

ALBA

PALM BEACH

Developed by







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. Intimately sized, graciously appointed, and flawlessly located directly on the Intracoastal, Alba is a dramatic step forward for life on the water in South Florida.

Only 55 total residences share a private piece of the coast to call their own, with more than 25,000 square feet of dedicated amenity spaces that redefine the standard of luxury.



“The design we created for Alba is sculptural and organic while maintaining a strong elegance. With a natural palette of materials that take inspiration from the pristine Intracoastal Waterway and Atlantic Ocean, you will be embraced by Alba’s luxurious and opulent canvas.”

TAMMY O’ROURKE, ASID, IIDA, LEED® AP
PRINCIPAL / DIRECTOR OF INTERIOR DESIGN
SPINA O’ROURKE + PARTNERS













Exclusivity Meets Authenticity

Property Overview

- 55 Luxury Residences
 - 2-, 3-, and 4-bedroom Residences
 - Two- and three-story Townhomes
- 1,778 to 4,500+ square feet
- 22-story building
- Direct waterfront position
- Private dock with boat slip access for owners'

Architectural Highlight

- 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

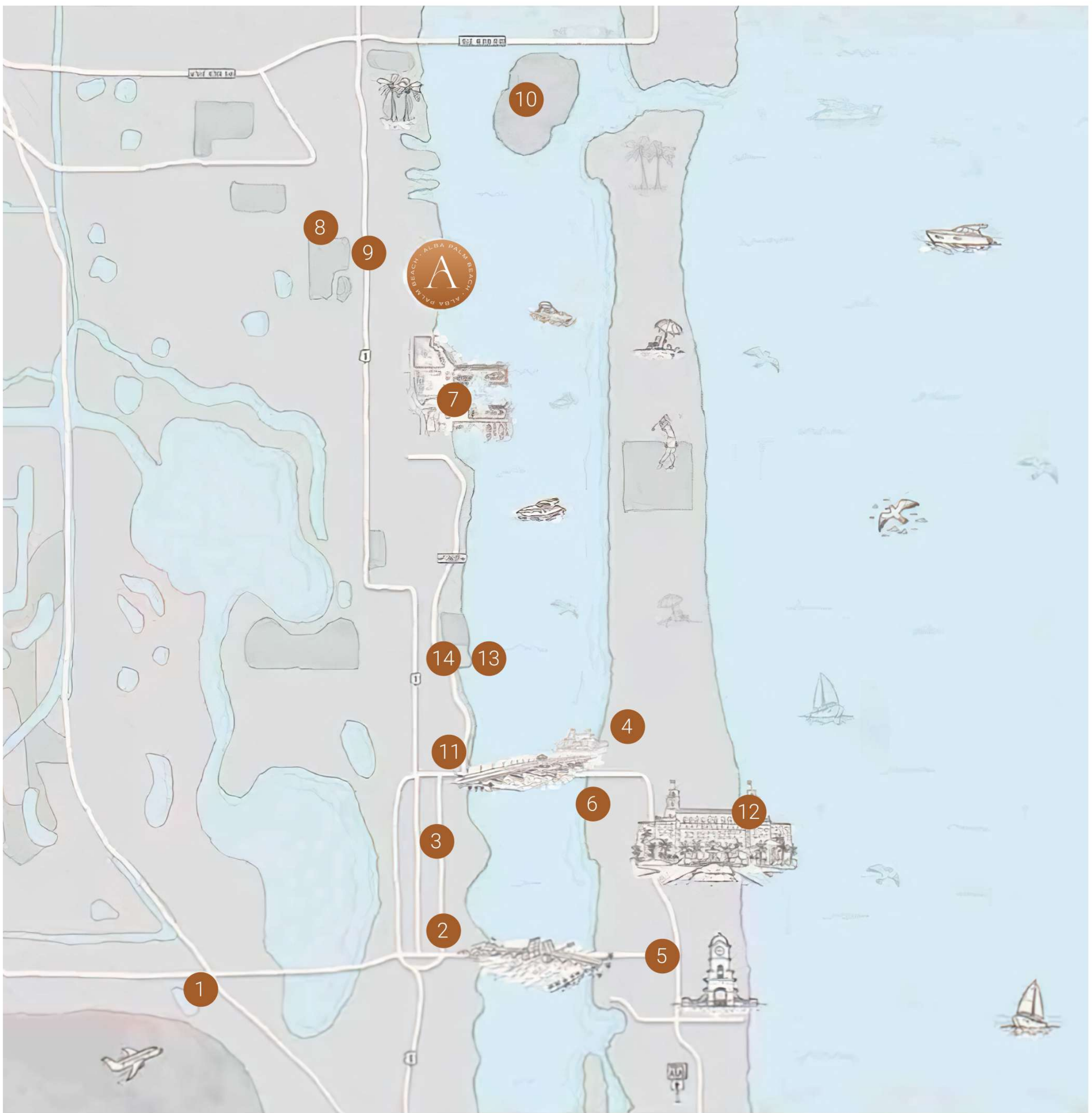
- Staffed lobby
- Valet parking services
- Designer finishes and materials in all common areas
- Owners' great room, library and lounge area
- Private dining room with climate-controlled wine storage
- Commercial kitchen for catered events and private dinners
- Owners' conference room and multi-use business 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 by TechnoGym® 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 station-ready
- Climate-controlled owners' private storage including bike, kayak or paddleboard 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
- 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
 - Direct water position and views
 - Select Townhome residences include private plunge pool
 - Select Townhome residences include private hot tub



South Florida's Best-Kept Secret

- | | |
|---|---|
| 1 Palm Beach International Airport | 8 Saint Marv's Medical Center |
| 2 Norton Art Museum | 9 Northwood Shopping District |
| 3 The Square | 10 Peanut Island |
| 4 Royal Poinciana Plaza | 11 The Ben. Autograph Collection |
| 5 Worth Avenue | 12 The Breakers Palm Beach |
| 6 South Lake Trail | 13 Palm Beach Yacht Club |
| 7 Rybovich Superyacht Marina | 14 Rosarian Academy |



Why West Palm Beach

Number 1 Area

Florida's county with the biggest growth

+150 New Companies

Have relocated to Palm Beach

US\$ 9.7B

Economical impact due to tourism

+\$69,000 Salary

The highest average salary in Florida

+13,000 New Residents

With the 2022 migration

Easy Acces for Executives

The Palm Beach Airport + The high speed train

39 Years Old

Average age in West Palm Beach

Polo Activities

Only 25 minutes away from Wellington



Your road to a Green Card through EB-5 Investment

What is EB-5?

Congress created the EB-5 Program in 1990 to stimulate the U.S. economy through job creation and capital investment by foreign investors.

In 1992, Congress created the Immigrant Investor Program, also known as the Regional Center Program, which sets aside EB-5 visas for participants who invest in commercial enterprises associated with regional centers approved by the United States Citizenship and Immigration Services (USCIS) based on proposals for promoting economic growth.

Through the EB-5 program, an investor is eligible to receive a green card, officially known as a Permanent Resident Card.

The current investment amount as announced on March 15, 2022, is either \$800,000 or \$1,050,000 depending on the targeted employment area.

Advantages of obtaining an EB-5 Visa:

An EB-5 visa offers a range of benefits to immigrants, including:

- Legal status to live and work in the United States.
- Direct path to permanent residency and, ultimately, U.S. citizenship.
- No visa sponsorship requirement.
- Educational opportunities for children under 21 years of age.
- Work opportunities without restrictions during university years.

Can an EB-5 investor's family members also receive a green card?

The EB-5 investor, the investor's spouse, and any unmarried children under the age of 21 are eligible to receive a green card associated with the EB-5 investor's petition.

Application Requirements

- Investment of US\$800,000 in the Alba Palm Beach EB-5 project.
- The investment capital must be from a legal source acquired directly or indirectly through lawful means.
- An "at risk" capital investment

*Applications Fees**

- Admin Fee: \$70,000
- Legal Fees: \$20,000-\$25,000
- USCIS I-526 Application Fee: \$3,675

*Estimated fees, please consult with your attorney



The Application Process

-  **Step 1** Prepare **I-526** form with your attorney and submit to USCIS (Estimated 4-8 weeks).
- A.** Hire an Immigration Attorney to prepare their Immigration Petition (I-526)
- B.** Review of legal source of funds by your attorney
- C.** Payment of \$70,000 Admin Fee & \$800,000 investment to Alba Palm Beach EB-5 Project
- D.** Add where the USCIS I-526 Fees are paid.
- If the Applicant is Outside the US**
- Consulate Processing
 - Consulate Interview
- If the Applicant is Outside the US**
- Proceed with adjustment of status, including work authorization and travel permit
-  **Step 2** Receive approval on **I-526** Form from USCIS
-  **Step 3** Receive a Permanent Resident Green Card
-  **Step 4** File **I-829** form within 2 years of receiving your permanent resident status
-  **Step 5** Return of at-risk investment capital



Consult with your attorney on an estimated timeline.

Alba Palm Beach / EB-5 Project

The project involves the development, construction, and sale of a luxury development comprising 55 units, which will result in job creation.

Location

West Palm Beach, FL USA Palm Beach County

Developers

BGI Companies & Blue Road

Construction Status

Estimated completion for 2025.

Investment Required

US\$800,000

Administrative Fees

US\$70,000

Equity Investment:

Up to US\$32,000,000 of up to (40) EB-5 Investors.

Job creation

2,343 jobs / 58 per investor.

Return on Capital Investment

.5%

Regional Center

Florida First Regional Center (FFRC)

Law Firm

Greenberg Traurig, LLPa

Co-Developer

BGI Companies

Kenneth A Baboun

With nearly 20 years of experience in finance and expertise in real estate development, Kenneth Baboun is one of the most seasoned experts in the industry when it comes to innovative and successful high-end real estate development.

Since 2003, Mr. Baboun has worked in some of the world's most competitive development markets, overseeing residential, commercial, multifamily, and mixed-use properties throughout New York and South Florida, including Manhattan, Miami, and the Palm Beaches.

As Managing Partner of BGI Companies, he leverages his extensive firsthand knowledge to identify new development opportunities with strong investment profitability potential and a unique market appeal. He also contributes his vision to financial strategy, budgeting, investments, and performance parameter establishment, aiming to maximize the ultimate profitability of each and every project in which BGI Companies participates.



Co-Developer
Blue Road

Florida-based Blue Road Group is an integrated real estate developer dedicated to acquisition, construction, repositioning and property management. From inception to completion, Blue Road oversees every phase of the development process—from property search and asset acquisition, to design, construction and marketing—delivering value and viability with every property. Dedicated to improving profitability for a diverse commercial and residential portfolio, Blue Road's experienced leadership team strives to minimize risk while maximizing liquidity and return on investment.

Their principals are Jorge Savloff and Marcelo Tenenbaum.

Jorge Savloff is a developer and entrepreneur with vast experience in venture capital and private equity projects with Latin-American investors. Jorge has spent several years leading generation and execution of private equity club transactions in South Florida. For over 35 years, he has participated in various ventures in Miami, handling acquisition, construction, and property management, with a certified experience in residential and commercial projects. Jorge has been living in Miami since 1985, developing his expertise and network in Miami-Dade County for over 30 years.

Marcelo Tenenbaum is a developer and entrepreneur who has participated in various ventures in Miami for over 25 years, handling acquisition, construction, repositioning, and property management. Marcelo also has ample experience in the hospitality industry, as he has led the acquisition, repositioning, and operation of several hotels and commercial projects in Miami. With a diverse background ranging from computer science to finance, Marcelo has been an active player in Miami since 1995.

Currently, they manage properties with a total value of over 700 million dollars.

For years, they have been at the forefront of creating and managing EB-5 Visa opportunities, guiding international investors toward achieving U.S. residency through strategic investment, especially within the vibrant State of Florida.



Architects and Interior Design
Spina O'Rourke + Partners



Keith Spina &
Tammy O'Rourke

ALBA

PALM BEACH

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