

# Sun & Sea condos

A Wise Investment | Baja Barefoot Living

[view video](#)





Introducing a once-in-a-lifetime opportunity to own a piece of paradise in San Jose del Cabo!

**Our brand new pre-sale condominium project is ideally situated just a short walk from the stunning Costa Azul beach.**



# Baja barefoot living



# 5 reasons to invest in Sun & Sea Condos



## Low density community

Unique location, natural and private,  
Only 22 Residences available



## Value appreciation Zone

High Desirability for Lifestyle Living instead of  
Surplus Value



10 Exceptional amenities to a  
relaxing lifestyle



## ROI - Great for business

Either long & short rentals (Airbnb, VRBO, etc).  
or quick Re-Sale



## Enjoy 360 Days of Sun & Sea

Just few minutes from the beach

Destination

San Jose de Cabo

Phase

Pre-sale

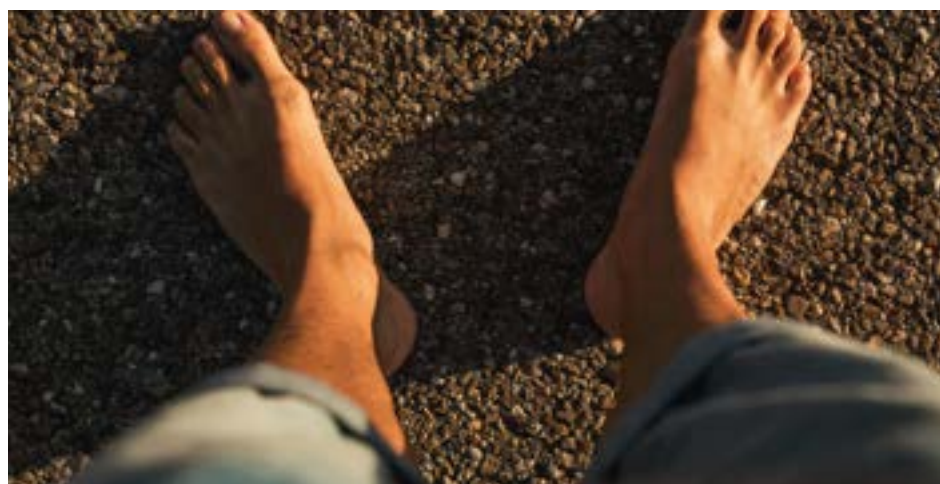
Delivery

May 2024

[View photos](#)

# BEACH LIFESTYLE OF COSTA AZUL ZONE

"Discover elevated living in our exceptional neighborhood"



# Choose your home between the 3 most profitable types

## ONE BED



1 a 2 people



Storage



Ground floor

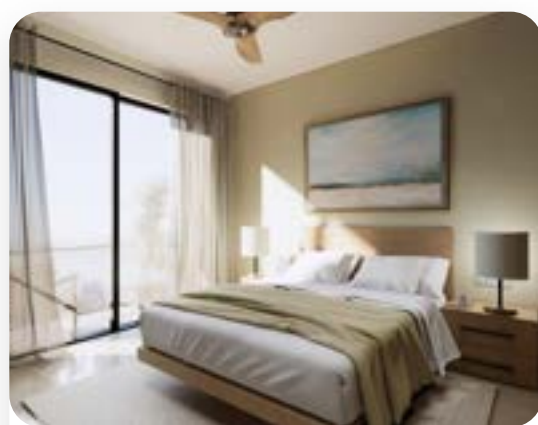


Fit for Airbnb



\$2,000 USD  
monthly return

## TWO BED



2 a 4 people



Work area



Terrace



Fit for Airbnb



\$3,100 USD  
monthly return

## PENTHOUSE



2 a 4 people



Private Rooftop



Jacuzzi area



Fit for Airbnb



\$4,200 USD  
monthly return

\*Approx projected values based on a market study in March 2023 on vacation rentals in the area.

[View Availability](#)

# FLOOR PLAN

Condo | One Bedroom

## Features



- Ground Floor
- 1 Bedroom
- 1 Bathroom
- Terrace
- Living space
- Closet
- Equipped Kitchen
- Storage
- 1 Parking space

AC: 52 m<sup>2</sup> | 559 SqFt  
Decks/Patios: 6 m<sup>2</sup> | 64 SqFt  
Storage: 7 m<sup>2</sup> | 75 SqFt  
Total: 64 m<sup>2</sup> | 624 SqFt

offered:  
**\$ 4,070,000 MXN**

**\$ 232,570 USD**  
Aproximately



# FLOOR PLAN

## Condo | Two Bedroom



### Features

- 2 Bedrooms
- 2 Bathrooms
- Closets
- Equipped Kitchen
- Laundry room
- Terrace
- Balcony
- Elevator

AC: 108m<sup>2</sup> | 1,162 SqFt  
Decks/Patios: 16 m<sup>2</sup> | 172 SqFt  
Total: 124 m<sup>2</sup> | 1,334 SqFt

offered:

**\$ 6,590,000 MXN**

**\$ 376,571 USD**

Aproximately

# FLOOR PLAN

## Penthouse | Two Bedrooms



### Features

- 2 Bedrooms
- 2 Bathrooms
- Living/Dining room
- Walk-In Closet
- Equipped Kitchen
- Private Rooftop
- Terrace
- Balcony
- Laundry room
- Elevator

**AC:** 118 m<sup>2</sup> | 1,270 SqFt  
**Decks/Patios:** 16 m<sup>2</sup> | 172 SqFt  
**Rooftop:** 131 m<sup>2</sup> | 1,410 SqFt  
**Total:** 265 m<sup>2</sup> | 2,852 SqFt

offered:

**\$ 9,992,500 MXN**

**\$ 571,000 USD**  
Aproximately

# Our exceptional amenities to relax at home



The images are illustrative and may change without prior notice. Furniture and decoration are not included



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- Pool
- SPA w/ Sauna
- Sundeck
- Pet Park
- Yoga Deck
- Fire Pit
- Storage
- BBQ Grill
- Massage room
- Jacuzzi Spa



# INCOMPARABLE LOCATION



Only  
2 min. from the beach

5 min (or less)

Costa azul beach  
Beach restaurants  
Hospitals  
Surfing Spots  
Merkado mall  
Palmilla Beach &  
Club Golf  
Fresco & Mega  
Starbucks  
International School  
Off Road adventure  
Canopy Costa Azul

10 min

Downtown SJC  
Tourist Zone  
Art Walk  
Banks  
Walmart  
Marina  
Puerto Los Cabos  
Estero San jose  
Chileno Beach  
Cabo Corridor  
Music & Nightlife

20 min

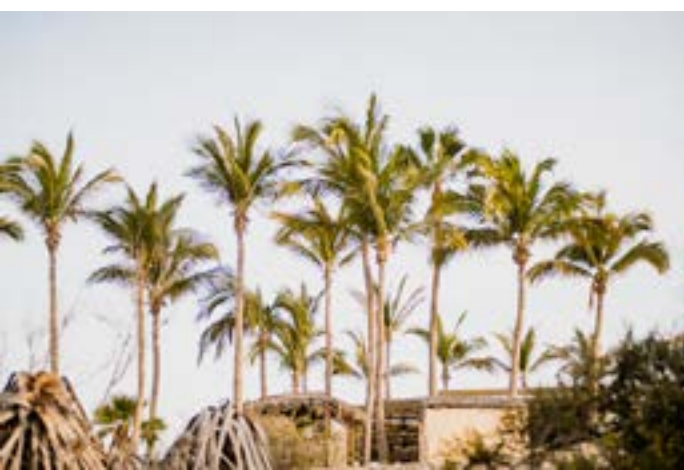
Cabo San Lucas  
Airport SJC  
East Cape  
Marina of Cabo  
Jack Nicklaus Golf  
Puerto los Cabos

[View in Google Maps](#)

# RANCHO COSTA AZUL NEIGHBORHOOD



A private community known affectionately as **Gringo Hill**





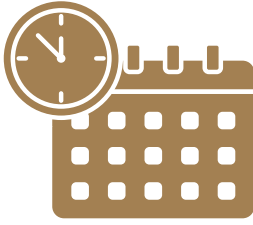
## ABOUT DEVELOPERS

**Welcome to Alkimia**, a boutique real estate development company with years of experience building houses and condos within the republic of Mexico. As longtime neighbors in the Gringo Hill area for over 20 years, they have a deep appreciation for the natural beauty and vibrant culture of this incredible community.

Their latest project, styled after the laid-back and luxurious Baja barefoot living style, reflects their commitment to creating living spaces that seamlessly blend with the natural surroundings. The low-density master plan have been carefully designed to provide a true taste of the laid-back Baja lifestyle.

**Join us in creating a vibrant community that celebrates the unique Coastal culture and natural wonders of Baja Mexico.**

# PAYMENT & WORK TIMELINE



Ground Breaking  
Nov 2022

**First Payment**  
At the signing of the  
promise sale contract



35%

25%



**Second Payment**  
At conclusion of  
foundation of the tower  
by third trimester 2023

**Third Payment**  
Slab application in tower  
by first or second  
trimester 2024



25%

15%



**Fourth Payment**  
At the delivery of the  
condo by third and  
fourth trimester 2024



**Title**



# WORK PROGRESS MAY 2023



TOWER A

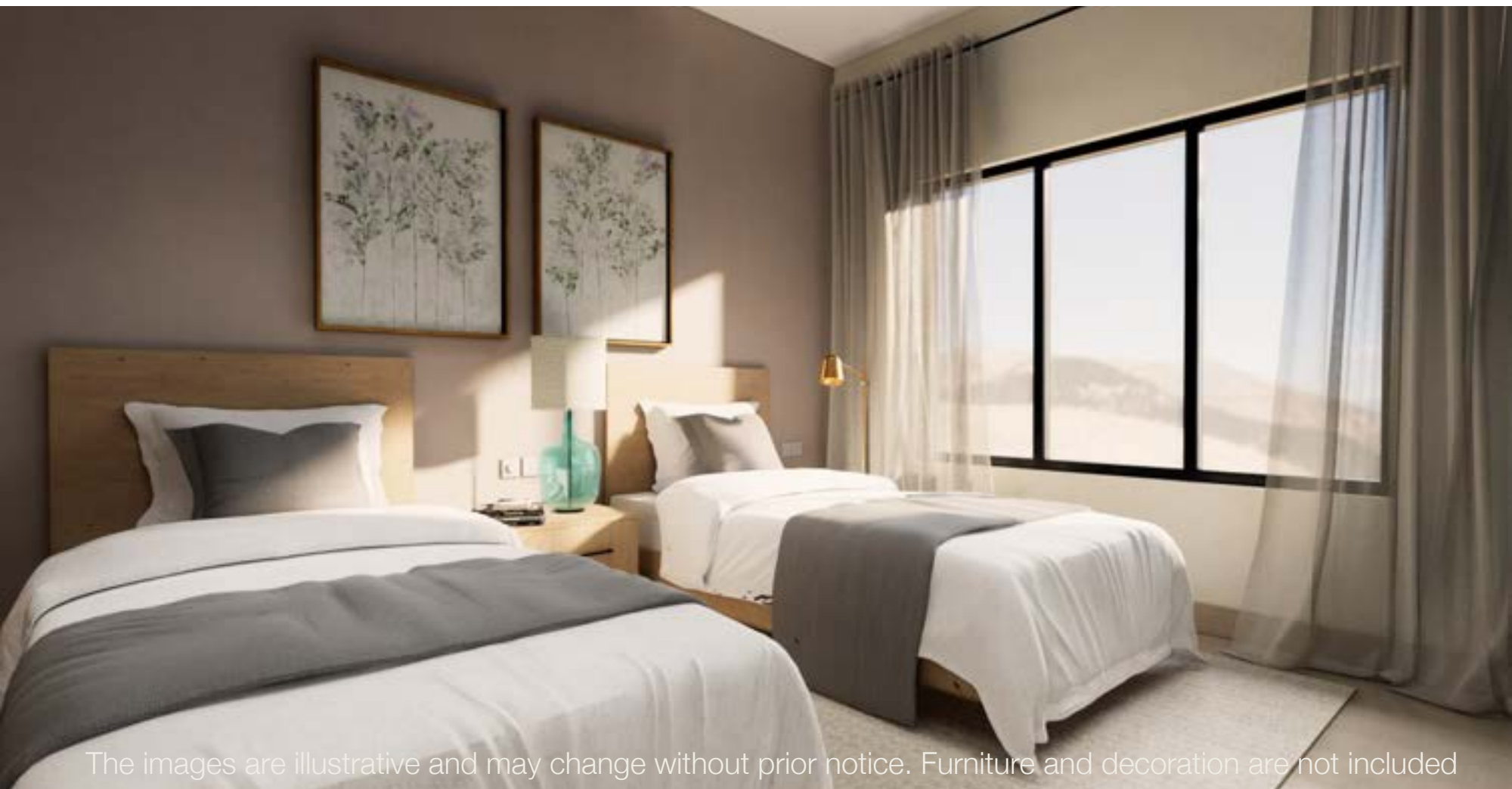


# CONDO 2 BED

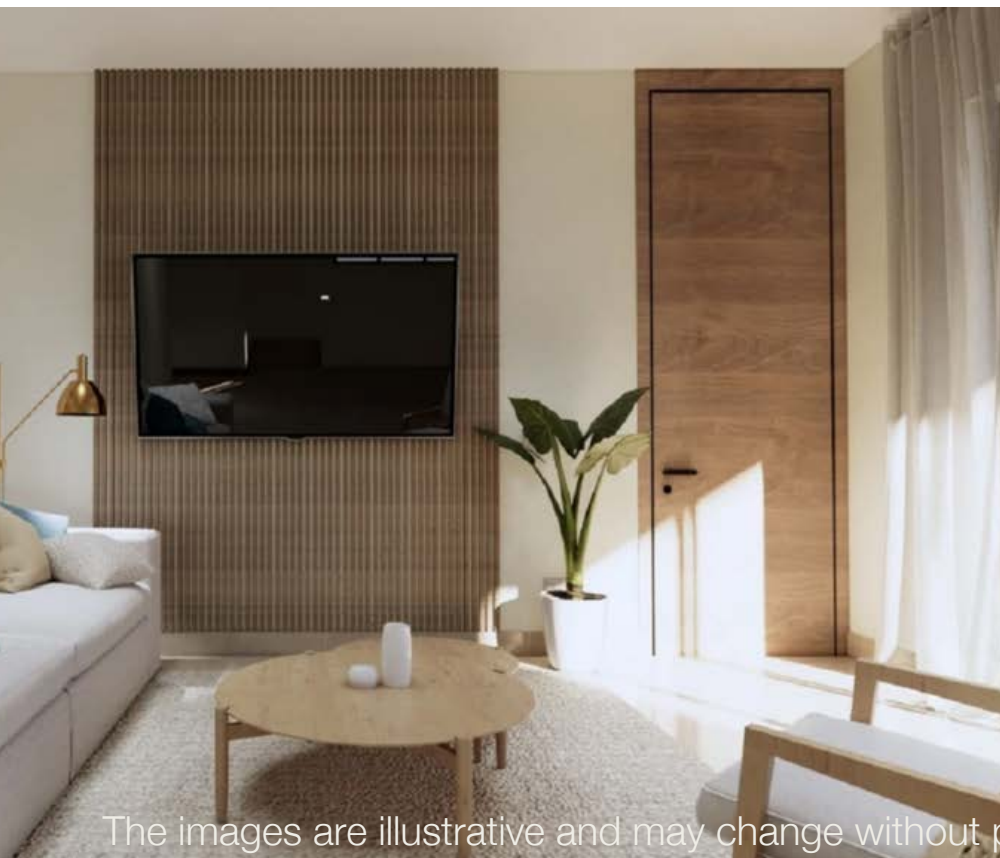
Two Bedrooms + Two Bathrooms



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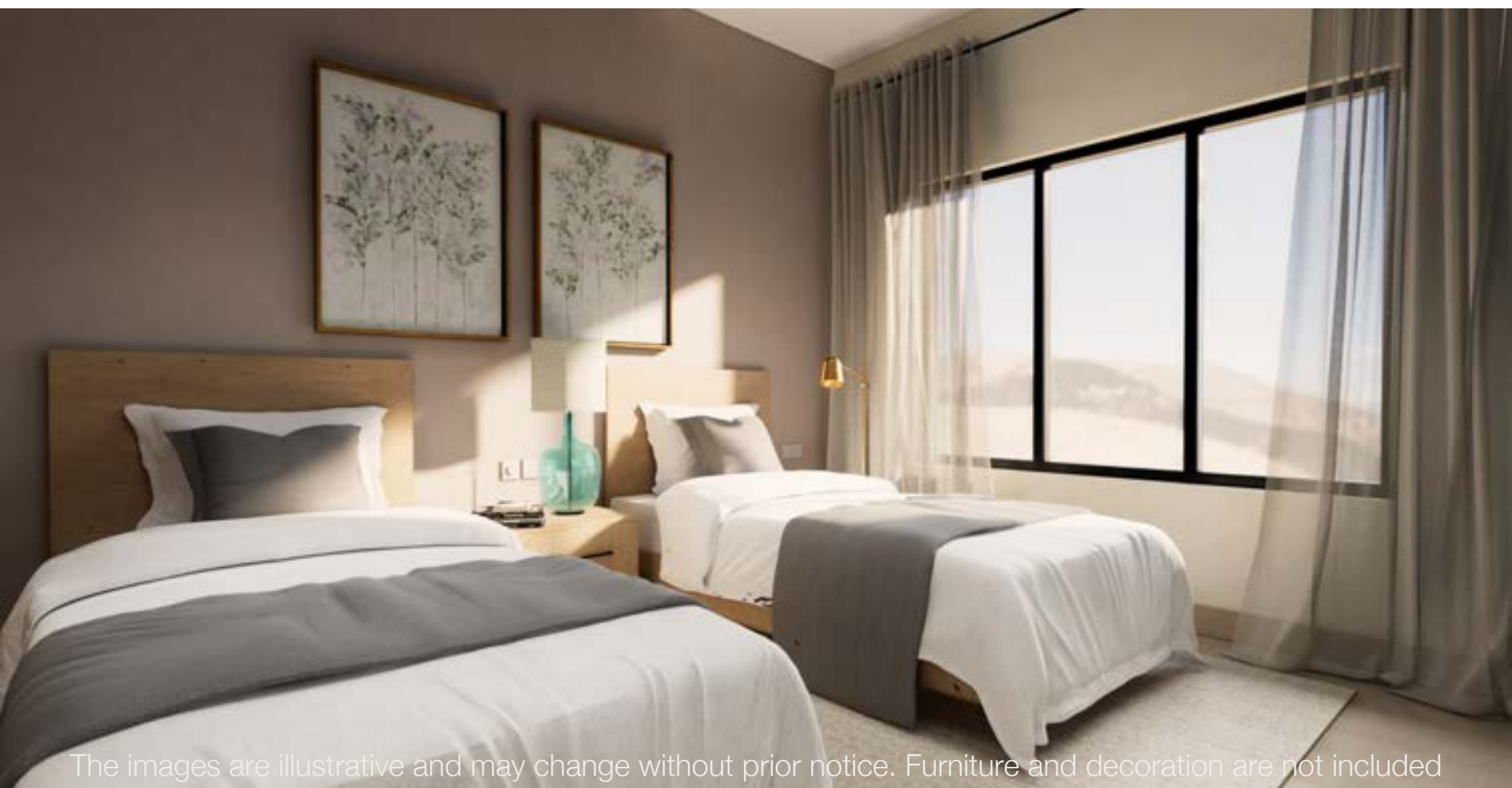
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# PENTHOUSE

Two Bedrooms + Private Roof Top



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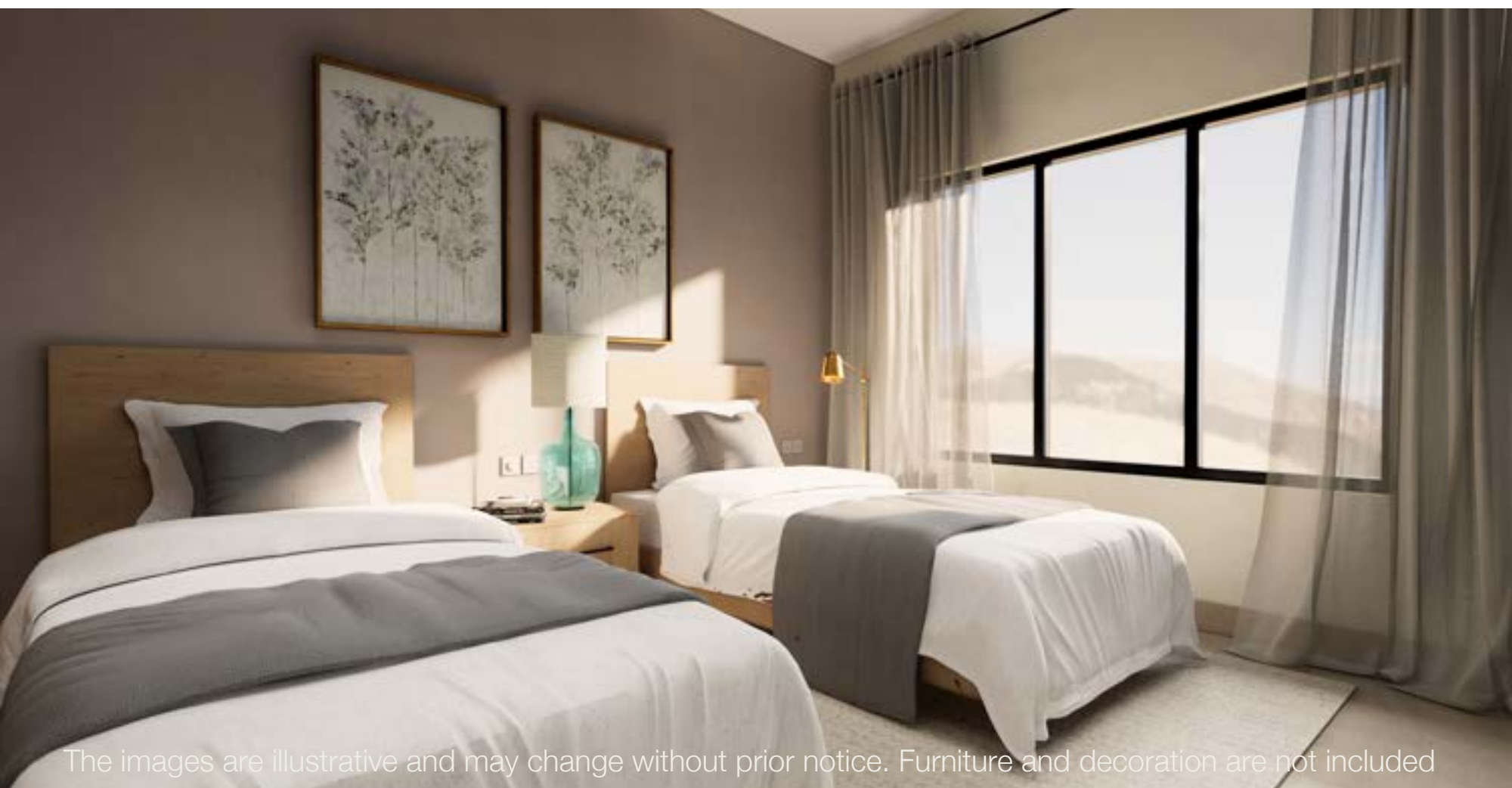


# CONDO 1 BED

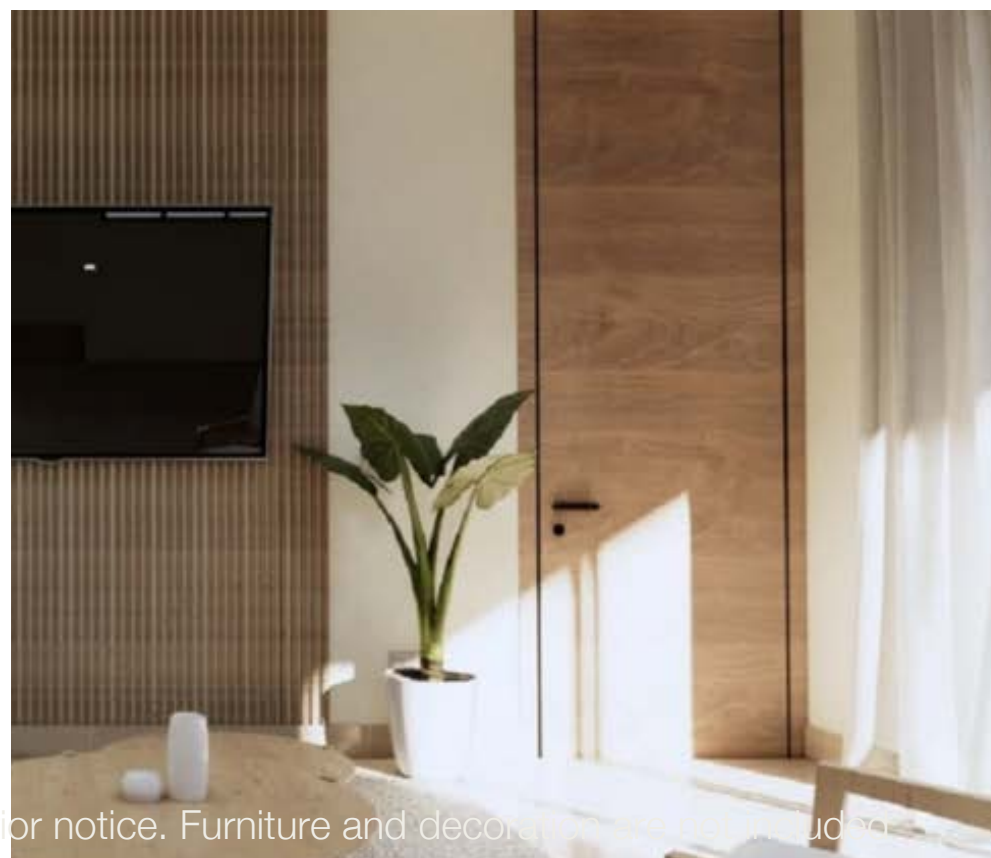
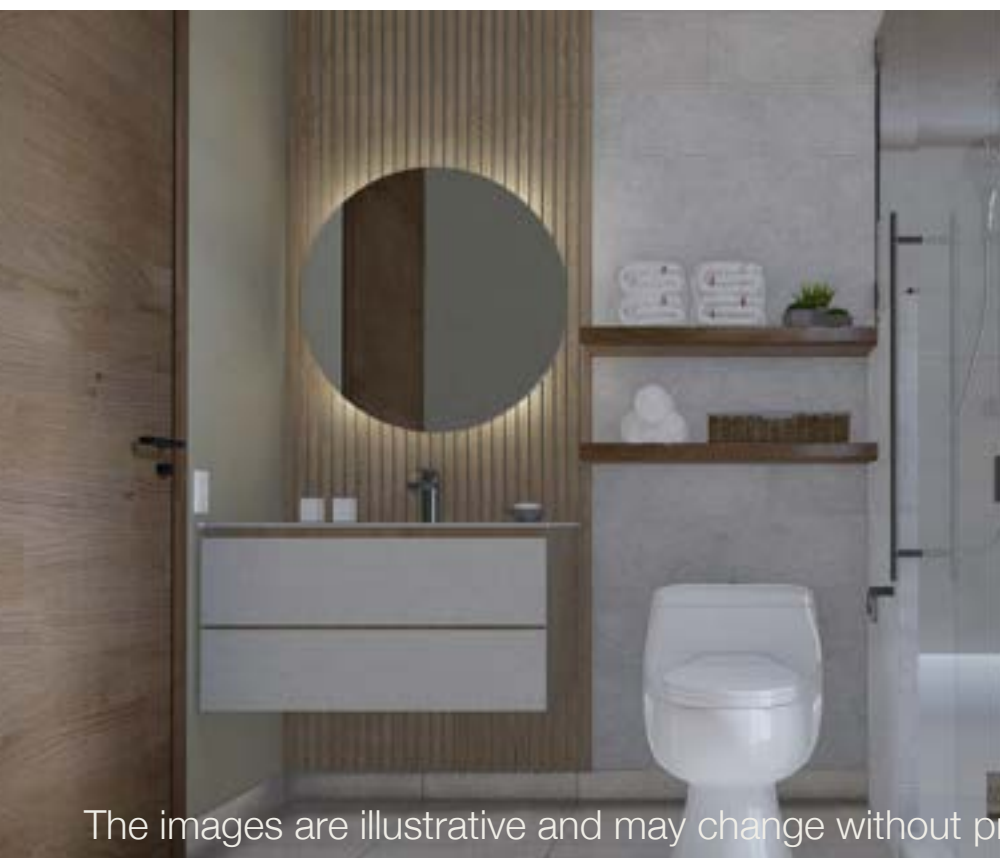
One Bedroom + One Bathroom



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