

BUILDING SPECIFICATIONS

GENERAL	OVERVIEW	FACADES	INTERIOR FINISHES	BATHROOMS	KITCHENS
<p>RESIDENTIAL UNITS 84 COMMERCIAL SPACES 4 STAIRWAYS 6 PARKING BASEMENTS -1 AND-2 COMMERCIAL SPACES FLOOR 0 PREMIUM APARTMENTS FLOORS 5-6 PENTHOUSES FLOORS 5-6</p> <p>GROSS FLOOR AREA ABOVE GROUND 11,400 m2 GROSS FLOOR AREA BELOW GROUND 5,580 m2</p> <p>Construction typology Reinforced concrete structure, diaphragm walls, pillars and solid slabs</p> <p>Features Three types of interior finishes: Raw, Vanity & Island</p> <p>CEILIGHT HEIGHTS</p> <p>Ground floor 3,00 m Floors 1-6 2,60 m</p> <p>PERMISSIBLE LOADS</p> <p>Residential zones 5'00 Kn/m2 Stairways 3'00 Kn/m2 Terraces and balconies 2,50 Kn/m2</p>	<p>Product Representative residential and commercial buildings. High-end properties</p> <p>Layouts The apartments are organised in different typologies of one, two, three and four bedrooms, and integrate generous and very bright living areas with fine quality finishes. Large private terraces, gardens and rooftops. The six floor layouts surround a central core where the ground floor is freed to a private access garden</p> <p>Facades Facades displaying distinctive and varied volumetric compositions. The differing building's patterning of each facade is generated by assembling the balcony units and elements in varying sequences, while maintaining a cohesive design language throughout, showcasing unique textures and materials.</p>	<p>Appearance Exposed reinforced concrete facades</p> <p>Solar shading Low-emissivity glass, roller blinds</p> <p>Joinery Minimalist anodized aluminum joinery with thermal break</p> <p>DOORS</p> <p>Residential access Reinforced security door 2,50m</p> <p>Interior doors Vertical pivoting doors 2,40m</p> <p>Electric installation Electric blinds Plugs/USB ports Toggle switches Doorbell system</p>	<p>Flooring 3 different types</p> <p>Raw Floating floor with radiant heat on noise reduction mat. Natural stone</p> <p>Vanity Floating floor with radiant heat on noise reduction mat. Fishbone wood parquet. (3 colour choices)</p> <p>Island Floating floor with radiant heat on noise reduction mat. Beige tiling</p> <p>Interior partitions Q4 gypsum board 3 different finishes Drop ceiling</p> <p>Baseboards Orac Shadowgap</p> <p>Special features Raw: Exposed concrete art wall Vanity: In-built large picture frame Island: Organic moss wall</p>	<p>Bathroom walls 3 different finishes</p> <p>Raw White tiling Exposed concrete wall</p> <p>Vanity Black and white tiling</p> <p>Island White tiling Green moss wall</p> <p>Bathtubs Solid Surface bathtubs - Duravit *Free standing where applicable</p> <p>Toilets Wall-hung Catalano Zero toilets - Duravit</p> <p>Showers Grohe shower system with mechanical button</p> <p>Antrax IT towel radiator</p> <p>Fixtures Raw: Brushed chrome Vanity: Brushed brass Island: Polished chrome</p>	<p>'Casa zeta' Italian made custom designed and fully-equipped kitchen. Set up according to apartment layout</p> <p>Appliances Fridge/ Freezer Miele Wine fridge - Miele Hob - Miele Oven - Miele Boiling water tap - Franke Telescopic air extractor - Miele</p> <p>Kitchen islands 3 different finishes</p> <p>Raw: Concrete Vanity: Marble Island: White corian</p> <p>Cabinetry Raw: Laminated wood in black colour Vanity: Laminated wood in white colour Island: White corian</p>
COMMUNAL AREAS	COMMUNAL AREAS	BUILDING SYSTEMS	SPECIAL FEATURES		
<p>Pool and solarium Large concrete pool with wooden decking and lounge area. Pool depth 1.10m. Surface 60m2 Toilets, showers and changing rooms</p> <p>High-tech gym Exposed concrete walls Heavy duty interlocking gym flooring High-tech gym equipment - Tecnogym Gym surface: 60m2</p> <p>XO wellness Sauna: Wall boards, beechwood and elements Micro terrazzo flooring Steam room: Enamelled ceramic tiles Micro terrazzo flooring</p> <p>XO lounge Indoor/outdoor lounge space with on-site cafe. Organic moss wall Polished micro terrazzo flooring</p>	<p>Garden lounge Concrete seating units and fire pit Micro terrazzo flooring</p> <p>Pavilion Exposed concrete walls Reception bar Post boxes Intercom system Electric swinging door Surface: 45m2</p> <p>Hallways Concrete finish LED sensed lighting</p> <p>Parking Basements -1 and -2 On-site access Controlled garage parking with 114 parking spots Electric vehicle charging station for every spot</p> <p>High-tech security system & porter 24 hours porter service and 24-hour CCTV coverage to communal areas</p>	<p>Cooling 4-pipe fan coil cooling systems</p> <p>Heating Radiant floor heating</p> <p>Control Integrated KNX system</p> <p>Ventilation Double-flow controlled mechanical ventilation</p> <p>Illumination Energy efficient LED lighting</p> <p>Building technology Iconic - Gira G1</p> <p>Access control Alarm, CCTV</p> <p>Elevators Dual entry elevators for disabled Access</p>	<p>Alarm system Installed and integrated</p> <p>Electric vehicles Pre-installed electric charging stations for every parking space</p> <p>Sustainability Geothermal energy Installation photovoltaics solar panels for community lighting Rainwater collection system Electric vehicle charging</p> <p>Cellar and storage Individual underground plots for every apartment</p> <p>Bicycle storage room</p> <p>Communal rubbish collection room</p>		

* All details subject to change

X O J A Y

+34 (0)871 858 513

+34 (0)871 180 010

PALMA@XO-JAY.COM

WWW.XO-JAY.COM

XOJAY SHOWROOM

JOAN MARAGALL 17-G, 07007

PALMA DE MALLORCA

OPENING HOURS

10.00-17.00