



STUDIO TO THREE  
BEDROOM RESIDENCES

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# Alina + Atlanta

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# Introduction



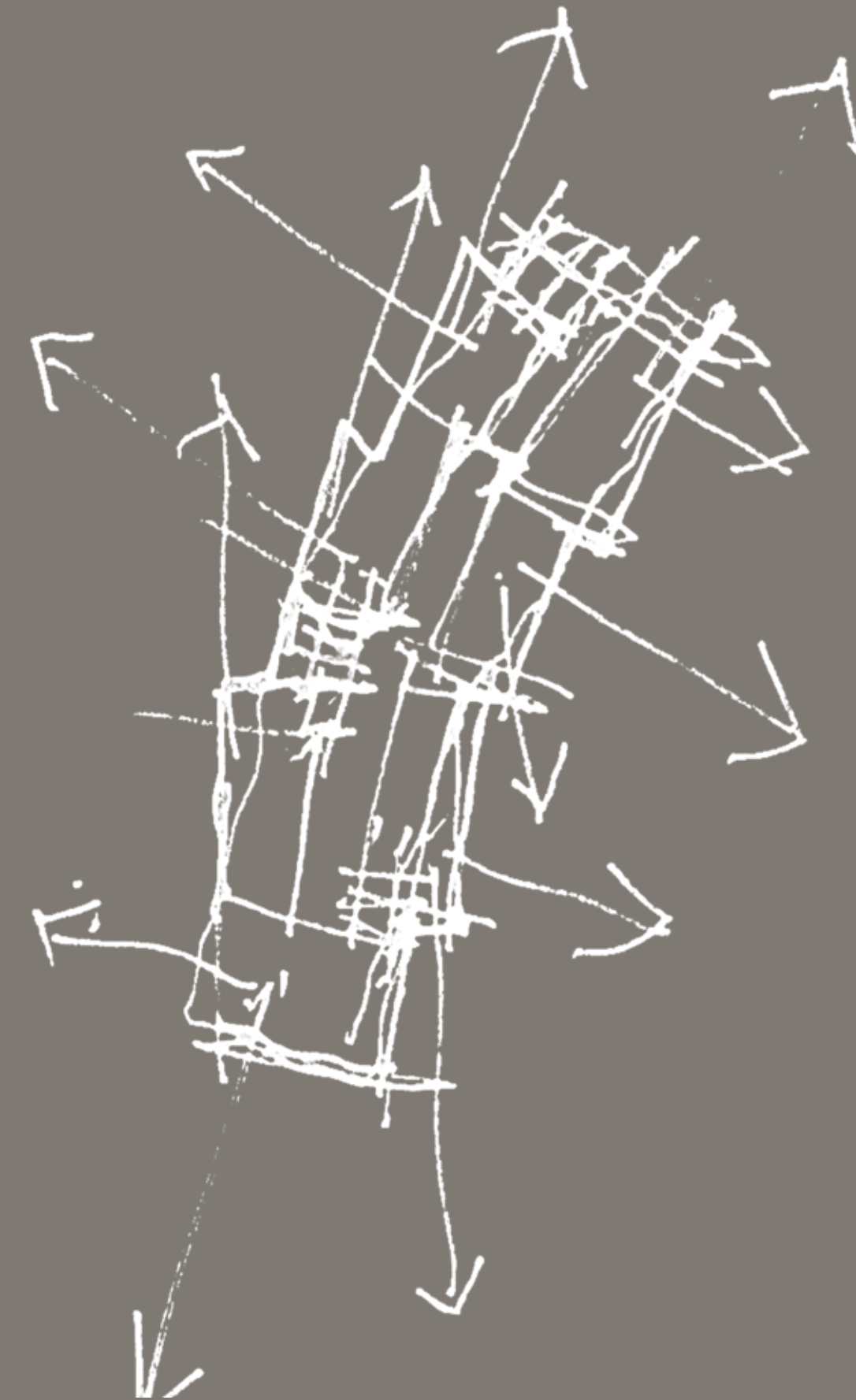


# A Marvel of Modern Living

Rising 60 stories, Alina is the tallest new building in Atlanta in over 30 years, offering expansive skyline views. An acre of uncompromising amenities seamlessly connects elegant interiors and engaging open-air spaces. This is where life soars.

“ The idea of cardinality, north, south, east, and west, became foundational to the concept. Each residence is positioned to frame Atlanta’s skyline from multiple perspectives, creating a strong sense of openness, light, and connection.”

KEVIN GORDON  
à Principal Architect



# Elevate Your Point of View

The essence of Alina living can be traced to the tower's distinct architectural design, one that offers two cardinal views from every residence. Interiors with floor-to-ceiling windows frame the Atlanta skyline from more than one perspective, and the horizon is an element of every day. Openness, light, and connection converge to offer an uncompromising point of view found nowhere else.



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# Residences

# The View From Here is Home

Alina's collection of residences embodies a harmonious blend of material richness and streamlined space. Interiors offer residents two cardinal views of the Atlanta treeline and cityscape below, a result of the tower's distinct design. The most generous layouts are found on the uppermost floors, where residents experience the pinnacle of both privacy and neighborly connection.





Studios to three-bedroom residences feature uncompromising finishes to create distinguished interiors that offer warmth and contemporary style.

**FLOOR-TO-CEILING GLASS FRAMES SWEEPING VIEWS**

**TWO CARDINAL VIEWS FROM MOST RESIDENCES**

**GENEROUS CEILINGS MEASURING UP TO 10'**

**BALCONIES IN SELECT RESIDENCES**

**CUSTOM CLOSET SHELVING SYSTEM**

# Kitchens of Distinction

Pristine quartz counters in white ice and arabescato marble-like finishes set a clean and contemporary tone, while tiled backsplashes with handcrafted-inspired mosaic tile and glazed ceramic details add organic warmth. A suite of premium appliances ensures peak performance and efficiency.

**DESIGNER QUARTZ COUNTERTOPS**

**BACKSPLASH WITH HANDCRAFTED-INSPIRED MOSAIC TILE\***

**WALL MOUNT RANGE EXHAUST HOODS\***

**KITCHENAID APPLIANCES\***

**SOFT-CLOSE CABINETS DETAILS**

**UNDER-CABINET LIGHTING**

\*In select residences





# Simply Sophisticated Retreats

Launch the day or usher in the evening in a serene space filled with custom design and thoughtful details.

**KOHLER COLLECTION FIXTURES**

**FREESTANDING SOAKING TUBS\***

**LINEN CLOSETS\***

**FRAMELESS GLASS SHOWER ENCLOSURES**

\*In select residences



# The Height of Distinguished Living

## PENTHOUSES

Perched on the tower's 60th floor, Alina's Penthouse residences are the highest in all of Atlanta. Elegant and contemporary, the interiors are appointed with the finest features and finishes. Custom European laminate finger pull cabinets lend a seamless elegance to kitchens, while generous islands with breakfast bars encourage conversation. Baths with freestanding tubs offer an escape from the city below.

## LOFTS

The tower is anchored by a quartet of residences, offering an unparalleled loft living experience at Alina. With soaring ceilings, the two-story living spaces feature airy, light-filled interiors and stunning views, while sharing many of the fine finishes and details of Alina's penthouse offering.







# Quality Above All

Exceptional features of Alina penthouse and loft residences:

**VIKING APPLIANCES**

**CUSTOM EUROPEAN CABINETS WITH LUXURY FINISHES**

**CALACATTA MARBLE QUARTZ COUNTERTOP WITH FULL-HEIGHT,  
INTEGRAL BACKSPLASH**

**ISLAND WITH BREAKFAST BAR WITH CUSTOM PENDANT  
LIGHTING ACCENT\***

**WINE REFRIGERATOR AND DRY BAR FOR EFFORTLESS  
ENTERTAINING**

**KOHLER PURIST SINK FAUCETS**

**FREESTANDING SOAKING TUBS**

**LARGE-FORMAT TILE VANITY WALL IN PRIMARY BATHS**

**ILLUMINATED VANITY MIRRORS**

**SPACIOUS WALK-IN CLOSETS**

**FLEX SPACE FOR USE AS A LIBRARY, HOME OFFICE, OR STUDY\***

**OVERSIZED BALCONIES**

\*In select residences

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# Amenities





# An Acre of Amenities, Elevated In Every Way

Alina's uncompromising suite of amenities is curated to meet any moment or mood.

# Where Wellness Reaches New Heights

Start the day with a sunrise swim under palm trees in the only high rise resort-style pool in Midtown. An expansive collection of spaces invite you to relax, refresh, and renew.

**RESORT-STYLE POOL WITH LANDSCAPED DECK**

**MEN'S AND WOMEN'S SAUNAS AND FROST LOCKERS,  
DEDICATED RECOVERY ZONE**

**SPA TREATMENT ROOMS**







# Lifestyle Spaces that Make the Everyday Uplifting

Unwind with friends fireside in the club room. Walk the dog overlooking the cityscape at sunset and grill al fresco on the landscaped terrace, where the skyline puts on a nightly show.

**SUNKEN SUNSET LOUNGE WITH FIREPITS**

**DAYBEDS AND BBQ STATIONS WITH LOUNGE AREA**

**CLUB ROOM WITH TWO FIREPLACES**

**PRIVATE DINING AREA WITH FULLY-EQUIPPED KITCHEN, BILLIARDS,  
GOLF SIMULATOR**

**INDOOR/OUTDOOR PORCH LOUNGE WITH POOL VIEWS**

**OUTDOOR DOG RUN WITH STATE-OF-THE-ART DOG WASH ROOM**







# Raising the Bar on Working Out

Sweat it out, get centered or grab a paddle. Exceptional facilities for however you stay fit.

STATE-OF-THE-ART FITNESS CENTER WITH  
CARDIO AND WEIGHT-TRAINING EQUIPMENT

YOGA AND PILATES STUDIO

PRIVATE TRAINING ROOMS

PICKLEBALL COURT WITH FLEXIBLE-USE GREEN

GUIDED FITNESS CLASS PROGRAMMING

# All You Need, Anytime

Living is easy at Alina. Around-the-clock lobby attendants welcome you home day or night. There's a place for everything: your car, your bike, your off-season clothes in storage. Alina's on-site concierge service is ready to assist upon request.

**24/7 ATTENDED LOBBY**

**ON-SITE PARKING WITH ELECTRIC CHARGING STATIONS**

**DEDICATED BIKE STORAGE**

**RENTAL STORAGE LOCKERS AVAILABLE**

**PROPERTY-MANAGED WI-FI**

**"HELLO PACKAGE" PARCEL SERVICE**

**RESIDENT BUILDING EXPERIENCE APP**



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# Neighborhood



# The Heart of the Arts at the Center of It All

Midtown Atlanta is where everything comes together. Celebrated arts institutions, vibrant parks, and lively public spaces. The city's most talked-about food and drink destinations, and Atlanta's rising tech innovators. Here, the best of the city is steps away.



# Date Night

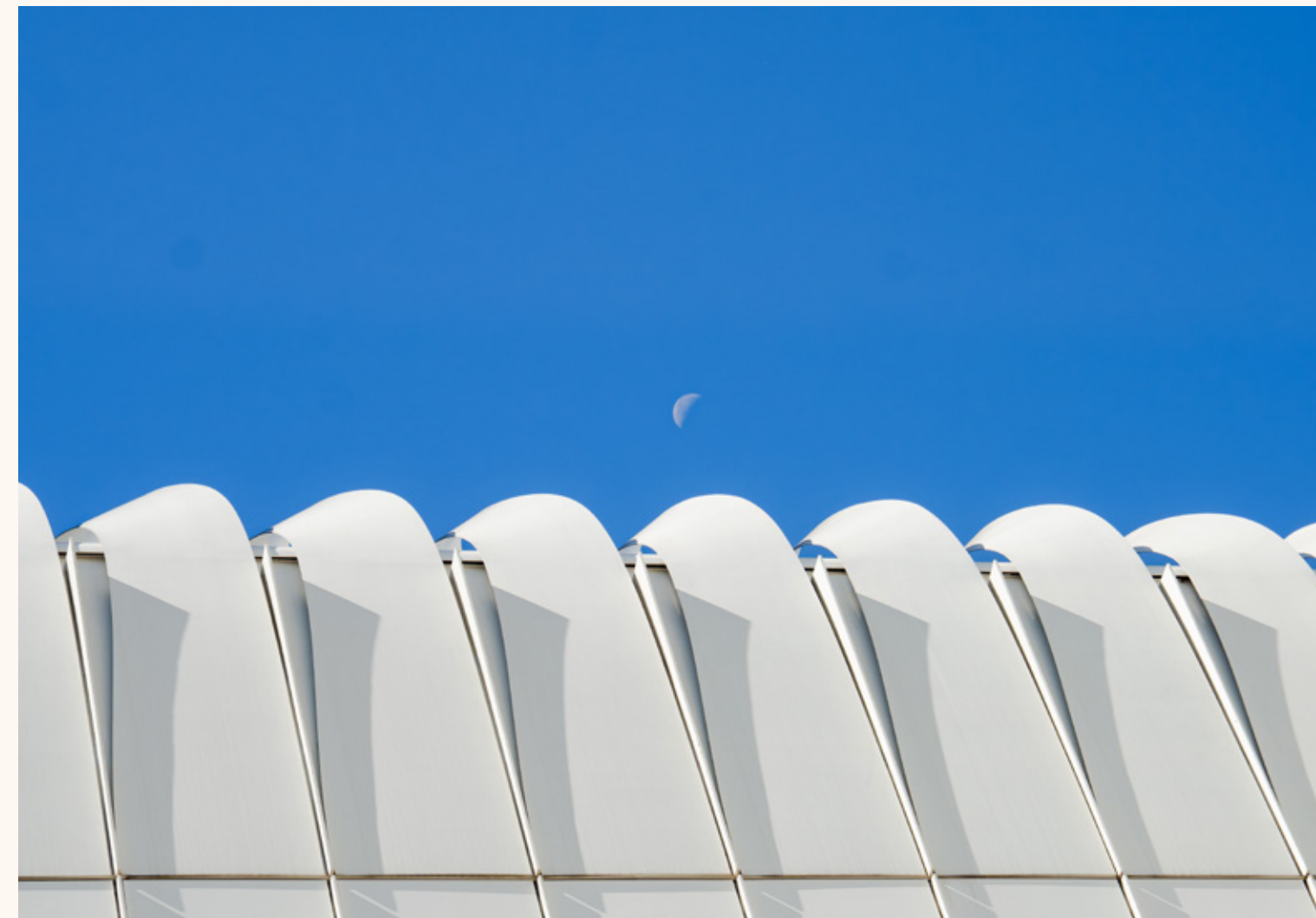
Start your evening at the Ticonderoga Club sampling some mussels and its popular take on a mint julep. Then head to The Roof at Ponce City Market for mini golf, retro games, and fantastic city views. Settle into the chic surroundings of Lyla Lila for seasonal southern European fare, and grab a nightcap at rooftop bar Moonlight for expertly made cocktails against the backdrop of an illuminated skyline.

**TICONDEROGA CLUB**

**THE ROOF**

**LYLA LILA**

**MOONLIGHT**



# Art & Culture

Take in the latest exhibit at the Richard Meier and Renzo Piano-designed High Museum of Art, then enjoy afternoon tea service at the Four Seasons' Art Deco-inspired Brasserie Margot. Browse the best of literature and non-fiction at independent store Posman Books and round out the day with a performance at the celebrated Atlanta Opera.

**THE HIGH**

**AFTERNOON TEA AT FOUR SEASONS**

**BRASSERIE MARGOT**

**ATLANTA OPERA**

**POSMAN BOOKS**

# Coffee Culture

No matter how you like your brew, Midtown's got you covered. Hit up Four Five Coffee for a deep menu of espresso drinks, nitro cold brew and seasonal sips. Indulge in affogato in Foxtail Coffee's rustic industrial space, linger over Turkish coffee or a French press at Cafe Intermezzo's sidewalk cafe, or sample Japanese pastries and creative matcha flavors at Momo Cafe.

**FOUR FIVE COFFEE**

**FOXTAIL COFFEE**

**CAFE INTERMEZZO**

**MOMO CAFE**





LYLA LILA



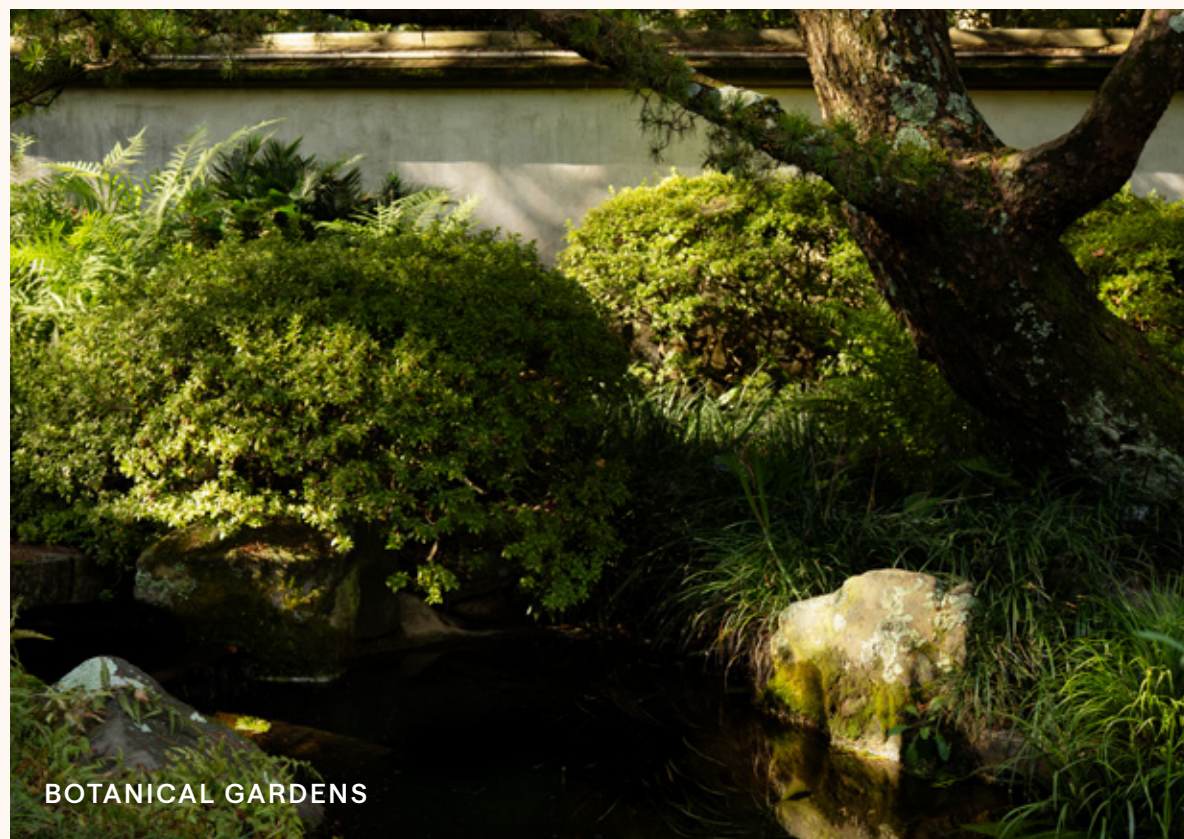
MOMONOKI



KROG STREET



THE FORTH HOTEL



BOTANICAL GARDENS



BAR PREMIO



ATLANTA ARCHITECTURE



TICONDEROGA CLUB



# Dog Days

Relax on a bench as your four-legged pal frolics in Piedmont Park's three acres of off-leash dog runs, then take in some public art with a stroll along the Atlanta Beltline. Cool down with a cold brew on the dog-friendly patio of Dancing Goats Coffee Roasters, and finish the day with some people-watching, a drink, or dinner at Cafe Intermezzo's sidewalk seating.

**PIEDMONT PARK**

**DANCING GOATS (DOG-FRIENDLY-PATIO)**

**THE ATLANTA BELTLINE**

**CAFE INTERMEZZO (DOG-FRIENDLY BEER/COFFEE/COCKTAIL)**

# Self-Care

Get centered at the Atlanta Botanical Garden, strolling the Kendeda Canopy Walk elevated 40-feet in the Storza Woods, then marvel at the Fuqua Orchid Center's exotic specimens. Treat yourself with some retail therapy at Ponce City Market's shops, followed by the tasting menu at the Michelin-starred Lazy Betty. End the day with a performance at the acclaimed Alliance Theatre or Atlanta Symphony Orchestra.

**BOTANICAL GARDENS**

**SHOPPING AT PONCE CITY**

**LAZY BETTY**

**ATLANTA SYMPHONY/ALLIANCE THEATER**



# Social Hour

Meet up at Saints + Council for handcrafted cocktails and stuffed oysters around its central island bar, or take to the covered courtyard for drinks and tableside s'mores around the firepit. For a gathering with northern Italian elan, soak up the sun with an aperol spritz on Yeppa & Co's spacious and spirited patio. Head to Ecco to celebrate with nationally-recognized continental cuisine and a curated wine list, and the retro-glam JoJo's Beloved Cocktail Lounge to sip late-night cocktails to an all-vinyl soundtrack.

**SAINTS + COUNCIL**

**YEPPA & CO.**

**ECCO ATLANTA**

**JOJO'S BELOVED**

# Alina + Atlanta