

FAQ

1.- What does SOULAM mean?

Its name, a delicate dance between Spanish and English, evokes the depth of the soul—that inner space where calm resides. SOULAM is a whisper that resonates deep within our being, inviting us to connect with tranquility and harmony.

2.- Where is it located?

SOULAM is located just an 80-second walk from the beach, in the heart of Puerto Morelos. Enjoy proximity to restaurants, shops, and the vibrant local life of this charming destination. Additionally, its strategic location provides easy access to:

- Cancun International Airport: 20 minutes away.
- Shopping centers: just minutes from the property.
- Various services: 30 minutes away.

3.- What year will it be delivered?

SOULAM is scheduled for delivery in November 2026.

4.- When does construction begin?

SOULAM begins construction in April 2025.

5.- What is the reservation amount?

A unit can be reserved with \$100,000 MXN or \$5,000 USD and removed from the market. This amount is refundable for 15 calendar days if the purchase agreement is not formalized. In that case, the unit will become available again.

6.- How many units are there?

SOULAM features a total of 20 units, distributed as follows:

Studios: 9 units

One-bedroom apartments: 4 units

Two-bedroom apartments: 5 units

Three-bedroom penthouse: 1 unit

One-bedroom penthouse: 1 unit

7.- How many levels does the tower have?

SOULAM has 6 levels, plus an exclusive rooftop level.

8.- Does it have parking?

SOULAM offers comfort and flexibility for your parking needs:

- 9 unassigned parking spaces.
- Valet Parking service available for added convenience.

9.- What type of management does it have?

SOULAM offers free management, allowing owners full control over their units. However, for those interested in generating income through rentals, SOULAM will recommend a specialized property management company with over 20 years of experience in Puerto Morelos.

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10.- Does it have an elevator?

SOULAM will feature a Kone elevator (no voltage regulator required as it is already included), with capacity for 6 people, providing easy access to all levels of the building.

11.- What is the maintenance fee?

The maintenance fee is \$75.00 MXN per m2.

12.- Does it have a laundry area?

SOULAM includes:

- A common laundry area on the ground floor, equipped with washers and dryers for all residents.
- In-unit laundry areas in two- and three-bedroom units.

13.- What are the pool dimensions?

Enjoy a refreshing swim in the common area pool, with a surface area of 36 m2(9 m x 4 m).

14.- What is the ceiling height?

All SOULAM apartments feature high ceilings that create a sense of spaciousness, with a clear height of 2.70 meters from floor to ceiling.

15.- How is the unit delivered?

Your new home at SOULAM is delivered fully equipped and ready to enjoy, including:

- High-quality carpentry: closets and kitchens made of premium MDF with Tzalam finish, fine melamine finishes, and Santo Tomás marble countertops.
- Appliances: induction electric cooktop, built-in range hood, and sink.
- Fully equipped bathrooms with premium fixtures, including undermount sinks on granite or quartz countertops.
- Luxury Spanish glazing: tempered glass railings on balconies and terraces.
- Tzalam wood doors for elegance and warmth.
- Air conditioning: Prime standard brand or equivalent.

16.- What finishes are included?

SOULAM finishes have been carefully selected to create a sophisticated and welcoming environment:

- Flooring: Puebla veined travertine marble for durability and distinction.
- Kitchen and bathroom countertops: quartz or granite, client's choice.
- Walls: painted in off-white for brightness and openness.
- Bathroom fixtures and accessories: MOEN brand or similar.

17.- Do units have gas service?

SOULAM units are fully electric, including electric water heaters. There is no gas installation.

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18.- Are units delivered with air conditioning?

SOULAM delivers units with Prime standard air conditioning or equivalent.

19.- Will the building have security?

SOULAM will have 24/7 security throughout the complex for residents' peace of mind.

20.- How many square meters of construction?

SOULAM has a total construction area of 1,829 m².

21.- How many square meters of land?

SOULAM is built on a 390.72 m² lot.

22.- What are the rooftop features?

SOULAM's rooftop is designed to maximize space so residents can enjoy this amenity comfortably. It includes sun loungers, grill area, bathrooms, bar, tables, and an impressive panoramic view of the Caribbean Sea. The perfect place to relax and enjoy the sun!

23.- Who is the developer and architect?

SOULAM, a project by Ascenso Edificante A, is much more than a building. Born from the alliance between Brick Luxury & Living and Fombona Arquitectos—companies with extensive experience in residential construction and commercialization—SOULAM represents a promise of an experience that exceeds expectations, with the quality and commitment that define both firms.