

El-Ad National Properties Announces ALINA 220 in Downtown Boca Raton Receives Temporary Certificate of Occupancy (TCO)



El-Ad National Properties, an Elad Group company with a South Florida-based team, is proud to announce the nine-story ALINA 220, part of its ALINA Residences phase two, received its temporary certificate of occupancy (TCO) on Jan. 9, 2025. Closings for ALINA 220's 152 move-in ready residences began on Jan. 10, 2025, with a selection of residences still available. ALINA Residences is an award-winning, world-class residential destination in the heart of downtown Boca Raton.

ALINA 220 residences range from one to four bedrooms and span 1,400 to more than 5,400 square feet, with many featuring dens and beautiful views of the iconic The Boca Raton golf course, ocean and city skyline. They are complete with Gaggenau appliances, custom Italian cabinetry, and beautiful porcelain flooring. Additionally, the ALINA 220 Collection includes a limited number of one-of-a-kind residences and penthouses with expansive private terraces and summer kitchens to provide an elegant setting for relaxing and dining in the fresh air.

ALINA 220 offers a 75-foot rooftop lap pool, two-story fitness center with a professional-level golf and sports simulator, spa, an 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, putting green, and more.

All residents of ALINA Residences enjoy spectacular amenities across the expansive campus such as his and hers spa facilities with dry saunas, steam rooms, treatment rooms and relaxation rooms, state-of-the-art fitness centers, multiple rooftop swimming pools with private cabanas, fire pits, dedicated yoga areas, exquisitely appointed club rooms, a dog park and more.

"We are pleased to announce that ALINA 220, the third and final building at ALINA Residences, has received its temporary certificate of occupancy," said Candace Jorritsma, vice president of sales and marketing for El-Ad National Properties. "This achievement marks a great milestone for ALINA Residences as we near completion of the entire project, and our team looks forward to welcoming discerning luxury buyers to their new homes in beautiful Boca Raton."

ALINA Residences is designed by Garcia Stromberg Architecture and Interior Design with construction by Moss Construction. Douglas Elliman Development Marketing is the exclusive sales team.

"We're excited to advance our partnership with El-Ad, bringing ALINA 220 to completion as part of Boca Raton's evolving landscape," said Jorge Garcia, CEO of Garcia Stromberg.

"Garcia Stromberg is deeply connected to Boca Raton, and we're delighted to continue collaborating with El-Ad to enhance the community through thoughtful design and architecture," said Peter Stromberg, president of Garcia Stromberg.

ALINA phase two includes ALINA 210, which is completed; and ALINA 220. Phase two is more than 80% sold and features a variety of available residences and floorplans. The full ALINA Residences campus comprises three nine-story buildings: ALINA 200 (121 residences, which are completed, sold out and occupied), ALINA 210 (30 residences, which are completed and occupied) and ALINA 220 (152 residences, received its TCO), for a total of 303 units.

Tucked between the manicured green fairways of The Boca Raton and Southeast Mizner Boulevard, ALINA Residences is in close proximity to downtown Boca Raton's restaurants, art galleries, salons, and boutiques, including the Mizner Park Amphitheater and the Boca Raton Museum of Art. The city's iconic beaches, pristine parks and Brightline Boca Raton Station are just minutes away. Residences are priced from approximately \$4 million to more than \$10 million.

With more than three decades of high-end development experience in New York City, Los Angeles and Toronto, Elad Group founded El-Ad National Properties in South Florida in 2004. By expeditiously seizing opportunities, El-Ad National Properties has since earned a sterling reputation as an agile, entrepreneurial company with high expectations and solid values, a philosophy shared by all employees. El-Ad National Properties is leaving its footprint in South Florida with ALINA Residences Boca Raton as its first new development from the ground up project.

About ALINA Residences Boca Raton

Developed by El-Ad National Properties, ALINA Residences Boca Raton is a world-class residential destination featuring resort-inspired amenities with a focus on wellness and accented by indoor and outdoor art installations. Designed by architects Garcia Stromberg and brought to life by Moss Construction, ALINA Residences phase one (ALINA 200) was completed in March 2021 as a nine-story, 121-residence building and is sold out. ALINA's second and final phase, which is comprised of two new residential buildings (ALINA 210 and ALINA 220) is over 80% sold. ALINA 210 is completed, and ALINA 220 received its temporary certificate of occupancy in January 2025. With sales led by Douglas Elliman Development Marketing, residences in the three towers range from one to four bedrooms and span from 1,400 to over 5,400 square feet, with many featuring dens and private terraces that overlook the iconic The Boca Raton golf course. Residences are priced from approximately \$4 million to over \$10 million. The full luxury property features a total of 303 units and residents can explore a myriad of shared spaces and amenities across the expansive campus, including over three acres of private outdoor amenity space, two private rooftop pools, outdoor dining and entertainment areas, lavish green spaces, outdoor yoga spaces, a dog park, top-of-the-line fitness centers, generously sized club rooms, studio with a professional-level golf and sports simulator, His and Hers Spas with dry saunas, steam rooms, treatment rooms, and indoor and outdoor relaxation rooms. For more information, please visit www.alinabocaraton.com.

About El-Ad National Properties

Boca Raton-based El-Ad National Properties is an Elad Group company, which is a highly regarded development team known for best-in-class projects in the most sought-after neighborhoods in New York and nationwide. Known and recognized worldwide for the history-making, restoration and conversion of the famed Plaza Hotel, Elad Group is continuously making strides in real estate and receiving public acclaim for many of its properties. Elad's New York portfolio of iconic buildings includes One West End, the first and tallest condominium project to come to market in Christian de Portzamparc's masterfully-designed Riverside Center, 22 Central Park South, an exquisite collection of full-floor luxury condominium residences overlooking Manhattan's famed Central Park, 250 West Street, a 1906 warehouse turned luxury condominium in the heart of TriBeCa, and 108 Leonard, a 19th century McKim, Meade & White Italian Renaissance Revival landmark conversion in TriBeCa. Elad Group is committed to developing architecturally significant buildings and partnering with renowned architects and design professionals to create premier new developments.

About Douglas Elliman Development Marketing (DEDM)

Douglas Elliman Development Marketing, a division of Douglas Elliman Realty, offers unmatched expertise in sales, leasing, and marketing for new developments throughout New York City, Long Island, Westchester, New Jersey, Florida, California, Massachusetts, and Texas. The company's new development hybrid platform matches highly experienced new development experts with skilled brokerage professionals who provide unparalleled expertise and real time market intelligence to its clients. The firm is heralded for its achievements in record-breaking sales throughout each of its regions. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, planning and design, marketing, and sales. Through a strategic global alliance with Knight Frank Residential, the world's largest privately-owned property consultancy, the company markets properties to audiences in 58 countries, representing an over \$87 billion global new development portfolio. <https://www.elliman.com/marketing>

About garciastromberg

For over 35 years, garciastromberg has created architecture and interior design solutions for hospitality, residential, and mixed-use buildings. With a deep commitment to design excellence and a passion for bringing unique concepts to life, the studio has consistently set new standards for architecture and interior design through South Florida and beyond. Their collaborative approach explores and dissects spatial experiences involving participation from clients and all consultants, creating spaces that inspire the development process while promoting positive impacts on local communities. The garciastromberg team has a deep knowledge of creating high quality products, cultivating unique strategies to align with each program allowing for designs to embody a unique site-specific personality. The team's experience is also defined by a deep-rooted understanding not just in conceptualizing iconic structures but also in the realities of bringing projects to life. Their South Florida work includes the Alina Residences, The Boca Raton, One Thousand Ocean, Pier Sixty-Six Residences, and The Floridian Notational Golf Club and Residences. To see more, please visit: <https://garciastromberg.com/>