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Commercial Real Estate

Condo project at Boca Raton golf course launches sales



A balcony at the Alina Residences Boca Raton by El-Ad National Properties

GARCIA STROMBERG

[El-Ad National Properties](#) has launched sales for Alina Residences Boca Raton, a condominium project adjacent to the Boca Raton Resort & Club's golf course.

Formerly known as Mizner on the Green, the nine-story tower with 121 condos will replace the apartment building at 210-398 S.E. Mizner Blvd. It was designed by [Garcia Stromberg](#)/GS4 Studios, with [Paul Weinberg](#) as the landscape architect. [Douglas Elliman](#) is the exclusive brokerage for the project.

“After working collaboratively with the city of Boca Raton and its community members to create a plan for this exceptional development, we are eager to bring this project to market,” said [Noam Ziv](#), executive director of development at El-Ad National Properties. “We look forward to delivering a sophisticated lifestyle conveniently located near everything the desirable Boca Raton destination has to offer.”

Units will range from 1,400 square feet with one bedroom to over 4,800 square feet with four bedrooms. They are priced from just under \$1 million to over \$6 million. There will be 102 fully finished condo units and 12 penthouses. The condo units will include Miele appliances, natural stone countertops, wine coolers, rain showers and stand-alone soaking tubs.

Alina would have over 32,000 square feet of outdoor amenities, including dining and entertainment space, a sculpture garden, yoga space and a dog park. The project would have a club room; fitness center; yoga studio; his-and-hers spa with a dry sauna, steam room and treatment rooms; and a rooftop pool deck.

“We anticipate a strong launch and increased interest from discerning buyers looking for the exclusive and sophisticated lifestyle that this development will offer,” [Douglas Elliman](#) Chairman [Howard M. Lorber](#) said.



Inside a condo at the 121-unit Alina Residences Boca Raton.

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The developer plans to break ground on Alina before the end of 2018, and complete the project in late 2020.

Coastal Construction/Tishman broke ground on the sales center for Alina in June, according to county records.

The developer is requiring 40 percent deposits, with 10 percent up front and the rest in stages during construction. Most Miami condo projects require 50 percent deposits.

El Ad Mizner on the Green LLC, an affiliate of El-Ad, acquired the 8.8-acre site for \$101 million in 2006. The entire property was approved for 388 units, so Alina would be the first phase.

El-Ad National Properties recently moved its headquarters to Boca Raton, so it will have a close look at the Alina.