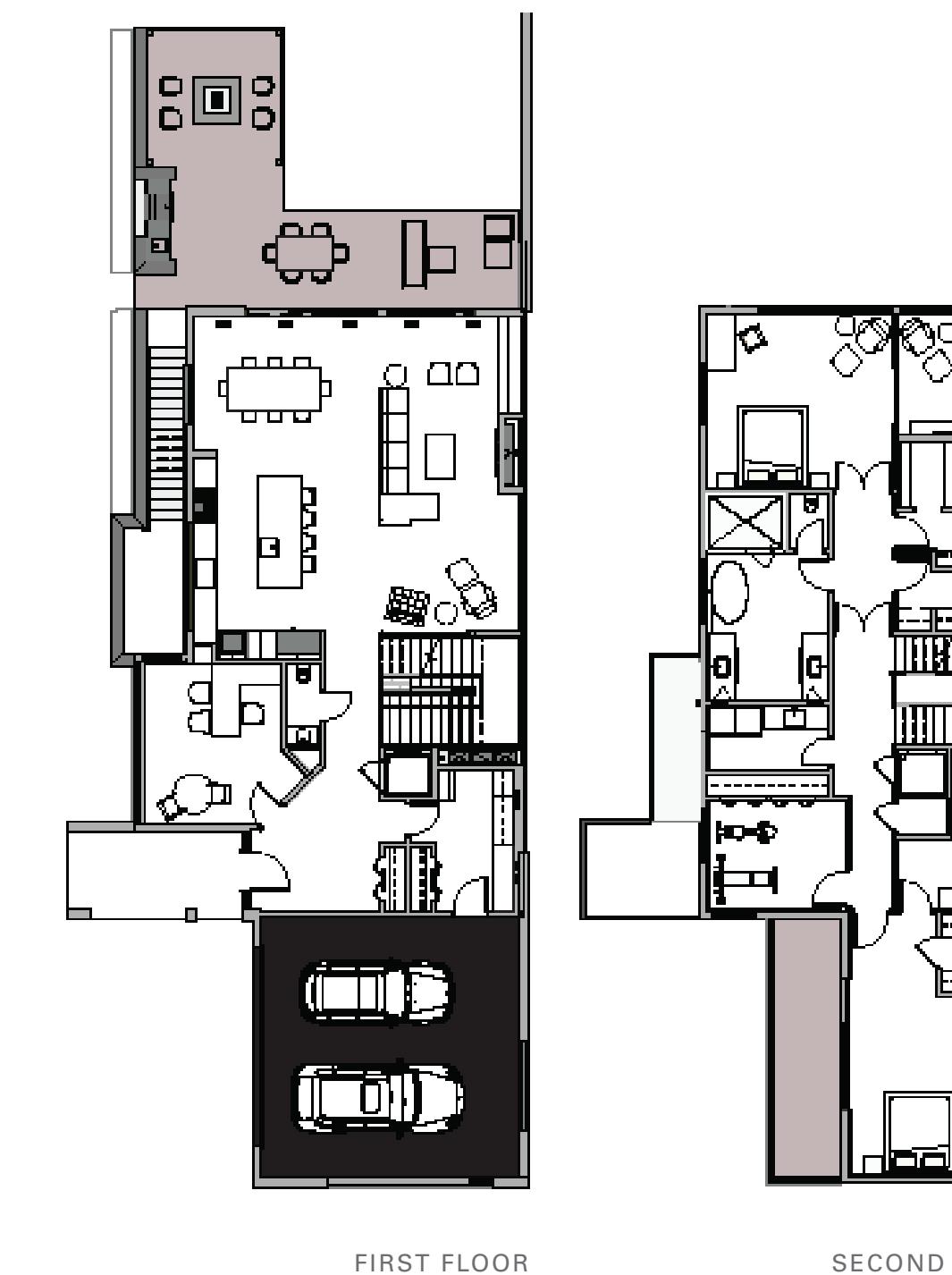


THE ESTATE VILLAS

The Estate Villas at Pendry Natirar make a one-of-a-kind quality statement about contemporary country living in a sophisticated atmosphere. Using natural materials, wood, stone and generous spans of glass to ensure capturing the full bounty of the seasonal beauty of the surrounding nature, they create a traditional townhouse layout with every amenity and feature and abundant living spaces up to 4,000 square feet.

Residential Features At-A Glance:

- Two bedrooms, two-and-a-half baths
- 11-foot cedar ceilings on the entry level, 9.5 feet in the master bedroom and second level
- Private internal two-story elevator
- Natural stone gas fireplace in the main living area
- Generous master bedroom lounge and his/her master closets
- Spacious outdoor patio and basement area
- Sub-Zero and Wolf appliances
- Travertine marble and natural stone throughout living spaces
- Silestone quartz eternal counter top and backsplash
- Floor-to-ceiling windows and doors inclusive to outside patios
- Includes energy efficient features in all living areas
- Personalized interior selections for optional features
- Two-car garage
- Optional bonus room over garage with balcony
- Optional finished basement
- Optional third floor glass "jewel box" penthouse for additional living space and expansive views



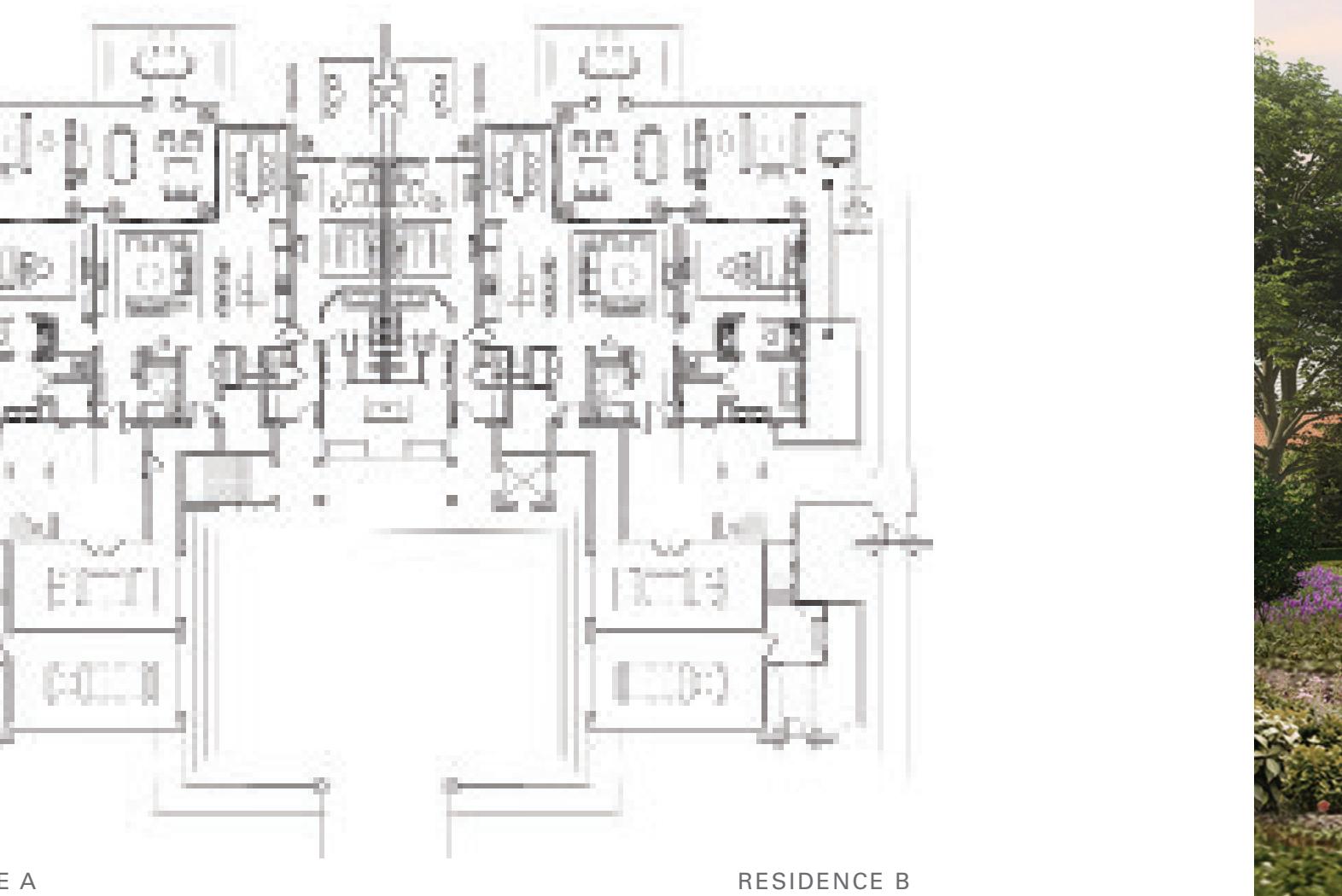
Sample Estate Villa floor plan.
Conceptual floor plan and features subject to change.

THE FARM VILLAS

Located on the private Abby Road, a limited number of farm villas include a working farm as the backdrop to an authentic country living experience. With contemporary design, these fully-furnished, 2,400 square foot, two-bedroom and two-and-a-half bath Farm Villas will accentuate the modern day feel of luxury living while enjoying the connection to the outdoors.

Residential Features At-A Glance:

- Two bedroom, two-and-a-half baths with lock-off
- Expansive outdoor living for entertaining, dining and relaxing
- Terrace level living includes private customized garden
- Includes additional living area for an office or retreat
- Sub-Zero and Wolf appliances
- Floor-to-ceiling windows and doors inclusive to outside patios
- Two-car garages



*Sample Farm Villa floor plan.
Conceptual floor plan and features subject to change.*







THE MANSION RESIDENCES

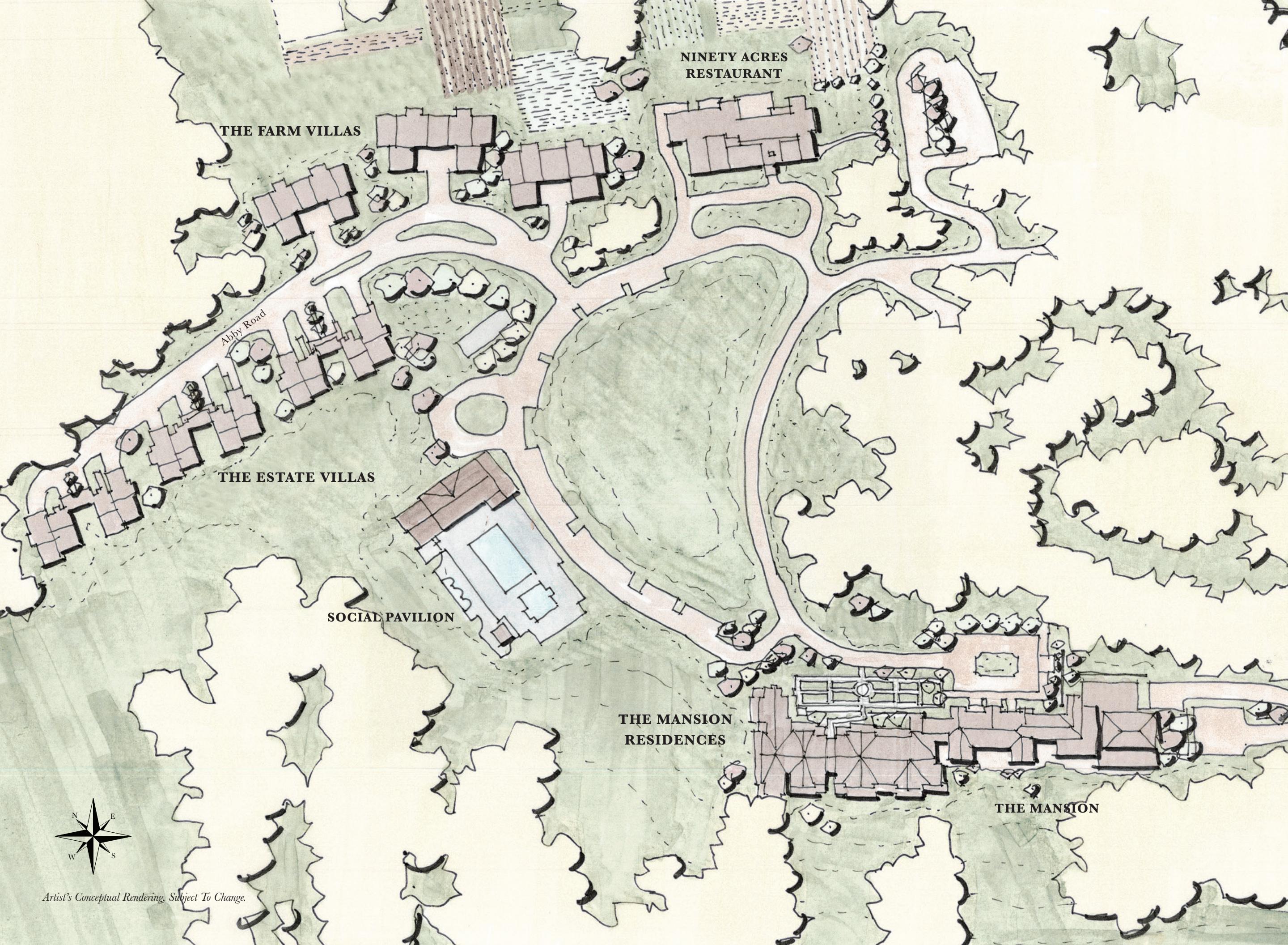
Designed by globally renowned New York City based Meyer Davis, the Mansion Residences will offer true turn-key living. Located within this storied country estate, this private collection of residences will offer a sanctuary of redefined wellness, designed for connection with those seeking to reawaken the senses and revitalize the body and soul. The Mansion Residences will offer a lifetime of discovery as an ultimate retreat to enjoy and relax with family and friends.

Residential Features At-A Glance:

- Spacious fully-furnished two- to four bedroom floor plans
- Designed with lock-off bedroom feature for additional flexibility of usage
- Inspiring interiors with well-appointed kitchen and dining area
- Private outdoor balconies with expansive views of the Natirar estate
- Located within the Mansion for ease of access to the amenities and services of Pendry Natirar
- Private residential access from the Mansion
- Option to participate in the Pendry Natirar Rental Management program



Sagamore Pendry Baltimore



TO LIVE AT PENDRY NATIRAR IS TO BE A VITAL PART OF A CELEBRATED WORLD OF LUXURY, EXCLUSIVE SERVICE AND MAGNIFICENT AMENITIES. ALL RESIDENCES OFFER ACCESS TO THE MANSION, THE NEW PENDRY NATIRAR HOTEL, SPA PENDRY, SOCIAL PAVILION AND THE RENOWNED NINETY ACRES CULINARY CENTER AND NATIRAR FARM.

THE NATIRAR FARM, AN AGRIHOOD

Natirar is an agrihood; a community built with a working farm as a focus – a focus on local, sustainably sourced food. In a real sense, an agrihood resembles a community of the past, such as an English village. Residents enjoy instant, easy access to agriculture harvested right on the property. A large percentage of the produce used in Ninety Acres is sourced from Natirar's 12-acre sustainable farm, with more than 150 available varieties of fresh, organic fruits and vegetables, herbs and flowers. Having the Natirar Farm in your backyard provides a gorgeous view, and also a fresh harvest on your nightly dinner table – literally, your table at the farm.

Every resident will have the unique opportunity to curate a personalized farming experience. From planting and growing a new seasonal harvest to learning the art of nurturing a garden in full bloom, every detail will be tended to whether you're home or away.

Ninety Acres Culinary School and Restaurant was built in the estate's restored carriage house and includes an open kitchen adjacent to the main dining room and bar areas, outdoor terrace with fire pits, private dining room and lounge areas and its wine cellar. Little wonder it is one of the area's most popular restaurants.





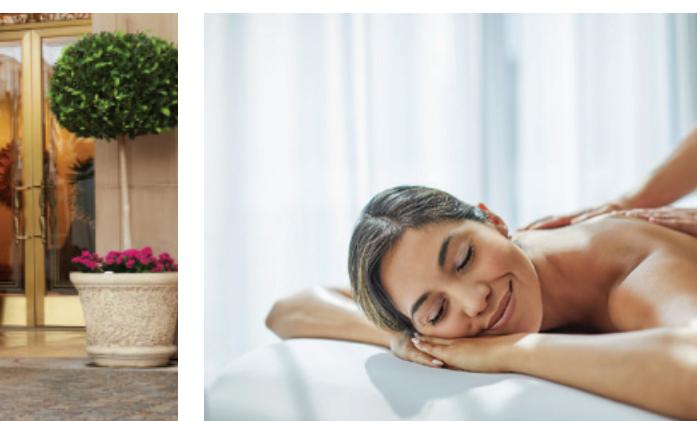
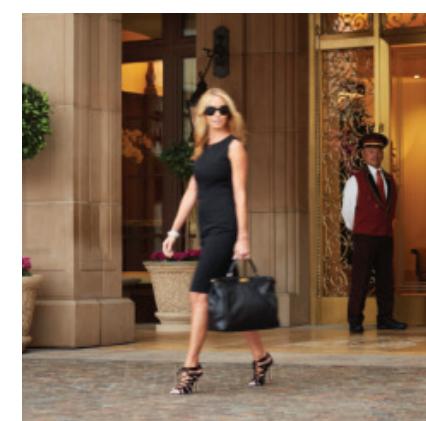


A PLACE TO BELONG

The Natirar Club is a private membership experience exclusive to Pendry Natirar. The social fabric of the club is situated in the west wing of the Mansion, with an intimate living room for small gatherings, library, game room and bar to enjoy spirits and libations during communal gatherings or on a leisurely Sunday afternoon. Club membership also includes access to the Social Pavilion with an outdoor pool and fully appointed fitness facility, tennis courts as well as a Members-only gathering spot above Ninety Acres to enjoy a game of snooker and night cap after an enjoyable dinner. Members have access to special events at the Mansion and traditional gatherings for summer and winter occasions; a chance for camaraderie and memories to be created year after year. For those more adventurous, annual Member excursions include rendezvous to other destinations including bespoke experiences at Montage and Pendry destinations.

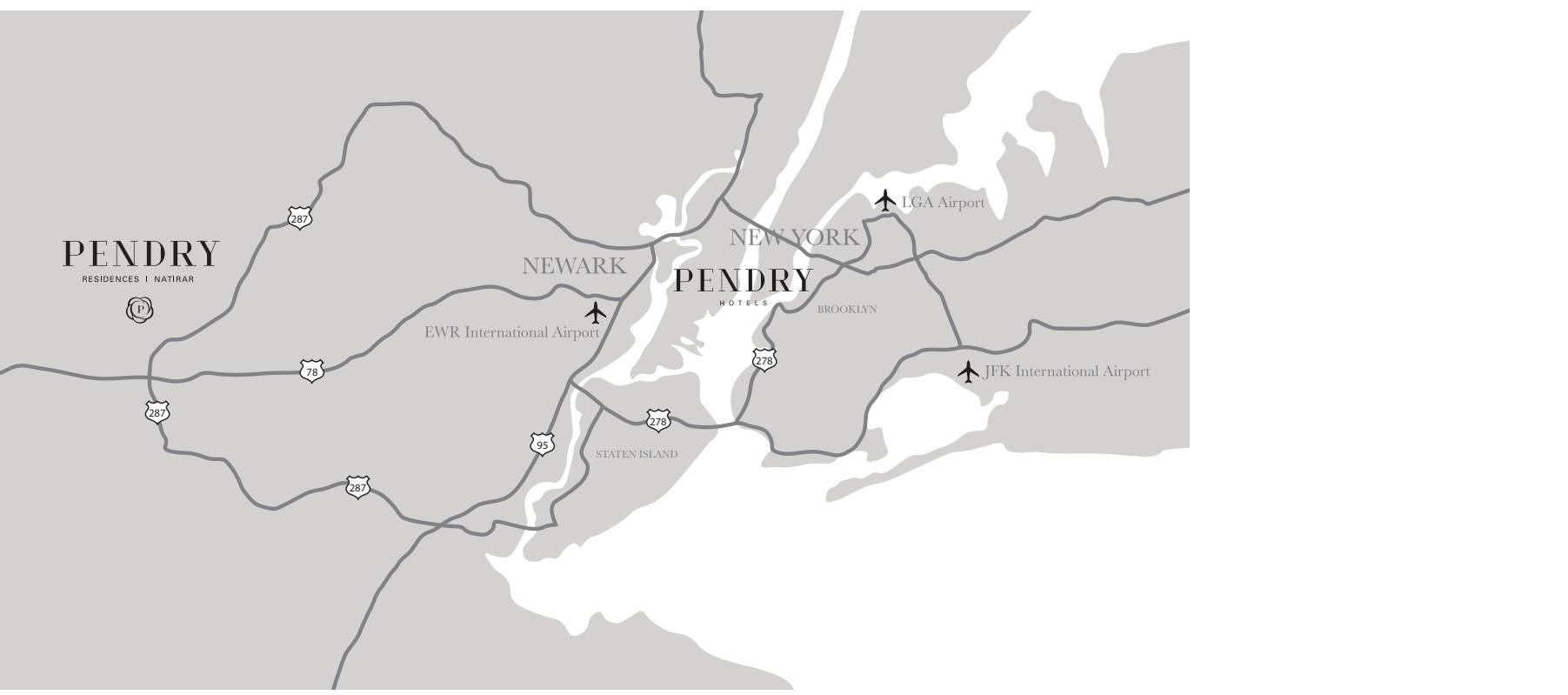
And There Is More ...

In addition to The Natirar Club, there are special ownership privileges and benefits that extend beyond the reach of your home and provide an opportunity to access the portfolio of both Montage and Pendry hotels and resorts. This includes a preferred array of special discounts and offerings as well as access to related travel and lifestyle opportunities exclusive to Pendry Residential Owners. While at home, true turn-key living awaits with personalized Residential services from a dedicated staff, creation of custom experiences and property management to meet the desires and needs of every resident. Service is seamlessly delivered to the highest standards of comfort and privacy.



Residential Service Highlights:

- 24-hour concierge
- Car and limo services
- 24-hour housekeeping
- Childcare services
- 24-hour maintenance
- Event and menu planning and implementation
- 24-hour in-residence dining
- Discounts on spa services, food and beverage outlets and retail purchases
- 24-hour security
- Laundry, dry cleaning and pressing services
- Optional rental management program
- Private chef and in-residence catering
- Pre-arrival provisioning
- Discounts on best available rooms at other Montage and Pendry hotels
- Pet grooming, walking and sitting services



PERFECTLY LOCATED

Pendry Natirar is an easy 34-mile expressway drive from Newark Liberty International Airport. Manhattan is 40 miles or 20 minutes by helicopter. And New York's LaGuardia Airport is 54 miles; JFK International is 73 miles.

From 78 Westbound: Take 78 West to 287 North to US-202/US-206 Exit 22B toward Bedminster/Netcong. Continue to the split at Route 202/206 North and bear right to stay on Route 202 North. Then take Route 202 North to the first traffic light and make a right onto Route 202 North. Make a left at the next traffic light - Peapack Road (Route 512). Proceed for approximately 1.2 miles on Peapack Road (name changes to Main Street). Our entrance will be on your right. It is a wide driveway with two large brick pillars - also the Natirar Park entrance. Follow the paved driveway to the very top of the hill.

From 78 Eastbound: Take 78 East to Exit 29, Follow signs for 287 North towards 202/206/Morristown. Then take 287 to Exit 22B (202/206 North). Continue to the split at Route 202/206 North and bear right to stay on Route 202 North. Then take Route 202 North to the first traffic light and make a right - onto route 202 North. Make a left at the next traffic light - Peapack Road (Route 512). Proceed for approximately 1.2 miles on Peapack Road (name changes to Main Street). Our entrance will be on your right. It is a wide driveway with two large brick pillars - also the Natirar Park entrance. Follow the paved driveway to the very top of the hill.

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