



*“Through a transmutation,
the jungle and multiple
cultures transformed a
little Caribbean town into a
cosmopolitan tropical
paradise, eclectic-unique.
And so Alquimia, Tulum
was created.*

Jacobo Arvizu, Architect

ARVIZU STUDIO



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A PLACE FOR ENJOYING



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RIVIERA MAYA / TULUM

Tulum is a tropical paradise that connects the senses with nature and the monumental beauty of the place.

The destination of choice for the world-class traveler, cultural, luxury, adventure, gastronomic and lifestyle tourism; an ideal place for travel bloggers, yogi masters, collectors of experiences and glamorous people.

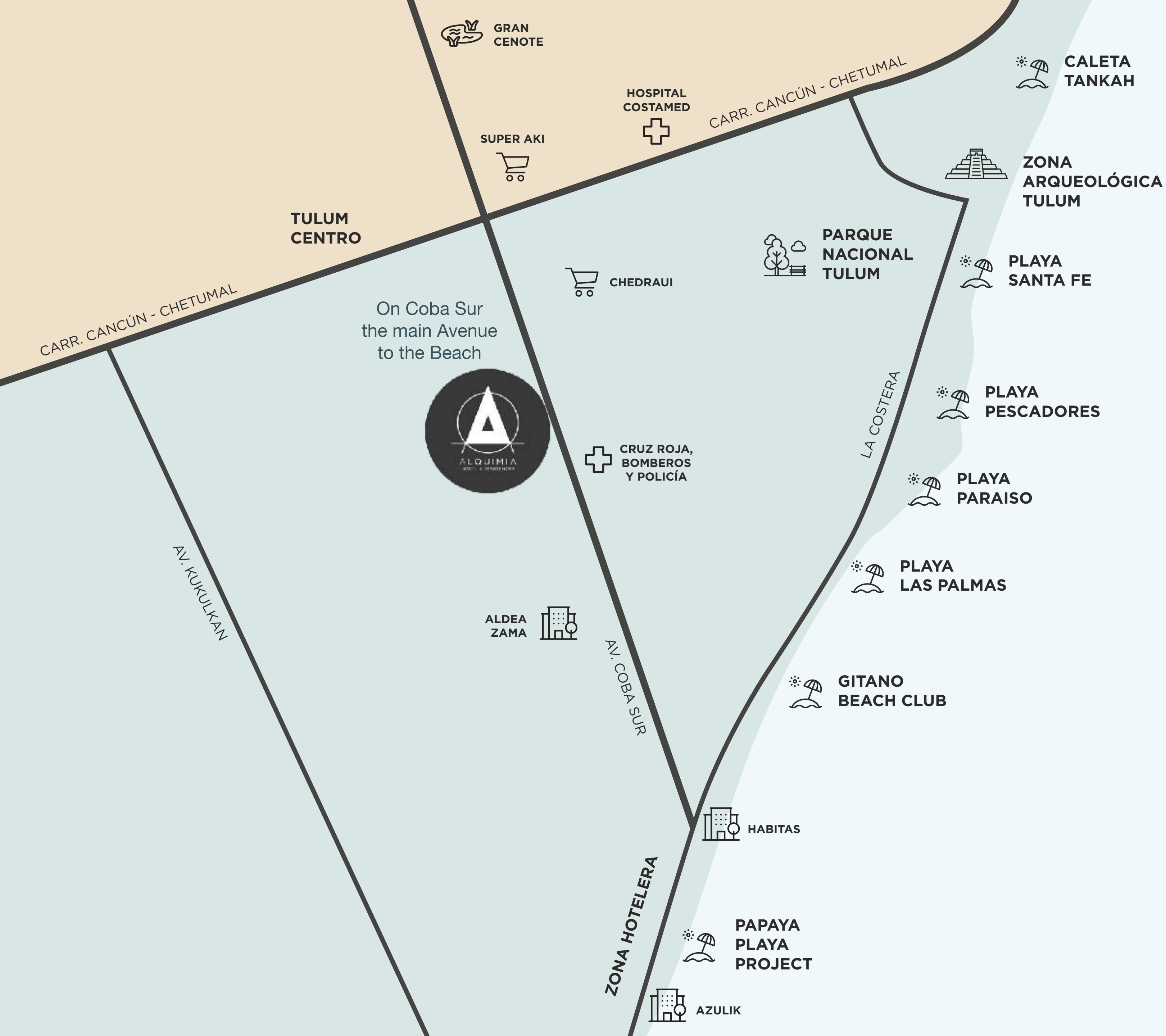
Tulum is one of the most interesting and diverse places in the region, recognized worldwide for its magic, serenity, vibrant atmosphere, its relaxed elegance, perfect for leaving behind everyday life and enjoying every extraordinary moment of the day and night.

Because of its Tourism, Art and Culture, Tulum represents the present and future of Real Estate. The sightseeing, artistic, cultural and gastronomic offerings are only some of the attractions that drive Tulum's real estate sector.

Tulum receives more than 3 million tourists and visitors a year.

It is considered a global destination.

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- 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**



Parques GRUPO XCARET

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

PROXIMITY

ALQUIMIA Hotel & Residences has a privileged location in Tulum.

You will be able to enjoy nearby activities and attractions, complementing your stay and experience.

For easy mobility, we will have a rental program for electric and hybrid vehicles managed through our Guest Ambassador and Owners Concierge services.



MODERNITY – CONNECTIVITY

ALL IN ONE PLACE

ALQUIMIA Hotel + Residences represents the sum of everything; it is the perfect place for your wishes to come true, becoming life stories and memorable experiences in a dream location.

Tulum is a cosmopolitan destination full of magic, considered a Hot Spot for the International Jet Set. It represents modernity, culture, accessibility, where you can be in permanent contact with nature, a paradise of exuberant vegetation and beautiful beaches in the Mexican Caribbean.

Its unpretentious glamor and Barefoot Luxury lifestyle attract guest who appreciate and enjoy the good life, who admire beauty and aesthetics, and maximizes their enjoyment of life itself.

Imagine Yourself Surrounded by all of the Luxury and Comfort of ALQUIMIA Hotel + Residences.

- Only 2 hours from the Cancun International Airport, one of the main International Hubs - a modern Airport that connects Mexico with the world.
- Close to the Tulum station of the Mayan Train (2023).
- Close to the Tulum International Airport (2023).
- Private transportation services On Demand.
- Shuttle service from ALQUIMIA to: Amansala Beach Zone, Tulum Beaches and Ruins, Tankah, Gran Cenote, Downtown South and Central Zones.
- Rental of electric and traditional bicycles.
- Rental of electric Scooters and short distance equipment.
- Hybrid vehicle rental by the day, through the Guest Ambassador and Owners Service program in the hotel lobby.

MASTER PLAN - CONCEPTUALIZATION

The Master Plan of the mixed project harmoniously brings together ALQUIMIA Hotel & Residences with the adjacent **CUATRO ELEMENTOS** Lifestyle Plaza, to form a highly successful real estate project.

The business model is based on a mixed use project combining amenities, residences, a hotel, commercial spaces, gastronomic offerings, outdoor areas and absolute comfort, all designed to obtain the highest and best performance for our owners.

Water, Fire, Earth and Air are the Four Elements of our vision of the world, the energy and force of nature. This is the inspiration for the architectural project, a design and decor in which Mother Earth is present at all times, in every corner of ALQUIMIA Hotel + Residences and CUATRO ELEMENTOS Lifestyle Plaza.



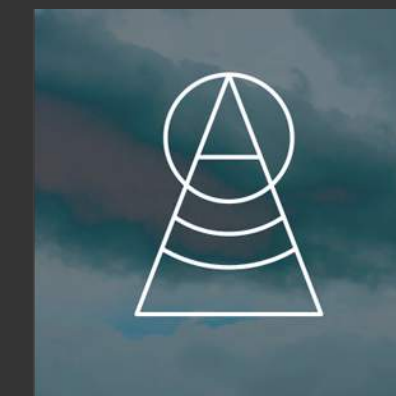
AQUA



IGNIS



TERRA



CAELI

MASTER PLAN - DESCRIPTION

Four towers frame the heart of **ALQUIMIA** Hotel + Residences, an avant-garde concept that guarantees the functionality and manageability of each unit in a model designed to be operated as a 5 star hotel. The concept was created and designed to complement the experience of living in Tulum, where each unit has an eclectic interior design with accents from Mexico and around the world, offering comfort, exclusivity and a lifestyle that can only be experienced in Tulum.

In addition, it includes a SPA, Restaurant, Mini Market, Liquor Store and Deli, and endless amenities to complement your stay and provide options designed for the comfort and entertainment of our guests and visitors. The local atmosphere and Premium tourism rate Tulum as Gypsetter, complemented by high level design, art, luxury amenities, comfort and services; all this is included in **ALQUIMIA** Hotel + Residences. Alquimia has an alliance with one of the leaders in hotel and condominium management in the United States.

CUATRO ELEMENTOS Lifestyle Plaza is a set of spaces designed for the guests and owners of **ALQUIMIA** Hotel + Residences. The Plaza consists of 4 islands and 7 large commercial spaces, restaurants, as well as STAGE, an artistic pavilion with the architectural intervention and design of Architect Gerardo Broissin, with his characteristic dynamic and avant-garde style, making the pavilion a space that lives and breathes expression and artistic freedom for all types of events and performances.



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MASTER PLAN



Commercial Spaces for Rent:

- Islands 1,2,3,4 and 5
- Space 1
- Space 2
- Space 3
- Space 4
- Space 5
- Space 6
- Space 7

Hotel:

- Aqua Building - 46 units
- Ignis Building - 41 units
- Terra Building 46 units
- Caeli Building- 20 units
- Mini Market, Liquor Store & Deli
- Hanal Pixan: Restaurant
- Snack Bar
- Pixan Wellness: Spa, Sauna, Temazcal and Hydrotherapy.

Amenities and services:

- Amenities and services:
- Pools in Ignis and Terra
- Relax rooftop with macro jacuzzi and reading areas
- Shala Sky Yoga Studio & multipurpose room
- Fitness center
- State of the art electric vehicle rentals
- Concierge
- Laundry
- Room Service
- WIFI
- CCTV
- Security

A PLACE FOR CONNECTING



ALQUIMIA
HOTEL + RESIDENCES

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CUATRO ELEMENTOS
LIFESTYLE PLAZA

An array of spaces that complement the ALQUIMIA experience where each amenity and service has been selected to satisfy every need and lifestyle. Luxury and diversity in spaces designed for work in a Coworking mode, with ample areas that guarantee comfort and practicality, either individually or in team dynamics.

Gastronomy is an essential part of the **CUATRO ELEMENTOS** Lifestyle Plaza, represented through the diversity and union of the best cuisines in the world, creating a group of restaurants and pop up experiences with chefs, mixologists and guest sommeliers within the activities scheduled exclusively for guests, visitors and owners.

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CUATRO ELEMENTOS
LIFESTYLE PLAZA

Events, live music, resident DJs and live performances complement the life of **CUATRO ELEMENTOS** Lifestyle Plaza, a place where the passion for art, culture and curiosity are ever present, bringing the commercial area to life and making the Plaza the gathering place in Tulum. You can make reservations whenever you like through our Guest Ambassadors.

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DAY & NIGHT ROOFTOP CLUB

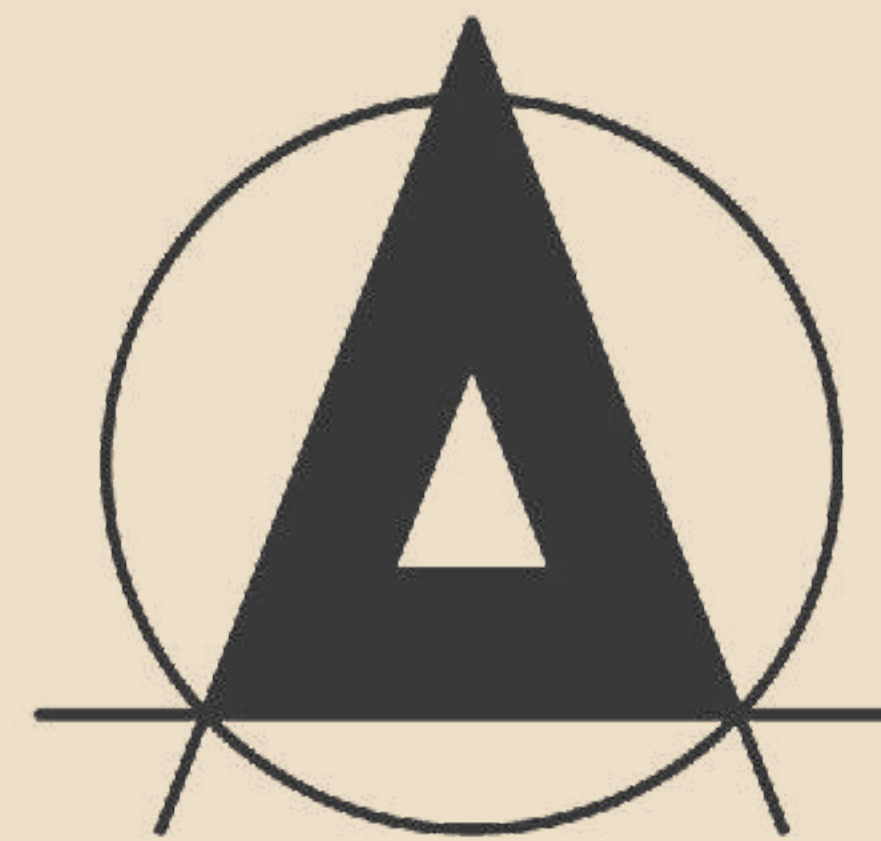
Created to fully and freely enjoy all the dreams that Tulum awakens in great luxury. The majestic sunset, to the beat of the music and atmosphere created by DJs make the Day + Night Rooftop Club with pool the ideal place to see and be seen. It is an exclusive outdoor space where the sunsets and Caribbean breeze harmonize with the essence of Tulum, mixing with wines, distillations, liquors and signature cocktails.

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A PLACE FOR STAYING



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ALQUIMIA
HOTEL + RESIDENCES

Dedicated to hospitality with the business model of a 5 star hotel, it integrates programs of unique experiences, spaces and environments created for entertainment, as well as innovative concepts, all with the sole purpose of making ALQUIMIA the place of choice for our guests, visitors and owners.

Where luxury and lifestyle complement one another under the culture of customer service and the anticipation of all your needs and desires.

ALQUIMIA's mission is to provide our owners with all services, operations and results under the Hands Free model, that is to say, without you worrying about a thing.



A hotel made up of 4 sections representing the four universal elements that gave their names to its buildings; a total of 153 Studios and Suites with common areas, amenities and services.

-Aqua: 2 Towers with 46 units, common areas, Swim ups, private pool and fitness center.

-Ignis: 1 Tower with 41 units, common areas and amenities such as a pool (Fire) with Snack Bar and, on its rooftop, an area for relaxation and recreation, or reading with a Jacuzzi for up to 20 people and a multipurpose room ideal for practicing Yoga and private events.

-Terra: 3 towers with 46 units, private swim up areas and a common pool CENOTE.

-Caeli: 1 Tower with 20 units, a Central Plaza with the Hotel Reception, Hanal Pixan restaurant, Mini Market, Liquor Store and Deli. This is where you will find Pixan Wellness: Spa, Sauna, Temazcal and Hydrotherapy, a holistic center with all the services of a world class SPA in addition to ancient healing practices.

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AMENITIES/ SERVICES



- Restaurant and Bar.
- Mini Market, Liquor Store and Deli.
- Pixan Wellness: Spa, Sauna, Temazcal and Hydrotherapy and underground pool.
- Pool and Snack Bar.
- Gastronomic offerings in CUATRO ELEMENTOS Lifestyle Plaza.
- Rooftop with relaxation area and sun beds.
- Rooftop Jacuzzi.
- Fitness center with functional area and state of the art fitness equipment.
- Rooftop with Shala Sky Yoga Studio and other amenities.
- Access to Beach Clubs in Tulum.
- Rental of latest generation electric and hybrid vehicles (cars, bicycles and scooters).
- Continuous shuttle service to the main points of interest with regular stops for better mobility within the destination.
- Guest Ambassador & Owners Special Assistant.
- Laundry and Dry Cleaning.
- Room Service 24/7.
- WIFI.
- CCTV.
- 24/7 security.
- Keyless system.
- Hands Free Residences for owners.

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AQUA

The AQUA tower represents the emotions and the immensity of life in the sea. 46 units designed to represent the vitality that water symbolizes. A variety of designs that evoke a sanctuary of exclusivity and enjoyment.

The Swim Up Suites and Pool Terrace Suites have private pools, ample spaces and luxury amenities.

AQUA is made up of 2 towers with common areas and a fitness center.



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*Suite swim up

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IGNIS

The IGNIS tower represents nature in a state of pure energy and vigor. 1 tower composed of 41 representative units in 5 categories guaranteeing recreational areas including: pool and snack bar on the ground floor, Shala Sky Yoga Studio, rooftop with Jacuzzi and terrace to practice relaxation activities. Must see views of Tulum and its impressive sunrises and beautiful sunsets.



***Pool Terrace**

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TERRA

The TERRA tower represents the solidity and greatness of the earth, made up of 46 units and 5 categories of rooms and Studios. The interior design emulates the exuberant vegetation of the Mayan Jungle, the mysticism and beauty of the Cenotes, with all the comfort and luxury of natural materials and artistic expressions.

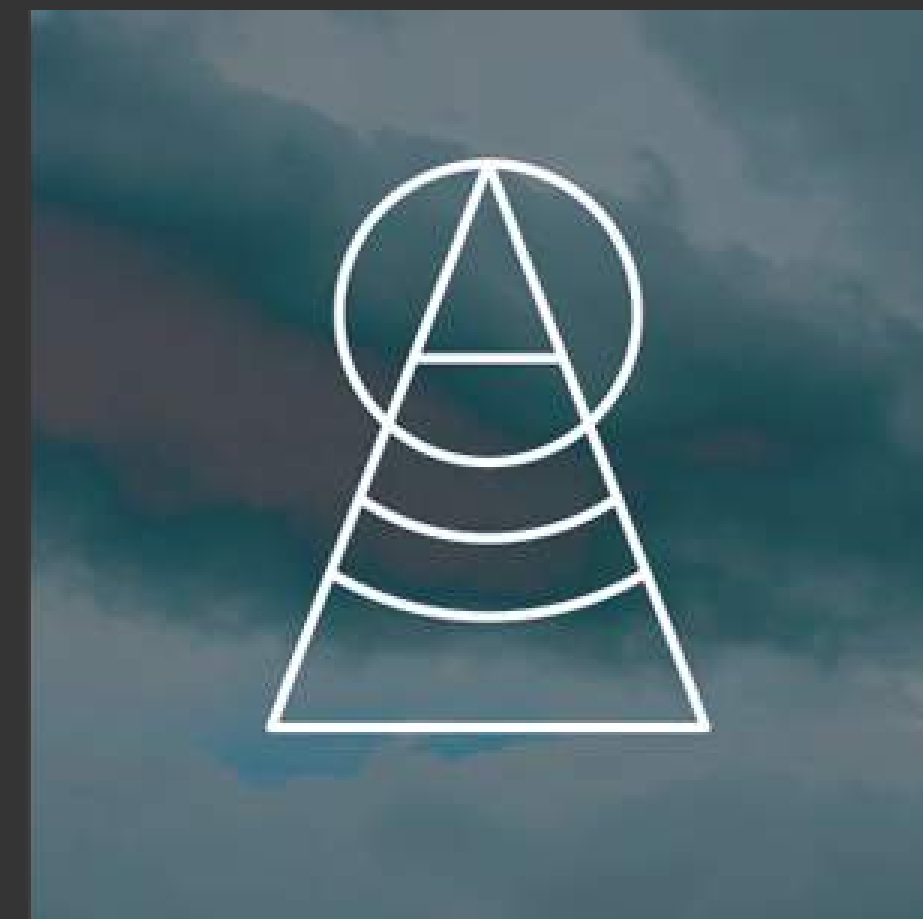
Terra, is designed to complement the stay of our guests who wish to relax on their private terraces with small pools surrounded by vegetation and absolute privacy. The common pool (Cenote) is located in Terra.





*Jungle studio

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CAELI

The CAELI tower represents the freedom and fluidity symbolized by air. 20 units strategically located in one of the most vibrant areas of ALQUIMIA, the Main Plaza with the Hotel Reception, the Hanal Pixian restaurant, the Mini Market, Liquor Store and Deli, that caters to local and responsible consumption. The Pixan Wellness: Spa, Sauna, Temazcal and Hydrotherapy is located here. A step away is a unique gathering place, the **CUATRO ELEMENTOS** Lifestyle Plaza, with mixed amenities, from restaurants and terraces, to Coworking and STAGE with musical and cultural events.



***Studio Terrace**

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SIGNATURE INTERIOR DESIGN

The interior design of ALQUIMIA is the concept and work of architect Jacobo Arvizu and his office Arvizu Studio, based on the use of natural light and all that represents beauty in the nature surrounding us, the application of materials in their original state highlighting particularity and comfort. The Tulum ruins will be present through an elegant, fresh and subtle interior design. Transformed stone foundations and an unexpected eclectic architecture that will amaze guests upon arrival, combining functionality of styles with influences from the Mediterranean, Morocco and the Caribbean through elements representing the majesty and inspiration of the ruins of the world and their mystical nuances, the mysticism that is such a part of Tulum.

Chukum finishes and the use of stones are some of the elements that we will find in the architecture, allowing the natural humidity of the area to take possession of each space, providing even more character over time. This will be one of the touches that characterizes the interior design and architecture of ALQUIMIA, decoration and art, all within an integrated design.



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HOTEL RESTAURANTE HANAL PIXAN

Located on the main facade of the complex, next to the LOBBY, is the CAELI section which houses HANAL PIXAN, the hotel's main restaurant, on the ground floor. Its design will be a visual reference from the street, a meeting place with a formal atmosphere, serving breakfast to dinner.

HANAL PIXAN is a restaurant with a new, unique and fresh concept, with regional haute cuisine from the Yucatan Peninsula, characterized by its culinary quality in food and beverages. Everything is natural and homemade. We use regional products and cook following ancient methods with fire and charcoal. All the juices are fresh as well as the cocktails we serve. The beverage bar includes mezcal and craft beers, as well as a variety of Mexican wines. We also have an international bar. At HANAL PIXAN we trust in our roots and the gastronomic offerings of the region.

TOTAL AREA: 374.70 M2
GUESTS: 87 people
KITCHEN AND BAR: 158.44
BATHROOMS: 17.22
DINING AREA: 199.04



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MINI MARKET, LIQUOR STORE AND DELI

Comfort and closeness to local products, fruits and ingredients, freshness being part of the Mantra of this Mini Market.

An ideal space to shop or enjoy the variety of homemade breads, simple and delicious dishes, with continuous service from morning to sunset.

Offering local cuisine, focusing on regional and seasonal products, with vegetarian and plant-based options. It will have a Coffee Bar, cold press juice station, and the best grab & go options to take away and enjoy in your residence.

Within the Market, you will find a variety of Mexican craft beers, natural wines and ones made by traditional methods, with a good balance of options for Mexican liquors and distillates.

TOTAL AREA: 199.35 M2
MINI MARKET GROUND FLOOR: 118.75 M2
OUTDOOR MINI MARKET - JUICE BAR / ORGANIC MARKET: 80.60

A PLACE FOR WELLNESS

PIXAN WELLNESS

One of the most pristine areas of ALQUIMIA is the SPA dedicated to the sublime moment of relaxation and connection, a visit to the SPA is a must.

Pixan is an open space with very high ceilings and walls covered in stone and vegetation, which integrate the common areas and those for rituals prior to private treatments.

The circuit of hydrotherapy and wet areas is the perfect welcome to start the SPA experience.

Pixan's philosophy embraces spirituality and ancestral wisdom incorporating massage, relaxation and facial techniques with high-quality products and technologies that enrich the body, soul and spirit.

TOTAL AREA: 613.37 M2

UNDERGROUND SPA: 557.52 M2

TEMAZCAL AREA: 55.85 M2



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TEMAZCAL + YOGA

The Temazcal offers rituals focused on healing the body and spirit through hot steam guided by a Shaman who honors traditions for wellbeing and the celebration of life. Guests will enjoy Yoga classes in our Shala Sky Yoga Studio, a space where our instructors, trained in healing and Spa techniques, will recommend the best treatment for you.

We will have a calendar of activities such as: meditations, relaxation classes, yoga classes, ceremonies with the 4 elements, healthy cooking, among others. Always with the presence of the Shaman indicating the path to exploration, relaxation and healing.



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A PLACE FOR INVESTING



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ALQUIMIA HOTEL + RESIDENCES



Investing in **ALQUIMIA** is to enter with certainty into a project that provides security through integrating the Hotel + Residences model operated by Aimbridge Hospitality.

It is more than acquiring a property, it is having a profitable real estate investment, with hotel income and excellent capital gains as part of this initiative in Tulum.

Vertical Capital and GIRA are our driving force to continue developing high impact projects that are profitable for the portfolio of owners.

Our commitment goes beyond development, it is rooted in the intelligence, vision, experience and operability that we provide to each business model.

ALQUIMIA HOME + RESIDENCES is our priority in the Mexican Caribbean. Our owners are the basis for building solid long-term relationships.

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OWNERS REVENUE TOP LINE PERFORMANCE PROGRAM

Additional benefits for owners:

- 50 nights free lodging.
- Program to exchange weeks with other Premium destinations.
- Being part of the Rental Pool Program by integrating your unit into the hotel's inventory.
- Attractive dividends and income through the rental program.
- Owning a luxury hotel in Tulum.
- Having the guarantee of a world-class hotel operator.
- Being served by our Owners Concierges.

The operation will be the responsibility of a leading company that understands and has mastered the hotel business model and its profitability.

For ALQUIMIA, it is essential to work with ethics, integrity and quality; the entire operation will be based on these values, through the support, prestige and experience of our operating and management team.



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REAL CAPITAL GAINS - REAL ROI - SOLID INVESTMENT

INVERTIR EN ALQUIMIA HOTEL + RESIDENCES

It is a Hotel real estate investment by means of which you acquire one or more units of a 5 star Hotel of the Premium Lifestyle segment, operated by one of the most important international operating companies of American origin.

The investment has the support and legal backing of a title deed before a Notary Public, like any other acquisition of apartments, with the ease and freedom to sell, inherit or mortgage with any bank and financial institution.

The projected ROI yields are above market and more solid than an investment in Vacation Rental Apartments as a high-level hotel investment with a business plan and a professional and institutional operation with international sales channels and the support of the selected premium operator.

You will have greater capital gains and ease of future sale of your investment because it will be operated under the highest standards of quality, service and maintenance guaranteeing an impeccable unit in the future. You will have historical audited statements of performance and real yield achieved, increasing the value and ease of future sale due to the certainty offered versus Vacation Rental Apartments.

High yields in pleasure, you will have the use and enjoyment of 50 days a year, plus special service and treatment as an important and integral part of the group of owners of Alquimia Hotel + Residences, obtaining special discounts in consumption centers, preferential reservations, invitations to events held in Tulum throughout the year, promotions and special rates for Friends & Family, and many more privileges through our Resort Ambassadors, the Alchemists who will do their utmost to satisfy guests, and especially you, the owners, family and friends.

We are democratizing high-end hotel investment, making it accessible to everyone so they can obtain the great benefits and returns that this type of investment offers to a select level of high-end investors.



Aimbridge

A LEADING GLOBAL HOTEL COMPANY WITH A DEEP UNDERSTANDING OF THE MARKET AND FOCUSED OPERATIONAL EXPERIENCE.

Alquimia's hotel operator is Aimbridge Hospitality, through its Mexican division Aimbridge Prisma, and with the support of the North American subsidiary Evolution Hospitality, specializing in the Lifestyle market.

- The world leader in third-party hotel management services.
- Experienced hotel operators with world-class knowledge and systems.
- Largest hotel operator of the Marriott, Hilton and Hyatt brands in the world.
- Managing a portfolio of more than 1,550 branded and independent properties in 49 states, the Caribbean and 21 countries.



Evolution has broad experience providing planning support prior to development and opening new hotels for all type of products, but especially in the boutique and lifestyle segment. Our efforts in this area have helped our owners to acquire high quality assets that have quickly become established and allowed them to make substantial short term profits, leading to profitable sales and/or refinancing in the early stages.



Aimbridge

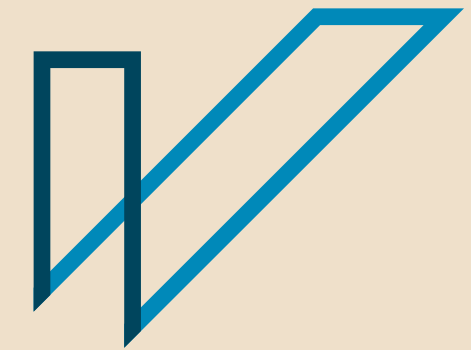
Aimbridge's operations teams oversee all daily real estate procedures with a strong ownership commitment. Aimbridge offers significant savings in costs to owners by taking advantage of our scale and operational efficiency. Historically, we have delivered strong RevPAR performance and consistently outperform our peers on the RevPAR index.

- Owner-focused hoteliers with practical accessibility.
- Highly customized IBM enterprise business intelligence system.
- Centralized reporting platform enables fast and personalized reporting capabilities.
- Dedicated analysis team to support real estate operations.
- Access to owner statement portal.
- Revenue management experts focused on maximizing value and growing market share.
- Leverage scale and increased buying power to deliver acquisition cost savings directly to owners.

DEVELOPERS

Capital Vertical Grupo Inmobiliario is a company specializing in the creation and development of real estate projects, based on the experience of its partners and allies throughout their professional and business development in the areas of project management, consulting, design and implementation of operations / business plans for the real estate sector (housing, condominiums, hotels, shopping malls and mixed use).

It has experience in the sector since 2004, and has participated as leader in more than 15 real estate projects, specifically residential ones in Mexico City; now it is expanding its horizons with projects in Tulum, Tankah and, soon, in Holbox.



CAPITAL VERTICAL
GRUPO INMOBILIARIO

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GIRA is a leading firm in the development of real estate projects that operates throughout Mexico, with offices in Mérida, Villahermosa and Cancún, all very rapidly growing real estate markets. Through its experience working in favor of the needs of its investors, GIRA has been characterized by implementing market intelligence and thus developing real estate solutions that the market requires, and not just projects.

GIRA has successfully applied its methodology to advising and developing important projects ranging from shopping centers, mixed use properties, corporate offices, the health sector to master plans of up to 250 hectares. With extensive experience in the sector and an important history in real estate projects, GIRA supports the development of Alquimia.

GIRA®

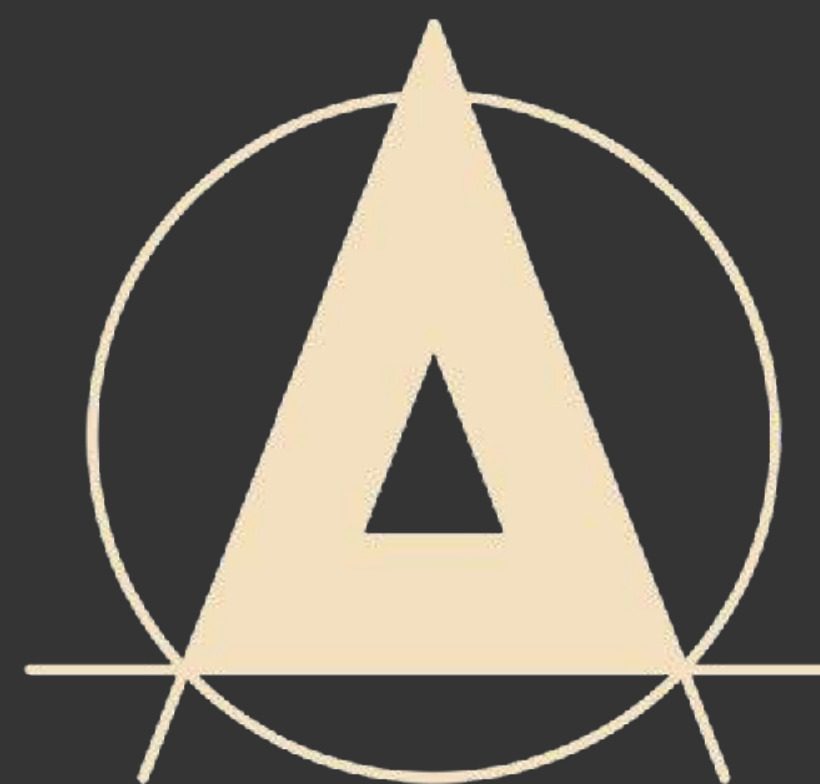
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A PLACE FOR EVERYTHING



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