



GAIA RESIDENCES

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.





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# A Modern Landmark Framing the Horizon

## BUILDING FEATURES

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18-story architectural masterpiece

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Breathtaking views of Hollywood  
Beach Golf Club & the Atlantic Ocean

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Curated interiors and amenities by  
IDDI featuring furniture by RH

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Exclusive rooftop retreats

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Nearly 2 acres of indoor and outdoor  
lifestyle amenities

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24-hour concierge/front desk  
reception

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Valet services and EV charging stations

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Bicycle storage room

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Dedicated package room

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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

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Impeccably crafted modern Italian kitchens

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Luxurious imported large-format porcelain tile flooring

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Seamless quartz countersplash and bathroom countertops

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Seamlessly integrated Bosch appliances

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Self-closing European custom cabinetry

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

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Airy living spaces with 9–13 ft ceiling heights

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Private terraces extend your living space into the landscape

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Bespoke custom furniture packages available

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Backlit mirror in bathrooms

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Built-out closets in primary bedroom

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Smart thermostats for advanced climate control

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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



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# Residence Configurations

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

# The Team Behind Gaia Residences

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## 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.

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## 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](http://fortuneintlgroup.com)

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## GAIA RESIDENCES

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## 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.

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## 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.

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## 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 for 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



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 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.

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DEVELOPED BY  
**ALTA**  
DEVELOPERS

SALES AND MARKETING BY  
**FORTUNE**  
DEVELOPMENT  
SALES

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