



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

 **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.

A Place to Grow, A View to Inspire

Welcome to refined living. Rising 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.

Nestled off the Hollywood Beach Golf Club, this enclave of elegance, innovation, and community, standing proud in the heart of Hollywood, it balances sophistication with approachability.

Gaia Residences transforms urban living with picturesque views, a focus on wellbeing, and a deep connection to nature. Its lifestyle-enhancing amenities and exclusive beach and golf memberships make it a distinguished statement residence.

Let your story flourish here.





Contents

3

A PLACE TO GROW, A VIEW TO INSPIRE

9

CULTURE, CONNECTIVITY, LEISURE

18

SUN, SEA & SPORT MEMBERSHIPS

27

A RETREAT FOR THE SENSES

29

THE ART OF LEISURE, ELEVATED

32

YOUR EVERYDAY ESCAPE, REIMAGINED

43

SOPHISTICATION WITH A SENSE OF PLACE

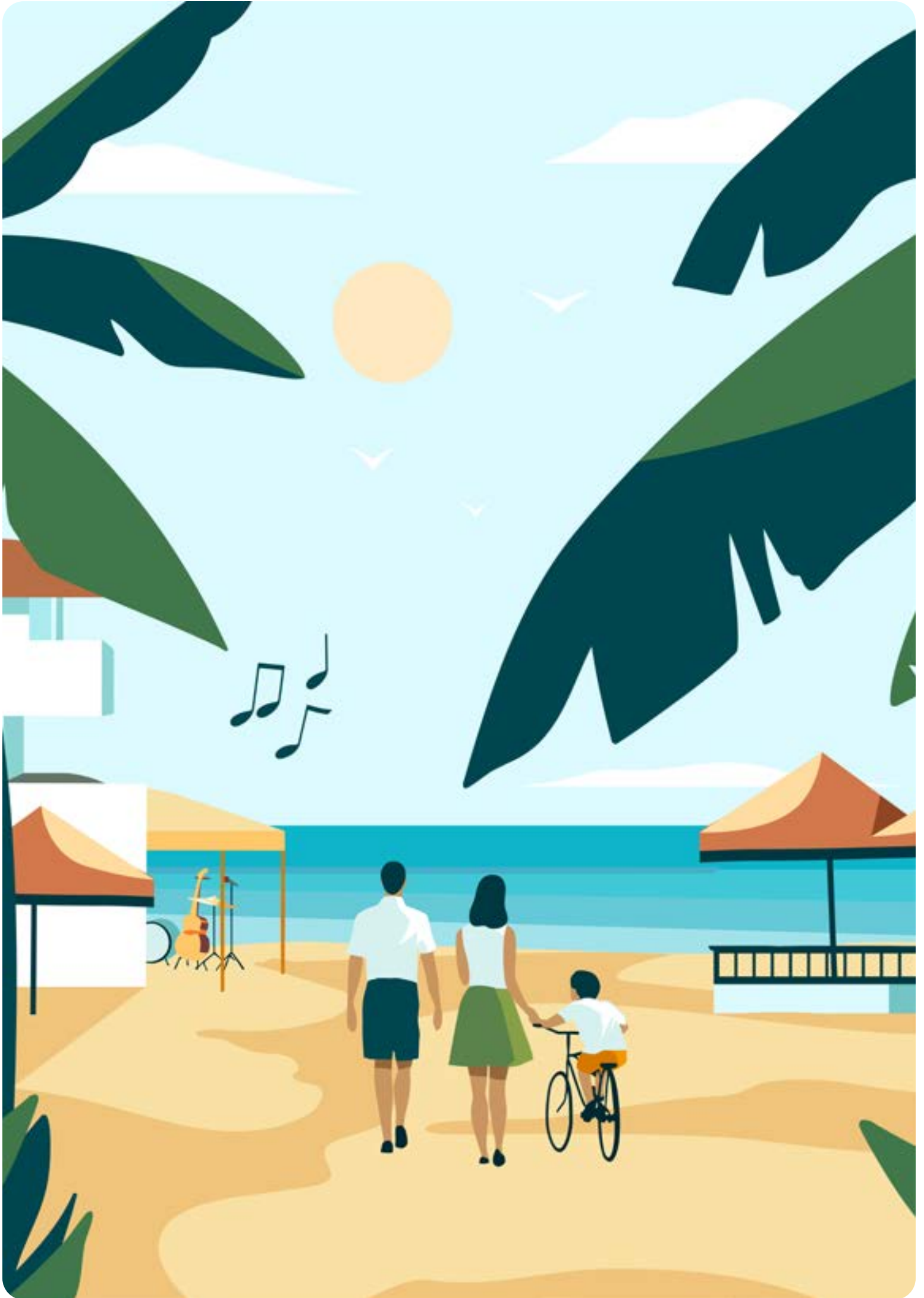
48

THE TEAM BEHIND GAIA RESIDENCES



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





Culture, Connectivity, Leisure

THE NEIGHBORHOOD WHERE THE RIGHT
THINGS COME TOGETHER

A hidden gem nestled between North Miami Beach and Fort Lauderdale, Hollywood blends coastal charm with walkable city living. This vibrant community offers pristine beaches, lush parks, and a growing cultural scene that makes daily life feel both inspiring and effortless.

From live performances and art galleries to open-air cafés and local boutiques, the city pulses with character and creativity. Everything is within reach, thanks to unparalleled walkability — including a diverse array of fine dining, dynamic culinary experiences, vibrant entertainment, and the cultural heart of the city: Young Circle Park.





Bringing together the vitality of city living with the serenity of a private retreat, Gaia Residences stands at the center of it all — where the energy of the neighborhood meets the calm of home. Enjoy easy access to the ocean, the iconic Hollywood Beach Boardwalk, nearby marinas for weekend boating, and the beloved Hollywood Beach Golf Club.

Just beyond your doorstep lies Hollywood Boulevard's dynamic mix of dining, a lively social scene, and culture. Steps away, Arts Park at Young Circle hosts live music, open-air markets, and festivals year-round.

At Gaia, you're perfectly positioned to live a lifestyle shaped by connection, culture, and coastal ease — in a place where everything comes together.







The Neighborhood

GAIA MEMBERSHIPS

-  GAIA Golf
-  GAIA Beach

BEACH / MARINA / SAILING / GOLF

-  Hollywood Beach
-  Hollywood Beach Golf Club—0.6 mi
-  Hollywood Marina—1.7 mi
-  Hollywood Dog Beach
-  Boat Ramp—1.5 mi
-  Gulfstream Sailing Club
-  Miami Beach—24 mi
-  Shell Bay Golf Club—2.6 mi

THINGS TO DO

-  Arts Park at Young Circle—0.5 mi
-  Restaurants on Hollywood Blvd and nearby Young Circle—0.4 mi
-  Art & Culture Center of Hollywood
-  Downtown Hollywood
-  Hollywood Performing Arts Center
-  Murals in Downtown
-  Hollywood Beach Broadwalk & Bandshell on Johnson Street —2.6 mi
-  Aventura Mall—4.5 mi
-  Bal Harbour Shops—10.5 mi
-  Hollywood Women's Club
-  The Seminole Hard Rock Hotel & Casino—6.7 mi
-  Tidal Cove Waterpark
-  Barracuda Reef Dive Site

PARKS / LAKE

-  Hollywood North Beach Park
-  Holland Park—1.7 mi
-  Dr. Von D. Mizell-Eula Johnson State Park
-  West Lake Park (kayaking)—2.4 mi
-  North Lake Hollywood—1.3 mi
-  Charnow Park
-  Anne Kolb Nature Center
-  T.Y./Topeekeegee Yugnee Park

TRANSPORTATION LINKS

-  Ft. Lauderdale International Airport—4.3 mi
-  Port Everglades Cruise Terminal—5.6 mi
-  Miami International Airport—22 mi
-  Port of Miami—22 mi
-  Brightline Stations—4.4 mi

EAT & DRINK

-  J and C Oyster
-  GG's Waterfront Restaurant
-  Billy's Stone Crab Restaurant
-  5 O'Clock Somewhere Bar & Grill
-  Yellow Green Farmers Market—2.6 mi
-  Olivia Restaurant & Rooftop

NEARBY LOCATIONS

-  Las Olas—7.9 mi
-  Fort Lauderdale—8.0 mi
-  Aventura —6.1 mi
-  Hallandale—2.8 mi
-  Downtown Miami—22 mi

↖ Miami International Airport 32 ↗

← Brightline Station 34 🚆

← Aventura 43

← Downtown Miami 45

← Aventura Mall 16

← Tidal Cove Waterpark 20

Hallandale 44

← Bal Harbour Shops 17

← Miami Beach 07

Shell Bay Golf Club 08

← Port of Miami 33 ⚓

Hollywood Boulevard

Young Circle & Arts Park 09

GAIA RESID

GAIA Gol

03 Hollywood Marina

39 Yellow Green Market ↑



29 ↑

19 The Seminole Hard Rock Hotel & Casino ↑



▽



42 Ft. Lauderdale →

30 Ft. Lauderdale International Airport →

41 Las Olas →

24 →

25



28

31 Port Everglades Cruise Terminal →

15



38

27

01 GAIA Beach

22

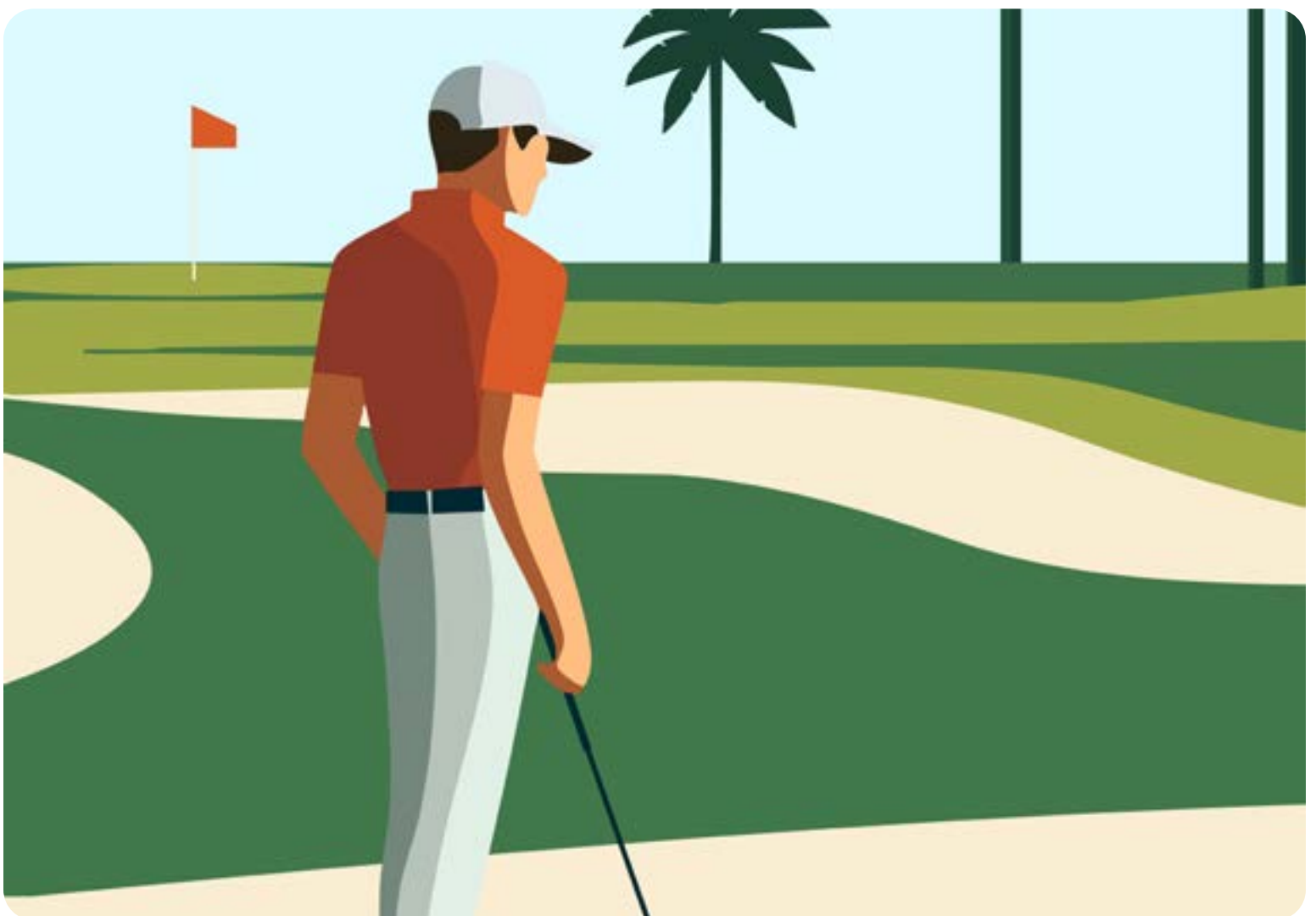
04 Dog Beach

Sun, Sea & Sport Memberships

EXCLUSIVE ACCESS TO
A LUXURY LIFESTYLE

The lifestyle opportunities at Gaia Residences extend beyond the building. Whether it's relaxing in the sun, setting sail or hitting the golf fairways, there is an unrivalled array of options to embrace and enjoy. Our exclusive memberships give residents private beach space with Gaia Residences umbrellas and lounge seating, and membership at the Hollywood Beach Golf Club.

Submit to the shimmering waves, immaculate greens and powdery sand. The best of Hollywood is all yours.





All photography is for artistic conceptual purposes

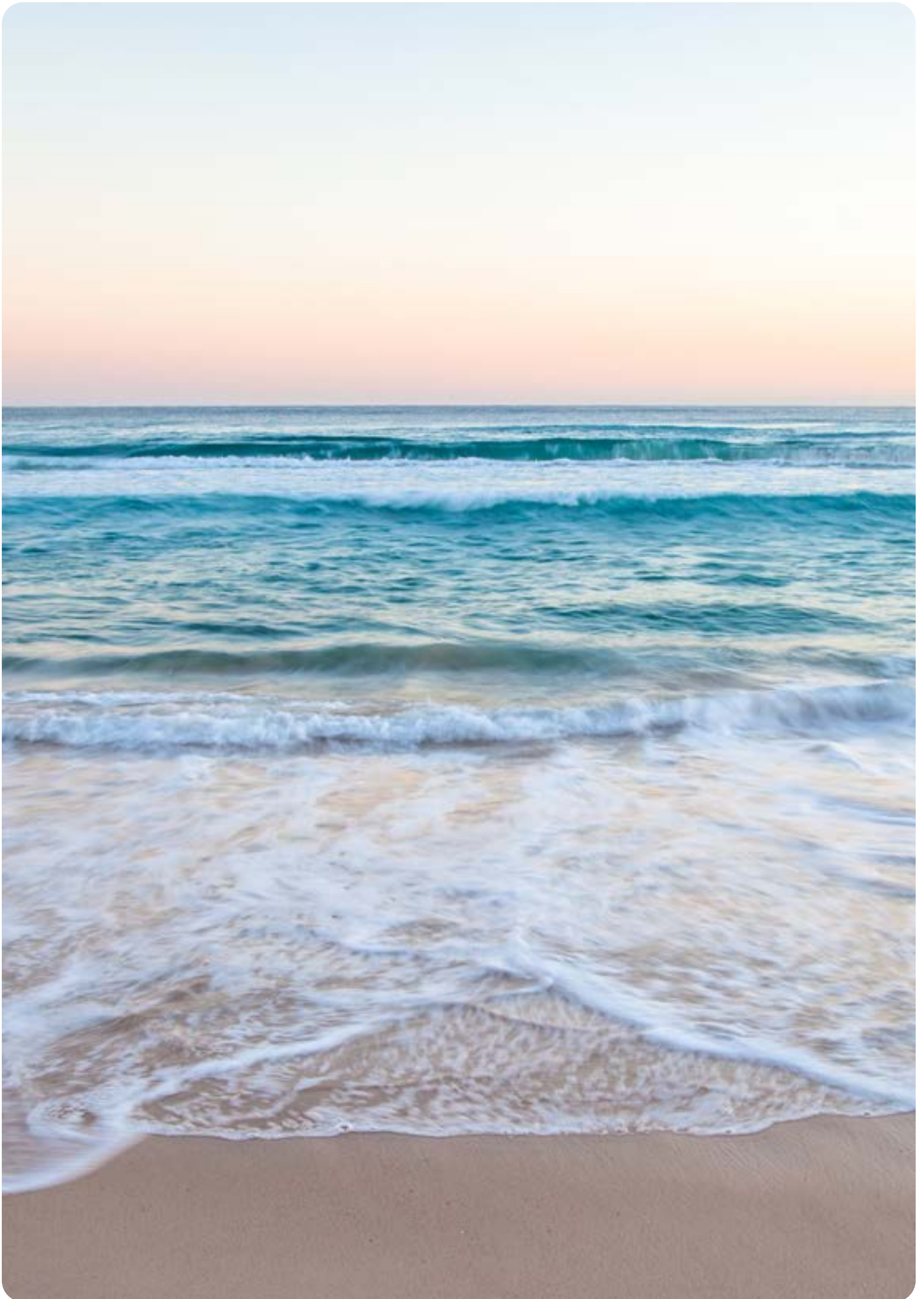




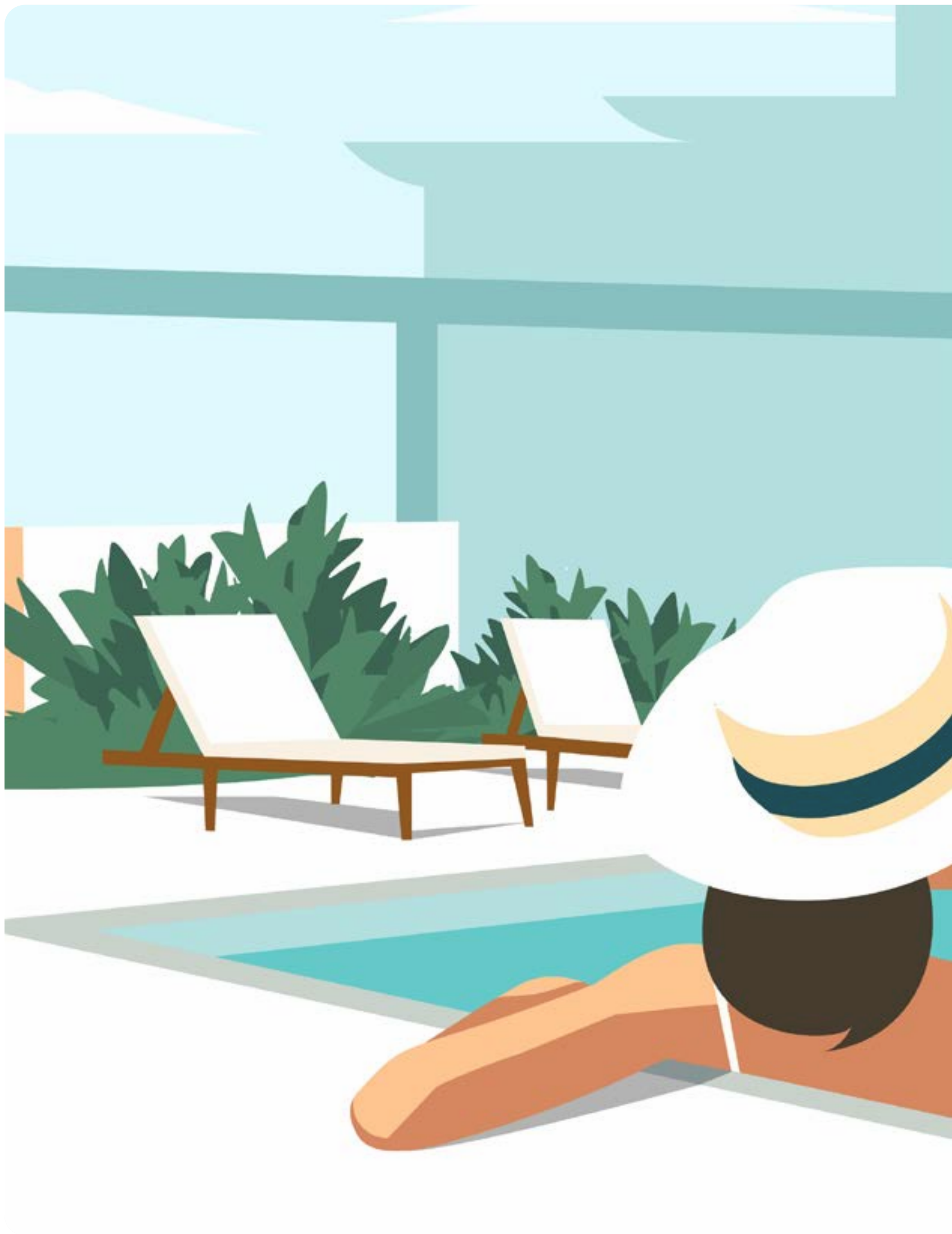
All photography is for artistic conceptual purposes



All photography is for artistic conceptual purposes







A stylized illustration of a rooftop terrace. In the foreground, a white lounge chair with a blue and yellow striped cushion sits on a light-colored surface. Next to it is a white planter box filled with green foliage. The terrace overlooks a vast, calm ocean under a clear sky. The illustration uses a flat, modern style with a color palette of teal, white, orange, and green.

A Retreat for the Senses

THE QUIET LUXURY OF STILLNESS

Gaia Residences redefines wellness, creating an immersive sanctuary where luxury and wellbeing exist in perfect harmony. Designed to nourish both body and spirit, it offers an unparalleled selection of serene spaces. The opulent Aura Wellness Spa for indulgent relaxation with private treatments, a steam spa, dry sauna, and plunge pools. State-of-the-art indoor and outdoor fitness zones and a yoga pavilion under the palms.

It all adds up to an invigorating rooftop escape with endless ocean views, and thoughtfully curated environments that promote restoration and vitality. Gaia Residences elevates self-care to an art form. Every moment is an opportunity to renew, recharge, and thrive.



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



The Art of Leisure, Elevated

WHERE DESIGN MEETS
EFFORTLESS LIVING

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.



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

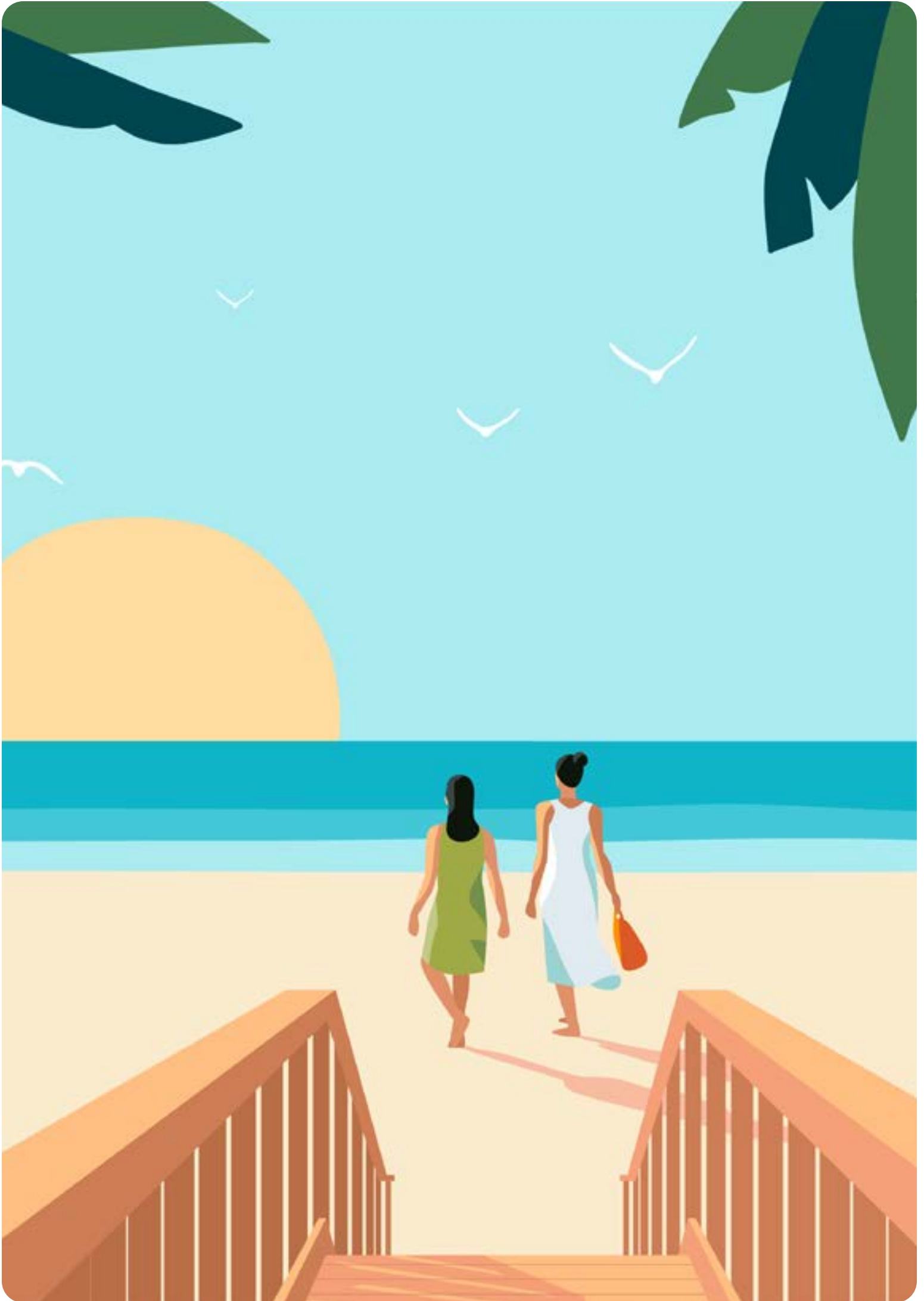


Your Everyday Escape, Reimagined

SKY-LEVEL SERENITY & SUN-DRENCHED SPACES

Every exquisite lifestyle amenity at Gaia Residences has been designed to delight. From a heated ocean-view rooftop pool and jacuzzi, to the water gardens, tranquil lounging zones, putting greens, screening room, private dining areas, summer kitchens with BBQs, and everything else, it's all been designed with an exacting eye for detail and an uncompromising commitment to luxury. Each space curated to inspire, engage, and enhance every facet of life.

Whether it's relaxing or socializing, Gaia Residences is a canvas for experiences both grand and personal. Vibrant, dynamic, and endlessly fulfilling, life blooms here.





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







POOL & OUTDOOR TERRACES

Panoramic vistas of green fairways and cityscape

Heated pool and sunshelf

Serene water garden with tranquil daybeds

Poolside cabanas and chaise lounges

Pavillion with summer kitchen, individual private BBQ stations and social seating

Outdoor dining terraces and lounge areas

Hammock garden

Tropical oasis, swaying palms and rich foliage

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 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

HEALTH CLUB

State-of-the-art indoor fitness zone

Cutting edge strength and cardio equipment

Tropical outdoor fitness lawn

Yoga/barre/pilates studio



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

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



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





Sophistication with a Sense of Place

CURATED INTERIORS, SEAMLESS LIVING

An uncompromising vision of excellence. Gaia's selection of studios, one-plus-den, one-, two- and three-bedroom residences is a study in refined living. Every element has been meticulously curated, from the architectural grandeur to the harmonious, nature-inspired palette that evokes tranquility and sophistication. Panoramic vistas stretch beyond the horizon, inviting the beauty of the outdoors into every home.

This is living without limits – a seamless blend of comfort, craftsmanship, and breathtaking perspectives.



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





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



RESIDENCE FEATURES

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 9–14 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

The Team Behind Gaia Residences



Gaia Residences is the realization of a bold vision – an extraordinary collaboration of world-renowned architects, designers, and developers committed to crafting Hollywood’s next chapter. This is not just a residence; it is a landmark of distinction promising unparalleled sophistication seamlessly woven into the fabric of its community. Gaia Residences redefines luxury for a new era of enduring beauty and endless opportunities.

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.



Casa Bella by B&B Italia



Quadro Miami Design District



Alana Bay Harbor Islands



Cassia The Residences at Coral Gables

ARCHITECT

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

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.

SALES & MARKETING

Fortune International Group has been a leader in luxury real estate development, sales and marketing since 1983. With over 7,000 units and 9 million square feet delivered, its portfolio includes landmark projects like The Ritz-Carlton Residences, Pompano Beach and Hyde Resort & Residences Hollywood. Fortune Development Sales has sold over 31,000 units as South Florida’s top on-site sales and marketing team. Its brokerage arm, Fortune Christie’s International Real Estate, is the exclusive Christie’s affiliate in Miami-Dade and Broward. The firm operates 21 offices worldwide. Learn more at fortuneintlgroup.com

CREATIVE AGENCY

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.



