

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

The Developer Behind Gaia Residences



Alta Developers is a South Florida-based real estate development firm with more than 15 years of experience delivering distinguished residential and commercial projects. Founded by Principal and CEO Raimundo Onetto alongside his partners, the firm has contributed over 4,000 units to the South Florida skyline, combining decades of expertise with a deep understanding of the market.

With a strong presence across Miami-Dade, Broward, and Palm Beach counties, Alta is recognized for its dedication to design excellence, innovation, and community-driven development. Each project is thoughtfully executed to enrich the built environment while meeting the needs of a dynamic and growing population.

Guided by visionary leadership, Alta Developers has earned a reputation for bringing clarity, creativity, and a strong sense of place.



Casa Bella by B&B Italia



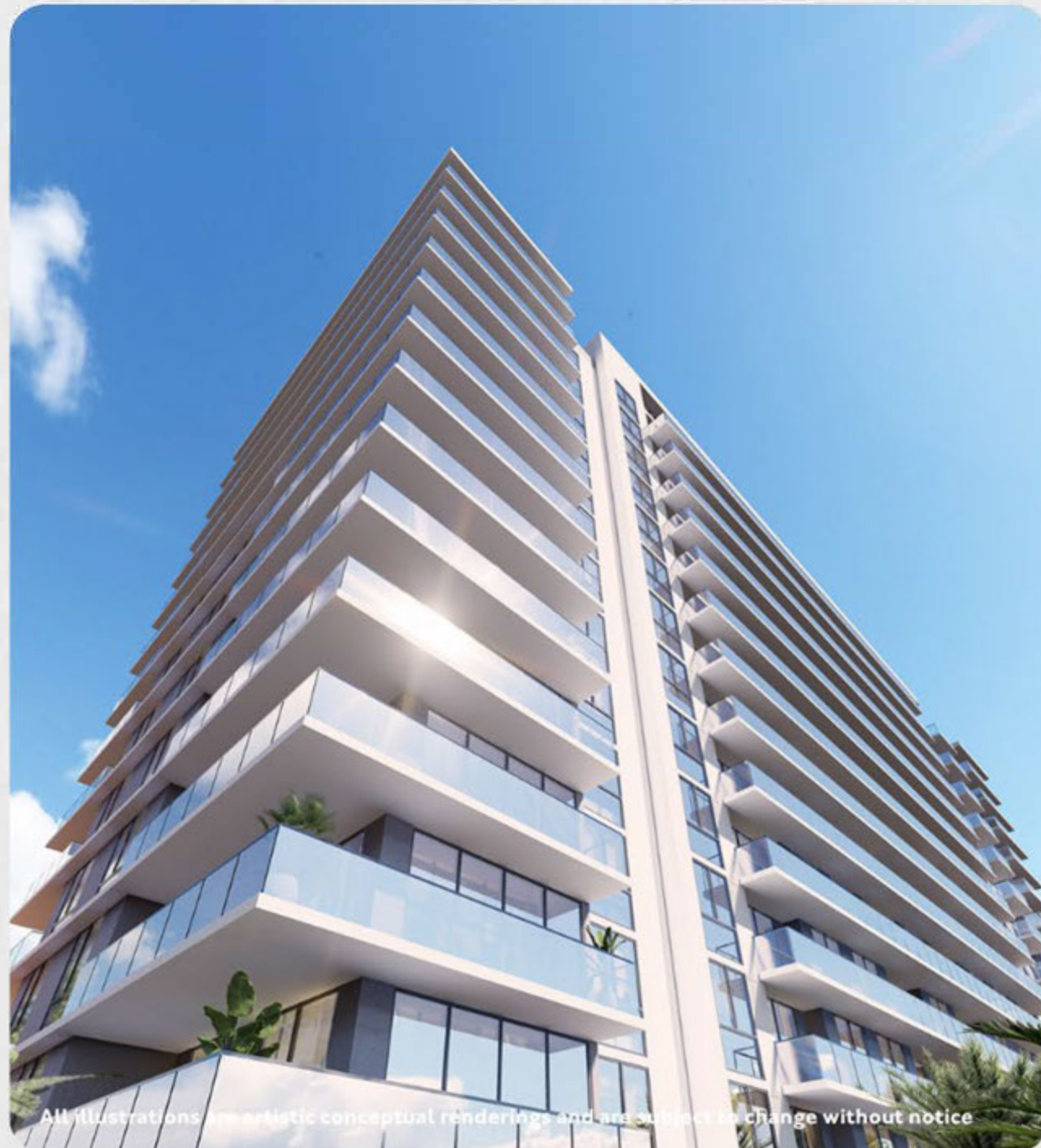
Quadro Miami Design District



Alana Bay Harbor Islands



Cassia The Residences at Coral Gables



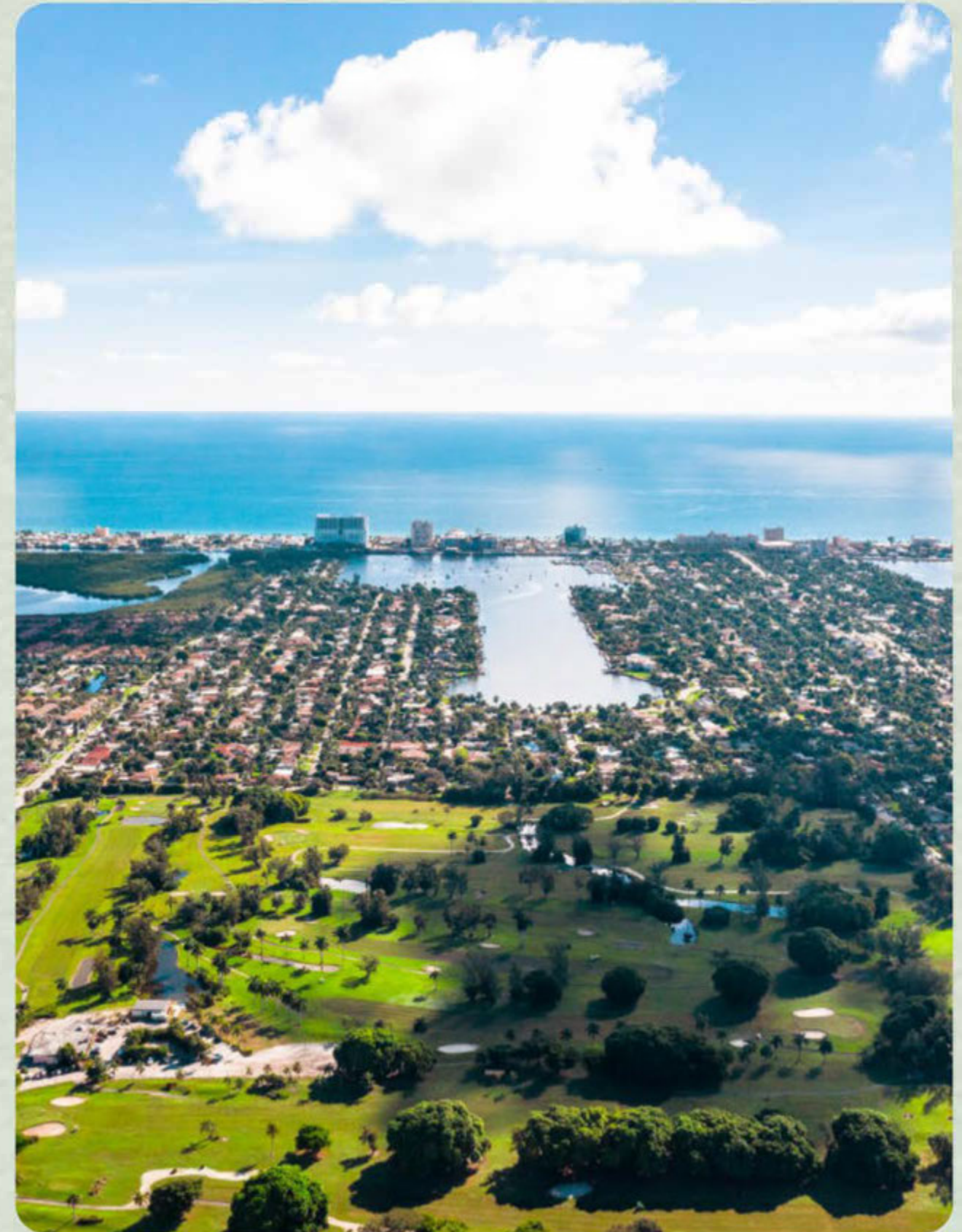
GAIA RESIDENCES

Why Hollywood

Hollywood is truly South Florida's coastal city on the rise, combining economic strength, strategic location, and lifestyle appeal.

Ideally situated between Miami and Fort Lauderdale, the city enjoys unparalleled connectivity along this key corridor, providing seamless access to both metropolitan centers. The city serves as a regional and international business hub, anchored by Port Everglades, Fort Lauderdale–Hollywood International Airport, and a growing professional services, aerospace, marine technology, and logistics sector. With a diversified industry base and over a billion dollars in ongoing redevelopment, Hollywood is rapidly emerging as a premier destination for businesses and residents alike.

Its vibrant coastal lifestyle is anchored by the renovated Hollywood Beach Broadwalk, Hollywood Beach Golf Club, more than 60 parks, a dynamic arts district, boutique hotels, and new residential developments—offering an exceptional blend of location, lifestyle, and long-term growth..



Major City Investments & Infrastructure Growth

\$50M

HOLLYWOOD BEACH & BOARDWALK

Renovations on the 2-miles boardwalk lined with restaurants, resorts and boutiques. Est. completion late 2025

\$15-17M

HOLLYWOOD BEACH GOLF CLUB

18-hole course constructing a new clubhouse, improving drainage, & enhancing the landscape. Est. completion February 2026

\$201M

JOE DIMAGGIO CHILDREN'S HOSPITAL EXPANSION

+156,000 SF - 4 New Floors. Completed November 2022

60+ 

PARKS

Offering nature trails, playgrounds, waterfront picnic areas & sports facilities

11.5 Mile

BROWARD COMMUTER RAIL EXTENSION

Connecting Downtown Hollywood to Ft. Lauderdale & Aventura

6 Lanes

STATE ROAD 7 CORRIDOR EXPANSION

Traffic Lanes, Bicycle Lanes, Bus Bays & Linear Parking. Est. completion late 2026

4 Streets

COMPLETE STREET INITIATIVES

Hollywood Blvd., Federal Hwy., A1A, Dixie Hwy. redesigned for walkability and safety. Completed October 2024

2+ 

TRANSIT CONNECTIVITY

Tri-Rail and the upcoming Broward Commuter Rail, discussions about adding a Brightline station. Est. completion 2028

The Economic Industry

Hollywood, FL is the **third largest city in Broward county**, strategically positioned between Miami & Fort Lauderdale with direct access to Port Everglades, Fort Lauderdale-Hollywood Intl. Airport (FLL), I-95, and the Florida Turnpike.

#3 

LARGEST CITY IN
BROWARD COUNTY

\$36.5B


ANNUAL ECONOMIC ACTIVITY
KEY INDUSTRIES

\$1.48B+ 

CITY INVESTMENTS &
IMPROVEMENTS

\$37.5B 

FT. LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT (FLL)

\$26.5B 

PORT EVERGLADES
CRUISE & CARGO TERMINAL

Key Industries

Aerospace & Aviation Professional Services
Information Technology Healthcare
Marine Technology

Top Employers

chewy

 **Memorial**
Health System

HEICO

 **SOCIAL**
MOBILE

N|V|5

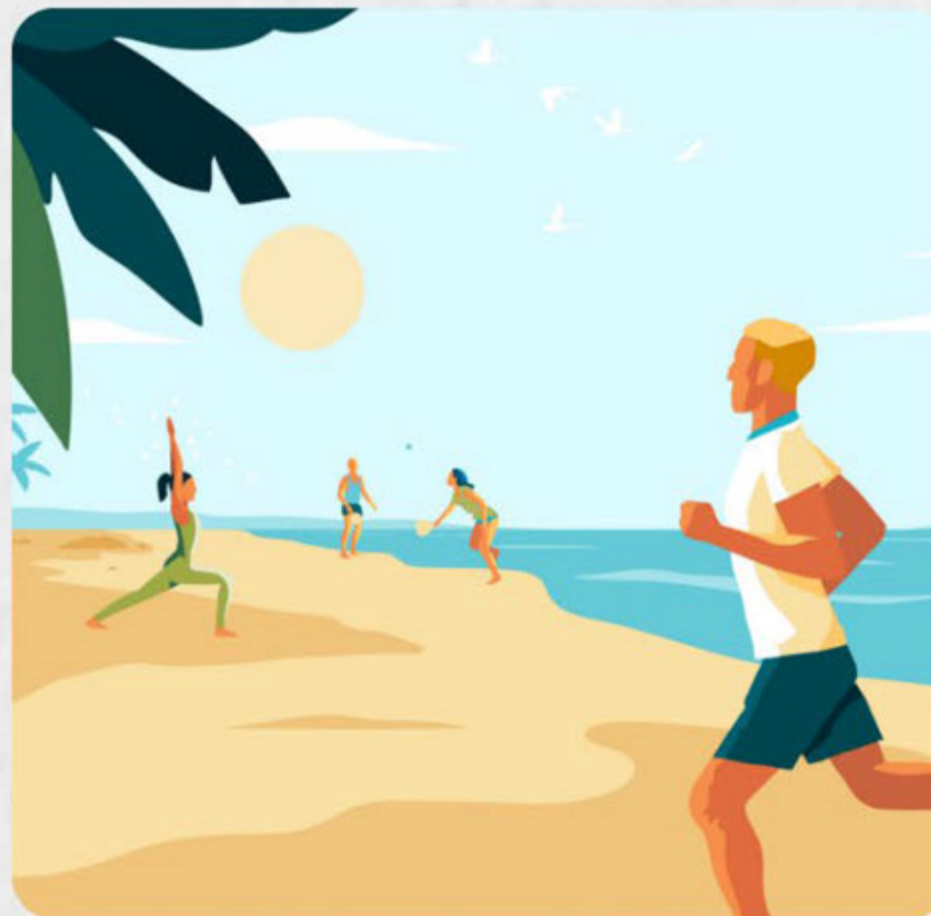


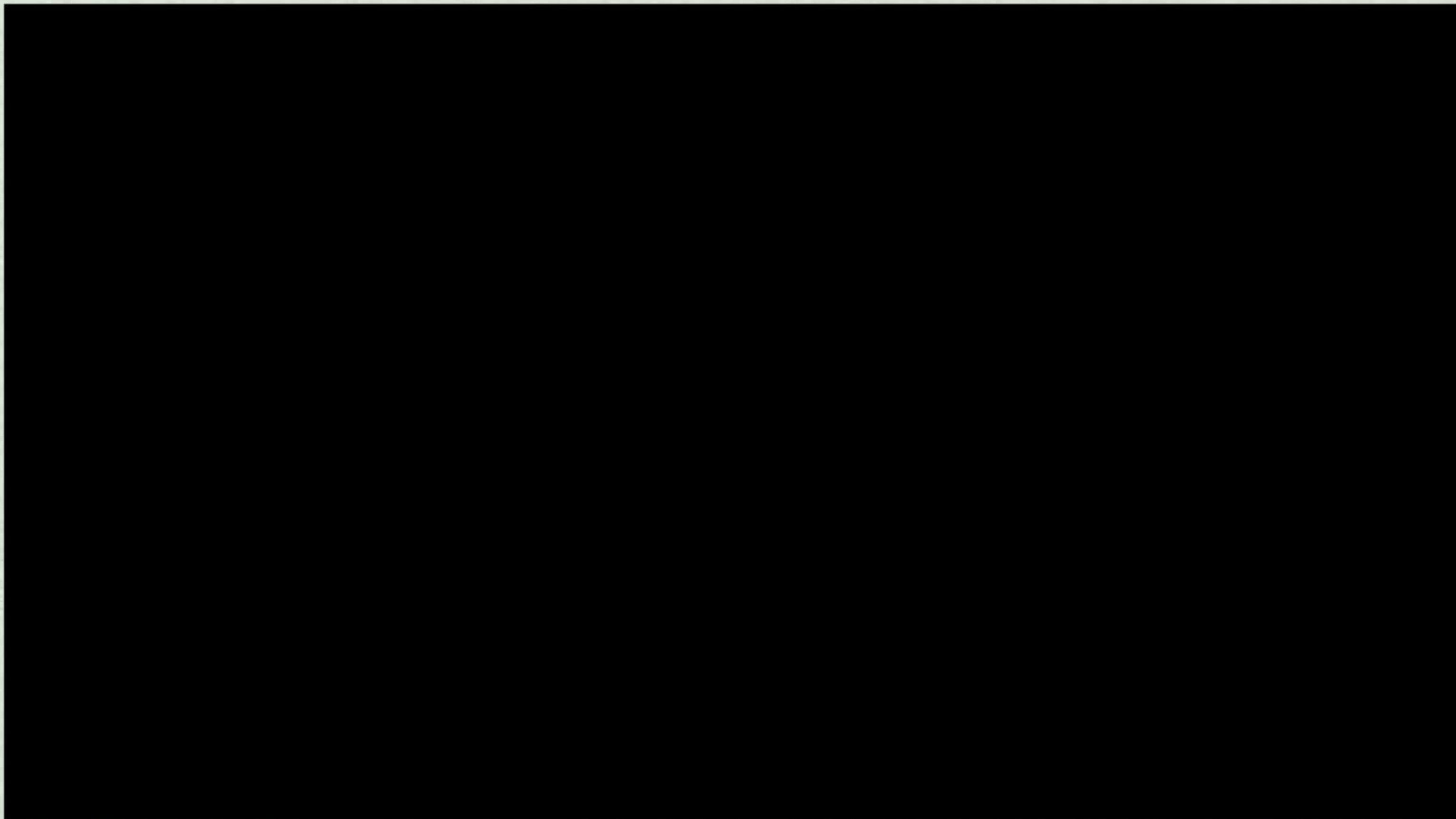
 **SINTAVIA**

Culture, Connectivity, Leisure

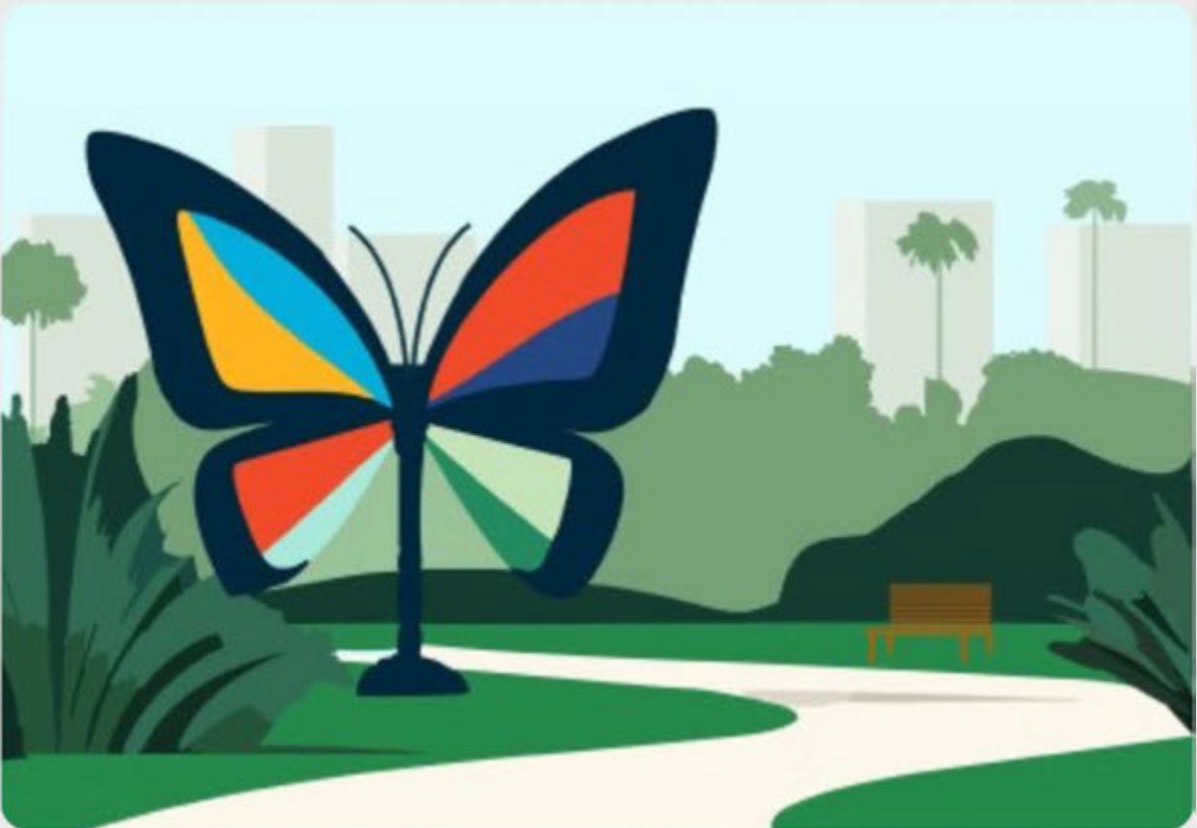
A hidden gem nestled between Miami and Fort Lauderdale, Hollywood blends coastal charm with walkable city living. This vibrant community offers pristine beaches, lush parks, and a growing cultural scene that makes daily life feel both inspiring and effortless.

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.









GAIA RESIDENCES

Neighborhood Map

GAIA MEMBERSHIPS

- GAIA Golf
- GAIA Beach

BEACH / MARINA / SAILING / GOLF

- 01 Hollywood Beach
- 02 Hollywood Beach Golf Club—0.6 mi
- 03 Hollywood Marina—1.7 mi
- 04 Hollywood Dog Beach
- 05 Boat Ramp—1.5 mi
- 06 Gulfstream Sailing Club
- 07 Miami Beach—24 mi
- 08 Shell Bay Golf Club—2.6 mi

THINGS TO DO

- 09 Arts Park at Young Circle—0.5 mi
- 10 Restaurants on Hollywood Blvd and nearby Young Circle—0.4 mi
- 11 Art & Culture Center of Hollywood
- 12 Downtown Hollywood
- 13 Hollywood Performing Arts Center
- 14 Murals in Downtown
- 15 Hollywood Beach Boardwalk & Bandshell on Johnson Street—2.6 mi
- 16 Aventura Mall—4.5 mi
- 17 Bal Harbour Shops—10.5 mi
- 18 Hollywood Women's Club
- 19 The Seminole Hard Rock Hotel & Casino—6.7 mi
- 20 Tidal Cove Waterpark
- 21 Barracuda Reef Dive Site

PARKS/LAKES

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

TRANSPORTATION LINKS

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

EAT & DRINKS

- 35 J and C Oyster
- 36 GG's Waterfront Restaurant
- 37 Billy's Stone Crab Restaurant
- 38 5 O'Clock Somewhere Bar & Grill
- 39 Yellow Green Farmers Market—2.6 mi
- 40 Olivia Restaurant & Rooftop

NEARBY LOCATIONS

- 41 Las Olas—7.9 mi
- 42 Fort Lauderdale—8.0 mi
- 43 Aventura—6.1 mi
- 44 Hallandale—2.8 mi
- 45 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 RESIDENCES

GAIA Golf 02

39 Yellow Green Market ↑

19 The Seminole Hard Rock Hotel & Casino ↑

42 Ft. Lauderdale →

30 Ft. Lauderdale International Airport →

41 Las Olas →

24 →

31 Port Everglades Cruise Terminal →

04 Dog Beach

01 GAIA Beach

03 Hollywood Marina

05 06

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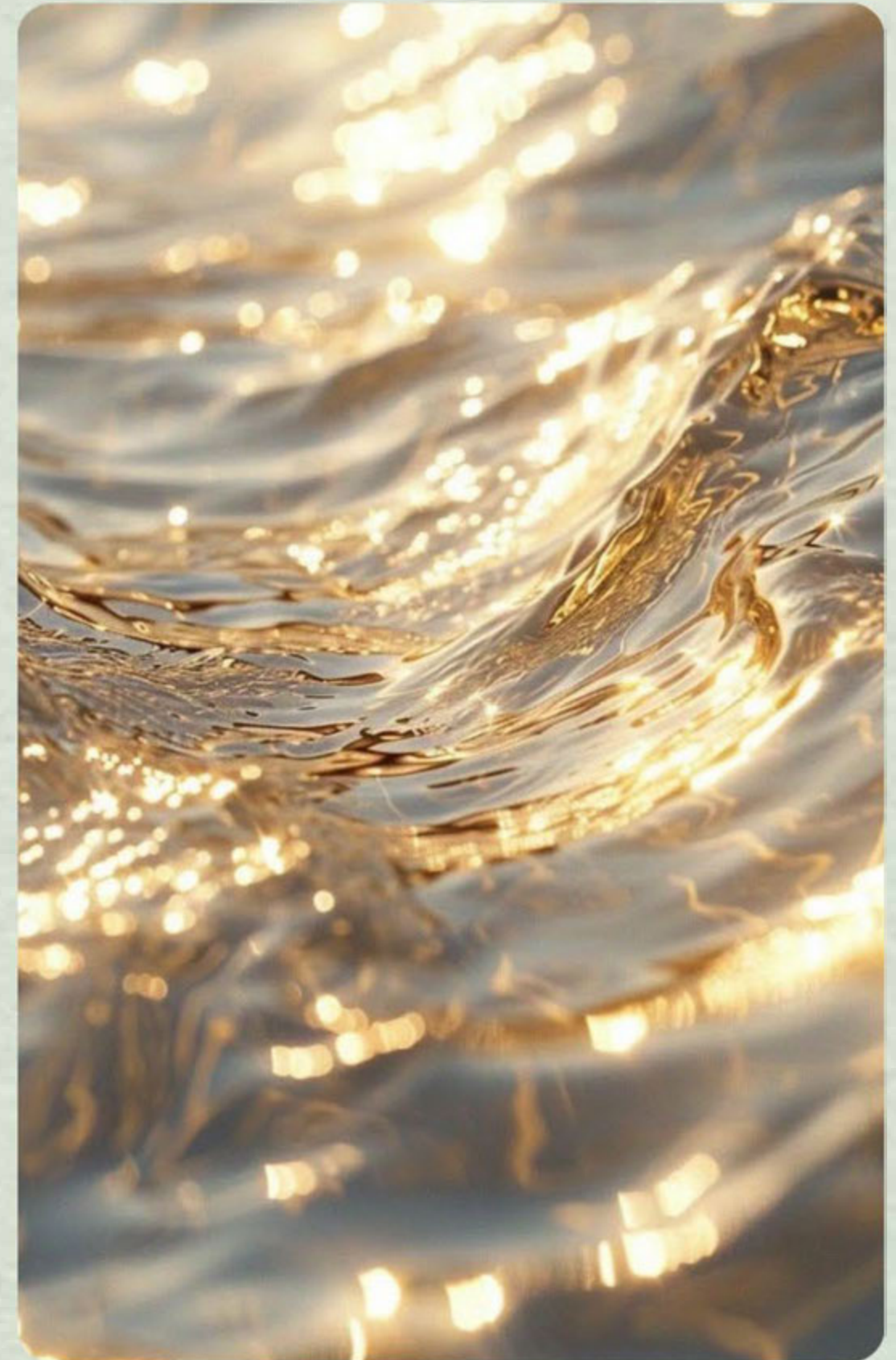
The Vision

THE ESSENCE OF HOLISTIC LIVING THROUGH
LIGHT, SOUND & SERENITY

At GAIA Residences, each curated space — from the wellness retreat to the rooftop sanctuary — integrates water therapy, sound therapy, and light therapy as guiding principles. Together, these sensory experiences transform GAIA into a living, breathing environment designed not only for luxury, but for mindful restoration and the elevation of one's inner and outer well-being.

The tranquil sound of water trickling through the gentle rustle of landscaped palms, creating a symphony of calm. Lush vegetation breathes life into every corner, enriching the air with oxygen and the earthy aroma of nature. Subtle notes of essential oils, wild herbs, and blooming florals invite relaxation and renewal.

Every element has been purposefully designed to awaken the senses and restore harmony between mind, body, and soul.



Sun, Sea & Sport Exclusive Memberships

Gaia Residences connects you to the best of Hollywood Beach. Experience elevated living that extends far beyond your front door.



BEACH

Gaia Residences Private Beach Club
Umbrellas & Lounge Chairs



GOLF

Hollywood Beach Golf Club
Complimentary Membership



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

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





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

The Art of Leisure Elevated

Every detail at Gaia Residences is designed with comfort and connection in mind. From tranquil lounges to thoughtfully curated gathering areas, each space invites balance and ease in daily life. Whether enjoying quiet moments or shared experiences, Gaia Residences offers a setting where inspiration and relaxation coexist. Life unfolds beautifully here.



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THE POOL & OUTDOOR TERRACE

Heated pool with sunshelf, poolside cabanas, and chaise lounges

Serene water garden with tranquil daybeds

Pavilion with pool side bar, ample lounge seating and outdoor games.

Outdoor dining terraces, with their own summer kitchen private BBQ stations with pizza ovens.

Tropical hammock zen garden



THE CONSTELLATION SKY LOUNGE

Wet bar with sleek
counter seating

Indulgent heated pool spa

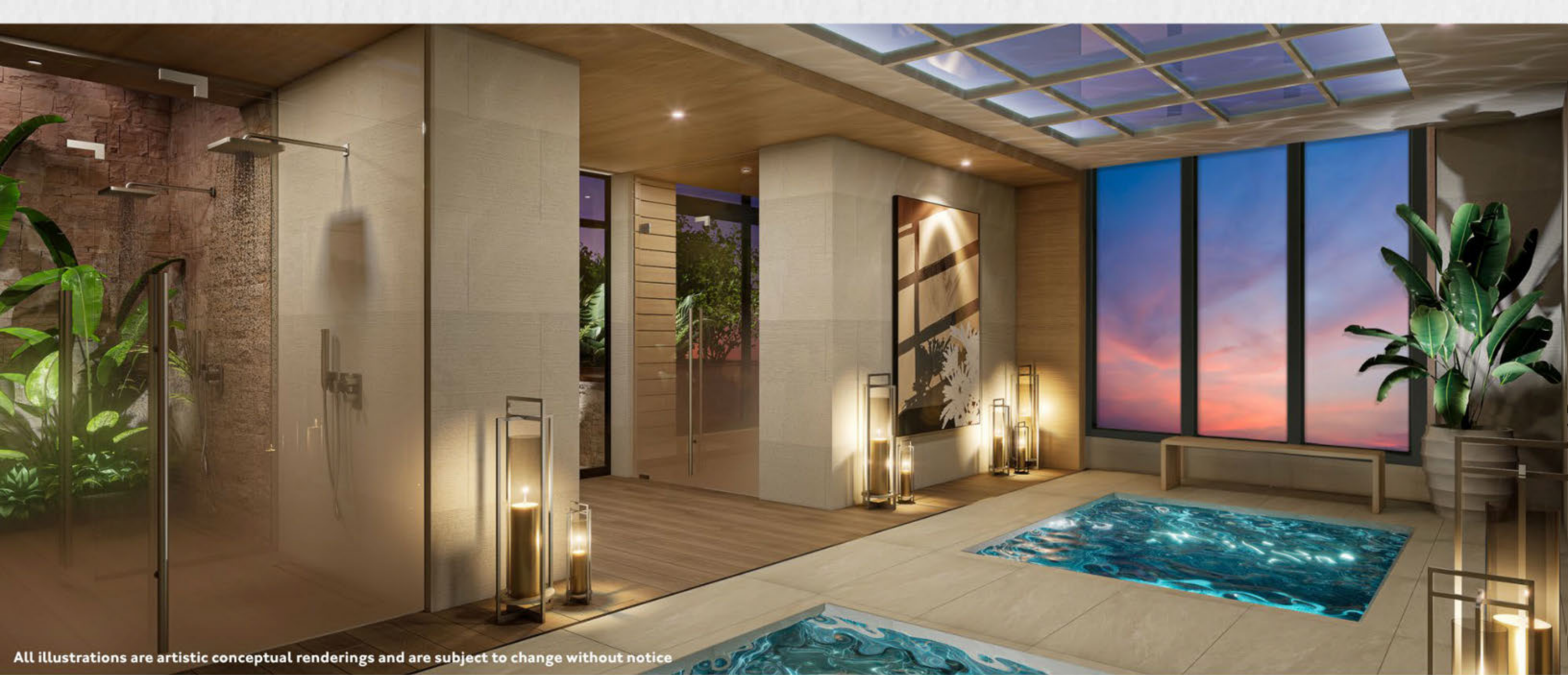
Endless greenscapes melting
into the ocean's horizon

Alfresco dining experience

Chaise lounges and seating



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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

THE HEALTH CLUB

State-of-the-art
indoor fitness zone

Cutting edge strength
and cardio equipment

Tropical outdoor
fitness yoga lawn

Yoga/barre/pilates studio



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THE SOCIAL CLUB

Billiard Lounge with
built-in banquets

Built-in wet bar with
counter seating

Private speakeasy with
viewing screen and
social areas

Multiple private outdoor
entertainment terraces

Private dining room with wet
bar and prep area



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THE SPORTS LOUNGE

Entertainment wet bar with counter seating

Viewing screens and dedicated social areas

Sophisticated furniture: seating and game tables

Convertible flexible layout to accommodate large groups and intimate settings

Dedicated outdoor terrace



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THE MEDIA ROOM

Private screening room with deep-seat lounge sofas

Large theater-like viewing screen

Sophisticated design accentuated by a green feature wall

Warm, layered lighting for an elevated cinematic experience



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LOBBY & CO-WORKING AREAS

Grand Lobby

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 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 - 14 foot ceilings

Private terraces extend you living space into the landscape

Bespoke custom furniture packages available

Backlit mirror in bathrooms

Built-out closets in primary bedroom

Effortless front-loading washer/dryer appliances



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Residence Configurations

UNIT TYPE	SIZE
Studio	564 – 657 sq ft 51 – 61 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



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Floors 6 - 18 South Tower

GAIA RESIDENCES



Now Previewing

BY PRIVATE APPOINTMENT



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

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SALES AND MARKETING BY

