



G A I A R E S I D E N C E S

Let Your Story
Flourish Here

A Place to Grow, A View to Inspire

Rising 18-stories above Hollywood with a calm sense of luxury, Gaia Residences introduces 238 residences designed for those who move between land and sea—offering panoramic views from golf green fairways to open water.

Ideally nestled off the Hollywood Beach Golf Club, between Miami and Fort Lauderdale, Gaia Residences gives you the vitality of city living with the serenity of a private golf retreat. This is a neighborhood where the past meets the future and where life is poised to thrive.



All illustrations are artistic conceptual renderings and are subject to change without notice.

GAIA RESIDENCES





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A Modern Landmark Framing the Horizon

BUILDING FEATURES

18-story architectural masterpiece

Breathtaking views of Hollywood
Beach Golf Club & the Atlantic Ocean

Curated interiors and amenities by
IDDI featuring furniture by RH

Exclusive rooftop retreats

Nearly 2 acres of indoor and outdoor
lifestyle amenities

24-hour concierge/front desk
reception

Valet services and EV charging stations

Bicycle storage room

Dedicated package room

Thoughtfully integrated greenery
and natural elements

Your Everyday Escape, Reimagined

THE POOL & OUTDOOR TERRACE

Heated pool with sunshelf, poolside cabanas, and chaise lounges

Serene water garden with tranquil daybeds

Pavillion with summer kitchen, private BBQ stations and social seating

Outdoor dining terraces, wet bar with sleek counter seating

Tropical hammock zen garden

THE SOCIAL EXPERIENCE

Residents' Club with indoor and outdoor entertainment areas

Billiard lounge with full wet bar and banquet seating

Private indoor dining room with butler's pantry/prep area and outdoor terrace

Sports lounge with fully equipped wet bar, viewing screens and dedicated social areas

Media screening room with sophisticated seating

THE CONSTELLATION SKY LOUNGE

Wet bar with sleek counter seating

Indulgent heated pool spa

Endless greenscapes melting into the ocean's horizon

Alfresco dining experience

Chaise lounges and seating

THE HEALTH CLUB

State-of-the-art indoor fitness zone

Cutting edge strength
and cardio equipment

Tropical outdoor fitness lawn

Yoga/barre/pilates studio

THE AURA WELLNESS SPA

Steam room, dry sauna,
and plunge pools

Private treatment room

Indoor/outdoor shower
and water feature

Dual showers with lockers
and changing areas

Natural textures, soft light
and serene greenery

LOBBY & CO-WORKING AREAS

Grand, light-filled lobby with
integrated greenery

24-hour concierge/front desk

Co-working lounge

Private meeting rooms and zoom pods

Sundry shop, package room, bicycle
and storage rooms



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The Art of Leisure, Elevated

Discover refined living at the Residents' Club, where curated indoor and outdoor spaces set the stage for connection, relaxation, and unforgettable moments. Whether hosting elegant dinners, enjoying alfresco gatherings, or unwinding with friends, every detail is designed to elevate your everyday and bring people together in style.



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Sophistication with a Sense of Place

THE RESIDENCES

Impeccably crafted modern
Italian kitchens

Luxurious imported large-format
porcelain tile flooring

Seamless quartz countersplash and
bathroom countertops

Seamlessly integrated
Bosch appliances

Self-closing European
custom cabinetry

Floor-to-ceiling windows invite
natural light and open up to sweeping
views of sea, city, or greenery

Airy living spaces with 9–13 ft ceiling
heights

Private terraces extend your living
space into the landscape

Bespoke custom furniture packages
available

Backlit mirror in bathrooms

Built-out closets in primary bedroom

Smart thermostats for advanced
climate control

Effortless front-loading washer/dryer
appliances



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Our exclusive memberships
connect you to the best of
Hollywood Beach. Experience
elevated living that extends far
beyond your front door.

EXCLUSIVE GAIA MEMBERSHIPS



BEACH

Gaia Residences Private Beach Club
Umbrellas & Lounge Chairs



GOLF

Hollywood Beach Golf Club
Complimentary Membership



GAIA RESIDENCES

Residence Configurations

UNIT TYPE	SIZE
Studio	564 – 656 sq ft 52 – 60 m ²
1 Bed 1 Bath	696 – 746 sq ft 64 – 69 m ²
1 Bed 1 Bath + Den	790 – 940 sq ft 73 – 87 m ²
2 Bed 2 Bath	1,027 – 1,123 sq ft 95 – 104 m ²
3 Bed 2 Bath	1,300 sq ft 120 m ²

The Team Behind Gaia Residences

DEVELOPER



Alta Developers led by Principal and CEO Raimundo Onetto has brought over 4,000 units to the South Florida market. The Miami-based development firm's portfolio specializes in residential and commercial developments with active projects such as Casa Bella by B&B Italia, Alana Bay Harbor Islands, Cassia The Residences At Coral Gables, Alta New River, Crest at Pinecrest, Alta 9600 Phase II, 4001 Salzedo at Merrick Park, Alta Princeton, EON Squared Phase I and Phase II, Quadro Miami Design District, Vesta and Neovita Doral, and past projects such as Pacifica Boynton Beach, One Paraiso, Le Parc at Brickell, 900 Biscayne, Quantum on the Bay, and Metropolis at Dadeland.

SALES & MARKETING



Fortune Development Sales is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Led by visionary founder Edgardo Defortuna, Fortune has 21 offices around the world with over 1,000 associates and worldwide brokerage network, reaching prospective buyers in markets as diverse as South Florida, Manhattan, Buenos Aires, São Paulo, Hong Kong and Paris. Fortune Development Sales is an affiliate of Fortune International Group, a recognized leader in development, sales and marketing since 1983. Learn more at fortuneintlgroup.com

ARCHITECT

CFE | Architects, PA
COHEN • FREEDMAN • ENCINOSA & ASSOCIATES

For over 40 years, CFE Architects has delivered original design solutions, specializing in mid and high-rise mixed-use residential and commercial projects. Based in Miami Lakes, they have shaped South Florida's skyline and pedestrian spaces with distinctive architecture. Their award-winning work spans 80,000 to 600,000 square feet, earning honors like the 2021 Structures Award for Best Residential Project and the 2023 Best Architectural Design. Led by principals Sandy Peaceman and Arturo Robinson, CFE Architects are dedicated to lasting client relationships and efficient, high-quality service.

INTERIOR DESIGN

iddi

ID & Design International stands as a beacon of excellence in design and branding, with an award-winning team of talented professionals with specialty expertise in commercial, mixed-use, retail, hospitality, entertainment, multi-family, cruise ships, and beyond. It is this broad and varied experience that is the foundation of the team's visionary designs and their strategic, problem-solving approach towards creating innovative design solutions. IDDI prides itself on thinking outside the box, pushing conventional design to new heights, and collaborating in the pursuit of creativity and bold ideas.

BRANDING + GRAPHIC DESIGN

Lemon Yellow is an identity design studio founded in Miami (2005) with offices in Chicago and London. They're known above all else for clean, logical design that stems from a shared love of classic modernist design principles in novel applications. From strategy to design, they bring their considerable experience of creating original, compelling and consistent brand stories to Gaia Residences.

Now Previewing

BY PRIVATE APPOINTMENT



GAIA RESIDENCES

 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 SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This offering is made only by the Prospectus for the Condominium and no statement should be relied upon if not made in the Prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy in any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features, specifications, brands, matters of detail are conceptual only and should not be relied upon as representations, express or implied, of the final detail of the residences or condominium. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. The Developer expressly reserves the right to make modifications, revisions, omissions and changes without notice. Certain features may not be included with all units. Square footages, ceiling heights, door sizes and terrace dimensions are approximate, subject to change and may vary with actual construction. Developer makes no representations regarding views from any particular unit. Your purchase agreement will detail items included with the Unit. Alta Developers is not the Developer of this Condominium. This Condominium is being developed by either Alta Hollywood South, LLC or Alta Hollywood North, LLC.

DEVELOPED BY
ALTA
DEVELOPERS

SALES AND MARKETING BY

FORTUNE
DEVELOPMENT
— SALES —

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