



ALQUIMIA  
HOME RESORT

*“Alquimia Tulum was created by the transformation of matter, along with the jungle and multicultural ingredients, acquiring a unique eclectic character. Located in a small Caribbean town, it has transformed into a tropical cosmopolitan paradise.”*

*Jacobo Arvizu, Architect*



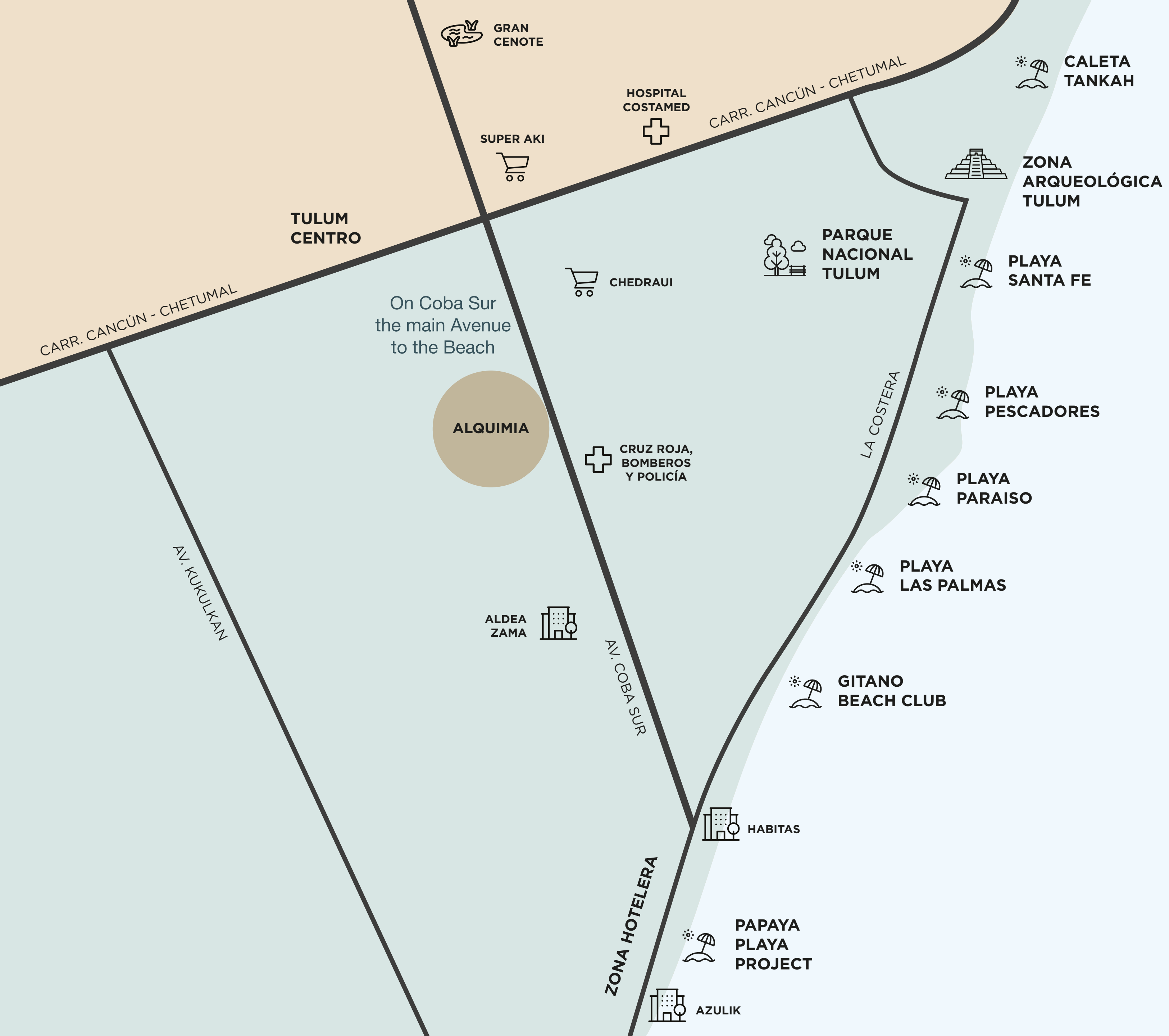
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# TULUM

Entering the Riviera Maya means discovering and connecting with natural environments that can leave anyone in awe. Proof of this is the impressive boom that Tulum is having, a stellar destination that receives thousands of travelers seeking unique experiences in a place of constant movement and avant-garde.

The wonderful thing about Tulum is that its vibrant environment is in constant movement, its endless options make it almost impossible to be in the same place every day, there is so much to see and enjoy. With all of these amazing benefits, one may easily find that the ideal option is to live or stay at ALQUIMIA.



# PRIME LOCATION

In addition to linking the hotel and beach area to the picturesque town with heavenly Beaches of the Caribbean Sea, the location of Alquimia also connects Tulum with the Cancun - Chetumal Highway.

The Cobá Sur avenue is located in between the hotel area and the Center of Tulum, connecting the two main economic centers of activity in the city. Its location has made it the most important commercial, hotel and residential avenue in the city. There are new developments, projects, shops, restaurants and bars focused on an Upper Scale to Premium lifestyle market.

A PLACE FOR EVERYTHING



ALQUIMIA

# MASTER PLAN

## ALQUIMIA HOME RESORT

Let's take a deeper dive into this Premium Lifestyle Resort; this hotel/condo with over 150 units distributed amongst four towers ensures an experience worthy of its destination. In addition to living in such a natural environment, its boho-chic atmosphere will allow you to enjoy total comfort perfectly designed for the modern traveler.

## CUATRO ELEMENTOS LIFESTYLE PLAZA

As you find yourself discovering the Cuatro Elementos Lifestyle Plaza, you will be able to immerse yourself with gastronomical aspects, consisting of two main sections:

- The main plaza on the ground floor, with its artistic stage, is ready to host events with DJs, live music, and performances amongst other events.
- The Day & Night Rooftop Club, where you can enjoy the popular gypset atmosphere of Tulum.
- A coworking space that will allow you to work remotely in peace and harmony with all the services and needs resolved.



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# ELEMENTS

As part of The Four Elements culture that sustains Alquimia, these elements will guide you into a world of different cultures where nature is always at the center.

Its unique design combined with the architectural scheme will transport you into its boho-chic atmosphere, which will make you feel like you are on a journey through the most mystical places in the world.



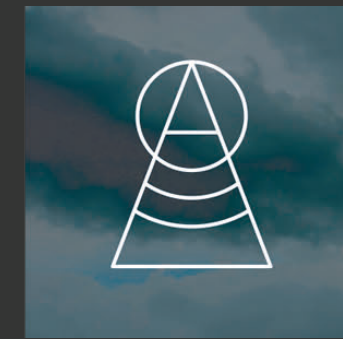
*AQUA*



*IGNIS*



*TERRA*

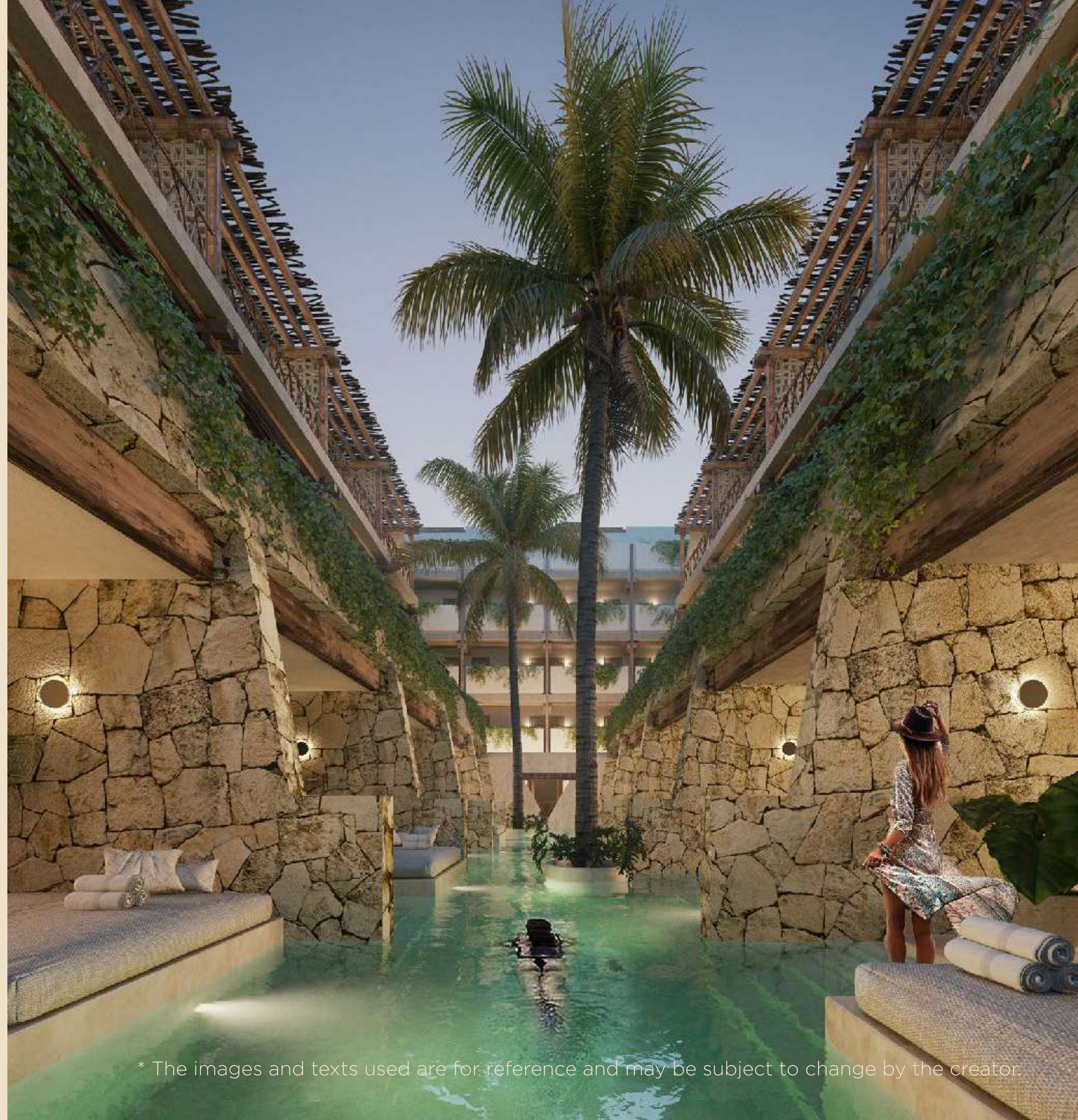


*CAELI*



## AQUA

The AQUA element was designed to relate to the emotions of life at sea, guaranteeing comfort in all aspects. Visualize getting up and having the water a few steps from your bed. The AQUA Tower is home to 46 units, all with unique designs and its own private pools in the exclusive “swim-up suite” and its “pool terrace”.



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\*Suite swim up

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## *IGNIS*

IGNIS is a tower with 41 apartments that offer five different options for guests wanting to feel the vibrant energy transmitted in the recreational areas. At IGNIS you will find a beautiful pool and snack bar area, which are on the main floor, and the rooftop where one can relax in the jacuzzi or do yoga with a breathtaking view of the sunrise and sunset.

The IGNIS Tower has the ideal spaces to completely reconnect with nature.

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**\*Pool Terrace**

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## *TERRA*

TERRA is a complex made up of four towers that house 46 apartments, these apartments cater to a selection of five different types of rooms with beautiful views of the pools that refers to the cenotes of the region and its exuberant vegetation, offering a refuge for visitors.

The apartments have comfortable interiors where guests can relax on their private outdoor terraces with small pools while enjoying the beauty and diversity of the landscape.

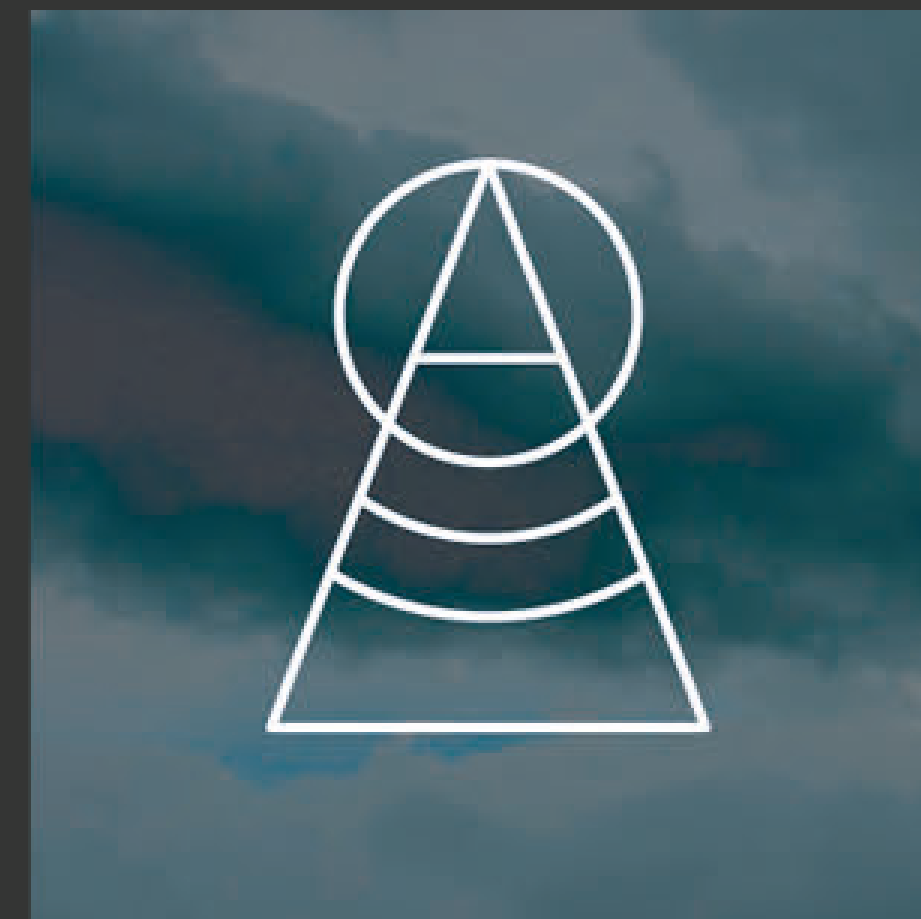


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\*Jungle studio

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*CAELI*

CAELI is a mixed tower with four types of rooms, each offering guests the option to feast in one of its many exquisite restaurants or shopping areas in the mini-market located on its ground floor.

Its privileged access leads you through a suspension bridge, which combines creativity and inspiration, as well as a mixture of cultures. Taking this passage, guests are able to enjoy their rooms where they will be led to a tropical space to enjoy.

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**\*Studio Terrace**

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A PLACE FOR ENJOYING







CUATRO ELEMENTOS  
LIFESTYLE PLAZA

In this space, you will enjoy the surroundings of nature while delighting your palate with the best restaurants and bars in the area. In an environment that brings together original ideas, you will be able to taste different spirits and liqueurs, as well as the best food menus in the region. The culinary experiences at Cuatro Elementos Lifestyle Plaza never ceases to end.

The Plaza exhibits an artistic stage and at the same time functions as a piece of art designed by the renowned Broissin Architecture Studio.

The stage has been adequate for events with DJs, live music, performances, and more. Its attractive scene will keep the commercial area alive.

You will also find a coworking space that will allow you to work remotely in peace and harmony with all the services and needs resolved.



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# MINI MARKET, WINERY & LIQUOR STORE



At the Mini Market, Winery & Liquor store you will be able to find the freshest fruits, local products, or simply enjoy the options of the many dishes that go beyond a simple food court or a traditional stall.

In this space, multiple flavors and entertainment spaces converge, which will make your stay at Alquimia much more pleasant and feasible.

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# *LIFESTYLE ROOFTOP DAY & NIGHT CLUB*

One of the 'hot spots' that everyone will want to visit, is the Lifestyle Rooftop Day & Night club. Here, you will find DJs, live music, and an exclusive atmosphere perfect for an afternoon with friends or meeting new people. The Lifestyle Rooftop Day & Night Club is the place to experience a spectacular time that will turn any ordinary night into an unforgettable occasion.

Here you will find all the comfort at ease with the sunset views and the impeccable service of the staff who will always be aware of you. If something makes this place special, it is because of the quality of its service. You will not find a better place than this one to enjoy all the fascinating experiences that Tulum offers.

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# TEMAZCAL & SPA

Tulum evokes magic, a sense of belonging, and lightness; this is one of the many reasons why many artists find refuge here. Part of this magic allows for individuals to connect with other people. Yoga, and meditation classes are part of the culture of most visitors and many come to access some of the best yoga studios here.

One of the many advantages of staying at Alquimia is having access to the Yoga Sky Studio, which, being friendly with the ecosystem, offers Mayan rituals and healing methods that will lead you to self-discovery in a peaceful environment at the hands of renowned teachers and experts.

To continue with your journey through true relaxation, simply enter the renowned Piixan Spa, a sacred space in the hotel where you will be received by a shaman who will guide you throughout your visit and evaluate the best treatment for you. The unique ancestral massage techniques accompanied by healing herbs from the region, are undoubtedly one of the reasons for its popularity. Hydrotherapy sessions and wet areas are perfect to get away from the distractions of the world and be in complete relaxation.



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A PLACE FOR STAYING





# ALQUIMIA HOME RESORT

Alquimia is a condo hotel style resort, this concept is segmented as a Premium Lifestyle Hotel, which has 153 units and offers you infinite possibilities to connect, socialize, have fun and enjoy your stay. There are endless options to relax, such as swimming in the underground pool (Cave Aquatherapy), unwinding in the spa, spending an afternoon in the yoga studio, cocktails at the rooftop bar, or enjoying one of its exquisite restaurants, amongst other fine activities that the resort offers.

With many options to choose from, you may select rooms in any of the different sections: Terra, Ignis, Caeli and Aqua, each one set with unique designs in total harmony with the ecosystem ensuring comfort in all aspects.



# AMENITIES/ SERVICES



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- Restaurant Bar in Tower Caeli.
- Minimarket, Deli, Winery & Liquor Store in Tower Caeli.
- LifeStyle Spa with sauna, steam and underground pool.
- Rooftop Club - Restaurant Bar with infinity pool and exclusive events area.
- Pool and Snack Bar.
- Gastronomic tour in Cuatro Elementos Lifestyle Plaza.
- Rooftop with a relaxation area and sun beds.
- Jacuzzi on Rooftop in Tower Ignis.
- Fitness center with functional area and fitness equipment.
- Rooftop with yoga and meditation studio.
- Access to beach clubs.
- Rental availability with the latest generation of electric and hybrid vehicles (Cars, Bikes and Scooters).
- Continuous shuttle availability to the main points of interest with periodic stops for better mobility for your destination.
- Guests Ambassador & Owners Special Assistant.
- Laundry.
- Room Service.
- Integrated WIFI service.
- CCTV.
- Security
- Keyless system.
- Hands-free condominium for owners.

# AUTHOR INTERIOR DESIGN

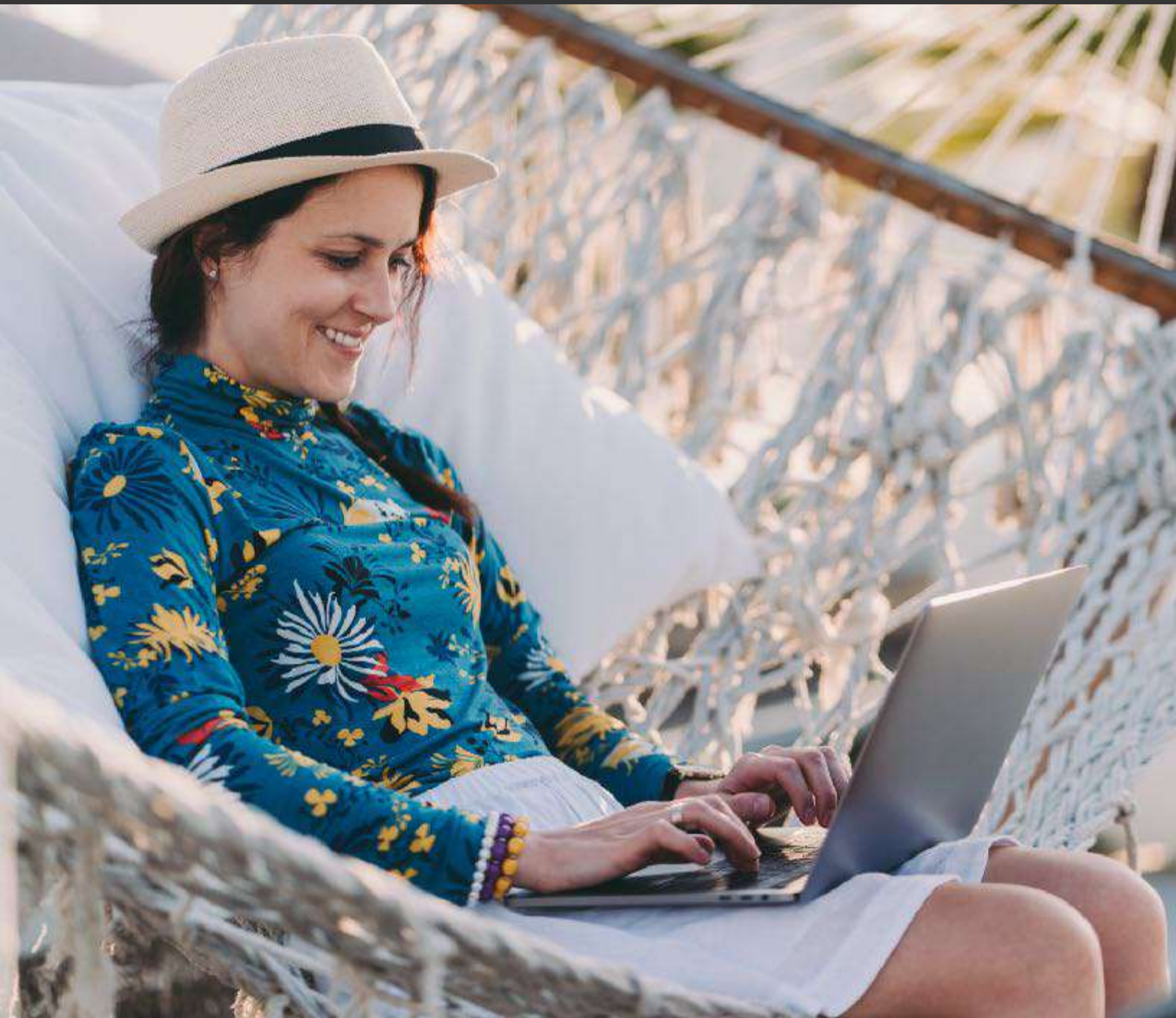
The apartments will be accompanied with fully equipped furnishing packages, with a design that blends in with the ethereal boho-chic aesthetic of Tulum.

The interior design, amenities, furniture, kitchens and bathrooms have been carefully selected by the most recognized firms in the industry, seeking to reflect in every detail the experience that only Alquimia can offer.

The furnishing packages include everything from the carefully selected furniture, all with a comprehensive design even to the smallest details; kitchen accessories, decorations, and art.



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# INTERNATIONAL HOTEL MANAGEMENT COMPANY

Alquimia will have an alliance of one of the leaders in hotel and condominium management in the United States.

We are currently in the selection process with 3 of the main hotel operators in the United States. To improve revenue, our operator will need to book units through proprietary technology that forecasts market demand, understands air passenger traffic demand, and is supported by a robust sales platform.

Through their technology, they will have an unparalleled flow of operational information in real time, which will help improve hotel profitability (RevPar Performance), and will be able to show investors information in real time.

Our operator will have the most capable and experienced managers and administrators for the operation of the hotel; having the highest international hotel operation standards.

Being an investor in ALQUIMIA, you can have your unit within the "RENTAL POOL PROGRAM", receiving attractive income and benefits, in addition to the great added value that the property will generate as Tulum is one of the tourist markets with the greatest projection in the world.

To be in the "RENTAL POOL PROGRAM", a "RENTAL MANAGEMENT AGREEMENT" will be signed, with which you will have a highly trained corporate team that will provide all services to maintain the highest possible profitability.

In Alquimia they will have a professional team, with experience and high quality standards that will keep your investment in the best hands.

You are not only acquiring an excellent condominium, but a beautiful Suite or Studio in a Premium Lifestyle Hotel that will undoubtedly be one of the most emblematic hotels in Tulum operated by one of the best hotel operation companies in the USA, which generates an investment with great certainty, beneficial income and high capital gain. elera, which generates an investment with great certainty, beneficial income and high capital gain.



# LEADER IN HOTEL MANAGEMENT

Alquimia will be operated by one of the main Hotel Operators in the United States. To be selected, you must have high standards of quality, service, and experience both nationally and internationally. In the same way, it must have its own and patented technology that predicts, understands and processes market demand, generating market intelligence, which, backed by its great experience and sales platform, will become a superior performance of occupation and demand to the rest. from your competitors.

Your investment in ALQUIMIA will be backed by the experience of an internationally recognized operator as one of the dominant in the medium.



# *Owners Revenue Optimization Condo Hotel Management Program*

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A PLACE FOR CONNECTING



# BEACH CLUBS

For those days where you want to touch the sand and feel the salt water, Alquimia has many agreements with different beach clubs around the area for those seeking to satisfy the environment they need. Whether to take the family with you, relax or have fun, our Guest Ambassador & Owners Special Assistant will help you make the reservation for the time and location you need.

Alongside reservations and general questions, Guest Ambassador will keep you updated on the different events that take place in the world-famous beach clubs of Tulum with their incredible atmosphere and excellent music such as: Gitano Beach Club, Ahau, Delek, Papaya Playa Project, BeTulum, Nomade, Amansala, Taboo, Casa Malca, Bagatelle, Habitas, Selina Beach Club, La Zebra, Ziggy's, Ana y Jose, Vagalume, Coco, Posada Margherita, Poc Na, Amansala among many others.

The variety of events in these different beach clubs makes every day a new and exciting adventure.



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# CONNECTIVITY

Take advantage of Alquimia's location and discover beautiful places. Here we mention some that could be of interest, so take advantage of your stay and enjoy the wonders that Tulum and Quintana Roo have to offer.

At Alquimia you will have the ability to rent the latest generation electric and hybrid vehicles (Cars, bikes & Scooters) through our Guest Ambassador & Owners Special Assistant.

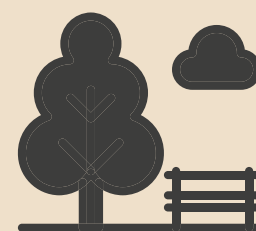


- Gran Cenote **15 min**
- Tulum Pueblo **5 min**
- Laguna Kaan Luum **20 min**
- Playa & Beach Clubs **11 min**
- Zona Arqueológica de Tulum **11 min**



- Playa & Beach Clubs **5 min**
- Laguna Kaan Luum **17 min**
- Zona Arqueológica de Muyil **20 min**
- Zona Arqueológica de Cobá **43 min**
- Sian Kaán **1 hr 24 min**
- Akumal **25 min**
- Playa del Carmen **50 min**
- Valladolid **1 hr 27 min**
- Cancún Aeropuerto **1 hr 33 min**

## **XCARET GROUPS PARKS**



- Xel-há **16 min**
- Xcaret **45 min**
- Xplor **41 min**
- Xenses **42 min**
- Xavage **1 hr 25 min**







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# LIVE TULUM

Entering the Riviera Maya means discovering and connecting with natural environments that leave anyone in awe. Proof of this is the impressive boom that Tulum is having, a paradisiacal destination that receives thousands of travelers seeking unique experiences in a place of constant movement and avant-garde.

Tulum evokes magic, a sense of belonging, and lightness, one of the many reasons artists worldwide consider this place a sanctuary to exhibit their art and connect with other people. Year after year, Tulum brings together a community of international jet setters who enjoy art, music, and culture in *ART WITH ME*, a festival that inspires the connection with oneself and nature.

Among other attractions, you'll find the ruins of Tulum, Coba, and Muyil, as well as the fantastic cenotes: Gran Cenote, Dos Ojos Cenote, Casa Cenote, Caleta Tankah, Muyil, and Kaan Luum lagoons, the Sian Ka'an Natural Reserve, Tulum Monkey Sanctuary; where you can practice activities such as diving in cenotes and Bahia Tankah; where you can practice kitesurfing. Golf in Bahia Príncipe and enjoy the Xcaret Group Parks and day trips to colonial cities like Valladolid, Chichen Itzá and Izamal. The perfect location to enjoy all the pleasures of Tulum.



## *NICHE FESTIVALS AND NIGHTLIFE*

The ZAMNA festival has become one of the most prestigious electronic music parties in the world. MAYAN WARRIOR is another festival that has managed to position itself as one of the most popular for its impressive production, lineup, and world-class guests.

In this heavenly destination, the tropical climate grants itself to live at night, enjoy emerging art, and look for reasons to celebrate life. However, there are plenty of reasons to visit Tulum.

Alquimia will be your best lodging option, not only for its design and service but also for its great location and connectivity with the myriad of activities and events in the area. As a privileged home resort offering absolutely everything modern travelers crave, Alquimia will become the "IT PLACE" of Tulum.

Since no one can discover this paradise in a single visit, you will return again and again



*EVERYTHING  
YOU NEED  
IS INSIDE  
ALQUIMIA.*

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# T Y P E U N I T S



T E R R A

# TERRA / JUNGLE STUDIO

Ground Floor - 12 units



## **Specifications:**

**Department of 697.50 sqft**

Interior Area 468.23 sqft

Terrace Area 229.27 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace
- Pool

# TERRA / POOL TERRACE

Level 1 - 12 units



## **Specifications:**

**Department of 597.70 sqft**

Interior Area 449.93 sqft

Terrace Area 137.77 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace with tub



# TERRA / TERRACE SUITE

Level 2 - 12 units



## **Specifications:**

**Department of 476.84 sqft**

Interior Area 348.75 sqft

Terrace Area 128.09 sqft

## **Divisiones**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Living room
- Terrace

# TERRA / TERRACE PENTHOUSE

Level 3 and 4 - 6 units



## Specifications:

**Department of 1,545.69 sqft**

### Level 3:

Interior Area 683.50 sqft

Terrace Area 226.042 sqft

### Rooftop N+4

Including pool 636.14 sqft

## Divisions

- 2 bedrooms with terraces
- Closets
- 2 bathrooms
- Kitchen
- Dining room
- Living room

## Rooftop with:

- Kitchenette
- Dining room
- Terrace
- Pool

# TERRA PABELLÓN / 2 ROOMS CONDO

Ground Floor - 1 unit



## **Specifications:**

**Department of 1,273.47 sqft**

Interior Area 983.82 sqft

Terrace Area 389.65 sqft

## **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchenette
- Dining room
- Living room
- Terrace
- Pool

# TERRA PABELLÓN / 2 ROOMS CONDO

Level 1 and 2 - 2 units



## **Specifications:**

**Department of 983.82 sqft**

Interior Area 983.82 sqft

## **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchenette
- Dining room
- Living room

# TERRA PABELLÓN / PABELLÓN PENTHOUSE

Level 3 and 4 - 1 unit



## **Specifications:**

**Department of 1,978.94 sqft**

### **Level 3:**

Interior Area 983.82 sqft

### **Rooftop N+4**

Including pool 995.12 sqft

## **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchen
- Dining room
- Living room

## **Rooftop with:**

- Kitchenette
- Dining room
- Terrace
- Pool



I G N I S

# IGNIS / JUNGLE STUDIO

Ground Floor - 10 units



## **Specifications:**

**Department of 679.50 sqft**

Interior Area 468.23 sqft

Terrace Area 229.27 sqft

## **Divisions**

- 1 bedrooms
- 1 bathrooms
- Kitchenette
- Dining room
- Living room
- Terrace
- Pool

# IGNIS / GARDEN HOUSE

Ground Floor and Level 1 - 1 unit



## ***Specifications:***

***Department of 1,557.32 sqft***

Interior Area 1,223.10 sqft

Terrace Area 334.21 sqft

## **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchen
- Dining room
- Living room
- Terrace with pool
- Balcony terrace



# IGNIS / POOL TERRACE

Level 1 - 10 units



## ***Specifications:***

***Department of 587.70 sqft***

Interior Area 449.93 sqft

Terrace Area 137.77 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace with tub

# IGNIS / TERRACE SUITE

Level 2 - 10 units



## **Specifications:**

**Department of 476.84 sqft**

Interior Area 348.75 sqft

Terrace Area 128.09 sqft

## **Divisiones**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Living room
- Terrace

# IGNIS / TERRACE SUITE 2

Level 3 - 10 units



## **Specifications:**

**Department of 457.46 sqft**

Interior Area 341.21 sqft

Terrace Area 116.25 sqft

## **Divisiones**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Living room
- Terrace



C A E L I

# CAELI / STUDIO TERRACE A

Level 1 and 2 - 2 units



## **Specifications:**

**Department of 595.24 sqft**

Interior Area 462.84 sqft

Terrace Area 132.39 sqft

## **Divisiones**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace

# CAELI / STUDIO TERRACE

Level 1 - 7 units



## **Specifications:**

**Department of 586.63 sqft**

Interior Area 462.84 sqft

Terrace Area 123.78 sqft

## **Divisiones**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace

# CAELI / STUDIO TERRACE

Level 2 - 7 units



## **Specifications:**

**Department of 575.86 sqft**

Interior Area 462.84 sqft

Terrace Area 113.02 sqft

## **Divisiones**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace

# CAELI / 2 ROOMS PENTHOUSE A

Level 3 and 4 - 1 unit



## **Specifications:**

**Department of 2,064.51 sqft**

### **Level 3:**

Interior Area 933.23 sqft

Terrace Area 234.65 sqft

### **Rooftop N+4**

Including pool 896.63 sqft

### **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchen
- Dining room
- Living room
- Terraces

### **Rooftop with:**

- Kitchenette
- Dining room
- Terrace
- Pool



# CAELI / 2 ROOMS PENTHOUSE

Level 3 and 4 - 3 units



## **Specifications:**

**Department of 2,044.06 sqft**

**Level 3,4:**

Interior Area 933.23 sqft

Terrace Area 226.04 sqft

**Rooftop**

**Including pool 884.79 sqft**

## **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchen
- Dining room
- Living room
- Rooftop with pool



A Q U A



# AQUA / SUITE SWIM UP 1

Ground Floor - 6 units



## **Specifications:**

**Department of 631.84 sqft**

Interior Area 475.76 sqft

Terrace Area 156.07 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace with pool

# AQUA / SUITE SWIM UP 2

Ground Floor - 6 units



## **Specifications:**

**Department of 645.835 sqft**

Interior Area 456.38 sqft

Terrace Area 189.44 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace with pool

# AQUA / POOL TERRACE

Level 1 - 12 units



## ***Specifications:***

***Department of 587.70 sqft***

Interior Area 449.93 sqft

Terrace Area 137.77 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Living room
- Terrace with tub

# AQUA / TERRACE SUITE

Level 2 - 12 units



## ***Specifications:***

***Department of 476.84 sqft***

Interior Area 348.75 sqft

Terrace Area 128.09 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Living room
- Terrace

# AQUA / TERRACE PENTHOUSE

Level 3 and 4 - 6 units



## **Specifications:**

**Department of 1,546.77 sqft**

### **Level 3:**

Interior Area 683.50 sqft

Terrace Area 226.04 sqft

### **Rooftop**

**Including pool 637.22 sqft**

## **Divisions**

- 2 bedrooms
- 2 bathrooms
- Kitchenette
- Dining room
- Living room
- Terraces
- Rooftop with pool

# AQUA PLUS / GARDEN STUDIO

Ground Floor - 1 unit



## ***Specifications:***

***Department of 856.80 sqft***

Interior Area 598.47 sqft

Terrace Area 258.3 sqft

## **Divisions**

- 1 bedroom
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- Terrace with pool



# AQUA PLUS / POOL TERRACE CONDO

Level 1, 2 and 3 - 3 units



## **Specifications:**

**Department of 1,159.27 sqft**

Interior Area 878.33 sqft

Terrace Area 280.93 sqft

## **Divisions**

- 2 bedrooms
- 1 bathroom
- Kitchenette
- Dining room
- Living room
- 2 Terraces with tub