

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 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

STUDIOS



1 a 2 people



Storage



Ground floor

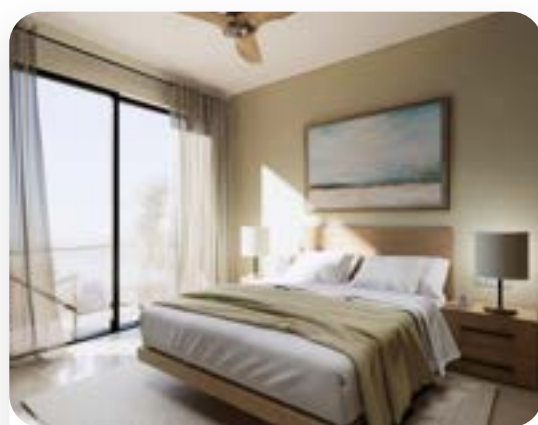


Fit for Airbnb



\$2,000 USD
monthly return

CONDOS



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

Studio | One Bedroom

Features



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

AC: 52 m² | 559 SqFt
Decks/Patios: 6 m² | 64 SqFt
Storage: 7 m² | 75 SqFt
Total: 64 m² | 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: 108m² | 1,162 SqFt
Decks/Patios: 16 m² | 172 SqFt
Total: 124 m² | 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 m² | 1,270 SqFt
Decks/Patios: 16 m² | 172 SqFt
Rooftop: 131 m² | 1,410 SqFt
Total: 265 m² | 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 Gril
- 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

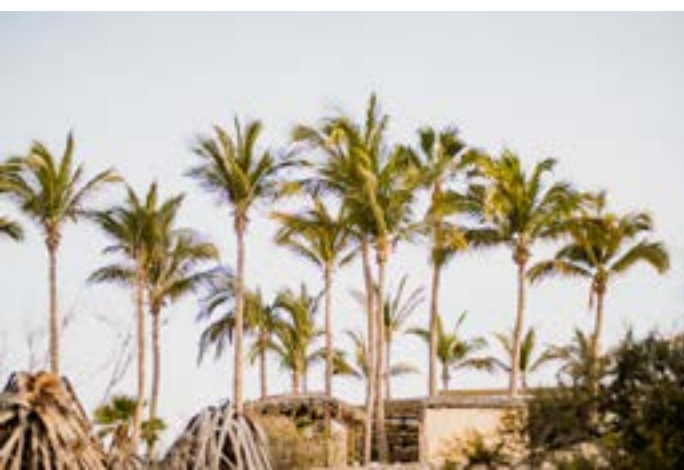
Cabo San Lucas
Airport SJC
East Cape
Marina of Cabo
Jack Nicklaus Golf
Puerto los Cabos

[View in Google Maps](#)

RANCHO COSTA AZUL NEIGHBORHOOD



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





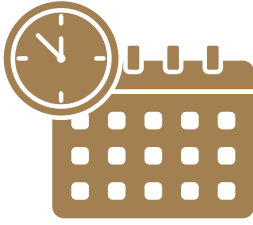
ABOUT DEVELOPERS

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 MARCH 2023



TOWER A

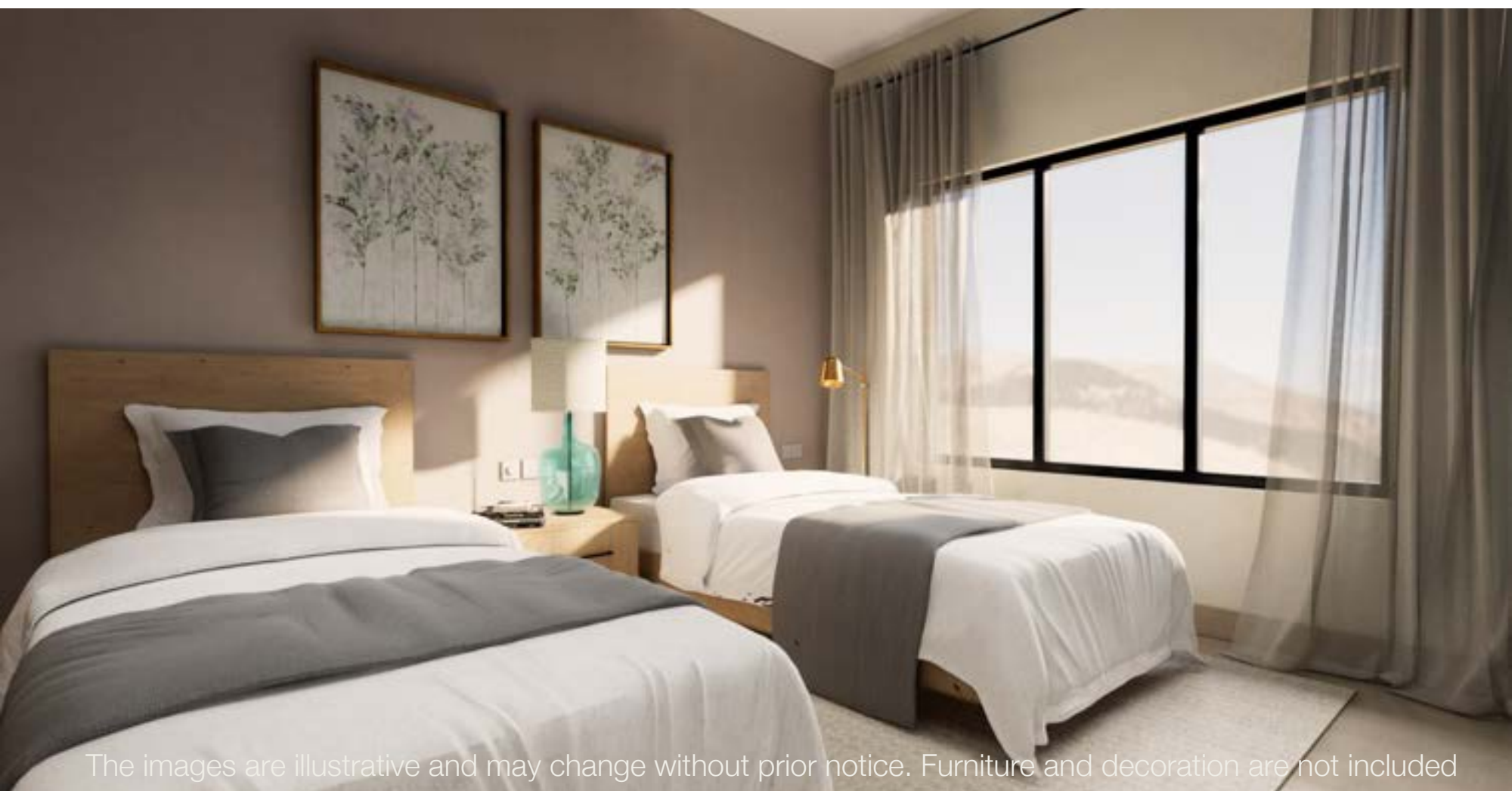


CONDO

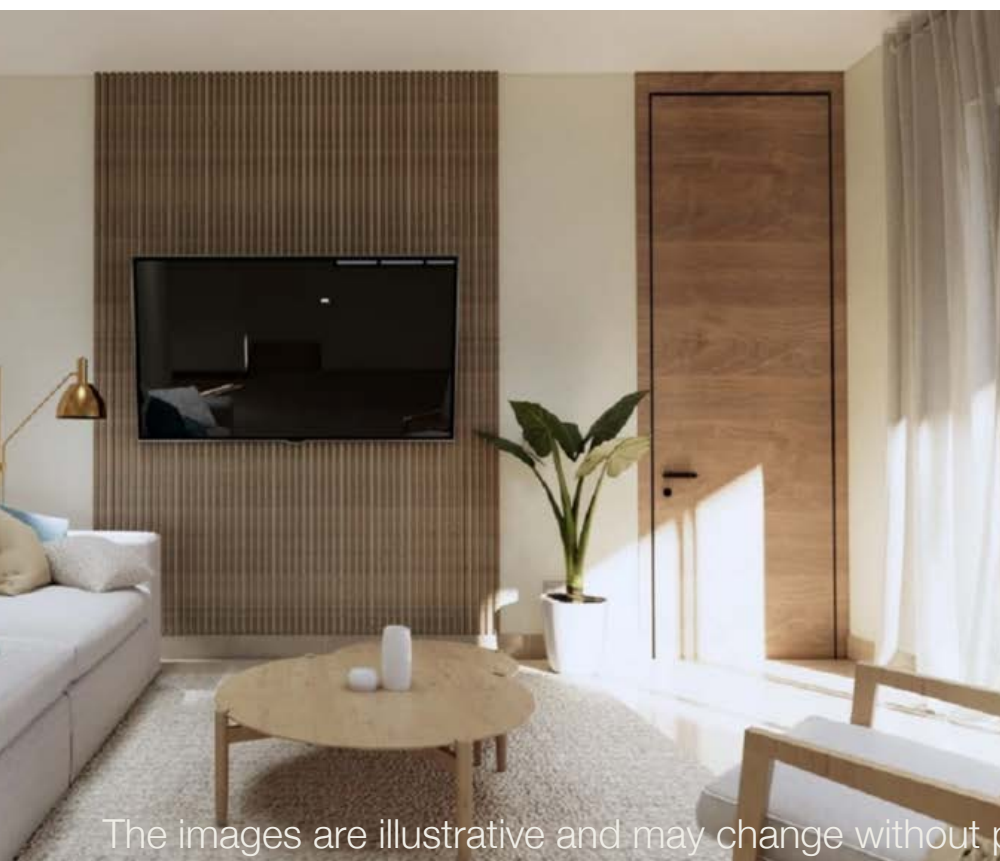
Two Bedrooms + Two Bathrooms



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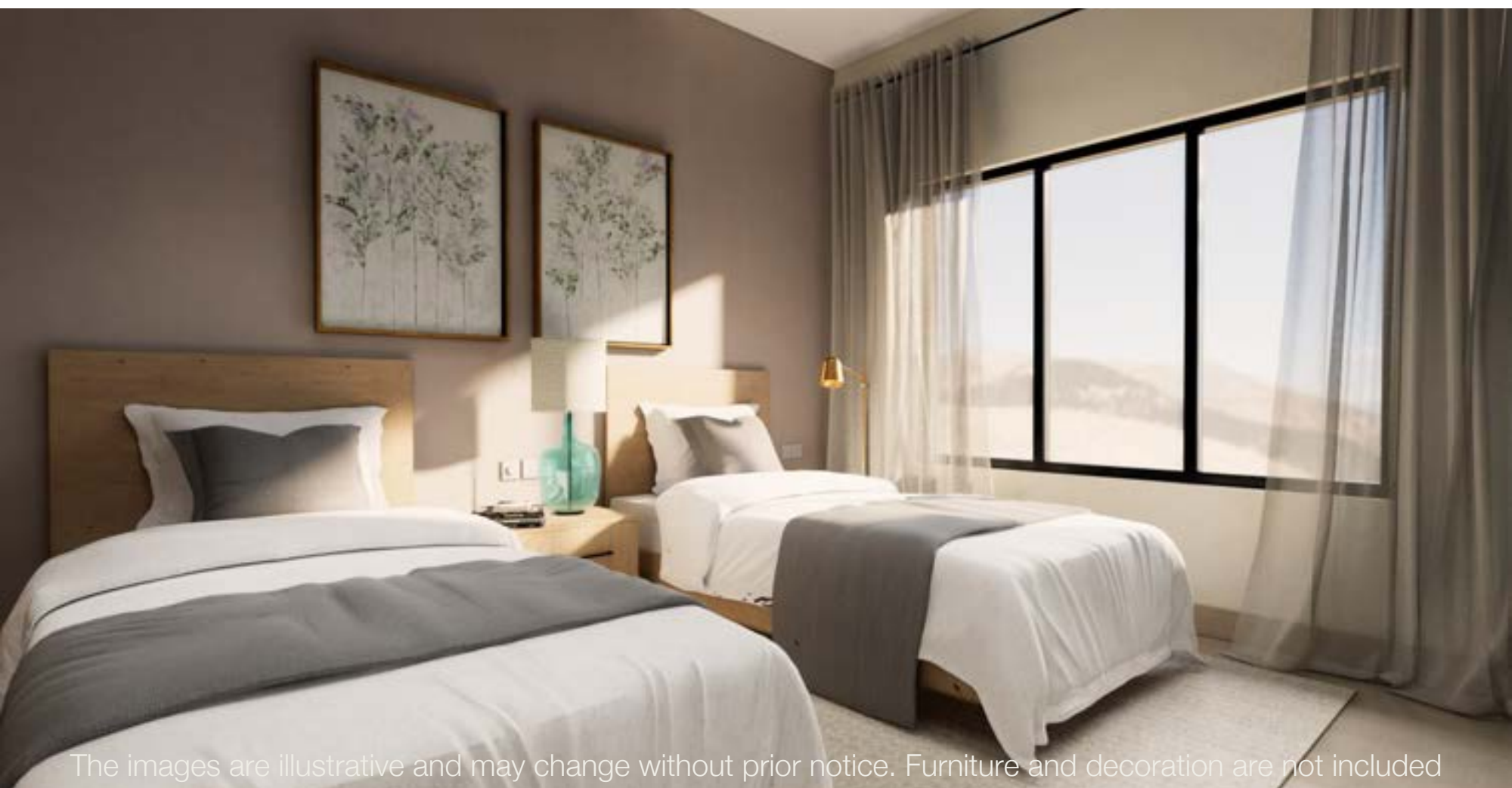
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PENTHOUSE

Two Bedrooms + Private Roof Top



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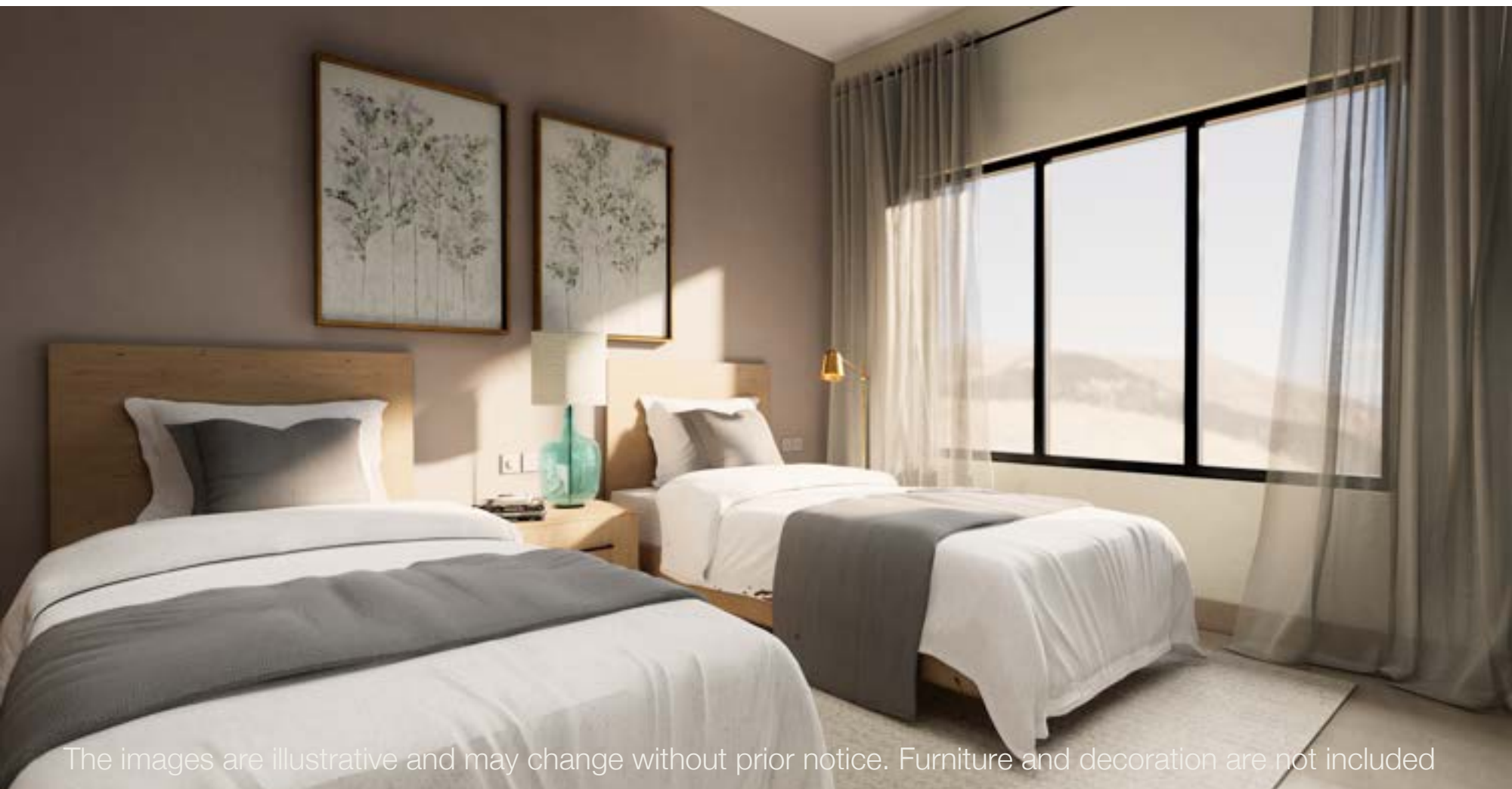


STUDIO

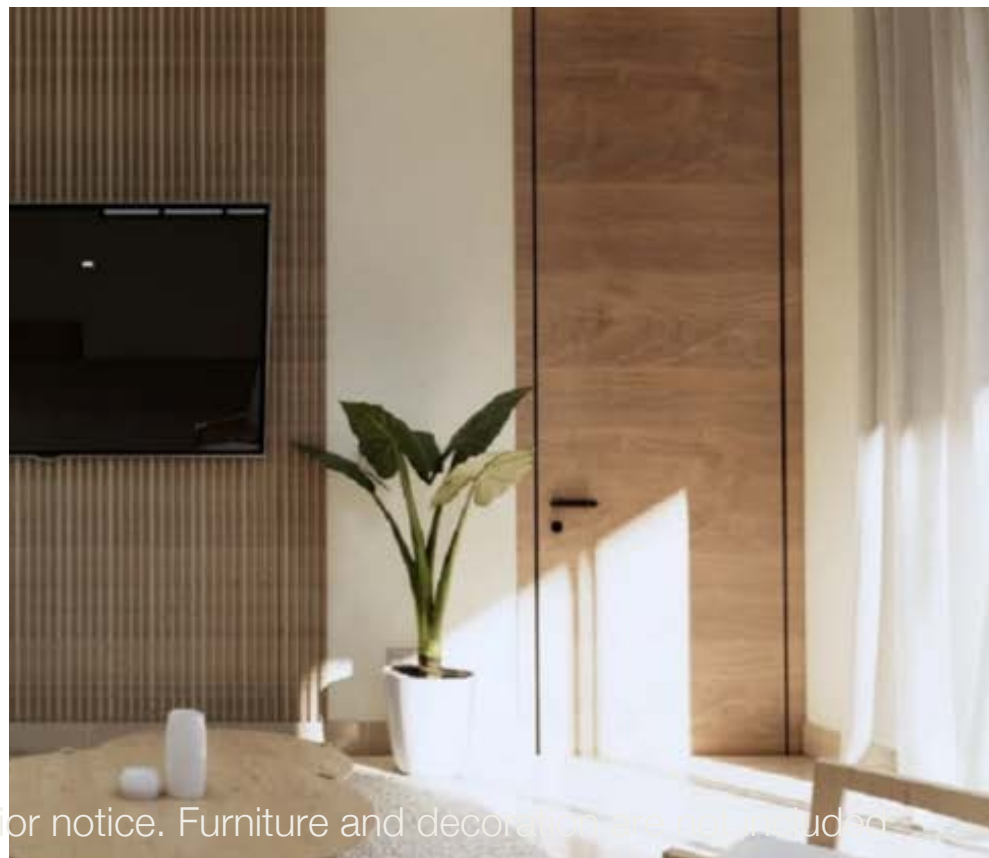
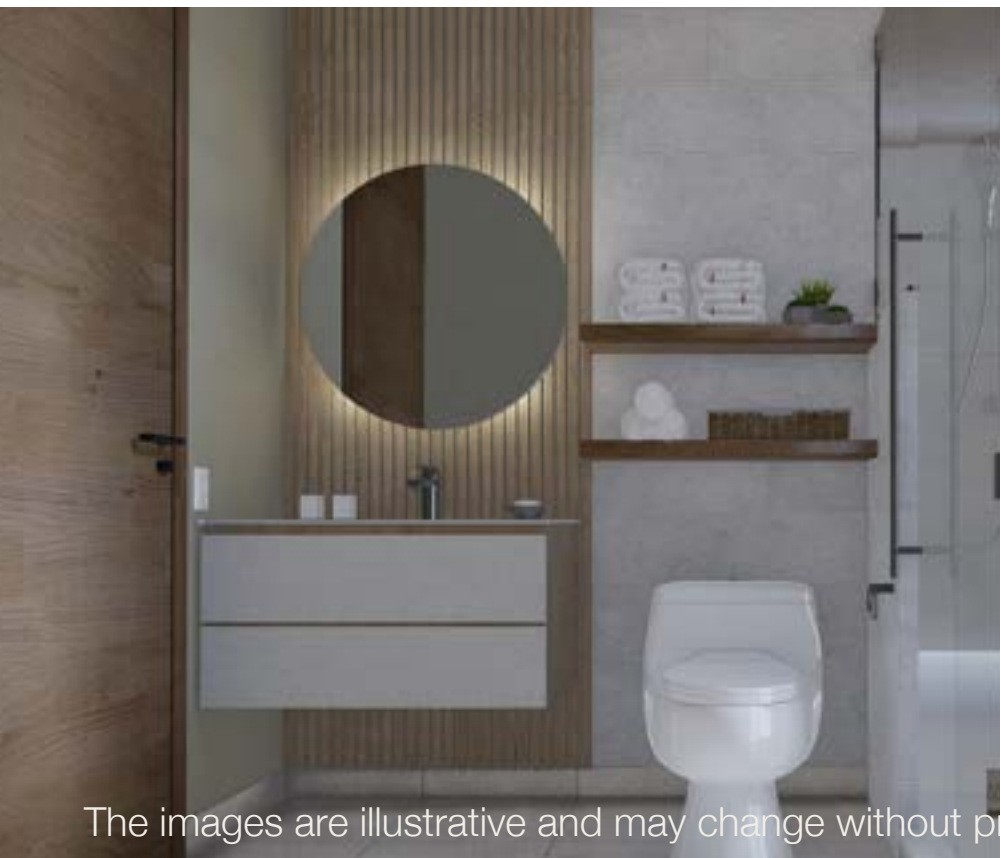
One Bedroom + One Bathroom



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