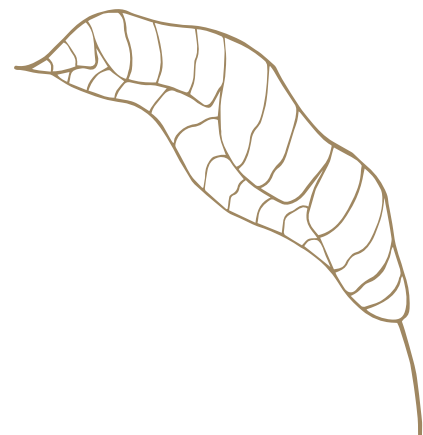
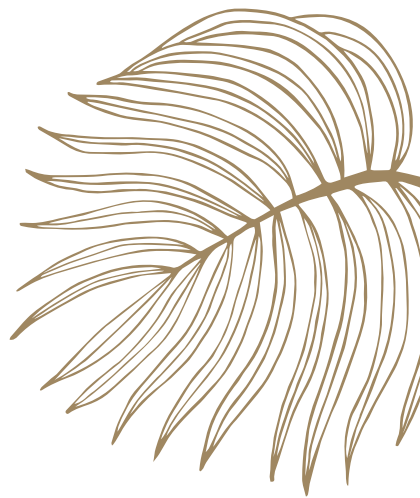


# ALINA

RESIDENCES

BOCA RATON



We invite you to discover ALINA 210 and ALINA 220, the final phase of downtown Boca Raton's most thoughtfully conceived new private community. Tucked on nine lushly landscaped acres between the manicured fairways of the Boca Raton Resort & Club and Southeast Mizner Boulevard, ALINA is an oasis of tranquility enlivened by an extraordinary array of resort-inspired amenities and accented by indoor and outdoor art installations.

LUXURIOUS DOWNTOWN LIVING.  
MAGNIFICENT TROPICAL VIEWS.





**A WORLD-CLASS RESIDENTIAL DESTINATION  
FOCUSED ON WELLNESS & ACCENTED BY ART**

With two new residential offerings, ALINA 210 and ALINA 220, the vision for Boca Raton's most luxurious new private community is fully realized. Their wide array of residential floor plans is inspired by the success of the original award-winning ALINA 200, and the interior design lives up to the same exceptional standards. Extensive new indoor and outdoor amenities create even greater opportunities for health, wellness, and fun for all ages. Distinct in unique ways, each offers choices to appeal to many different lifestyles.



## ALINA 200

RELAXING, MEDITATIVE SPACES INSIDE AND OUT

*ALINA 200, the community's original intimate mid-rise, offers 121 elegant residences as well as resort-style indoor and outdoor amenities, accessible to all ALINA residents.*

- Rooftop pool and sun deck with cabanas and shaded lounge
- Landscaped areas for outdoor dining and entertaining
- Elite performance fitness center includes private yoga room, cardio, strength training, and workout equipment for a mind/body wellness experience
- Outdoor yoga space, landscaped meditation gardens, and dog park
- His and Hers spas, each with treatment rooms, relaxation room, salt room, steam rooms, saunas, and locker rooms
- Club room for entertaining, game room, catering kitchen, bar, lounge, private dining, and expansive outdoor terraces

Inspired by accolades for the award-winning ALINA 200, the new residential offerings at ALINA 210 and ALINA 220 are designed to delight.



## ALINA 210

WHEN PRIVACY IS PRIZED ABOVE ALL

*The most private ALINA offering, ALINA 210 is a boutique-scale mid-rise featuring a suite of amenities exclusive to the 30 residences.*

- Nine stories, 30 exquisite corner residences
- Maximum of four residences per floor, all with direct elevator access
- Expansive private terraces, all with summer kitchens
- Double-height, staffed lobby
- Approximately 16,000 square feet of thoughtfully curated amenities for the exclusive use of ALINA 210 residents
- Spa with sauna, aroma steam rooms, experience showers, beauty treatment rooms, salon area, and private locker rooms
- Fitness center with strength, functional, and interactive cardio equipment
- Holistic wellness retreat with live and on-demand yoga, meditation, and percussive, compression, and recovery therapies
- Bungalow-style in-ground pool with poolside cabanas and landscaping designed to enhance privacy
- Outdoor yoga space and meditation gardens
- Club room
- Screening room
- Business / conference room



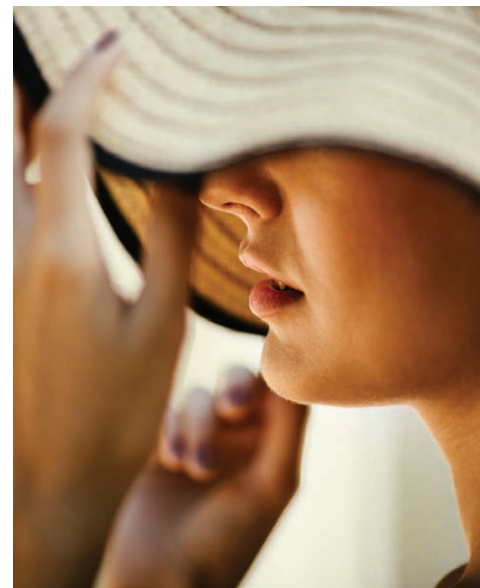
## ALINA 220

EXCITEMENT AT YOUR DOORSTEP

*The extensive spa and wellness amenities available at ALINA 220 complement the indoor and outdoor recreation and entertainment spaces.*

- Nine stories, 152 residences with a wide variety of floor plans
- Art-inspired staffed lobby with indoor-outdoor lounge
- Approximately 18,700 square feet of thoughtfully designed amenity spaces available for all ALINA residents
- Resort-style spa with salt, sauna, and aroma steam rooms, experience showers, beauty treatment areas, relaxation room, and private locker rooms
- Two-story wellness retreat designed with niche fitness experiences. The lower level offers a cardio and strength training venue, a private Pilates studio, and a mind-body studio for yoga, meditation, and barre. The upper level offers a dedicated functional training and immersive cardio area for private or small-group training. The recovery studio offers stretching, rolling, percussive, and compression technology.
- Outdoor yoga space, meditation gardens, and lap pool
- Seventh-floor Junior Olympic-size lap pool with cabanas and hot tub
- Outdoor entertainment deck with bocce court, putting green, and dining and barbecue areas
- Club room with catering kitchen
- Card room
- Screening room
- Business center

A world-class residential destination featuring resort-inspired amenities with a focus on wellness and accented by indoor and outdoor art installations, ALINA is the most thoughtfully conceived new private community in downtown Boca Raton.



**AN ELEGANT PRIVATE COMMUNITY**

*ALINA's meticulously landscaped grounds offer an oasis of tranquility in the heart of downtown Boca Raton, with premier access to nearby shopping, dining, and cultural destinations.*

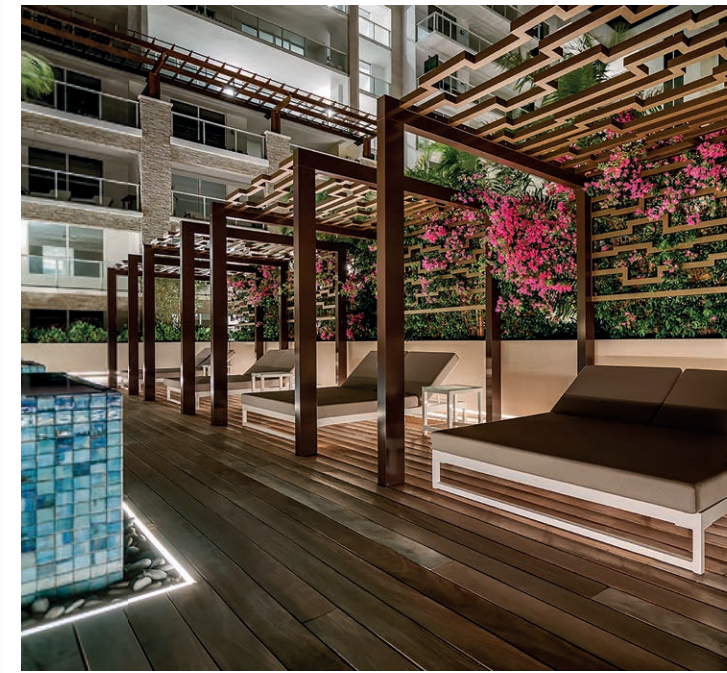
- Private nine-acre community featuring nearly three acres of impeccably designed outdoor living amenities
- Formal entrance on Mizner Boulevard accentuated by dramatically lit glass canopies, water features, and tropical landscaping
- Landscaping, hardscaping, and water features designed by award-winning landscape architecture firm EDSA
- Sculpture installations along the Southeast Mizner Boulevard promenade curated from the Boca Raton Museum of Art
- Park-style pedestrian streetscape provides connectivity to downtown Boca Raton's restaurants, art galleries, salons, and boutiques
- Indoor-outdoor amenity spaces are complemented with biophilic greenspace installations by award-winning design firm Plant the Future

Wellness amenities, social spaces, and a sophisticated splash of art all combine to create an unparalleled retreat in the heart of downtown Boca Raton.

*Each building features an exquisitely designed spa.*



*With 24/7 valet service brings a sophisticated touch to arrivals and departures*



Outdoor amenities accessible to all ALINA residents include a variety of opportunities for recreation and socializing. Summer kitchens and dining tables are ideal for gathering with friends and family for casual meals in the fresh air while a fire table overlooking the golf course and lounge seating is perfect for conversation under the stars. A bocce court and mini putting green encourage friendly competition. All outdoor amenities are set on decks that have been landscaped with multi-trunk palm trees and colorful plantings.

*Amenity spaces feature greenspace installations by award-winning design firm Plant the Future.*



*Interiors by GarciaStromberg are sophisticated, welcoming, and filled with natural light.*

#### RESORT-STYLE SERVICES

*ALINA's residents enjoy exclusive services by hospitality-trained staff 24 hours a day, seven days a week.*

- 24/7 staffed Mizner Boulevard entrance to ALINA; all guests are announced
- 24/7 lobby staffing in each building
- On-site concierge in each building to provide a variety of lifestyle services
- 24/7 valet and security
- Secured, enclosed parking with electric vehicle charging stations
- Property-wide high-speed Wi-Fi
- Additional services to facilitate an effortlessly elegant lifestyle include package receiving, personal training, dining and entertainment reservations, and kitchen provisioning, among many possibilities

## AN INSPIRING COMMUNITY

*Curated and commissioned art*

Indoor and outdoor amenity spaces throughout ALINA are elevated by art installations and complemented with biophilic greenspace installations by award-winning design firm Plant the Future. Outdoor sculpture curated from the Boca Raton Museum of Art transforms the Southeast Mizner Boulevard promenade into a sophisticated pathway to shopping and dining destinations in downtown Boca Raton.



*Each building offers a luxurious spa and state-of-the-art fitness center. Amenities at ALINA 200 and ALINA 220 are open to all ALINA residents, creating a vibrant, convivial atmosphere.*



## LUXURIOUS AT EVERY LEVEL

*Gardens, pool decks, fitness, and spa*

From tranquil meditation gardens to rooftop pool decks and fitness centers with inspiring tropical views, ALINA surrounds residents with a remarkable array of spaces for wellness, fitness, and socializing. Beautifully landscaped rooftop decks at ALINA 200 and 220 feature pools, poolside cabanas, and comfortably furnished lounge areas with a variety of views over ALINA's lush grounds and the Boca Raton Golf Course's emerald-green fairways. State-of-the-art fitness centers and spas within each property support health goals and offer luxurious pampering.



*ALINA's private campus has been designed by award-winning landscape architecture firm EDSA with a focus on wellness and relaxation.*





**THE BEST OF BOCA RATON  
AT YOUR DOORSTEP**

*Luxurious Downtown Living,  
Magnificent Tropical Views*

With sweeping panoramic views stretching over the Boca Raton Golf Course to the sparkling blue expanse of the Atlantic Ocean, the meticulously designed ALINA residences showcase Boca Raton's iconic tropical beauty. Steps away, just beyond the elegant formal entrance of this lushly landscaped nine-acre private community, downtown Boca Raton awaits with world-class cultural and culinary destinations, luxury shopping boutiques, and live entertainment. Exquisitely designed and perfectly located, ALINA is the key to fully enjoying the remarkable lifestyle of Boca Raton.



**RESIDENTIAL DESIGN  
HIGHLIGHTS**

*Spacious, thoughtfully designed, light-filled residences, penthouses, and private villas at ALINA 210 and ALINA 220 celebrate seamless indoor-outdoor living. Select residences feature panoramic views of the iconic Boca Raton Resort & Club, downtown Boca Raton, and the Atlantic Ocean.*

- Fully finished residences range from approximately 1,400 to 5,400 square feet, all with expansive private balconies
- More than 80 unique residential floor plans
- Outdoor kitchens and private plunge pools in select ALINA 210 and ALINA 220 residences
- Open-concept layouts, with ceiling heights reaching over 10 feet, range from one bedroom with den to four bedrooms with den
- Designer European-style gourmet kitchens with porcelain countertops, cascade-edge islands, and professional-grade appliances, including wine cooler
- Spa-inspired primary bathrooms feature a rain shower in a seamless glass enclosure, a stand-alone soaking tub, and designer fixtures
- Private and semi-private elevator access to most residences
- Private storage space available



**GOURMET  
SOPHISTICATION**

*European-style kitchens*

Sleek and sophisticated with exquisitely crafted details, ALINA's kitchens are an elegant focal point within light-filled open layouts. Floor-to-ceiling custom cabinetry neatly conceals a full suite of premium Miele appliances while a striking cascade-edge island with a porcelain countertop offers the ideal place to enjoy morning coffee. Miele's signature advanced technology simplifies the creation of gourmet feasts and ensures favorite vintages are perfectly chilled in the wine cooler. ALINA 210 residences and ALINA 220 Collection residences are further elevated with additional specialty appliances.



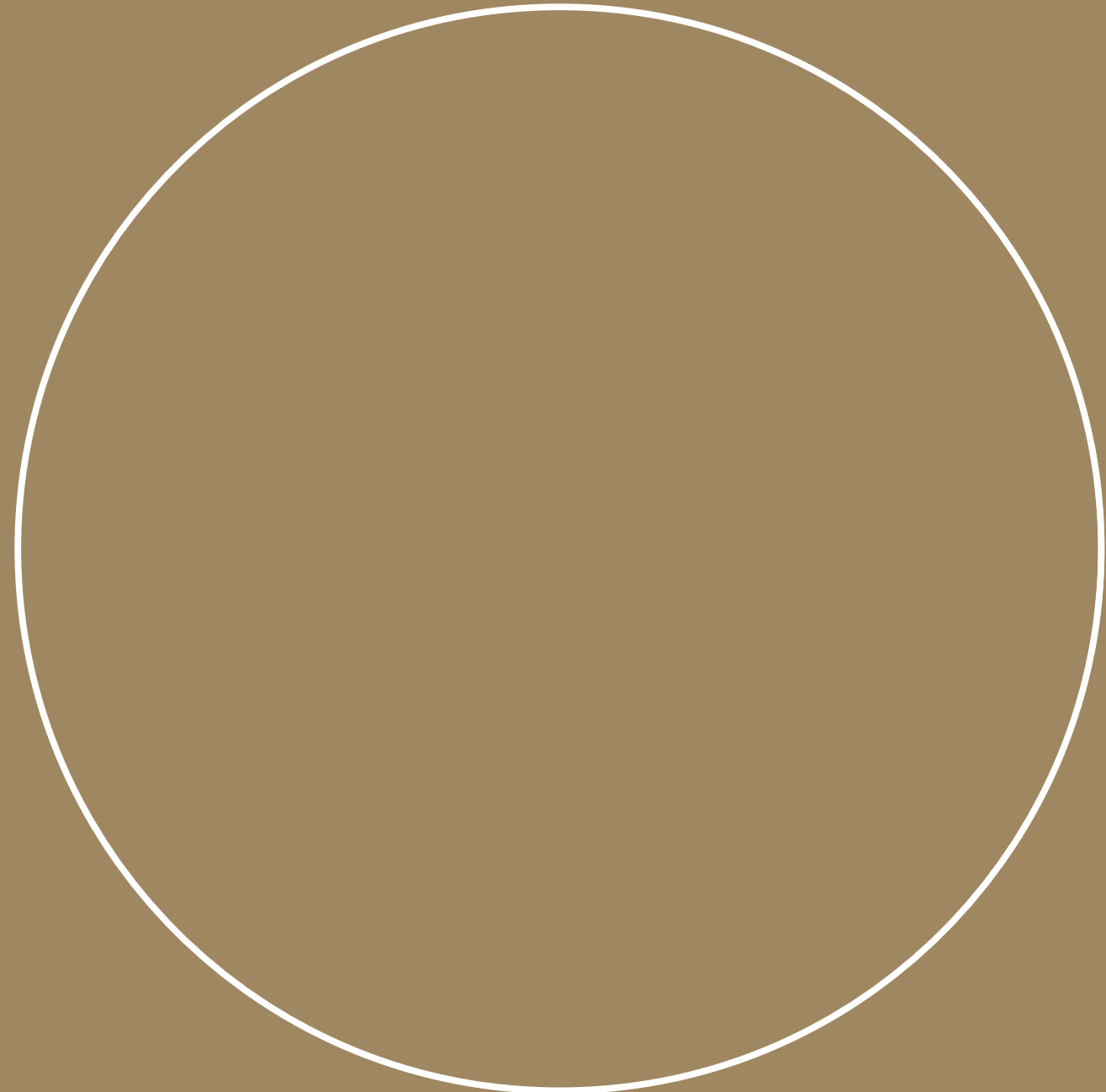
**YOUR LUMINOUS  
PRIVATE RETREAT**

*Expansive primary baths*

Finished in polished pearl-toned marble and beautifully illuminated, ALINA's expansive primary bathrooms offer a pampering retreat within the residences. With artfully positioned lighting, oversized mirrors appear to float gently in space above contemporary furniture-style vanities. In addition to a remarkably oversized walk-in shower within the residences with luxurious rain-shower fixtures, a freestanding bathtub invites blissful relaxation. Spacious storage drawers keep bath linens and toiletries discretely at hand.



*Artist's conceptual rendering*



**ALINA**  
**210**

**ALINA 210**

*When privacy is prized  
above all.*

ALINA 210 residents will discover incomparable privacy and luxury in a full suite of thoughtfully curated indoor and outdoor amenities reserved for their exclusive use. With just 30 exquisite corner residences and personalized services, ALINA 210 has the ambience of a gracious retreat or boutique resort. The charming setting within lushly landscaped grounds includes a meditation garden and a bungalow-style pool with poolside cabanas. The spa brings pampering to residents' fingertips while the fitness center and holistic wellness retreat contribute to a health-oriented lifestyle.

*The double-height lobby at  
ALINA 210 offers a grand arrival  
experience for this boutique  
30-residence building*



*Artist's conceptual rendering*

*Set within lush landscaping by award-winning firm EDSA, and accessible exclusively to residents of ALINA 210, the bungalow-style pool is an exceptionally tranquil oasis.*



## ALINA 220 COLLECTION

*Residences unlike any other.*

The ALINA 220 Collection residences and penthouses take the quintessential Boca Raton lifestyle to the ultimate level of luxury. Wrapped in deep terraces and surrounded by panoramic golf course, ocean, and skyline views, they feature floor-to-ceiling glass walls that elegantly blur lines between indoor and outdoor living. Summer kitchens encourage gourmet adventures in the fresh air, and select residences offer a plunge pool for a private splash in the sun.

# ALINA

## 220





Artist's conceptual rendering

## *The 220 Collection*

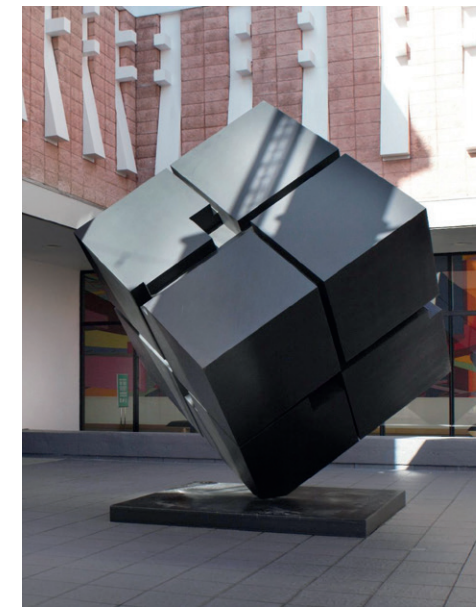
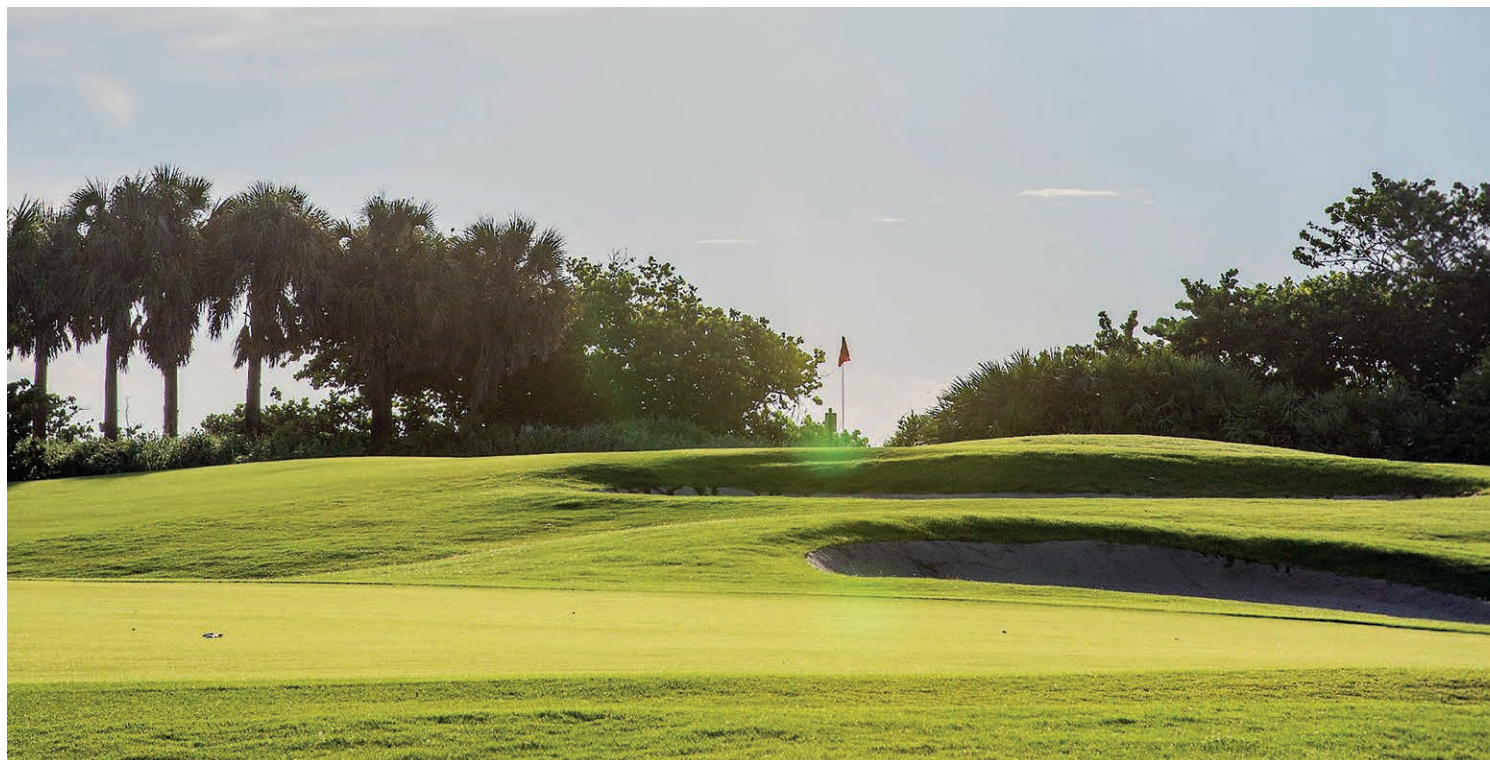
### **ABOVE AND BEYOND**

*A limited collection of one-of-a-kind residences and penthouses at ALINA 220 have been designed with ultra-premium features. Each home will be customized with one or more of the following:*

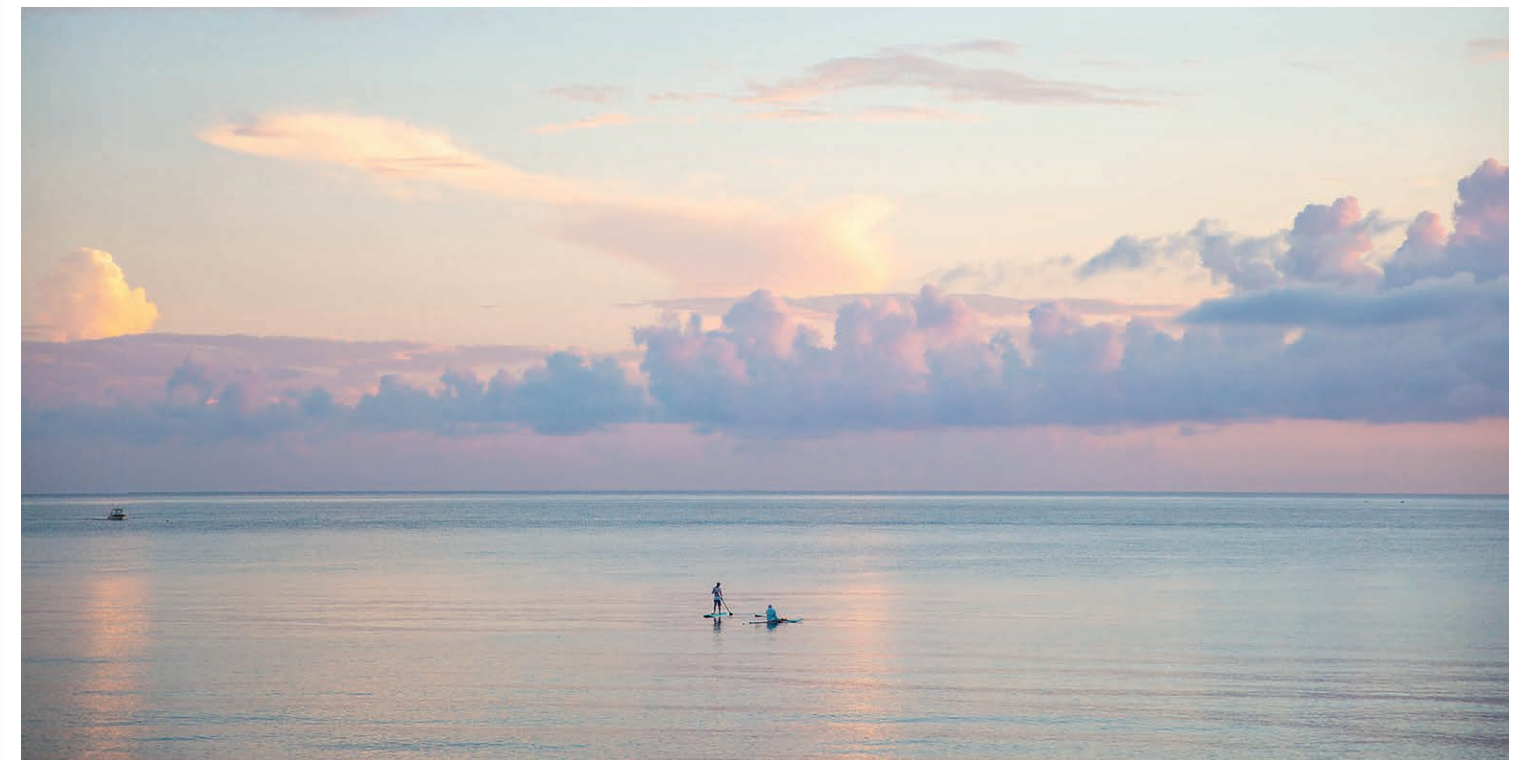
- Private plunge pool
- Summer kitchen
- Upgraded appliances
- Morning bar in the primary bedroom
- Enhanced storage

VIBRANT & CULTURALLY  
SOPHISTICATED

Sophisticated, naturally beautiful, and boasting a wonderfully temperate climate, Boca Raton has long been among South Florida's most coveted destinations. ALINA places residents in the heart of this vibrant location between the legendary Boca Raton Golf Club and the charming tree-lined streets of the historic downtown. Stroll along ALINA's landscaped Mizner Boulevard promenade to Royal Palm Place or Mizner Park to enjoy a wonderful mix of luxury shopping and upscale art galleries as well as restaurants, cafés, bakeries, and lounges. Cultural adventures are also nearby at the Boca Raton Museum of Art, a creative campus offering a permanent collection, special exhibitions, an ongoing calendar of special events, and classes at its art school.



*ALINA is perfectly located for residents to fully enjoy the remarkable lifestyle of Boca Raton.*



## TEAM

*ALINA has been developed and designed by a team of professionals who are leaders in their respective industries.*

DEVELOPER: Alina Boca Raton Tower 2 LLC, an  
Elad Group Company and Alina Boca Raton Tower 3 LLC,  
an Elad Group Company

ARCHITECT/INTERIOR DESIGNER: Garcia Stromberg/GS4 Studios

LANDSCAPE ARCHITECT: EDSA

SALES & MARKETING: Douglas Elliman Development Marketing

EL AD  
GROUP

GARCIA STROMBERG  
GS4studios


 Douglas Elliman  
Development Marketing

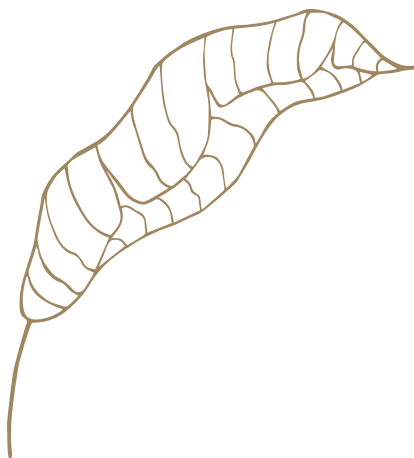
  
**ALINA**  
RESIDENCES  
BOCA RATON

**SALES AND MODEL GALLERY  
200 SE MIZNER BLVD, BOCA RATON, FL 33432**

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ALINABOCARATON.COM**

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*Take your place in the sun.*

