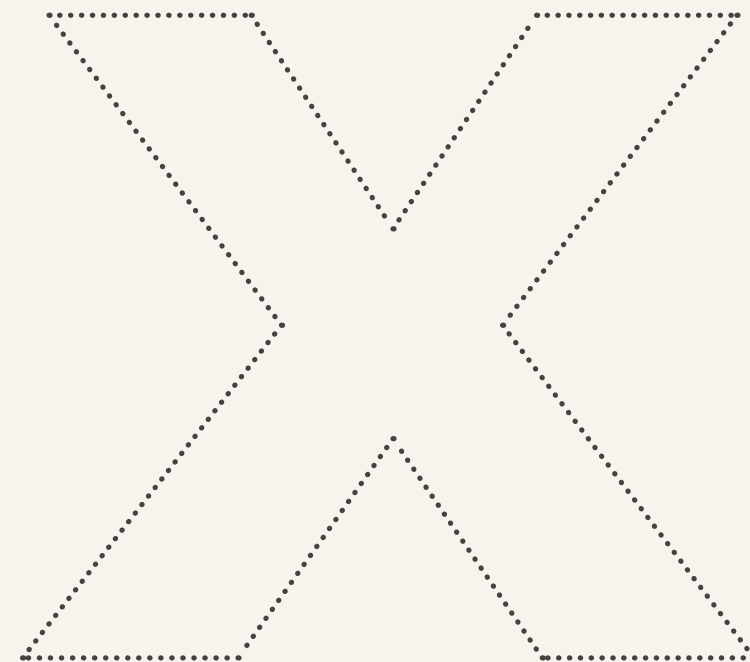




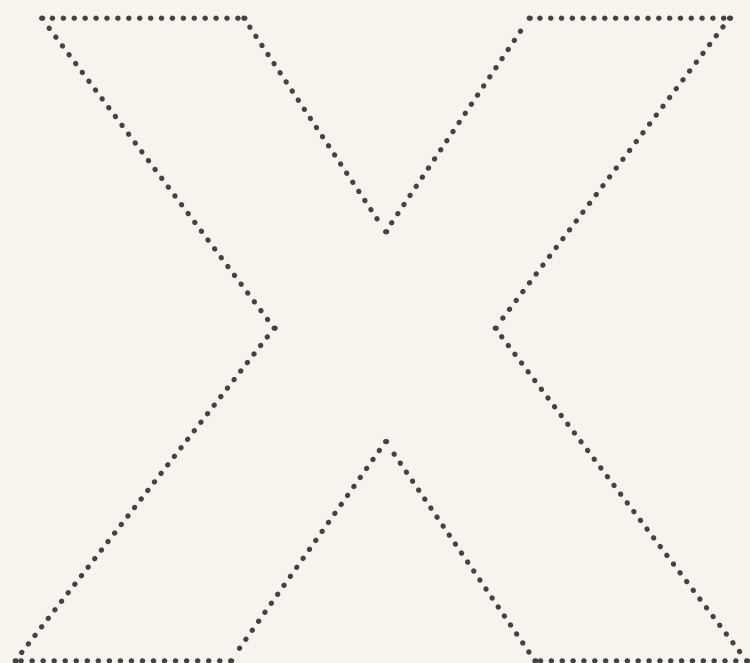
w w w . x o - j a y . c o m

At XOJAY we're passionate about the environment and are continually working to ensure we leave the lightest possible footprint. Therefore the paper and ink used for making this catalogue will ensure the minimal impact on the environment. We can still do better. Help us build a sustainable lifestyle!



T h e X O R e s i d e n c e s P a l m a

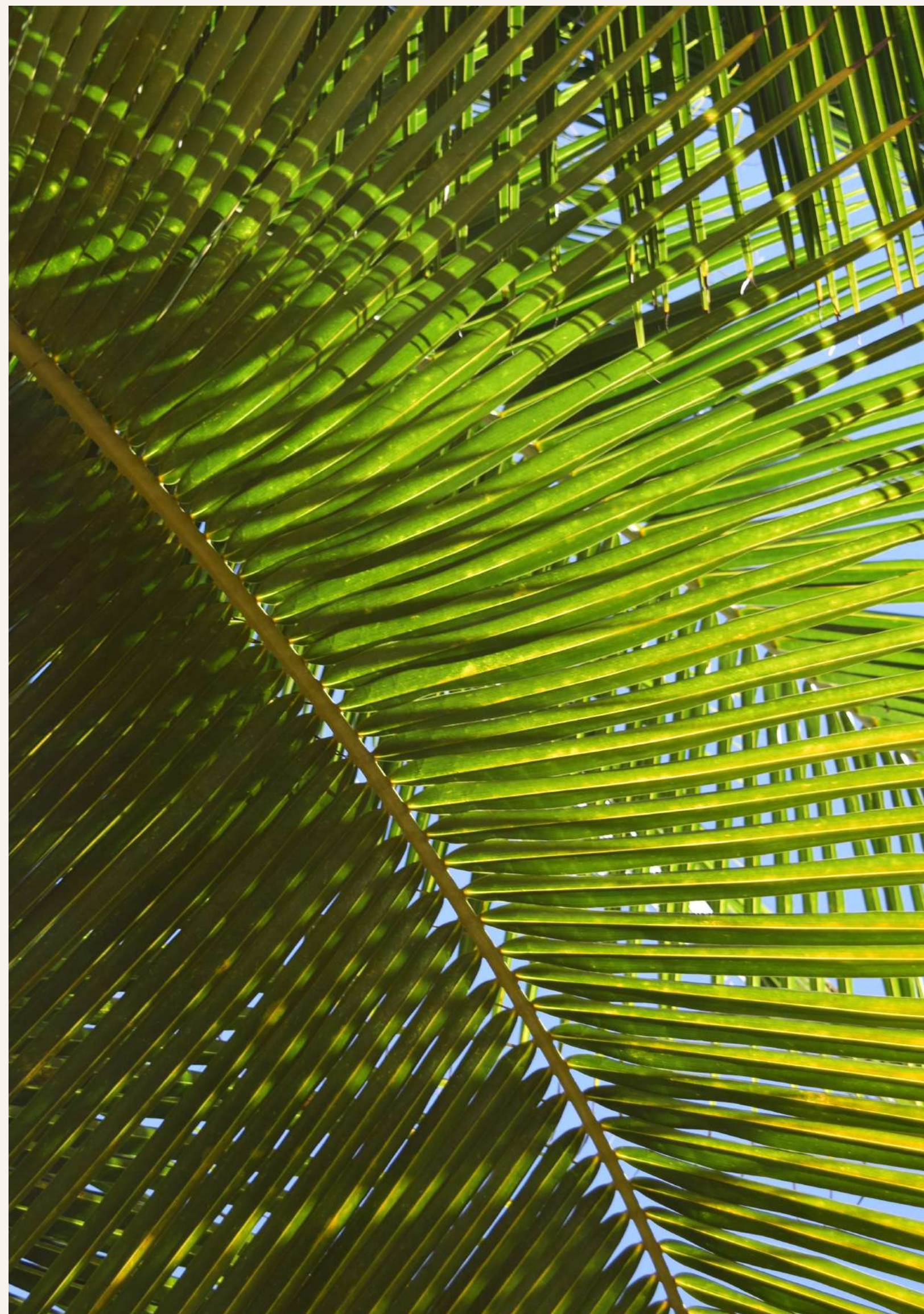




**X O J A Y**

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

**The XO Residences Palma**  
13 Avenida Mèxic, Nou Llevant





# Taking living on the island to new heights

More than just a place to call home, the 84 stylishly modern, newly built apartments with unique layouts offer a tranquil retreat overlooking timeless elegant Portixol. Truly special environments that provide bespoke living spaces in which residents can live, entertain or just simply relax. Stocked with wonderful community amenities designed with fun, convenience and rejuvenation to make the most of your everyday living experience.

Located in the South coast of Mallorca, displaying breath-taking views of the Mediterranean, vibrant Palma offers an impressive variety of possible leisure pursuits making it truly a city for everyone and XOJAY wishes to contribute to the intelligent, sustainable and cosmopolitan development of the city we love, the best city in the world to live in.





“The XO Residences Palma  
exceptional architecture  
indicates the prominence  
of Palma de Mallorca  
as a cosmopolitan city”

Christian Dieckmann, sales

7 Floors + Roof Terraces

84 High-End Apartments

1-4 Bedroom Apartments,

Duplexes And Penthouses

114 parking units

Xojay Design & Development

Completion Q1 2022







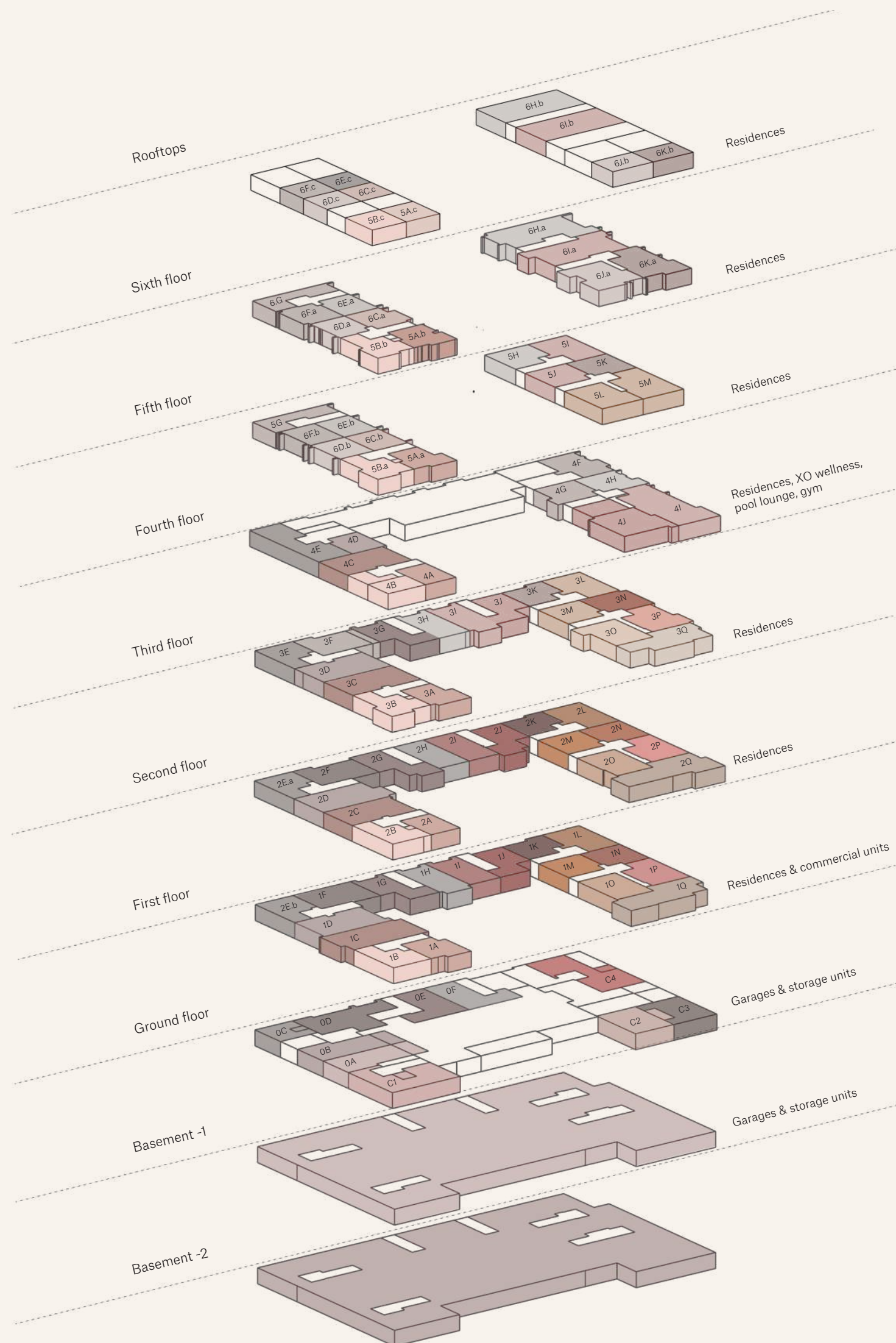
The arrangement and layout of the apartments maximises natural light through floor-to-ceiling glass walls opening to elegant private balconies, which provide residents with outdoor living areas to enjoy Palma's mild climate. The striking inside-outside concept creates open living spaces with electric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





The building  
& its residences -  
Unique floorplans where  
no two spaces are the same

84 stylishly modern, newly built apartments which allow you to optimise your living spaces to suit your needs. Each home is comprised of a comprehensive distinct layout enhanced by floor-to-ceiling glass walls and electric windows, offering breath-taking views of the Mediterranean.





“A fascinating mesh  
of a fancy lifestyle and culture.”

Bernhard Jirasek, Sales





# Interior design lines - 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





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.

#### General

- > Flooring: Ceramic tiles GUBI cloud 120x120cm
- > Radiant floor heating
- > Shadow gaps (baseboards)
- > Exposed concrete art wall
- > Drop ceiling
- > Reinforced security apartment door 2,50m
- > Interior doors: Frameless vertical pivoting doors 2,40m
- > Intercom system
- > Electric installation
- > Electric blinds
- > Plugs/USB ports
- > Toggle switches
- > Doorbell system

# Raw





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.

#### General

- > Herringbone oak wood parquet. (3 colour choices)
- > Floor heating
- > Orac baseboards
- > In-built large picture frame
- > Drop ceiling
- > Reinforced security apartment door 2,50m
- > Interior doors: Frameless vertical pivoting doors 2,40m
- > Intercom system
- > Electric installation
- > Electric blinds
- > Plugs/USB ports
- > Toggle switches
- > Doorbell system

# Vanity





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.

#### General

- > Ceramic tiles GUBI cloud 120x120cm
- > Floor heating
- > Shadow gaps (baseboards)
- > Organic moss wall
- > Drop ceiling
- > Reinforced security apartment door 2,50m
- > Interior doors: Frameless vertical pivoting doors 2,40m
- > Intercom system
- > Electric installation
- > Electric blinds
- > Plugs/USB ports
- > Toggle switches
- > Doorbell system

# Island







“Design is at the center  
of everything we do at Xojay”.

Chris Bauer, Founder



# XO Kitchens

## •> Kitchen islands -

Raw: Brushed Gris Balear stone

Vanity: White Carrara marble

Island: White snow Krion

## •> Cabinetry -

Raw: Lacquered wood in dark grey colour

Vanity: Lacquered wood in white colour

Island: Lacquered wood in white colour

Extensive storage

## •> Appliances -

Fridge/ Freezer - KFN 37232 Miele

Wine fridge - KWT 6321 Miele

Induction hob w/extractor - KMDA 7633 Miele

Oven - Pureline H 2840 B Miele

Dishwasher - G 4380 SCVi Miele

3N1 Steaming hot water tap L3N1C - Insinkerator



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.



# XO Bathrooms

- > Flooring -
  - Raw: White porcelain tiling - Gubi light 120x120cm
  - Vanity: White porcelain tiling - Gubi light 120x120cm
  - Island: White porcelain tiling - Gubi light 120x120cm
- > Floor heating
- > Mounted double sink-basin - Catalano New Zero
- > Texturized Gessi fixtures in brushed chrome / matt black
- > Two-way thermostatic shower mixer. Headshower and handshower Via tortona #149 Finox - Gessi
- > Wall-hung satin white toilets - Newflash Catalano
- > Sanycces bathtubs (free standing where applicable)
- > Antrax IT towel radiator (where applicable)



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.



# XO Penthouses

- > Penthouse includes private rooftops
- > Private pools & jacuzzis
- > Outdoor kitchen & barbecue\*
- > Exceptional views
- > Outdoor showers
- > Extensive open space and bedrooms en-suite
- > Electric panoramic windows\*\*
- > Private elevators\*\*



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





# Compact apartment



Smaller layouts create flexible and multifunctional living spaces in a setting of subtle sophistication, comprised of large windows filled with translucent glass that allow plenty of light in.





A woman is shown from the chest up, leaning back in a shower. Her eyes are closed, and she has a serene expression. Her right leg is raised, with her foot resting on the showerhead. Water is spraying from the showerhead onto her foot. The background is a modern bathroom with a large mirror and a white bathtub. Steam is rising from the water, creating a soft, hazy atmosphere. The lighting is warm and focused on the woman, highlighting the texture of her skin and the water droplets.

# 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.

\*Where applicable

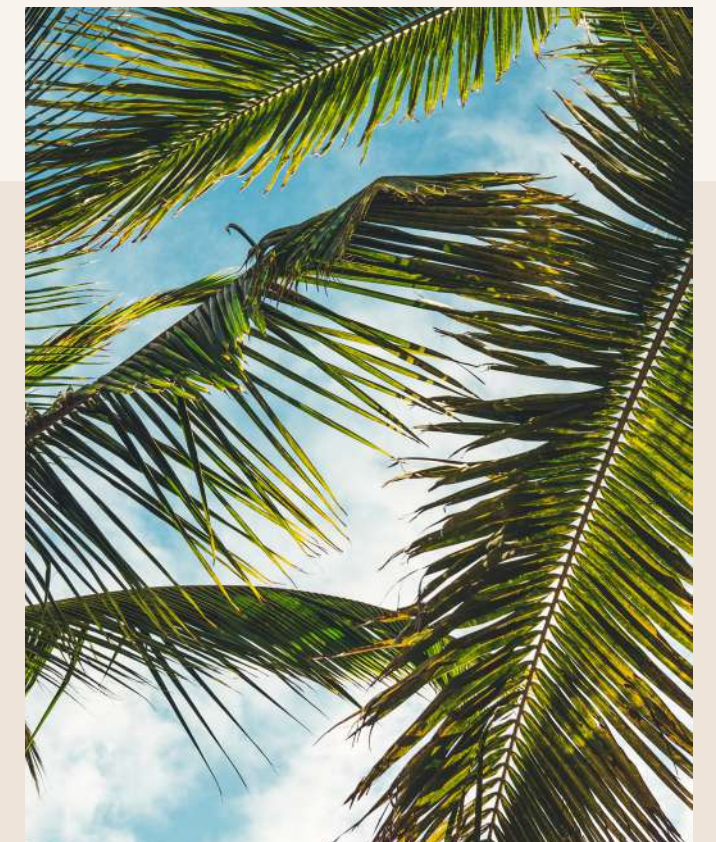
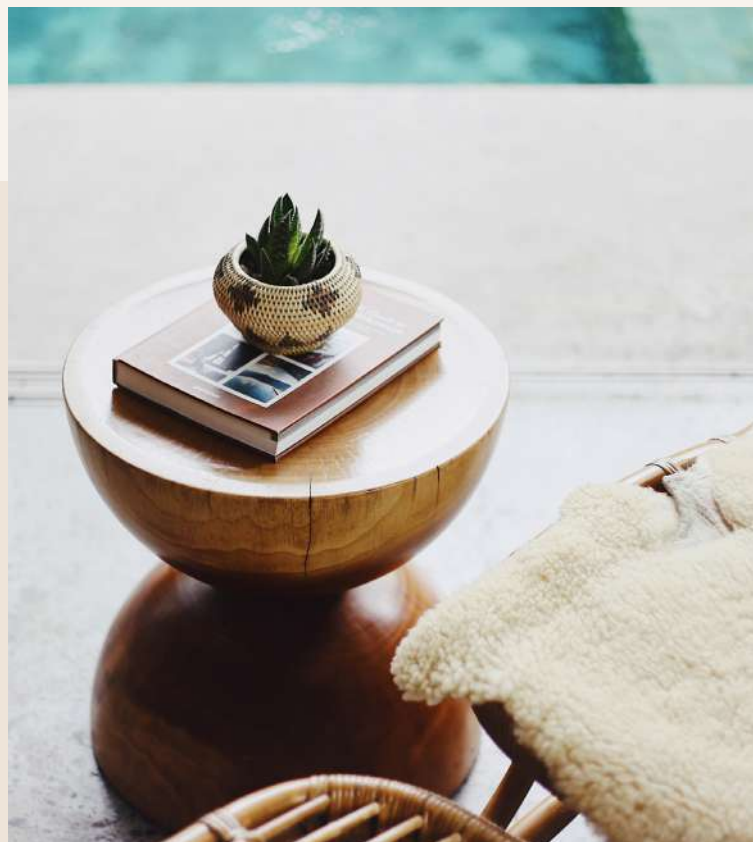
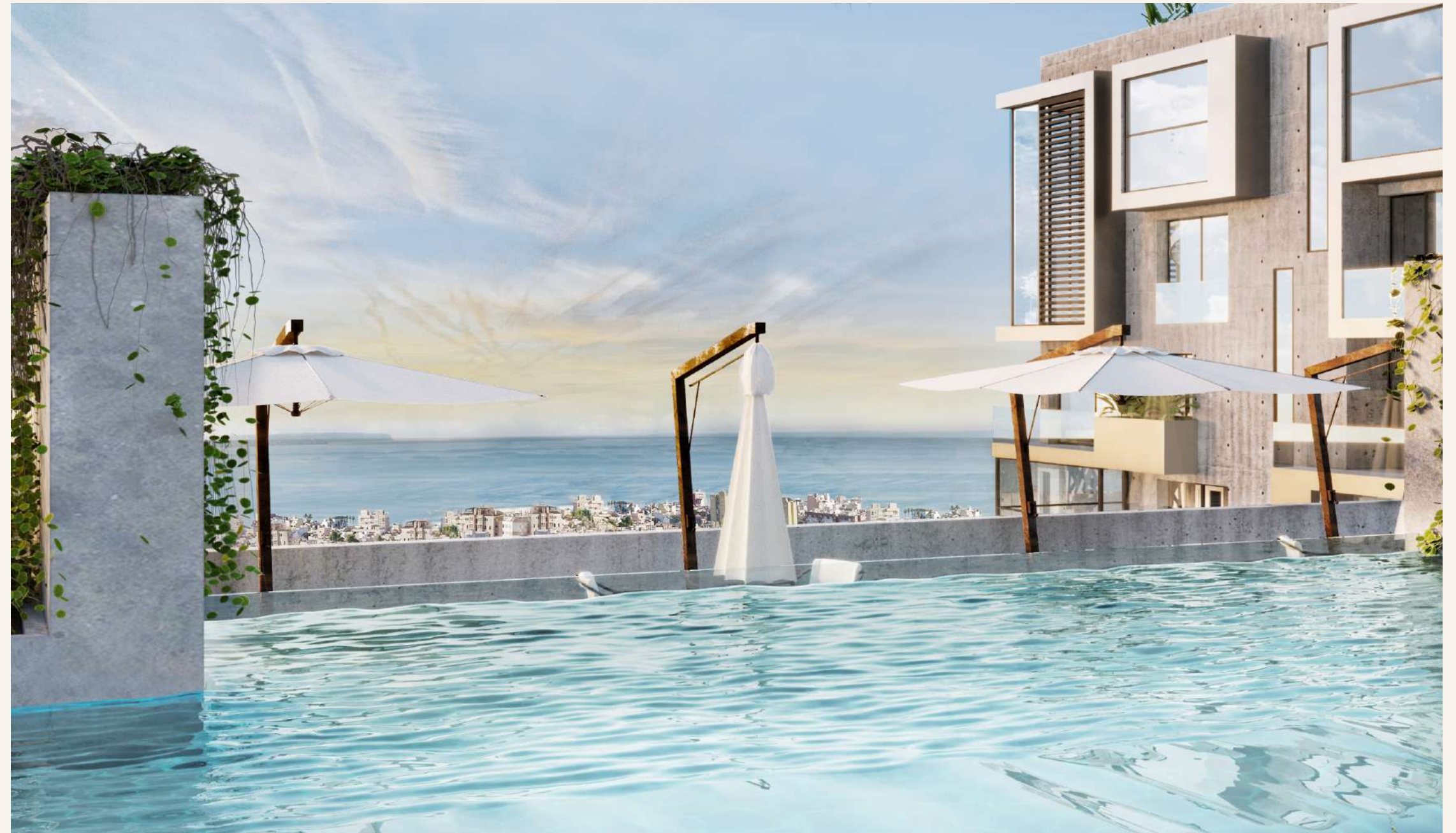
“By integrating our own innovative approach we deliver truly special environments that always think ahead”.

Deborah Zelniker, Design



# Pool & Solarium

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





# XO Wellness

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.

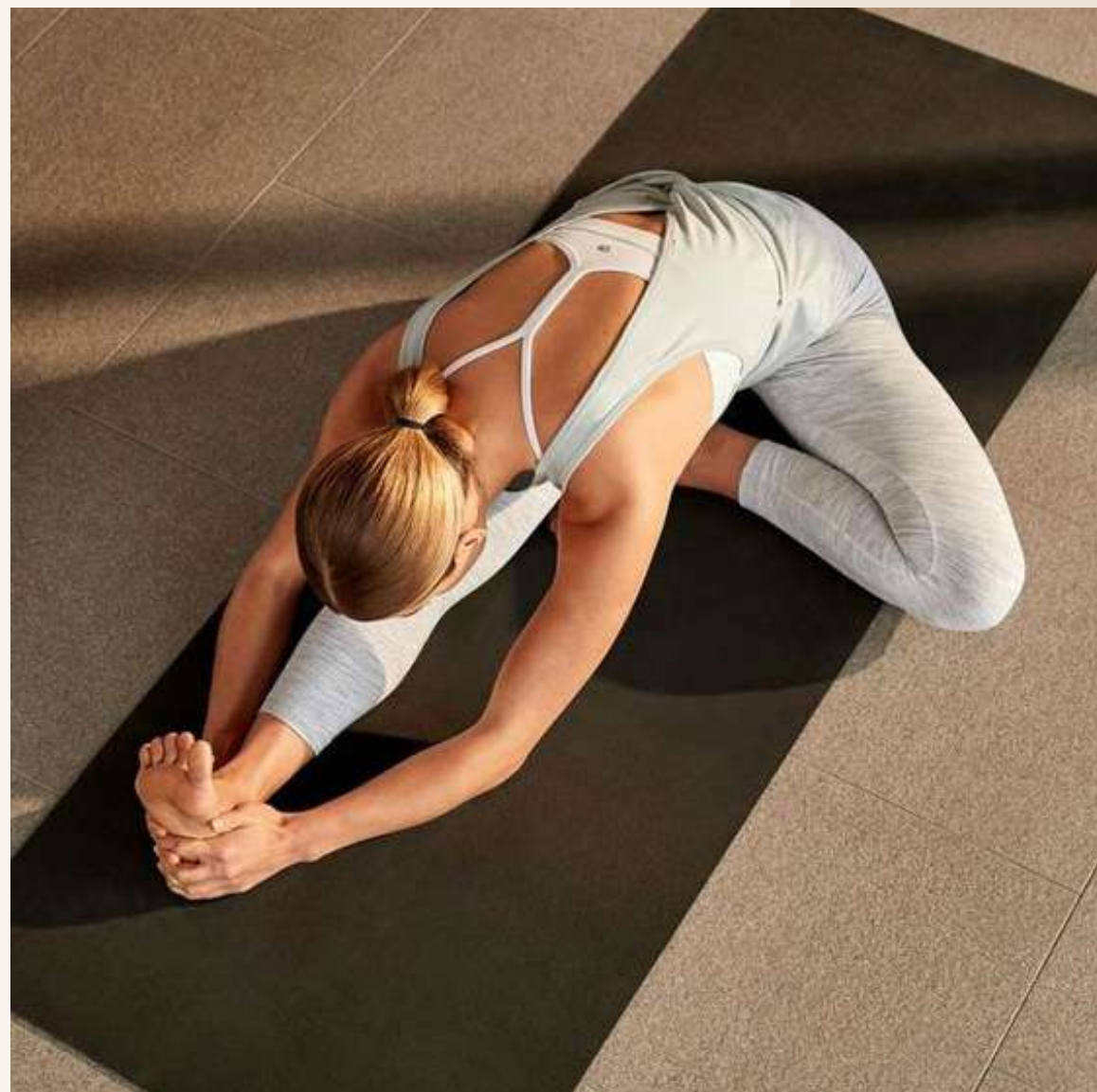
Featuring sauna and steam room, showers and changing rooms.





# XO fitness spaces

Fullfilling the best of resident's leisure pursuits within a true urban oasis with in-ground planting, designed for privacy featuring views over charming Portixcol. Featuring indoor/ outdoor state of the art active fitness spaces with cutting-edge gym equipment.





# XO lounge

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.





“Our high-quality finish and overall construction, as well as house tech, ensures an efficient use of valuable resources in all our projects.”

Paul Bauer, Founder





# Certificate A

Energy performance certificate

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.

“For Xojay we believe that true quality equals sustainability”

Andreu Crespi, Architect



## Key facts

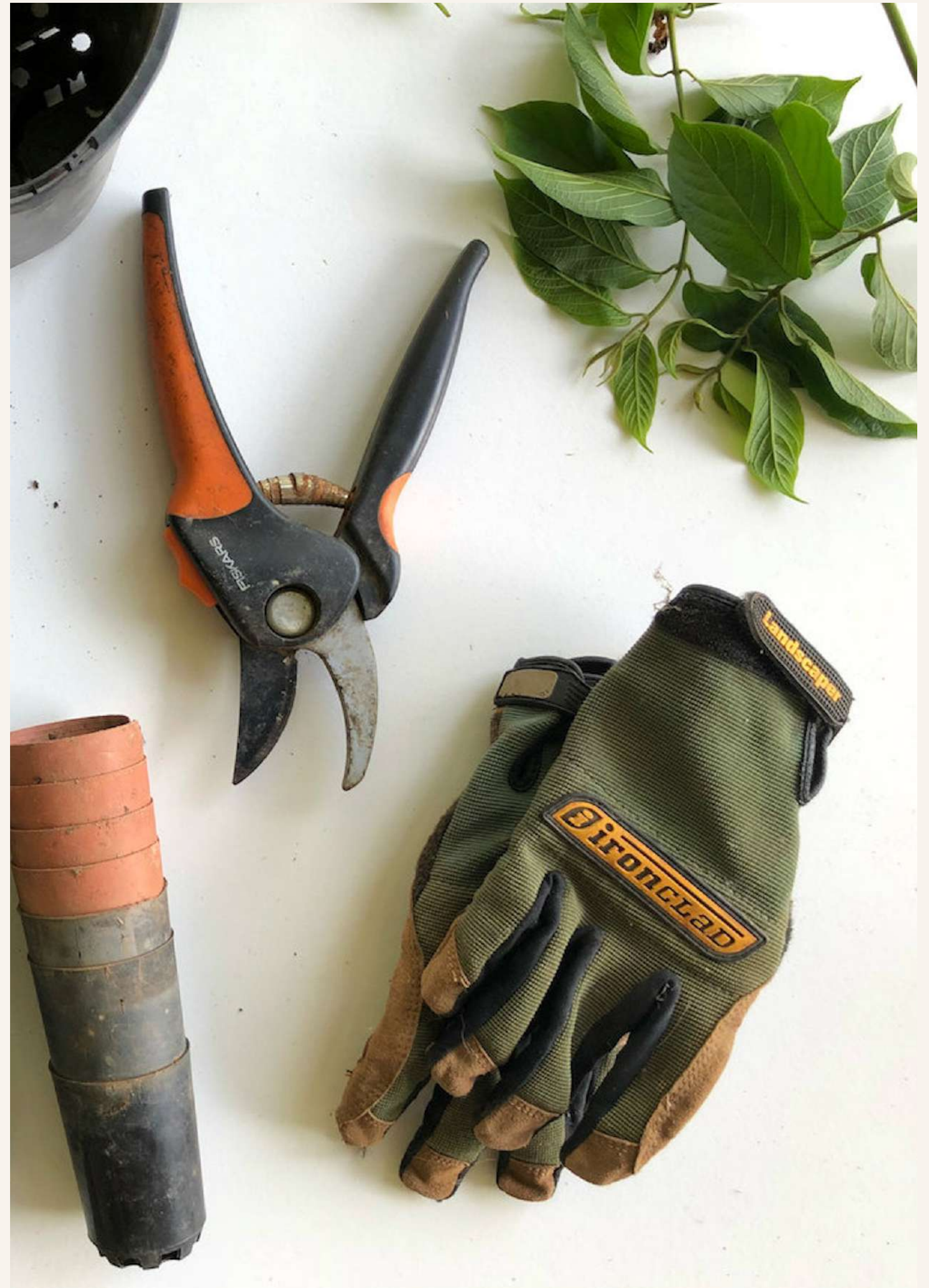
- > Geothermia
- > Solar energy powering public spaces
- > Rain water collection and processing
- > Sun protection glass
- > Sun protection shutters
- > Central cooling/heating
- > Electric car charging, bicycle storage
- > Sustainable building materials
- > Sustainable & innovative building process



Monthly community charges cover services and maintenance costs for communal spaces such as gardening, water, electricity, cleaning, porter and security services. Comunal costs have been calculated at 2€ p/m2\*

\*Subject to change .

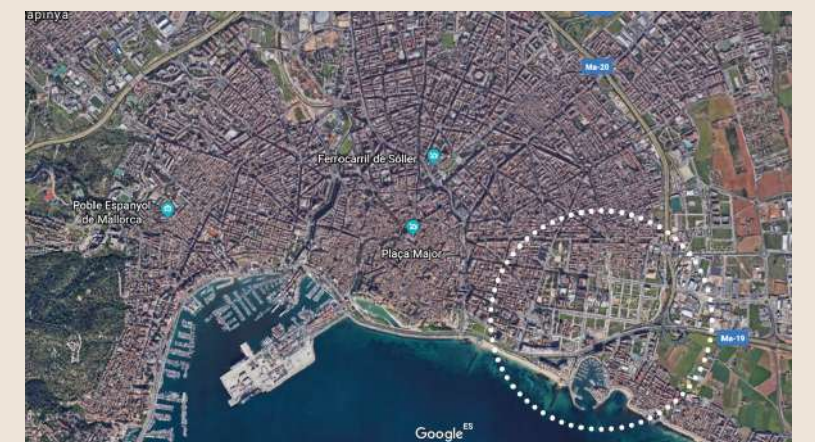
# Community cost







Located on the south-eastern side of the Palma bay, vibrant Nou Llevant is the latest blooming area within the Palma ring. Offering a strategic location only 10 minutes away from the old town, 10 minutes drive from the airport and commercial port, and just a short walk away from the timeless and ever elegant Portixol. Offering a wide choice of hotels and restaurants by the charming seaside promenade.





Our unique location  
overlooking Portixol offers  
a tranquil retreat





# 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.



**900.000+**  
Citizens



**23**  
Golf courts



**1 Unesco**  
World Heritage Centre



**208**  
Beaches



**300**  
Sunny days per year



**47**  
Marinas



**1.250km**  
Cycling routes



**400km**  
Hyking trails



**15**  
International schools



**57**  
5 star hotels

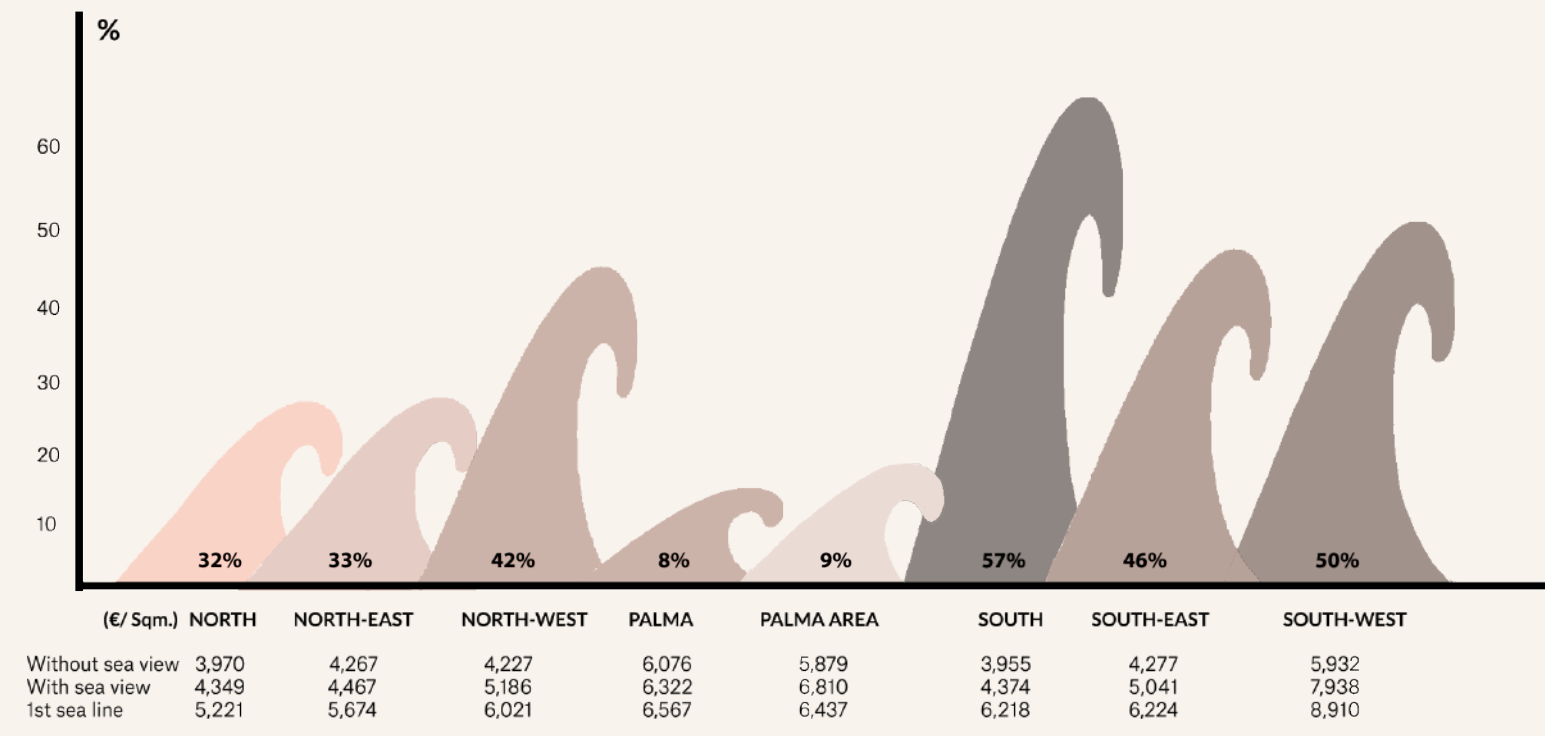


**8**  
Michellin star restaurants



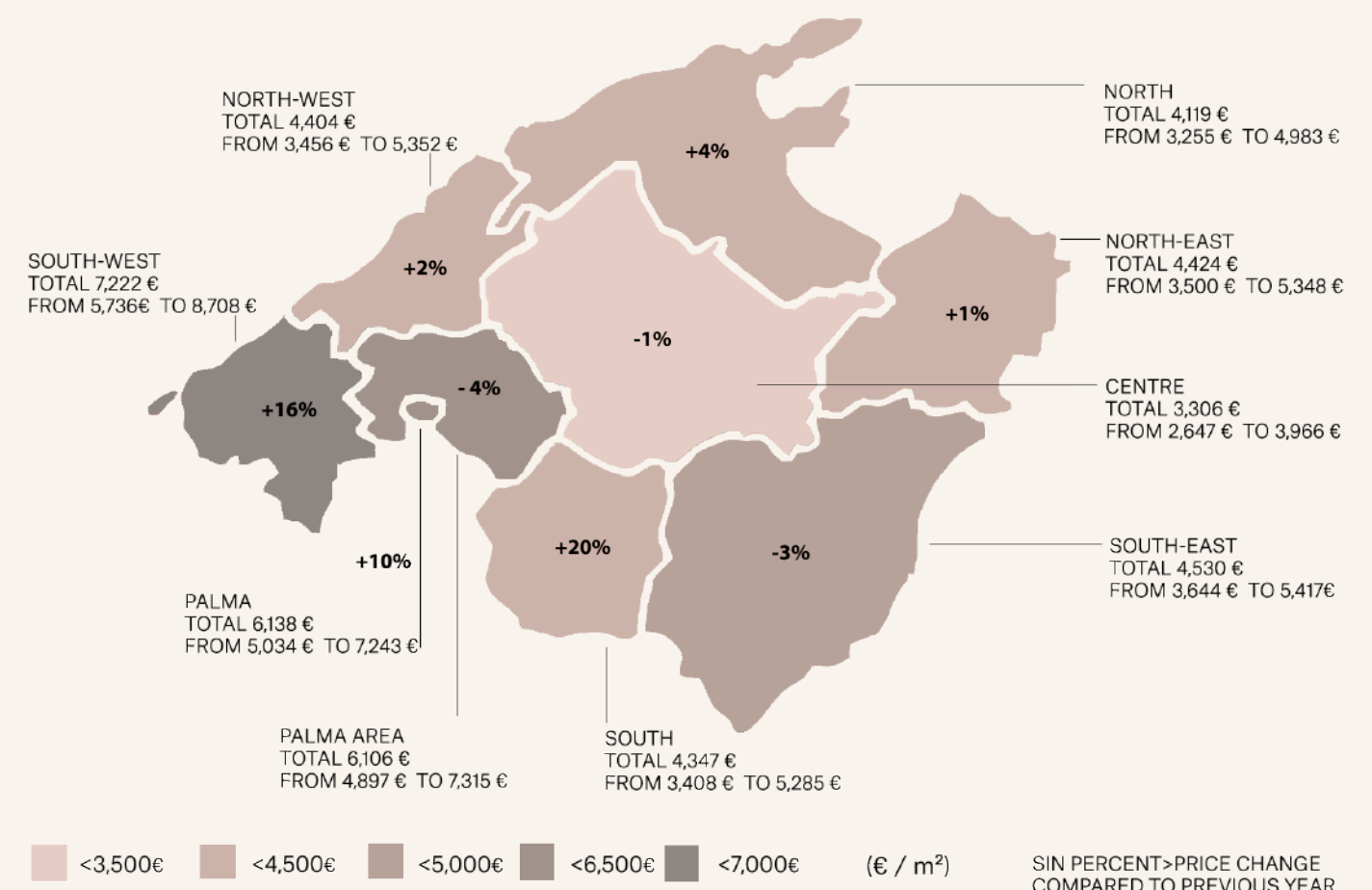
**5**  
Private hospitals

SEAVIEW>AVERAGE PRICE INCREASE PER SQM 2019



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

PRICE PER REGION 2019 (€ / m²).



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



# The developer

At XOJAY, design is at the heart of everything we do. As well as providing market-leading development solutions, we form long-term strategic partnerships. By putting branding and design at the forefront of everything we do, we're able to deliver exceptional properties that create added value for both investors and the wider communities. Our goal is to change the living brand landscape through leadership and innovation, creating highly individual and striking products for a range of discerning clients.

XOJAY and partners have an extensive track record in high-end developments and game-changing projects, including the following: Friedrichshain (1995), Yoo München (2011), Yoo Hamburg (2011), Clarenbachkanal, (2011), Kameha Andaman (2012), Seerhein Sinfonie (2013), Competence Center (2013), F45 Fehrbelliner Strasse, (2013) Kameha Residences (2013), K-Star Residence (2013), Ecocity Hamburg (2014), Heidelberger Druck (2014), Kameha Grand Zürich (2015), Iberostar Grand Portals Nous (2017), Edificio Major (2020), Le Miró house Palma (2020).



Iberostar Gran Portals Nous



Competence center, Konstanz



Kameha Resort, Phuket



Edificio Major, Lluc major, Mallorca



K-Star Residences, Cologne



Clarenbachkanal, Lindendenthal, Köln



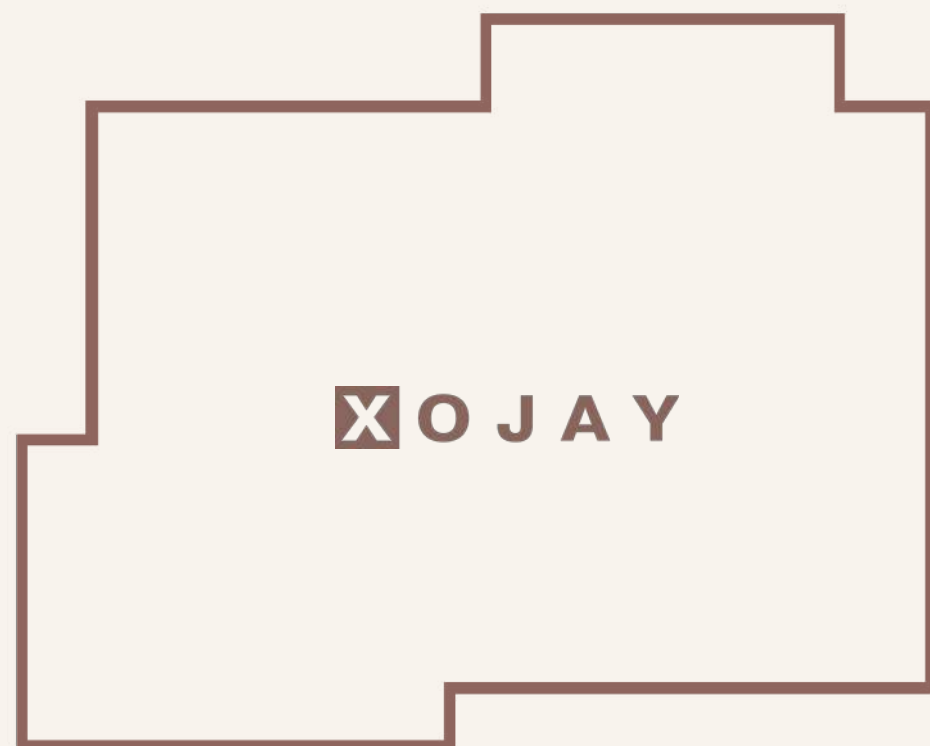
Kameha Residence Düsseldorf



Ecocity Hamburg



# Our values - We are a design-centric living brand focussing on complete development solutions



- 01. Design
- 02. Quality & technology
- 03. Expertise & execution
- 04. Sustainability
- 05. Partnerships

**01. 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. 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. 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. 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. 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.



# Get in touch

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Palma office & showroom

Joan Maragall 17-G, 07006

Palma de Mallorca

Opening hours

9.00 - 17.00

