

ARTISTS CONCEPTUAL RENDERING

Fact Sheet

DEVELOPER	Alta Developers
ARCHITECT	Behar Font & Partners, P.A.
INTERIOR DESIGN RESIDENCES	RH
INTERIOR DESIGN COMMON AREAS & AMENITIES	IDDI



ARTISTS CONCEPTUAL RENDERING

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 is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. The purchase of real estate is a significant decision. The developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation, or investment potential regarding acquiring a unit, nor any monetary or financial advantages elated to same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by buyer from acquiring and/or owning a unit. This project is being developed by Alta Coral Gables, LLC, a Florida limited liability company ("developer"), which was formed solely for such purpose. Alta Developers, LLC. "Alta" is affiliated with this entity, but is not the developer of this project. Purchasers shall look solely to developer (and not to Alta Developers and/or any of its affiliates other than developer) with respect to any and all matters relating to the marketing and/or development of the condominium and with respect to the sales of units in the condominium. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Certain services and/or amenities described herein may be part of, or offered from, a privately owned commercial component of the project. Access may be limited, and additional fees may apply for certain services. Square footages stated herein are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components).

Flexible Ownership is the Ultimate Luxury

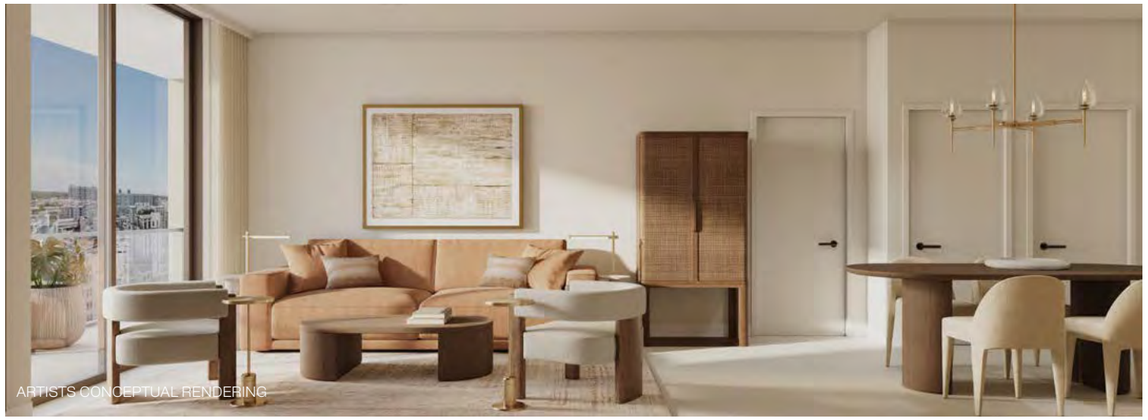
RESIDENCES AVAILABLE

50 - 1 Bedroom / 1 Bathroom	662 - 745 SF	(62 - 69 M²)
08 - 1 Bedroom / 1 Bathroom + Den	715 SF	(66 M²)
15 - 2 Bedroom / 1 Bath	854 - 865 SF	(79 - 80 M²)
85 - 2 Bedroom / 2 Bath	996 - 1184 SF	(92 - 109 M²)
16 - 3 Bedroom / 3 Bath	1413 - 1461 SF	(131 - 135 M²)

1 BEDROOM, 2 BEDROOM & 3 BEDROOM FINISHED & FURNISHED RESIDENCES DESIGNED FOR FLEXIBLE OWNERSHIP

12 STORY BUILDING

174 FURNISHED TURNKEY RESIDENCES



ARTISTS CONCEPTUAL RENDERING

Building Features

- Collection of 174 Bespoke Residences
- Curated Interiors and Amenities by IDDI, Featuring Furniture by RH
- Each Residence Beautifully Designed and Furnished By RH
- Exceptionally Crafted Custom RH Furniture
- Curated Art Sculpture by Renowned Artist
- Tranquil Paseo - Foliage Enveloped
- Panoramic Cityscape of Coral Gables, The City Beautiful
- Tropical Lush Landscaping
- Flora Courtyard
- Resort Inspired Rooftop Pool
- Over an Acre of Indoor Outdoor Amenities
- Grand Lobby
- 24-Hour Concierge
- Package Room
- Ground Floor Retail

Reimagine the Defintion of Luxury Through our Spaces

Building

- Curated Interiors and Amenities by IDDI, Featuring Furniture by RH
- Each Residence Beautifully Designed and Furnished By RH
- Exceptionally Crafted Custom RH Furniture

Residence

- Imported Large Format Flooring Throughout
- Modern Italian Kitchens with Backsplash
- Sleek Counter Tops – Kitchens & Bathrooms
- Self-Closing Imported Custom Cabinetry
- Bosch Kitchen Appliance Suite
- Front Loading In-Unit Washer/Dryer
- TVs in Living and Primary Bedroom
- Built-out Closet in Primary Bedroom
- Smart Thermostats
- Blackout Shades in Bedrooms and Living Rooms
- Owner Closets - Lock & Key
- Serene Terraces

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Building Amenities

AMENITIES

- Heated Pool
- Cabanas
- Lounging Nook
- Day Beds/Chaise Lounges
- Summer Kitchen & BBQ's
- Outdoor Dining Areas
- Eat-in Counter and Dining Tables
- Tropical Modern Social Club Kitchen, Private Dining For Large Parties
- Ample Lounge Seating
- Entertainment Media Center

STATE OF ART GYM

- Fully Equipped Fitness Center
- On-Demand Technology
- Cardio and Strength Training Equipment
- Yoga/Barre Studio

WELLNESS SPA

- Indoor Pool
- Relaxation Lounge
- Steam Room
- Dry Sauna
- Massage/Treatment Rooms
- Dual Spa Bathrooms
- Fully Equipped Showers & Lockers
- Wardrobe Changing Area

GRAND LOBBY

- Double Height Impressive Ceilings
- Sophisticated Lounges
- 24-Hour Market – Self Service
- Executive Business Center
- Co-working Lounge
- Meeting Room
- Zoom Offices
- Screening Room

CASSIA

The Visionary Team

ALTA DEVELOPERS



DEVELOPER

Alta Developers, led by CEO Raimundo Onetto, has introduced over 4,000 units to South Florida. The Miami-based firm specializes in residential and commercials developments, including active projects: Casa Bella by B&B Italia, Alana Bay Harbor Islands, Alta Bayshore, Alta New River, and Alta Hollywood. Past Projects include One Paraiso, Quadro, Le Parc at Brickell, Neovtia Doral, 900 Biscayne, and Quantum on the Bay.



INTERIOR DESIGN RESIDENCES BY RH CONTRACT

RH is a curator of design, taste, and style in the luxury lifestyle market, offering an unprecedented range of furniture, lighting, textiles, and decor. Renowned for its timeless designs that span traditional, modern and contemporary aesthetics, RH has a global presence known for their exceptionally crafted products and unparalleled ability to transform spaces.

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INTERIOR DESIGN COMMON AREAS & AMENITIES BY IDDI

Award-winning design, five years in a row—ID & Design International stands as a beacon of excellence in the realm of design and branding, boasting an impressive array of accolades. With vast global experience, we collaborate with leading businesses, retailers, developers, and investors. Our innovative thinking and problem-solving skills make us an exceptional project partner.

CASSIA

great things to People. chileno design



SCULPTORS

We're GT2P, a Santiago-based studio known for our diverse projects in public art, architecture, and collectible design, represented by New York's Based, Friedman Benda gallery. Our approach, "Paracrafting," blends art, science, and cultural context through parametric thinking. This unique framework fosters connections across creative and cultural spheres, producing work that speaks to the spirit of our era in surprising and often poetic ways.

BEHAR FONT PARTNERS, P.A.



ARCHITECT

Behar Font & Partners, P.A. is a veteran architectural firm focusing on architecture, planning, and interior design. With 65 years of collective experience, we've overseen projects spanning retail, residential, office, religious, and educational spaces. Our dedication lies in crafting imaginative, practical, and effective designs, leveraging our wide-ranging expertise across various project categories.

CASSIA

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THE RESIDENCES AT
CORAL GABLES

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