



ALINA RESIDENCES BOCA RATON REVEALS NEW LUXE RESIDENCES AND WELLNESS AMENITIES

April 6, 2023

El-Ad National Properties, an Elad Group company, has revealed new luxurious pre-construction residences and wellness amenities at ALINA Residences Boca Raton, an award-winning, world-class residential destination in the heart of downtown Boca Raton. New residences include a premier corner residence with a private rooftop as well as a luxurious ground-floor villa overlooking the golf course, while new amenities include a golf sports simulator. ALINA Residences encompasses three buildings: ALINA 200, completed in March 2022; and ALINA 210 and 220, scheduled for delivery in late 2024. The final phase of the ALINA Residences development topped off in May 2023 at over 80% sold.

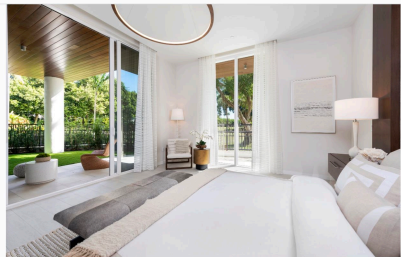
ALINA 220 Residence 703, a recently revealed premier corner residence, is listed for \$8.927 million. This residence, part of the exceptional ALINA 220 Collection, features 5,288 square feet of indoor living space, this elegant residence offers four bedrooms plus a den, four bathrooms and one half-bathroom. The principal suite includes a morning tub and separate sitting room with sweeping views. With elegant organic craftsmanship throughout, the spa-inspired principal bathroom features his and her rain showers and soaking tub. Additional upscale features include a private elevator entry foyer, grand chef-inspired kitchen outfitted with Italian cabinetry and brushed stainless appliances made by Gaggenau, enhanced storage, and more.



Rooftop at ALINA 220 Unit 703

Ideal for South Florida outdoor living, the residence also features 4,295 square feet of outdoor space, with an eastern-facing terrace providing ocean views and unique views of The Boca Raton's championship-level golf course. The terrace also beckons with a private plunge pool framed by a stunning wooden pergola and built-in summer kitchen.

Situated on the same floor as ALINA 220's beautiful 75-foot rooftop lap pool and two-story fitness center and spa, these exceptional amenities become an extension of the residence. The residence offers access to additional exclusive amenities at ALINA 220, including the expansive residents lounge and access to over 60,000 square feet of open amenity space including cabanas, day beds, gas grills, fire pits, bocce ball court and more.



The Golf Villa ALINA 220 Unit 103

Also recently revealed is ALINA 220 Villa 103, a premier east-facing Golf Villa residence, for \$6.16 million. Also part of the ALINA 220 Collection, the residence full southwest views of the iconic The Boca Raton golf course, the one-story golf villa offers 3,895 square feet of interior space and 3,607 square feet of stunning outdoor space, evoking the feel of a single-family home. Owners of this magnificent residence will enjoy the best of South Florida outdoor living with a private plunge pool, summer kitchen with grill, and expansive covered lanai. This golf villa features three bedrooms, three bathrooms, and one half-bathroom, in a split-bedroom floorplan.

Interior features include a European-designed kitchen ideal for entertaining with island and upscale Gaggenau appliances. The Spa-inspired primary bathroom features his and her rain showers and soaking tub, with elegant organic craftsmanship throughout.

Villa 103 is the perfect residence for those with pets who prefer living on the ground floor within walking distance to downtown Boca Raton's restaurants, art galleries, salons, and boutiques, as well as a few minutes away from the neighborhood's iconic beaches and pristine parks.



Newly revealed Professional Level Golf Sports Simulator

ALINA Residences Boca Raton has also revealed addition of a professional-level golf and sports simulator to the list of many wellness amenities at ALINA Residences. The golf and sports simulator complements ALINA Residences' many recreational and wellness amenities, including a personalized spa thermal circuit, two rooftop lap pools, state-of-the-art fitness centers, bocce ball court, his and hers spa facilities, outdoor yoga spaces, and more than three acres of private outdoor amenity space.

The golf and sports simulator, situated in a studio with several glass walls within the two-story fitness center at ALINA 220, will be available to all ALINA residents. The PGA Tour-licensed simulator, presented by Full Swing, will provide residents with the ability to tune up their game and "practice" on some of the most iconic courses in the world, including TPC Sawgrass and Pebble Beach. Full Swing has been in business for over 30 years and is trusted by the best in the game. Features will include new courses, captured in flawless detail with the highest quality graphics, every month, accuracy and speed of infrared tracking technology with blue light LEDs, to help produce the fastest and most accurate indoor ball-tracking technology in sports. The experience begins with real measurements of golf club and ball data at impact from an overhead HD camera, as it records HD video of the clubhouse through impact for post-swing analysis with 13 points of data; and, over 13 sports experiences, non-golf enthusiasts can enjoy other simulated sports including Basketball Shootout, Football Oil Challenge, Baseball Home Run Derby, hockey, lacrosse, soccer and more.

All ALINA residents will also have the ability create their own personalized thermal circuit at ALINA 220, moving through the beginning experience shower, to the sauna, then on to the cool down phase, steam room, and final shower, at their own pace and pleasure.

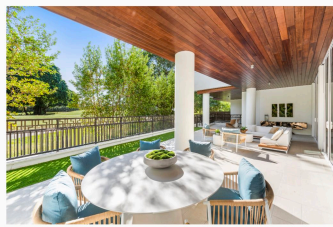


The ALINA 220 spa includes multi-function sauna modes with multiple sauna choices that customize the temperature and humidity levels, as well as the new Cold Mist, Caribbean Rain and Atlantic Ocean shower programs, each varying in length, water temperature, ambient lights and sound. The spa will feature periodic bursts of aroma in the steam room experience, as well as shared co-ed relaxation spaces.

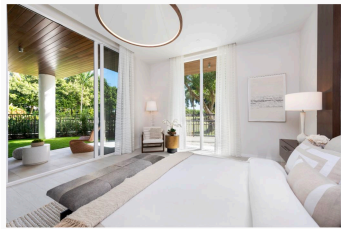
"At ALINA Residences, we are focused on offering a selection of high-end wellness amenities for our residents to enjoy, and stay active and engaged," said Noam Ziv, CEO of El-Ad National Properties. "By complementing our current amenities with the new golf and sports simulator, we are pleased to bring recreation and relaxation options to appeal to various interests."

ALINA Residences is located at 200 SE Monroe Boulevard, Boca Raton, FL 33432. Tucked between the manicured green fairways of The Boca Raton and Southeast Monroé Boulevard, ALINA Residences is within walking distance to downtown Boca Raton's restaurants, art galleries, salons, and boutiques, as well just a few minutes from the city's iconic beaches and pristine parks.

With more than three decades of high-end development experience in New York City, Los Angeles and Toronto, Elad Group entered the South Florida market several years ago through El-Ad National Properties. ALINA Residences Boca Raton is El-Ad National Properties first new development from the ground up in South Florida.



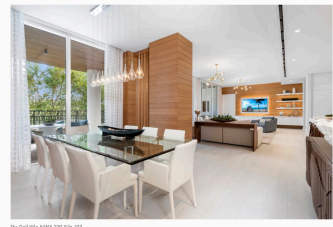
The Golf Villa ALINA 200 Villa 103



The Golf Villa ALINA 200 Villa 103



The Golf Villa ALINA 200 Villa 103



The Golf Villa ALINA 200 Villa 103



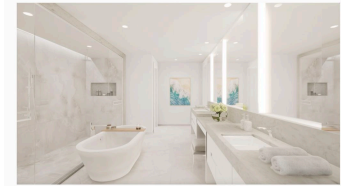
The Golf Villa ALINA 220 Unit 103



ALINA 220 Unit 703



ALINA 220 Unit 703



ALINA 220 Unit 703



ALINA 220 Unit 703

Rendings and Images via ALINA Residences Boca Raton