

October 3, 2018

BOCA RATON

Scaled-down downtown Boca project has new name, new features

By LISA J. HURIASH | SOUTH FLORIDA SUN SENTINEL | OCT 03, 2018 | 4:45 PM



The tower project called ALINA Residences Boca Raton calls for three, nine-story buildings with up to 384 condominium units. Construction of the first tower is expected to begin by year's end. (ALINA Residences Boca Raton/Courtesy)

A Boca Raton project once known as New Mizner on the Green was to feature four towers rising 23 to 30 stories tall.

However, when construction finally starts early next year, the project will have a new name and new features.

The scaled-down version — called ALINA Residences Boca Raton — will have three, nine-story buildings with up to 384 condominium units.

“Boca is a very conservative city,” said Noam Ziv, executive director of development for Boca Raton-based El-Ad National Properties LLC. There are “height restrictions they didn’t want us to exceed.”

The first tower will have 121 condos, with prices ranging from just under \$1 million to more than \$6 million. Demolition of townhouses on the site will begin within months. It is expected to be completed in late 2020.

The second and third towers are scheduled to begin construction 12 months after construction of the first tower begins, Ziv said.

As originally proposed, the project would have risen above every other building in the city. It was billed as an “ultra-luxury” project that would attract a new, high-end buyer to the downtown area, those looking for unparalleled views of the Intracoastal Waterway and the ocean.

But backlash forced the developers back to the drawing board in 2015, in an attempt to re-size plans for the development at the site of a former townhouse community.

The new version calls for smaller towers on nearly 9 acres of land, as well as a meditation and sculpture garden, outdoor yoga space and dog park. Ziv said homeowners will still be able to see the ocean from the upper floors.

The homes will range from one to four bedrooms, between 1,400 square feet to more than 4,800 square feet. Many have dens and private terraces overlooking the Boca Raton Resort

and Club golf course. The first floor will be seven “villas,” units that have direct access to the street and “will feel like the brownstones in New York.”

Twelve of the units will be penthouses.

Amenities will be spread out over four floors: a gym and spa, reflecting pools, game room and theater. An outdoor pool will be accessible from the seventh floor.

The site is along Southeast Mizner Boulevard. Ziv said the three towers will be connected by a parking garage.

Now that they won’t have the massive height, he said he hopes ALINA Residences Boca Raton will stand apart because of the large amount of land. “Our competitors are building to the property line,” he said.