



## *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. Here in a quiet neighborhood directly on the Intracoastal Waterway, just moments from the beaches, Worth Avenue, Atlantic Ocean boating, and other chic highlights of West Palm Beach, a limited collection of modern condominium and townhome residences invites you to see a different side of waterfront living.

### PROPERTY OVERVIEW

- 55 Luxury Residences
  - 2-, 3-, and 4-bedroom Residences
  - Two- and three-story Townhomes
- 1,745 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 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 stations
- Climate-controlled owners' private 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  
Italian-designed kitchens by Italkraft 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
- Each Townhome is completely unique
- Direct water position and views
- Private terraces that include plunge pool

## THE NEIGHBORHOOD

Positioned on the West bank of the Intracoastal Waterway  
No fixed bridges to Atlantic Ocean  
Direct east views of Palm Beach Island  
Short boat ride to Peanut Island Park  
Walking distance to Osprey Park  
Two blocks from St. Mary's Medical Center  
Less than 2 miles from Port of Palm Beach  
Short driving distance to Palm Beach Yacht Club  
Less than 5 miles from CityPlace, Kravis Center, Convention Center, Museums, and Arts & Entertainment District  
Conveniently close to Gardens Mall and Rapids Water Park  
Multiple public and private golf courses within 10-mile radius  
Less than 20 minutes to Palm Beach International Airport, I-95 and Florida Turnpike

*SPECIFICATIONS AND RESIDENCE DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTICE.*

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