

# ALBA

PALM BEACH



*There is a charming neighborhood feeling here next to the water with dazzling views of the Palm Beach skyline just off your back terrace.*

*More than you expected? Perhaps. But it is exactly what you deserve.*



## *Waterfront Living Redefined*

Calm waters. Tranquil breezes. Golden South Florida sunshine. This is the world of Alba Palm Beach – an all-new residential community that celebrates what it truly means to live in paradise.

Intimately sized, graciously appointed, and flawlessly located directly on the Intracoastal, Alba is a dramatic step forward for life on the water in South Florida. Only 55 total residences share a private piece of the coast to call their own, with more than 25,000 square feet of dedicated amenity spaces that redefine the standard of luxury.





Arrival and porte cochere entrance





Private and secure arrival experience





Lobby



*For all those who have ever wished for coastal living that is as effortless as it is elegant, a new day is dawning at Alba Palm Beach. Blissful days in the sun, chic evenings of world-class culture and entertainment, and an unmatched sense of serenity can be yours like never before.*





Owner's Lounge





*“The design we created for Alba is sculptural and organic while maintaining a strong elegance. With a natural palette of materials that take inspiration from the pristine Intracoastal Waterway and Atlantic Ocean, you will be embraced by Alba’s luxurious and opulent canvas.”*

TAMMY O'ROURKE, ASID, IIDA, LEED® AP  
PRINCIPAL / DIRECTOR OF INTERIOR DESIGN  
SPINA O'ROURKE + PARTNERS







Expansive primary suites with endless views of the Atlantic Ocean and beyond

## Exclusivity Meets Authenticity

### PROPERTY OVERVIEW

55 Luxury Residences  
 2-, 3-, and 4-bedroom Residences  
 Two- and three-story Townhomes  
 1,778 to 4,500+ square feet  
 22-story building  
 Direct waterfront position  
 Private dock with boat slip access for owners'

### ARCHITECTURAL HIGHLIGHTS

Sleek, modern design by Spina O'Rourke + Partners  
 Free-form ground level with design accents that blend into the landscape  
 Elevated and full-floor amenity level  
 Boutique tower with unobstructed sunrise, sunset, water and city views  
 Limited number of residences per floor  
 Private elevators and vestibules  
 Private gated entry  
 Covered parking

### AMENITY EXPERIENCE

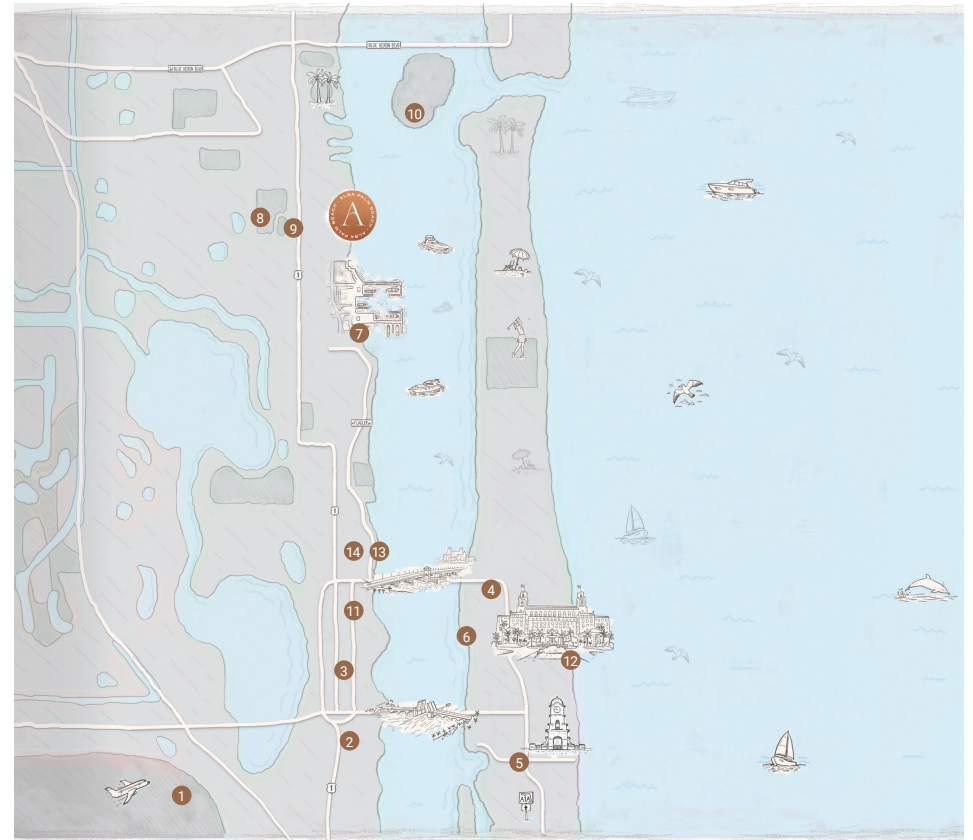
Staffed lobby  
 Valet parking services  
 Designer finishes and materials in all common areas  
 Owners' great room, library and lounge area  
 Private dining room with climate-controlled wine storage  
 Commercial kitchen for catered events and private dinners  
 Owners' conference room and multi-use business center  
 Multi-sport simulator room and screening room  
 Sunrise pool overlooking the Intracoastal and sunset pool for warm afternoon sun  
 Luxury spa with his and hers sauna, steam, cold shower experience, treatment room, and lockers  
 State-of-the-art fitness by TechnoGym® with weights, cardio, resistance training, yoga and pilates  
 Expansive sun decks with BBQ grill and lounge areas  
 Bocce Ball court and lawn Chess  
 Covered garage with EV charging station-ready  
 Climate-controlled owners' private storage including bike, kayak or paddleboard storage  
 Package room with cold storage and dry clean lockers

### THE RESIDENCES

Spacious layouts with half-baths in select residences  
 Den/Media Room in select floorplans  
 Oversized glass-framed terraces with panoramic views  
 Summer kitchens on all terraces  
 Floor-to-ceiling hurricane impact windows  
 Hurricane impact sliding doors for indoor outdoor living  
 Kitchens by Tralkraft with professional-grade SubZero® and Wolf® appliances  
 Spa-like baths with designer fixtures and finishes  
 Pre-wired for high-speed data, media connectivity and smart-home technology

### Townhome Features

Two- and three-story Townhomes  
 Limited collection of only four Townhome residences  
 Direct water position and views  
 Select Townhome residences include private plunge pool  
 Select Townhome residences include private hot tub



## South Florida's Best-Kept Secret

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 1 Palm Beach International Airport | 8 Saint Mary's Medical Center    |
| 2 Norton Art Museum                | 9 Northwood Shopping District    |
| 3 The Square                       | 10 Peanut Island                 |
| 4 Royal Poinciana Plaza            | 11 The Ben, Autograph Collection |
| 5 Worth Avenue                     | 12 The Breakers Palm Beach       |
| 6 South Lake Trail                 | 13 Palm Beach Yacht Club         |
| 7 Rybovich Superyacht Marina       | 14 Rosarian Academy              |

*Paradise Has Finally  
Found Its Way Home.*

Development by 



**DEVELOPER**

BGI COMPANIES

**CO-DEVELOPER**

BLUE ROAD

**ARCHITECTURE & INTERIOR DESIGN**

SPINA O'ROURKE + PARTNERS

**LANDSCAPE ARCHITECT**

SCHMIDT NICHOLS

**CREATIVE & MARKETING**

ORANGE DOG COLLECTIVE

ONE | Sotheby's  
INTERNATIONAL REALTY

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THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP23-0044

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