

# THE XO RESIDENCES PALMA

11-13 Avenida Mèxic, Nou Llevant



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6 FLOORS + ROOF TERRACES  
84 HIGH-END APARTMENTS  
1-4 BEDROOM APARTMENTS,  
DUPLEXES AND PENTHOUSES  
XOJAY DESIGN & DEVELOPMENT  
COMPLETION 2021



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## THE BUILDING

Exceptional architecture through a synchronicity of form, function, beauty and practicality creating an iconic landmark.

The arrangement and layout of the apartments maximises natural light through floor-to-ceiling glass walls opening to elegant private balconies, which provide residents with outdoor living areas to enjoy Palma's mild climate. The striking inside-outside concept creates open living spaces with electric panorama windows and integrated outdoor living spaces, together with beautiful roof terraces and gardens.

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## AN ARTFUL WELCOME

A stylish concrete pavilion welcoming residents upon arrival with high-tech security system and 24 hour on-site porter service features reception bar, post boxes and electric swinging doors, accented by a lush and warm concrete garden lounge adorned with palm trees, vegetation, a fire pit and downlights.



The pavilion



The XO Residences Palma

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## SYMPHONY OF DESIGN, QUALITY AND IMAGINATION

We provide homeowners with complete and inspirational interior design lines that represent the overall modern cubic style of the building and deliver an exceptionally beautiful space. The choice between the three lines creates unique properties which offer their own individual feel, using the finest quality materials. Choose your style at the XO Residences Palma.

+ Raw

+ Vanity

+ Island



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A dynamic blend of exposed and industrial, highly functional and durable concrete surfaces that fuse into a very stylish environment. Full of character with a hint of industrial flavour, bringing a subtle and sophisticated edge to your interiors.

- + Natural stone tiles
- + Concrete kitchen block
- + Shadow gap baseboards
- + Concrete panel (art wall)
- + Chrome bathroom fixtures
- + Brushed chrome fixtures

# RAW



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Classic contemporary marble pairs with timeless warm parquets, giving your interior spaces a glamorous stamp of modernity, while adding a touch of elegance to your urban home.

- + Herringbone Parquet flooring
- + Picture frame (art wall)
- + White marble kitchen block
- + Matt Brass fixtures
- + Matt Black bathroom fixtures
- + Skirting baseboards

# VANITY



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White wooden surfaces embraced by creme tiling define the Mallorquin and Mediterranean style of this line. Minimalist clean lines create maximum versatility for a bright and charming space, blended with organic moss walls that require no gardening.

- + Beige tiling
- + Corian kitchen block
- + Brushed chrome fixtures

- + Green moss (art wall)
- + Chrome bathroom fixtures
- + Shadow gap baseboard

# ISLAND



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## CONTEMPORARY KITCHENS

Italian-made, custom designed and fully equipped, our contemporary kitchen designs are not just built for dining, but with family living and entertainment in mind as well. A striking, modern and open-concept kitchen that seamlessly blends into the overall living space, perfectly integrating functionality with timeless charm.



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## BATHROOMS

Fitted out to the highest specification with in-built or freestanding bathtubs and advanced appliances and fixtures, offering a blend of practicality and impeccable style.



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## EN-SUITE MASTER BEDROOMS

Bright and charming suites, bursting with character. Bedrooms include built-in wardrobes that create a refined and understated aesthetic. Tastefully designed havens of pure comfort and tranquillity with spaciousness enhanced by the floor-to-ceiling glass walls and seemingly endless views of the Mediterranean.



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## PREMIUM APARTMENTS AND PENTHOUSES

The penthouses benefit from spectacular private roof terraces equipped with pools or jacuzzi and barbecue areas with In-ground planting, designed for privacy featuring views over charming Portixcol.



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## UPGRADE PACKAGES

The XO Residences Palma offer a unique opportunity for individualisation with tailored upgrade packages. Every flat can be upgraded with built-in speakers, security packages, rooftop kitchens\*, partner showers and more. \*Download upgrade specification.

\*Where applicable





## TAKING LIVING ON THE ISLAND TO NEW HEIGHTS

Relaxing and unwinding through integration and engagement within the natural splendour of Palma. Boasting the best private amenities exclusively for residents' use, all situated around an inviting multi-level garden lounge adorned with palm trees, vegetation, down lights and fire pits. A true urban Oasis. Featuring the XO lounge, indoor/outdoor state-of-the-art active fitness spaces with cutting-edge gym equipment, sauna and steam room.



Pool & Solarium

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## DESIGNED FOR REJUVENATION

The outdoor amenity deck offers a place to lounge or swim in a remarkable pool. Also on offer are elegant sunbeds, showers and changing rooms. Placid waterfront living seamlessly merged with exhilarating, vibrant, urban life.



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## MORE THAN JUST A PLACE TO CALL HOME

In this unmatched location,  
residents experience the extraordinary, every day.





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## SPACES TO LIVE, WORK AND SOCIALIZE

Our community amenities are thoughtfully designed with comfort and convenience in mind to fulfill the best of residents' leisure pursuits and business needs in a relaxed atmosphere, complete with excellent facilities and services.



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## LIVING BEYOND GREEN

The XO Residences Palma will be the First A certified building in Mallorca. This position us as one of the most energy-efficient residentials, comprised with the most innovative commitments to green building practices. With cutting-edge energy saving technologies and outstanding building qualities that save you money and help the environment.



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## INNOVATION FOR BETTER LIVING

Electric car charging stations within two floors of controlled underground garage parking with 114 parking spots paired with comfort and tranquility.



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## DISCOVER THE RESIDENCE'S CHARMING SURROUNDINGS

Located on the south coast of Mallorca, Palma is an world-famous holiday resort and leisure port. The city offers the island's best choice of hotels and restaurants with a wide choice of entertainment to suit all tastes. Despite having become a modern, vibrant city, Palma has managed to retain its old town and charming culture.



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## A BREATH OF FRESH AIR IN THE CAPITAL

Just far enough away from Palma's hustle and bustle yet with lively local brasseries and stylish boutiques close at hand, our unique location overlooking Portixol offers a tranquil retreat.

# LOCATION LANDMARKS

## LANDMARKS

Lundgren Gallery  
Igor Morski Gallery  
Castel de Believer  
Museo Juan March Iglesia -  
La Porciuncula  
Diario de Mallorca  
Health centre Emili Darder  
Hotel Meliá Palma Bay  
Portixol Harbour and beach  
Portixol Boutique harbour  
Park de can Palou  
Fundación Rafa Nadal  
Sports centre  
Can Bordoy Grand House  
Palacio Can Marques

## TRANSPORTATION

Palma Airport  
Estación marítima  
Palma port  
Portixol Harbour

## RESTAURANTS & BARS

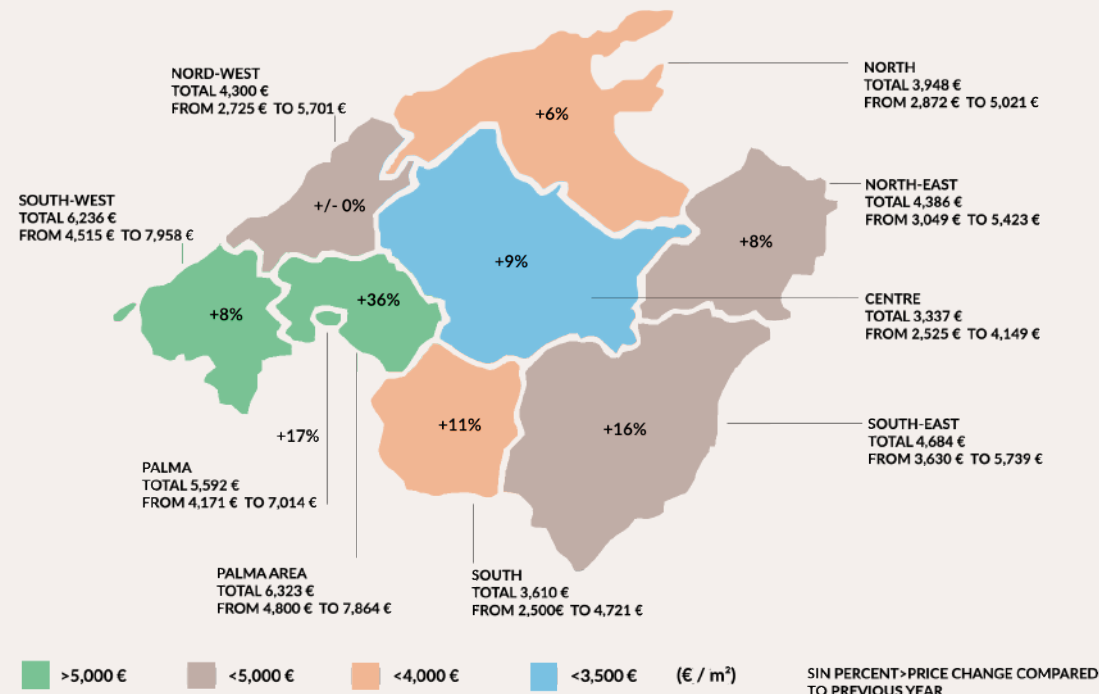
Cocco Portixol  
Ola de Mar  
Club marítimo Molinar  
Portixol restaurant  
Restaurante S'Areneta  
Fera Restaurant & Bar  
Sadrassana Restaurant  
Marc Fosh  
La Despensa del Barón  
Restaurante SUMAQ  
Lume & Co  
De Tokio a Lima  
Tast Club  
Quadrat Restaurant  
Swing  
Balagan

## SHOPPING

Mercat l'Olivar  
Sea Yogi Palma  
Mallorcària  
Forn dels Encants  
PERLART  
Bondian Living Store  
El corte Inglés

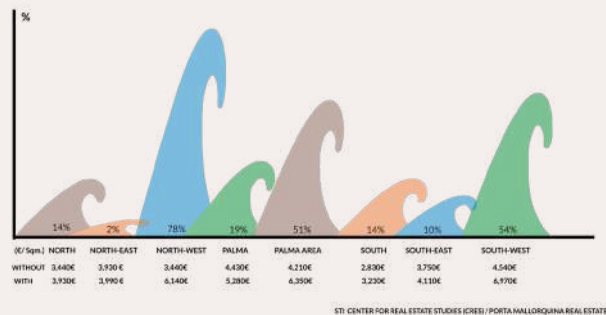


PRICE PER REGION 2018 (€ / m<sup>2</sup>).



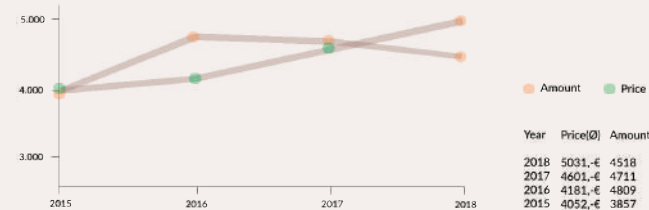
STI CENTER FOR REAL ESTATE STUDIES (CRES) / PORTA MALLORQUINA REAL ESTATE.

SEAVIEW-AVERAGE PRICE INCREASE PER SQM 2017



STI CENTER FOR REAL ESTATE STUDIES (CRES) / PORTA MALLORQUINA REAL ESTATE.

SQUARE METRE PRICES AND OFFERED QUANTITY IN TIME COMPARISON



STI Center for Real Estate Studies (CRES)/Porta Mallorca Real Estate

# MALLORCA: REAL ESTATE MARKET OVERVIEW

Mallorca is one of the most important holiday property markets in Europe and Palma has been honoured by the Sunday Times with the title of “Best Place to live in the world”, topping a competition of 50 other cities. Also described as “One of the most picturesque cities in Spain”, “A pocket sized city that has everything” and “A gateway to beautiful Mallorca with its beautiful beaches, attractive flight connections and delicious Mediterranean gastronomy.” Interesting figures about our favourite island are summarised in this infographic from STI Center for Real Estate Studies.





# XOJAY VALUES

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## 01. DESIGN

Putting design at centre of XOJAY allows us to create complete and innovative living spaces that always think ahead. We do this by fully understanding our clients' needs and integrating our own innovative approach that rethinks design to create modern spaces that last. For us, the process of design does not just include surfaces and layouts, but also explores the latest design trends to bring conceptual ideas to life in powerful ways.

## 02. QUALITY & TECHNOLOGY

True quality goes beyond bricks and mortar. At XOJAY, we believe in looking at the bigger picture, obtaining and developing real estate to safeguard and provide for future generations, both in terms of viable investment and long-term sustainability. Only then we can create products that are not only beautiful, but intelligent as well. Simultaneously, XOJAY is ever thinking ahead with innovative technologies, incorporated in every project to pioneer modern living.

## 03. EXPERTISE & EXECUTION

It takes true teamwork to create exceptional spaces, which is why we work closely with partners as well as an extensive in-house team every step of the way. As part of our process, designers work in-line with marketing and business teams, with all work-streams organically aligned for full efficiency – and where applicable, we also work with trusted partners for the best possible results. A full roster of talent in one package.

## 04. SUSTAINABILITY

Our high-quality finish and overall construction, as well as house tech, ensures an efficient use of valuable resources. For instance, in the Palma project, we incorporated cutting-edge energy saving technology and went the extra mile with our geothermal and solar energy systems. Additionally, we employ rainwater collection systems and electric vehicle charging where possible.

## 05. PARTNERSHIPS

Creating partnerships with developers on different markets creates win-win situations. With this approach, we can add value to local projects on several levels – and this extends to our benchmarking and execution expertise which enhances projects, guaranteeing us higher commercial success when partnering with a local entity.



# REFERENCES

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XOJAY and partners have an extensive track record in high-end developments and game-changing projects, including the following examples:

## GRAND HOTEL PORTALS MALLORCA

- + One of the most stylish Mediterranean destinations
- + Modern, adult-only, five-star boutique hotel
- + Located in the quiet and exclusive residential area of Portals nous.
- + Designed with quirkiness in mind by dutch interior designer Marcel Wanders.



## KAMEHA HOTEL BONN

- + 'A space-age hotel in one of Germany's oldest cities'
- + Exclusive atmosphere enhanced by a playful design
- + Suites created by Dutch designer Marcel Wanders
- + Features a glamorous event hall and a fourth-floor infinity pool with an excellent view of the Rhine river
- + Green hotel



## YOO RESIDENCES HAMBURG AND MUNICH

- + Prestigious properties in prime locations
- + Iconic architecture combined with ultimate in lifestyle design at every juncture.
- + Inspired by Cutting-edge Stark designs
- + Award winning apartments at European property awards

## KAMEHA RESIDENCES DÜSSELDORF

- + Located in Dusseldorf's finest Old Quarter district.
- + Extraordinary living spaces created for design lovers
- + Seamlessly blending the old with new, historic with futuristic.
- + Innovative luxury lifestyle with unobstructed views of the river Rhine.

## KAMEHA GRAND ZÜRICH

- + Located in the vibrant business district of Glattpark
- + Outstanding contemporary architecture and flamboyant neo-baroque interiors
- + Creative and Unconventional minds behind this project: Marcel Wanders and Sebastian Knorr





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## GET IN TOUCH WITH US

Our dedicated sales team is ready to discuss your interest further.

**+34 (0)871 858 513**

[PALMA@XO-JAY.COM](mailto:PALMA@XO-JAY.COM)

[WWW.XO-JAY.COM](http://WWW.XO-JAY.COM)

### **XOJAY SHOWROOM**

JOAN MARAGALL 17-G, 07006

PALMA DE MALLORCA

### **OPENING HOURS**

10.00-17.00

**X O J A Y**