

Solum
Tenerife



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Edition:	AEDAS Homes
Design:	AEDAS Homes
Dossier:	The images shown are the closest possible portrayal of the final result of the planned property, although there may be modifications derived from technical or legal requirements, provided they are justified and do not represent a material alteration of the object and/or quality of the materials. The furniture shown is not included and the fittings included with the property are as indicated in the building specifications. All information provided and documentation supplied will be compliant with Royal Decree 515/1989, of the 21 April, and any other supplementary rules, be they of a state or regional nature.
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Solum

Tenerife

AEDAS
HOMES

Our seal is a synonym of quality and trust and so we want you on board to make your home a unique space that meets all your requirements.

We are a new-generation property developer offering you the talent and experience of a great team of professionals.

What do you need?

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Thank you for placing your trust in us





Dossier



01

Why Solum in Playa San Juan, Tenerife?

Wake up in front of the ocean, have breakfast with views to the island of La Gomera, let yourself go and enjoy the natural charm of the beautiful village of Playa San Juan... Your new home in Tenerife is undoubtedly linked to the ocean.

Solum, the name of the project, plays with the spanish word “sol” creating a new term in which the relationship between the sun and the house is inseparable.

With more than 354 days of sunshine per year, what could be better than taking in the ocean view from your spacious private terrace?

**Your dreams have brought you this far.
Now take it to the next level.**





The home you were looking for

AEDAS Homes offers you an exclusive project with 2-, 3- and 4-bedroom apartments adapted to your needs in a privileged location. The dwellings boast:

- › Stunning ocean views.
- › High-end quality specifications.
- › Spacious terraces.
- › Carefully studied layouts to maximize the usage of space.
- › Bright, generously sized spaces.
- › Access to the exclusive community spaces: Concierge Station, infinity pools, large sunbathing terrace, fully equipped gymnasium, sauna and jacuzzi.

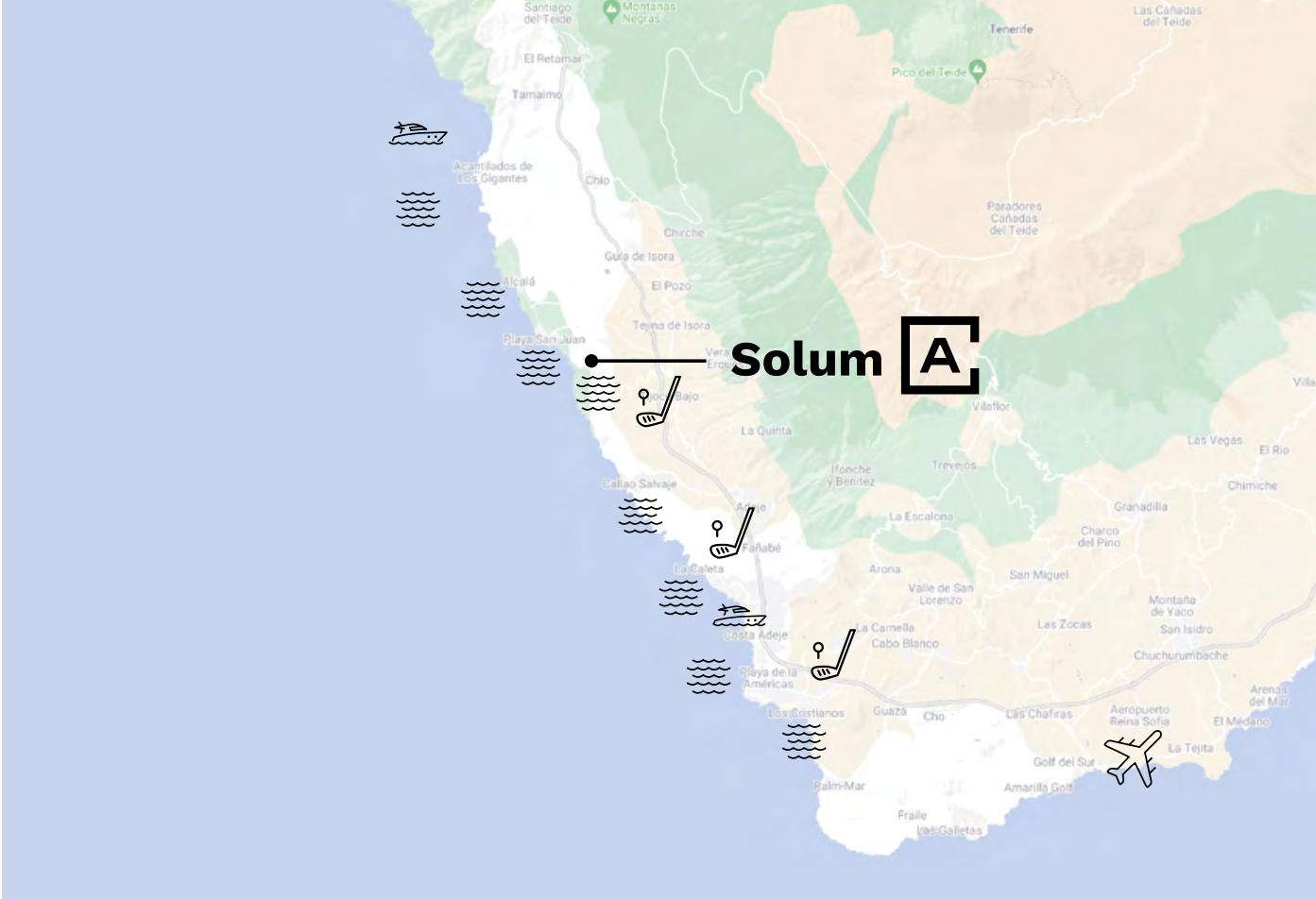
Furthermore, depending on the unit type you choose, you may enjoy a private pool on your own terrace, thus giving you total privacy during your moments of relaxation.

Solum is a comprehensive and exclusive project for those looking for a year-round home, to enjoy as a vacation property in the sun or as an investment that will accrue a guaranteed return.





-  Health Center
-  Supermarket
-  Shopping Center
-  Sport Center
-  Beach
-  Marine - Port
-  Restaurant
-  Golf Course
-  Airport





A privileged location

Solum invites you to live just 35 meters from the ocean, with stunning panoramic views of the Atlantic and the island of La Gomera and a short distance from a promenade that takes you to the centre of the charming village of Playa San Juan, with its superb bar terraces and restaurants.

Thanks to its proximity to the heart of Playa San Juan, your new home will have the services you need all available within a very short distance, including supermarkets, banks, health centres, to name but a few.

If you like to practise your swing without having to travel far from home, the 18-hole Abama golf course is just 5 minutes away from Solum. If you prefer sailing, you have two marinas within a 15-minute drive.

Solum also offers excellent connections through South Tenerife airport (less than 25 minutes away) with direct flights to Madrid, Brussels, Frankfurt, London, Paris, Berlin and other important European cities.

Sense of wellness

Playa San Juan stands out for having pleasant average temperatures that range between minimums of 20°C and maximums of 29°C. Likewise, Tenerife can be proud of being an island where the sun is a loyal friend, as it has an average of 11 daylight hours per day.

These environmental factors are real gifts from nature that offer an incredible sense of wellness and impact on our quality of life. At Solum, you can enjoy them all without having to forgo anything.





“Solum is a building that, due to its sinuous shapes, blends in with the landscape. Taking advantage of its exceptional location, the project opens onto the stunning views of La Gomera.”

Estudio de Arquitectura INGENNUS



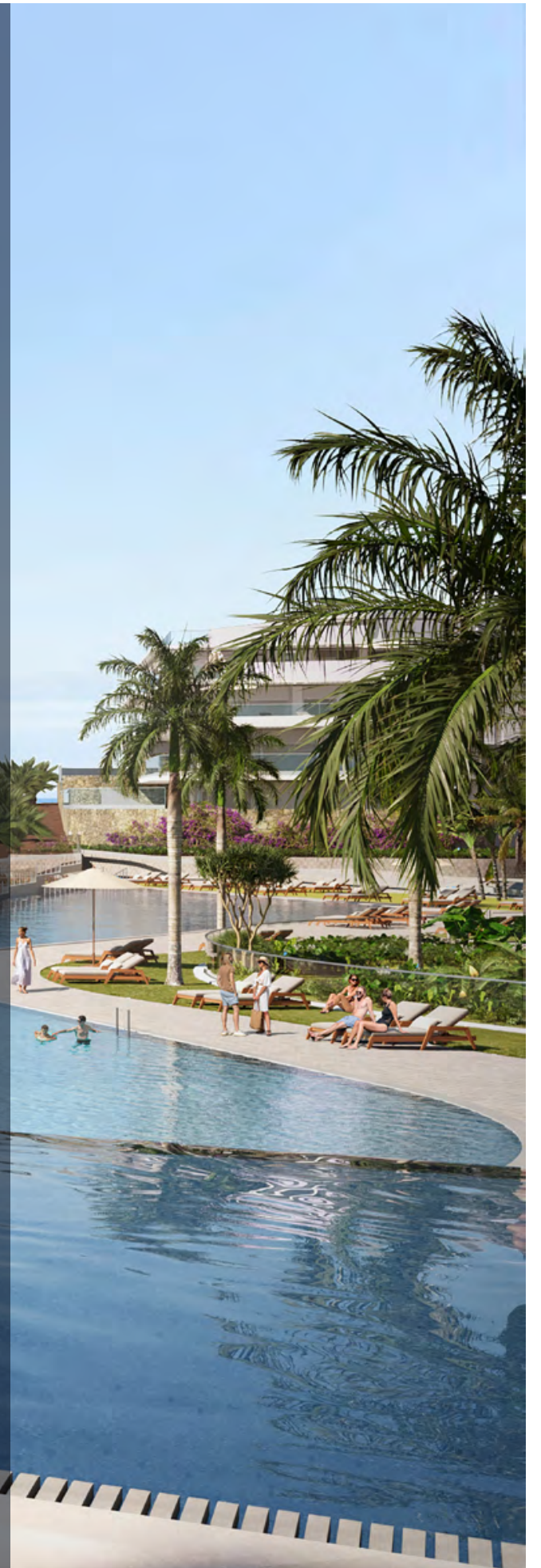
02

Light as a life partner

The homes in Solum are facing south and south-west, which guarantees many hours of light during the day.

Light is a constant in your new home thanks to its large windows in the main façade and the generous sizes of all its rooms.

The lounge and kitchen open out onto large private outdoor spaces; private terraces, gardens or roof terraces with surface areas ranging between 22.5 and 297 m² that will, at any time of the year, be some of your favourite spots.







A real privilege

Can you imagine having breakfast on your spacious terrace while admiring the stunning ocean views? Or enjoying the sunset with a glass of wine and a book while, in front of you, the sun sets behind the island of La Gomera? Stop imagining and live it: in Solum, these marvellous experiences will be available for you any day of the year.

And all this swathed in an atmosphere of silence and tranquillity, far away from mass tourism and overcrowded spaces.









Premium range adapted to you

Because we know how much you like coming home and being able to enjoy it, all the rooms in the dwelling are designed so that you feel enveloped in their comfort, surrounded by top quality materials. While you rest on your terrace enjoying wonderful views, savour your favourite dishes in your fully equipped kitchen, relax in your bathtub or in your spacious shower, or take a refreshing dip in your private pool, you will live an experience based on comfort and harmony between the different spaces.

So that your new home adapts to your tastes and needs, Solum offers customization options in layouts and finishes.

Making your day-to-day easier

Solum owners will have at their disposal a company specialized in the management of luxury residential complexes. Included in the community expenses, this company will offer you:

-  Maintenance of the community areas.
-  Maintenance of the swimming pools and the Wellness Area.
-  Community access control.
-  A complete concierge service to satisfy your day-to-day needs, such as requesting a taxi, making a medical appointment, making a reservation at your favourite restaurant or arranging your next trip to the golf course.





Furthermore, you will have the option of contracting supplementary services such as domestic help, maintenance of your private swimming pool or garden, managing the rental of your home during the months that you are away, or preparing your home before your arrival from your country of residence (e.g., cleaning, or filling your fridge).

Spacious and comfortable parking and boxroom storage

At AEDAS Homes we know how much you like coming home and being able to enjoy it. For this reason, Solum homes come with a generously sized parking bay and a large boxroom where you can keep all those mementos you are so fond of.









To forget stress

At Solum, you will find spectacular community areas conceived for your wellness. The development comes with an infinity pool with more than 1,400 m² of water surface and a large sunbathing terrace.

Furthermore, it also has a specific Wellness Area where a second infinity pool located on the rooftop will be the best place to relax and enjoy the stunning views of the ocean and La Gomera.

The Wellness Area will have a concierge station, a gym with cardio and weight-training equipment, a thermal space including a sauna and a steam bath, and a dynamic swimming pool with a whirlpool, pressure jets, etc.



03

Energy efficiency always in mind

Given that your home is efficient, you will notice that your bills are lighter at the end of the month. The double glazing used in Solum helps to maintain a constant temperature thus keeping the cost of air conditioning substantially lower. At the same time, together with the thermal comfort, you will notice that noise is completely insulated and you can rest without anything disturbing your sleep.

The homes have been designed paying the utmost attention to their distribution to optimize the light and natural ventilation of the rooms thus favouring natural conditioning of both temperature and humidity.

Moreover, the dwellings will have domestic hot water produced by an aerothermal system and the kitchens will be equipped with efficient electrical appliances. All these improvements in efficiency help to lower CO₂ emissions, so that every day, effortlessly and without realizing it, you will be helping to take care of our planet.







Building specifications

A unique estate

Our commitment to you begins right from day one and, therefore, we want to share your new home’s building specifications with you. Find out all the details about Solum and start to imagine the spaces that will, in no time, become a dream come true.

At AEDAS Homes, quality is our hallmark and an ever-present goal, hence we have put great thought into all the details of your new home.







Entrances and the community interior

Solum will make you feel proud of your new home even before you go inside. To ensure you enjoy maximum security for yourself and your family, the development is configured as a gated community with a concierge station at the entrance and a circuit of video surveillance cameras.

The design of the community spaces will receive the utmost care and attention. The floors of the exterior communal areas will be finished in ceramic tiling or paving stone.

Technology will also be present through LED lighting which, at the end of the month, will translate into significant energy savings that will optimize the use of resources and consumption.

In Solum we have designed spaces where you can share unforgettable moments with those you love the most, always maintaining your privacy. The project will feature:

-  Garden areas with careful landscaping and low water consumption.
-  Concierge station and video surveillance cameras.
-  Community garage with ramp access.
-  Swimming pool with a water surface of 1,440 m² and a spacious sunbathing terrace. The pool will be an infinity type, facing the ocean and the island of La Gomera.
-  Wellness Area of over 400 m² where the concierge station is located, a large fully equipped gymnasium, as well as a sauna and Turkish bath, a jacuzzi and a washroom and changing room area.
-  An infinity pool on the deck of the Wellness Area.







Your home

Hall, living room, passageway and bedrooms

The flooring in your new home will be in large format porcelain tiling (90 x 90 cm) in an ivory colour tone. It will be finished with a skirting board in a white lacquered finish to match the interior carpentry in all the main rooms and vestibules to create a fully integrated ambience throughout the dwelling.

The walls will come with a plain emulsion paint finish in a light colour tone. A suspended laminated plasterboard ceiling will be hung all through the home.

Kitchen

Preparing your favourite dishes will be much easier in this space designed for you. These are the specifications and finishes that your new kitchen in Solum will include:

- › Porcelain tile flooring harmonising it with the rest of the dwelling and lacquered finish skirting in the areas that required, with damp-proof laminated plasterboard walls finished in plain emulsion paint.
- › It will be fitted with a suspended laminated plasterboard ceiling finished in plain emulsion paint.
- › It will be delivered with high-capacity wall and base units in a contemporary design.

Furthermore, it will also include the following equipment:

- › Induction hob.
- › Recirculating extractor hood or filter unit.
- › Column-mounted electric oven and microwave.
- › High Pressure Laminated (HPL) countertop and backsplash.
- › Sink with mono mixer taps.
- › Dishwasher.
- › Refrigerator.





Select

Select service

With the AEDAS Homes *Select* service, you can, among other options, customize certain aspects of your new home:

- › Choose from among three ambience types depending on your tastes.
- › Choose from several layout alternatives.
- › Increase your comfort with safety devices and technology.
- › Choose the finishes of the kitchen cabinetry and countertop.
- › Complete the furnishing and equipment in your kitchen.
- › Complete the private pool with accessories.
- › Check the Benefits services that AEDAS Homes puts at your disposal.

Bathrooms

The walls of the master bathrooms will be in damp-proof laminated plasterboard and will be tiled in premium stoneware. The bathroom ceilings will be damp-proof laminated plasterboard in an emulsion paint finish.

The master bathroom will have a double-breast ceramic washbasin with a monobloc mixer tap and a wall-hung vanity unit. The toilet will be a compact wall-mounted model with a concealed cistern system giving the overall design a chic, modern look.

Most of the master bathrooms will include both bathtub and shower. The shower floor will be a continuation of the rest of the bathroom and will have single lever tap.

The secondary bathrooms have also been designed with the highest attention to detail, their walls coming fully tiled in stoneware. The wall-mounted washbasins will have integrated vanity units and there will be a resin shower tray. The toilets will be compact models in a white finish, thus giving the room an avant-garde look.

All bathrooms will come with white sanitary fittings in a modern design and monobloc mixer taps on sinks and thermostatic tapware on showers and bathtubs, all in a chrome finish. In addition, they will have glass screens fitted on bathtubs and shower trays, as well as wall mirrors.





Terraces, porches and/or private gardens

In ground floor units, the terrace leading out to the garden will have a water tap and a water evacuation system. They will also include lighting and a power socket.

The garden areas will have perimeter drainage and preinstalled irrigation and will be delivered with a topsoil covering.

Upper floor terraces will have a water evacuation system, while the penthouses will additionally have a tap.

For your utmost safety, these outdoor spaces will be paved with top quality non-slip stoneware continuing the home's interior paving and will be finished with skirting of the same material in the areas that so require.

Most of the homes on the ground floor and the penthouses will have private pools.

Interior walls and insulation

The interior partition walls employed in your new home will prove most convenient because it will avoid wiring chases and eliminate sound bridges because the installations will be conducted inside the interior wall cavities. Furthermore, it will provide the perfect base for a plain paint finish.

- › **Dividing walls between rooms:**
executed with drywall, achieving high levels of thermal and noise insulation.
- › **Dividing wall between homes:**
executed with concrete hollow blocks lined on both sides with laminated plasterboard.

Interior carpentry

AEDAS Homes has also paid great attention to the interior carpentry so that you can enjoy all the details of your new home.

- › The home entrance door will be armoured and come in a white lacquered finish facing inside the house. It will be equipped with an optical peephole.
- › The interior doors of the house will be in a white lacquered finish and fitted with matt stainless-steel handles, giving the house a smart, modern appearance. In general, they will be swing opening, except in those cases in which it is advisable to fit sliding doors to improve the usability of the room to which they give access.
- › Wardrobes with swing opening doors making best use of the space, in a white lacquered finish to match the rest of the carpentry. The interior will be modular, and will include a hanging bar, shelf and chest of drawers.





Stairs and floor landings and private lift

The stairs and floor landings will be finished in porcelain tiling with matching skirting and emulsion-painted walls.

Installations

Plumbing and sanitation

Your home will have a general cut-off valve and individual cut-off valves for each room containing plumbing. The plumbing installation will include water inlets for each sanitary fitting in the bathrooms and kitchen for electrical appliances.

Domestic hot water will be produced for all the homes in the development using a high energy efficiency aerothermal system.

All the sanitary appliances in the home will be connected to the sanitation network; the downpipes will be made of PVC and will run through the conduit chambers beside the dwelling.

Heating/Air conditioning

Your home will come with a conduit air conditioning installation.





Electricity/Telecommunications

Your property in Solum will come with the electricity and telecommunications sockets required to meet regulatory standards. You will also have telephone and TV jacks in the lounge, kitchen and bedrooms.

The lighting in your home and in the communal areas will employ equipment with LED technology.

The lighting points will be installed in the dwelling's suspended ceiling and the interior lighting of the recessed light points that you will find in Solum will employ LED technology luminaires. The rest of the spaces will have light points compliant with the Low Voltage Electrotechnical Regulations.

The exterior lighting will be by wall lamps or beacons with LED modules, while on the access porch and covered terraces a recessed luminaire will be fitted on the ceiling.

You will have a video door phone and the garage will come with a pre-installation for an electric vehicle charging point.

Ventilation

Your home will include a ventilation system to assure the indoor air is healthy and compliant with the Technical Building Code.

To maintain the quality of the air you will breathe, in Solum your home will come with a system for renewing indoor air. You will not need to open the windows to air your home, which will lead to significant energy savings and reduce the noise that enters your home. By filtering the air coming in from outside, you will prevent the entry of pollutants or harmful particles.

Common elements

Facade and roof

To ensure you can enjoy your new home even before you go inside, the facades have been designed with state-of-the-art materials that will give it a sleek, modern look. The decorative finishes will combine thermal performance with the most avant-garde design, adapted to meet the needs of the 21st century.

The façade will have thermal and noise insulation, while the interior of your home will be built with drywall partitioning and thermal insulation, which will achieve significant energy savings and achieve great levels of comfort inside the dwelling.

The roofs have been designed according to the use for which they will be intended, with thermal insulation and waterproofing sheeting guaranteeing they are protected against leaks and damp and whereby they are totally watertight.



Exterior carpentry and glazing

All the exterior carpentry and glazing will be compliant with the Technical Building Code, specifically the Basic Energy Saving and Noise Protection Documents, increasing the level of comfort inside the dwelling. Solum will come with:

- › Aluminium profile carpentry with thermal bridge break combining different opening systems depending on location.
- › Double glazing with dehydrated air chamber in tilt windows and double glazing and argon chamber in sliding exterior carpentry.
- › Blinds: motorized blinds in the lounge and bedrooms facing the main façade and adjustable slats in bedrooms facing the rear façade.

Structure and foundation

The structure of your new home will be made of reinforced concrete, calculated compliant with current regulations and to Technical Building Code standard. The foundations will be projected pursuant to the conclusions of the Geotechnical Study.

Community garage

Garage entry and exit doors will be automatic and fitted with a crush-prevention safety device. They will be operated by remote control.

The community garage will be finished with continuous paving and paint on walls and ceilings, designed with the utmost care. The parking bays will be large, enabling you to park your vehicle with total comfort.

It will have boxrooms that will include a light point.

Leisure and Relaxation

The complex will have a community infinity pool, facing the ocean and La Gomera, with a water surface of over 1,400 m² which will be surrounded by a large sunbathing terrace for the enjoyment of residents.

Furthermore, there will be a Wellness Area that will include a second infinity pool for relaxation on the deck, as well as a concierge station, a large gymnasium equipped with cardio and bodybuilding machines, changing rooms, a thermal space with a sauna and steam bath and a dynamic pool with Jacuzzi, body jets and massage fountain for lumbar and cervical regions. A wonderful experience that stimulates the circulation, relieves muscle tension, and improves skin condition. Surrounded by sun loungers, it is the perfect place to relax.



Thank you for placing your trust in us

With you from the very beginning. At AEDAS Homes, our professionals deeply share our company's values, and they attend your home as if it were their own. Professionalism, innovation, design and sustainability are the cornerstones of the service you receive when you choose us. Our highly qualified team has vast training and experience in the world of residential developments and with their friendly approach and professionalism they will make you feel at home even before you move in.

When you choose an AEDAS Homes dwelling, not only are you opting for top quality specifications and avant-garde architecture, you are also committing to looking after the environment. We have achieved 'green' homes that include the most cutting-edge innovation in their interiors. We apply state-of-the-art technologies to make your life much more comfortable and in tune with 21st-century requirements.



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