





ALCHEMISTRESIDENCES.COM



ALCHEMIST  
RESIDENCES

TRUE LIVING





## THE ALCHEMY

Alchemy is defined as the process of taking something ordinary and turning it into something extraordinary, sometimes in a way that cannot be explained.

Like the ancient scientists, **Alchemist Residences** are an oasis of peace and calm surrounded by nature and stunning views, perfect for transformation, recharge and recovery.

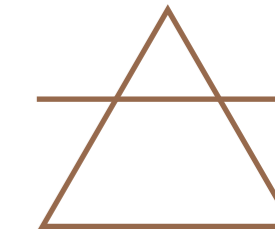
The four basic elements for Alchemy are: Air, Water, Earth and Life.

*La alquimia es la ciencia química medieval que se enfoca en convertir los metales básicos en oro y descubrir medios para prolongar la vida indefinidamente.*

*Al igual que los antiguos científicos, **Alchemist Residences** es un oasis de paz y tranquilidad rodeado de naturaleza y vistas impresionantes, perfecto para la transformación, la recarga y la recuperación.*

Los cuatro elementos básicos de la Alquimia son: Aire, Agua, Tierra y Vida.





## AIR

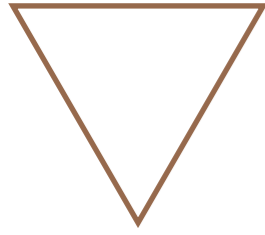
The location, the proximity to the sea and the mountains make **Alchemist Residences** a privileged place where the air is pure, a mixture of natural scents that Mother Nature gives us... Breathe.

Relish in unrivalled proximity to cultural & recreational facilities from hiking to kite surfing at nearby Tarifa.

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*La ubicación, la proximidad al mar y a la montaña hacen de **Alchemist Residences** un lugar privilegiado donde el aire es puro y se encuentra una mezcla de aromas naturales que la madre naturaleza nos regala... Respira.*

*Disfruta de una proximidad inigualable a las instalaciones culturales y recreativas, desde senderismo hasta kitesurf en la cercana Tarifa.*



## WATER

Estepona known for its alluring beachfront which is 10 minutes away from **Alchemist Residences**.

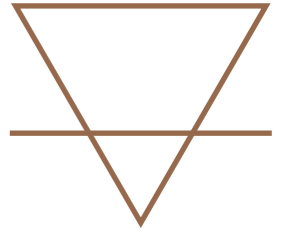
Take a walk along its expansive beach promenade or practice any type of water sport... Immerse yourself.

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*Estepona, entre otros, conocida por su atractivo paseo marítimo, que está a 10 minutos de **Alchemist Residences**.*

*Da un paseo por su extenso paseo marítimo o practica cualquier tipo de deporte acuático... Sumérgete.*



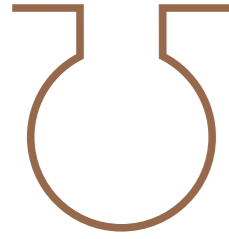


## EARTH

Everything that surrounds you is earth, shades of olive green in spring to the clear blue skies in summer. **Alchemist Residences** offers an exquisite lifestyle in picturesque paradise... Cherish each moment.

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*Todo lo que te rodea es tierra, de tonos verde oliva en primavera a los cielos azules claros en verano. **Alchemist Residences** ofrece un exquisito estilo de vida en un pintoresco paraíso... Aprecia cada momento.*



## LIFE

Life is a result of the sum of all elements described as above, life would not be possible without any of them.

**Alchemist Residences** is precisely that, the formula to create life, your life. That is the purpose of this exclusive community, not only for the world-class amenities and unique location, but also to offer you something one of a kind, a different life, a life made just for you... Live it.

*Life es el resultado de la suma de todos los elementos descritos anteriormente, la vida no sería posible sin ninguno de ellos.*

***Alchemist Residences** es precisamente eso, la fórmula para crear vida, tú vida. Ese es el propósito de esta comunidad exclusiva, no solo por las comodidades de clase mundial y la ubicación única, sino también para ofrecerte algo único, una vida diferente, una vida hecha solo para tí... Vívelo.*







## THE TRANSFORMATION

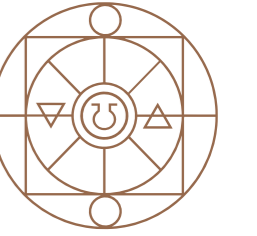
Now is the time to take a step forward, to transform yourself, that step that can change your life, forever.

*Alchemist Residences* is your link to a new way of life, a link with nature and the Mediterranean climate, it is time to find harmony, in an environment that, like musical notes, creates the score of your life.

*Ahora es el momento de dar un paso adelante, de transformarte, ese paso que puede cambiar tu vida, para siempre.*

*Alchemist Residences* es tu vínculo con una nueva forma de vida, un nexo con la naturaleza y con el clima Mediterráneo, es el momento de encontrar la armonía, en un entorno, que, como notas musicales, crean la partitura de tu vida.





## TRUE LIVING

Welcome to **Alchemist Residences**, a gated collection of contemporary sea-view apartments and penthouses positioned between the striking mountains of Sierra Bermeja and the idyllic beaches of the Costa Del Sol.

Here you will find distinctive architecture, verdant landscapes and outstanding wellness facilities all mindfully curated by an award-winning team passionate about excellence.

**Alchemist Residences** offers an exceptional lifestyle opportunity, a unique environment where life can be enjoyed to the full, all year round.

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*Bienvenido a **Alchemist Residences**, una colección cerrada de apartamentos y áticos contemporáneos con vista al mar ubicados entre las impresionantes montañas de Sierra Bermeja y las idílicas playas de la Costa del Sol.*

*Aquí encontrará una arquitectura distintiva, paisajes verdes e instalaciones de bienestar excepcionales, todo cuidadosamente curado por un equipo galardonado apasionado por la excelencia.*

**Alchemist Residences** ofrece una oportunidad de estilo de vida excepcional, un entorno único donde se puede disfrutar la vida al máximo durante todo el año.



## A LIFE WORTH ENJOYING

Positioned between the rugged and mountainous landscapes of Sierra Bermeja and the quiet beaches of the Costa Del Sol, Estepona enjoys its own micro-climate and benefits from over 325 days of sunshine each year.

**Alchemist Residences** is within walking distance to nearby sandy beaches and is five minutes away from Estepona's white-walled town center and picturesque squares filled with tapas bars, restaurants and shops, a typical Andalusian town brimming with Mediterranean character.

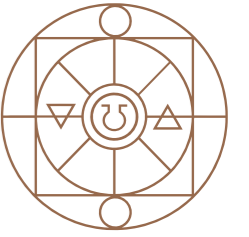
Modernity and growth are key to Estepona, with fantastic and international healthcare, elite education, a wide array of sports as well as cultural activities, all at your doorstep.

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*Situada entre los paisajes escarpados y montañosos de Sierra Bermeja y las tranquilas playas de la Costa del Sol, Estepona disfruta de su propio microclima y se beneficia de más de 325 días de sol al año.*

***Alchemist Residences** se encuentra a poca distancia de las playas de arena cercanas y está a cinco minutos del centro de la ciudad de paredes blancas de Estepona y de las pintorescas plazas llenas de bares de tapas, restaurantes y tiendas, una típica ciudad andaluza rebosante de carácter mediterráneo.*

*La modernidad y el crecimiento son clave para Estepona, con una atención médica fantástica e internacional, educación de élite, una amplia gama de actividades deportivas y culturales, todo a la vuelta de la esquina.*



## INTERIORS

The interiors at **Alchemist Residences** are a celebration of beautiful finishings and exceptional craftsmanship. State of the art technology is behind every floor and wall, with the domotic system and eco-friendly air conditioning throughout, as well as underfloor heating for the cooler months.

Natural light is accentuated by floor-to-ceiling windows to create spacious open living areas. The perfect place to take in breath-taking views of the Costa del Sol.

All properties have been cleverly designed to create homes which allow for the highest quality of living; the bespoke kitchens and bathrooms are finished with the latest appliances.

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*Los interiores de **Alchemist Residences** son una celebración de hermosos acabados y una artesanía excepcional. La tecnología de vanguardia está detrás de cada piso y pared, con el sistema domótico y el aire acondicionado ecológico en todas partes, así como la calefacción por suelo radiante para los meses más fríos.*

*La luz natural se acentúa con ventanas de piso a techo para crear amplias áreas de estar abiertas. El lugar perfecto para disfrutar de impresionantes vistas de la Costa del Sol.*

*Todas las propiedades han sido ingeniosamente diseñadas para crear hogares que permitan la más alta calidad de vida. Las cocinas y baños a medida están acabados con los últimos electrodomésticos.*







## TIMELESS ELEGANCE & FLOWING DESIGN

**Alchemist residences** offer graceful, elegant and contemporary apartments with both morning and afternoon terraces. From the illuminating sunrises to the unforgettable sunsets over Punta Paloma beach, here you can enjoy every single moment of the day to the full.

The modern and ergonomic layouts lend themselves to an easy lifestyle, with flowing design, spacious living areas and thoughtfully selected natural materials and finishes complementing the relaxed Mediterranean lifestyle, comfort and relaxation begin at home.

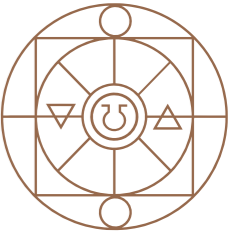
*Alchemist Residences ofrecen apartamentos elegantes, elegantes y contemporáneos con terrazas tanto por la mañana como por la tarde. Desde los iluminados amaneceres hasta las inolvidables puestas de sol sobre la playa de Punta Paloma, aquí podrás disfrutar al máximo cada momento del día.*

*Los diseños modernos y ergonómicos se prestan a un estilo de vida sencillo, con un diseño fluido, amplias salas de estar y materiales y acabados naturales cuidadosamente seleccionados que complementan el relajado estilo de vida mediterráneo.*









## FIRST CLASS AMENITIES & WELLNESS AREA

Sophisticated services and amenities throughout, including:

- Extensive landscaped gardens to explore.
- Yoga and meditation zone
- Peaceful reading and relaxing area.
- Outdoor fitness area.
- Multiple outdoor landscaped saltwater swimming pools.
- Lounging Cabanas and pool-side daybeds.
- Indoor heated saltwater swimming pool.
- Fully equipped gym with state-of-the-art equipment.
- Paddle court.
- Spa and wellness facilities (sauna, steam room, massage room)
- Business zone with snack bar.
- Cinema.
- Children's club and outdoor playground.
- Minibus service for beach and city centre connections.
- Smartphone app with concierge service and community manager.
- 24-hour concierge.
- Bike Storage.
- Chef-style commercial kitchen.

*Servicios y comodidades sofisticados en todas partes, que incluyen:*

- *Extensos jardines paisajísticos para explorar.*
- *Zona de yoga y meditación*
- *Zona tranquila de lectura y relax.*
- *Zona de fitness al aire libre.*
- *Varias piscinas de agua salada, ajardinadas al aire libre.*
- *Tumbonas junto a la piscina.*
- *Piscina cubierta climatizada de agua salada.*
- *Gimnasio totalmente equipado con aparatos de última generación.*
- *Pista de pádel.*
- *Instalaciones de spa y bienestar (sauna, baño de vapor, sala de masajes)*
- *Zona de negocios con snack bar.*
- *Cine.*
- *Club infantil y parque infantil al aire libre.*
- *Servicio de minibus con conexiones a la playa y centro de la ciudad.*
- *App para smartphone con servicio de conserjería y community manager.*
- *Conserje las 24 horas.*
- *Almacenamiento de bicicletas.*
- *Cocina comercial estilo chef.*



## RESTAURANT

The residents' lounge offers a calm atmosphere designed for enjoying meals and creating memories with friends and family, providing floor-to-ceiling views overlooking the Mediterranean sea.

*Ofrece un ambiente tranquilo diseñado para disfrutar de comidas y crear recuerdos con amigos y familiares, proporcionando vistas de piso a techo con vistas al mar Mediterráneo.*



## GYM

With state-of-the-art equipment, the on-site gym is the ideal space to reach your fitness goals while taking on the inspiring light-filled sea views.

*Con equipos de última generación, el gimnasio en el lugar es el espacio ideal para alcanzar sus objetivos de acondicionamiento físico mientras disfruta de las inspiradoras vistas al mar llenas de luz.*



#### CONCIERGE

Natural Stone, muted colors and stylish detailing combine to set an atmosphere of calm grandeur throughout **Alchemist Residences**. Concierge services will fulfill your requirements anytime, day or night. Residents will have full access to an unprecedented range of services.

*Colores tenues y detalles elegantes se combinan para establecer una atmósfera de grandeza en **Alchemist Residences**. Los servicios de conserjería cumplirán con sus requisitos en cualquier momento, de día o de noche. Los residentes tendrán acceso completo a una gama de servicios sin precedentes.*



#### POOLS

Relax and recharge under the sun in one of the three landscaped saltwater swimming pools.

*Relájese y recargue energías bajo el sol en una de las tres piscinas ajardinadas de agua salada.*



## COMMUNITY APP

- Concierge services.
  - Maintenance and cleaning services.
  - Interior design services.
  - Preferential access to all sports bookings.
  - Personal training.
  - Restaurant bookings.
  - Delivery services.
  - Rental Management.
  - Childcare.
  - Pet care.
  - Cultural agenda.
  - Private gourmet chef booking.
  - Private residents-only shuttle bus..
- 
- *Servicios de conserjería.*
  - *Servicios de mantenimiento y limpieza.*
  - *Servicios de interiorismo.*
  - *Acceso preferente a las reservas en área deportiva.*
  - *Entrenamiento personal.*
  - *Reservas en restaurantes.*
  - *Servicios de entrega.*
  - *Gestión de Alquileres.*
  - *Cuidado de niños.*
  - *Cuidado de mascotas.*
  - *Agenda cultural.*
  - *Reserva privada de chef gourmet.*
  - *Autobús de enlace privado solo para residentes.*





PHASE 1

AMENITIES AREA: VIDA

LUNA

ELEMENTS

AIRE

AQUA

TERRA

SOL





## LOCAL AREA

**Alchemist Residences** offers the gift of choice. Should you desire to be alone or engage with like-minded people, we provide endless opportunities to socialize, network with your community, or unwind solo.

From discovering the charming old town or hiking the hill routes, there are many opportunities to explore and connect with your neighbours and friends.

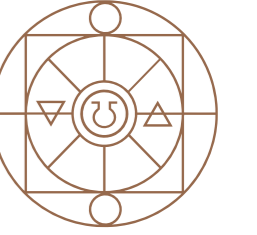
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*Alchemist Residences* ofrece el regalo de elección. Si desea estar solo o relacionarse con personas de ideas afines, ofrecemos infinitas oportunidades para socializar, establecer contactos con su comunidad o relajarse solo.

Desde descubrir los encantadores cafés en el casco antiguo o caminar por las rutas en las colinas, hay muchas oportunidades para explorar y conectarse con sus vecinos y amigos.







From your front door at **Alchemist Residences**, the attractions of one of the world's most exciting seafrosts are just moments away. A premier shopping destination, you're spoilt for choice with independent boutiques, markets and flagship stores.

From street cafés and tapas bars serving authentic Spanish delicacies, to over 70 golf courses and 21km of Mediterranean coastline, **Alchemist Residences** has something for everyone.

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*Desde la puerta de tu casa en **Alchemist Residences**, las atracciones de uno de los paseos marítimos más emocionantes del mundo están a solo minutos de distancia. Un destino de compras de primer nivel, tiene muchas opciones con boutiques independientes, mercados y tiendas insignia.*

*Desde cafés callejeros y bares de tapas que sirven auténticas delicias españolas hasta más de 70 campos de golf y 21 km de costa mediterránea, **Alchemist Residences** tiene algo para todos.*





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SOTOGRADE

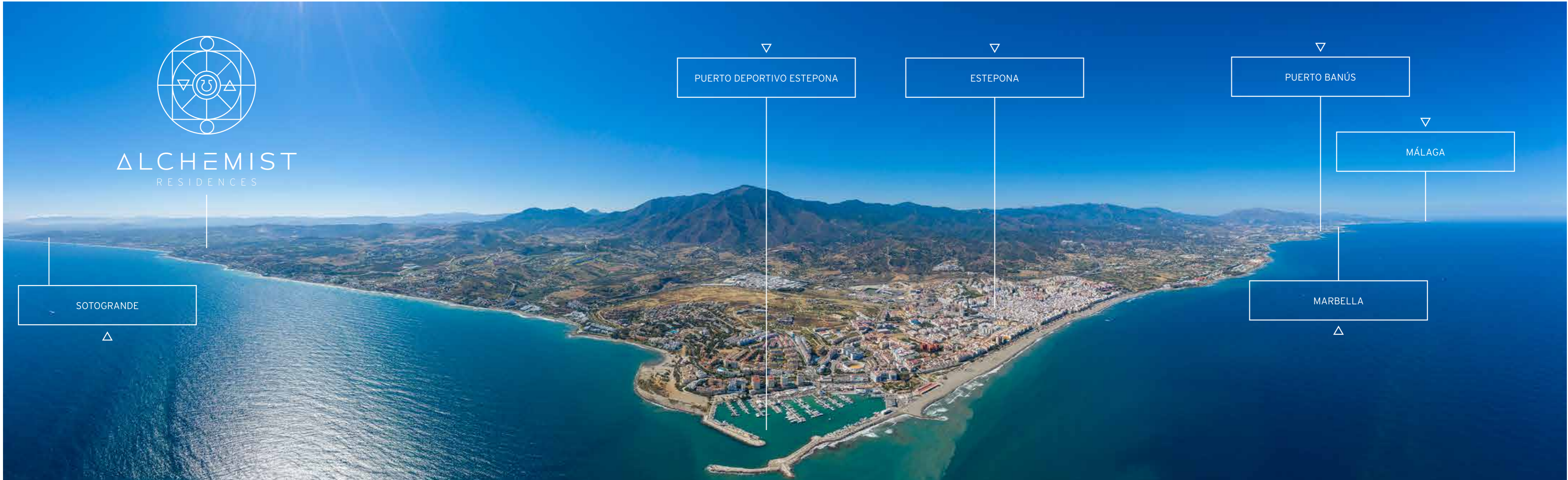
PUERTO DEPORTIVO ESTEPONA

ESTEPONA

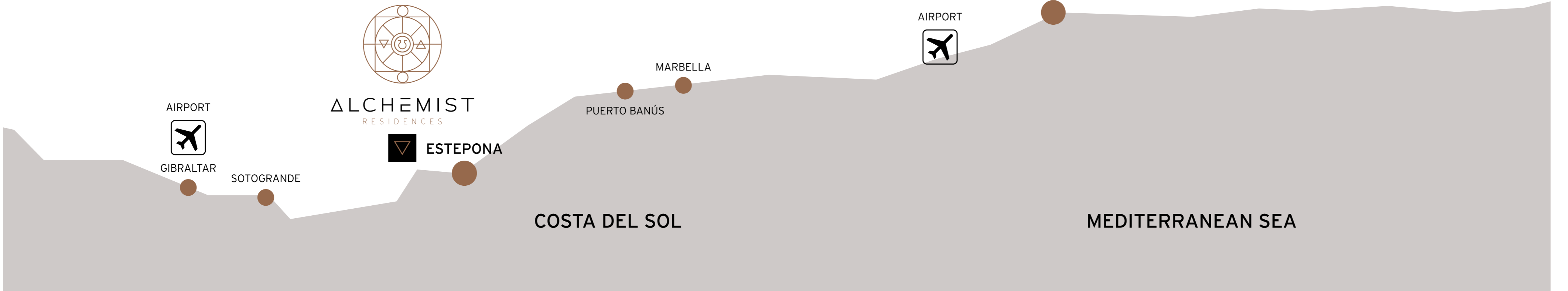
PUERTO BANÚS

MÁLAGA

MARBELLA



▽  
LOCATION



## PERFECTLY CONNECTED

- Estepona Public Hospital (3 Km).
- Estepona Golf Course (3 Km)
- Estepona Marina (5 Km).
- Estepona Old Town (7 Km).
- Puerto la Duquesa (20 Km).
- Marbella (30 Km).
- Puerto Banús (30 Km).
- Málaga (90 Km) | Airport.
- Gibraltar (30 Km) | Airport.
- Sotogrande (20 Km).

# FIRST CLASS BRANDS FOR WHITE GOODS AND APPLIANCES

## > SPECIFICATIONS

### NANOTECHNOLOGY

- High quality fitted kitchen with integrated appliances.
- First brand high-quality oven.
- First brand high-quality microwave.
- First brand high-quality integrated dishwasher.
- First brand high-quality integrated fridge freezer.
- High technology kitchen top with usb charging portals.
- Washing machine (located in utility room).
- First brand high quality bathroom appliances.
- First brand high quality sanitary ware.
- First brand high quality porcelain tiles.
- First brand high quality bathroom cabinet and mirror.

## > ESPECIFICACIONES

### NANOTECNOLOGÍA

- *Cocina amueblada de alta calidad con electrodomésticos integrados.*
- *Horno de alta calidad de primera marca.*
- *Microondas de alta calidad de primera marca.*
- *Lavavajillas integrado de alta calidad de primera marca.*
- *Frigorífico congelador integrado.*
- *Encimera de cocina de alta tecnología con portales de carga usb.*
- *Lavadora (ubicada en lavadero).*
- *Aparatos de baño de primeras marcas y alta calidad.*
- *Artefactos sanitarios de primeras marcas y alta calidad.*
- *Gres porcelánico de alta calidad de primera marca.*
- *Mueble de baño y espejo de alta calidad.*



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### BEDROOMS

- Fully fitted wardrobes in all bedrooms.

### INTERIOR FINISHINGS

- First brand high quality gress porcelanic flooring in big format.

### BALCONY

- First brand high quality gress porcelanic flooring in big format and anti-slipperysystem.
- Water and electricity connections in all terraces. Pre-installation for outside BBQ in selected points.

### HEATING

- Eco-friendly underfloor heating throughout with water using arothermal.technology.
- Aerothermal hot/cold air conditioning.
- Electric car charging for every private parking space.

### HABITACIONES

- *Armarios empotrados en todos los dormitorios.*

### ACABADOS INTERIORES

- *Pavimento porcelánico de gress de primeras marcas en gran formato.*

### BALCÓN

- *Pavimento porcelánico de gress de primeras marcas de gran formato y sistema antideslizante.*
- *Tomas de agua y luz en todas las terrazas. Preinstalación para Barbacoa exterior en puntos seleccionados.*

### CALEFACCIÓN

- *Suelo radiante ecológico en toda la vivienda con agua mediante tecnología.de.aerotermita.*
- *Climatización aerotérmica frío/calor.*
- *Recarga de coche eléctrico por cada plaza de aparcamiento privado.*

DEVELOPED BY



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**Misrepresentation Act** All CGIs included in this brochure are indicative of final specification and are subject to change. The information in this document has been prepared solely for the purpose of providing general information about the Alchemist Residences Building, Verde Property Group. Make and its agents have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but does not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighbouring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. Actual suite plans may have minor variations to the typical plans shown in this document. All matters will be governed by the applicable purchase and sales agreement.

Flat dimensions and sizes are approximate only and indicate maximum achievable areas. All sales remain subject to contract and terms and conditions apply to the contracts (details of which can be obtained from the Sellers solicitors). The information contained in this brochure is believed to be correct but its accuracy cannot be guaranteed and no such information forms part of any contract. Neither the seller nor their Agents nor any person in their employ has any authority to make or give any representation or warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof), unless such statement has been confirmed as being correct by the Sellers solicitors to the buyers solicitors in writing. All names used are marketing names only and final postal address's may be different. The Seller reserves the right to alter the specifications design and layout of the flats as referred to in this brochure without prior notice. All interior photographs contained within this brochure are typical show suites and actual finishes may vary.

Designed by DGCV comunicación visual in Marbella, Spain.

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**FOR MORE INFORMATION**

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Background text includes mathematical derivations and notes:

Because as  $\theta$  is between  $0$  and  $\pi$ , it retraces its step

$r = R \sin \theta$

$(T_3 - T_2) = -nR \cdot \left[ \frac{p_2 \sqrt{1 - \sin^2 \theta}}{nR} - \frac{p_1 \sqrt{1 - \sin^2 \theta}}{nR} \right] = 2(V_2 - V_1)$

$r = R \cos \theta$  for  $0 \leq \theta \leq \pi/2$

$(T_3 - T_2) = \frac{3}{2} nR \left[ \frac{p_2 \sqrt{1 - \cos^2 \theta}}{nR} - \frac{p_1 \sqrt{1 - \cos^2 \theta}}{nR} \right]$

$(1, 0) = \text{begin}$   
 $(0, \pi/2) = \text{end}$

$s = A + B \cos 2x$

$s = A - B \cos 2x$

