

An XO Signature design guidebook

The XO Residences Palma

X O J A Y



Raw

By Xojay



INTRODUCING XO SIGNATURE DESIGN LINE

- Raw -

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.

Raw Livingroom

General

- Flooring: Ceramic tiles GUBI cloud 120 x 120cm
- 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
- KNX system
- Intercom system
- Electric installation
- Electric blinds
- Plugs / USB ports
- Doorbell system



Raw Kitchen

- Individual style, Open plan and fully-equipped
- Kitchen island: Brushed Gris Balear stone
- Cabinetry: Lacquered wood in dark grey colour
- Fridge / Freezer - KFN 37232 Miele
- Wine fridge - KWT 6321 Miele
- Induction hob w/extractor - KMDA 7633 Miele
- Oven - Pureline H 2840 B Miele
- Dish washer - G4380 SCVi Miele
- 3N1 Steaming hot water tap L3N1C - Insinkerator



Your comfort suite

Raw master Bedrooms

- Flooring: Ceramic tiles GUBI cloud 120 x120cm
- Shadow gaps (baseboards)
- Large in-built wardrobe
- Panoramic windows
- Art cladded wall
- On-suite bathroom



Raw bathrooms

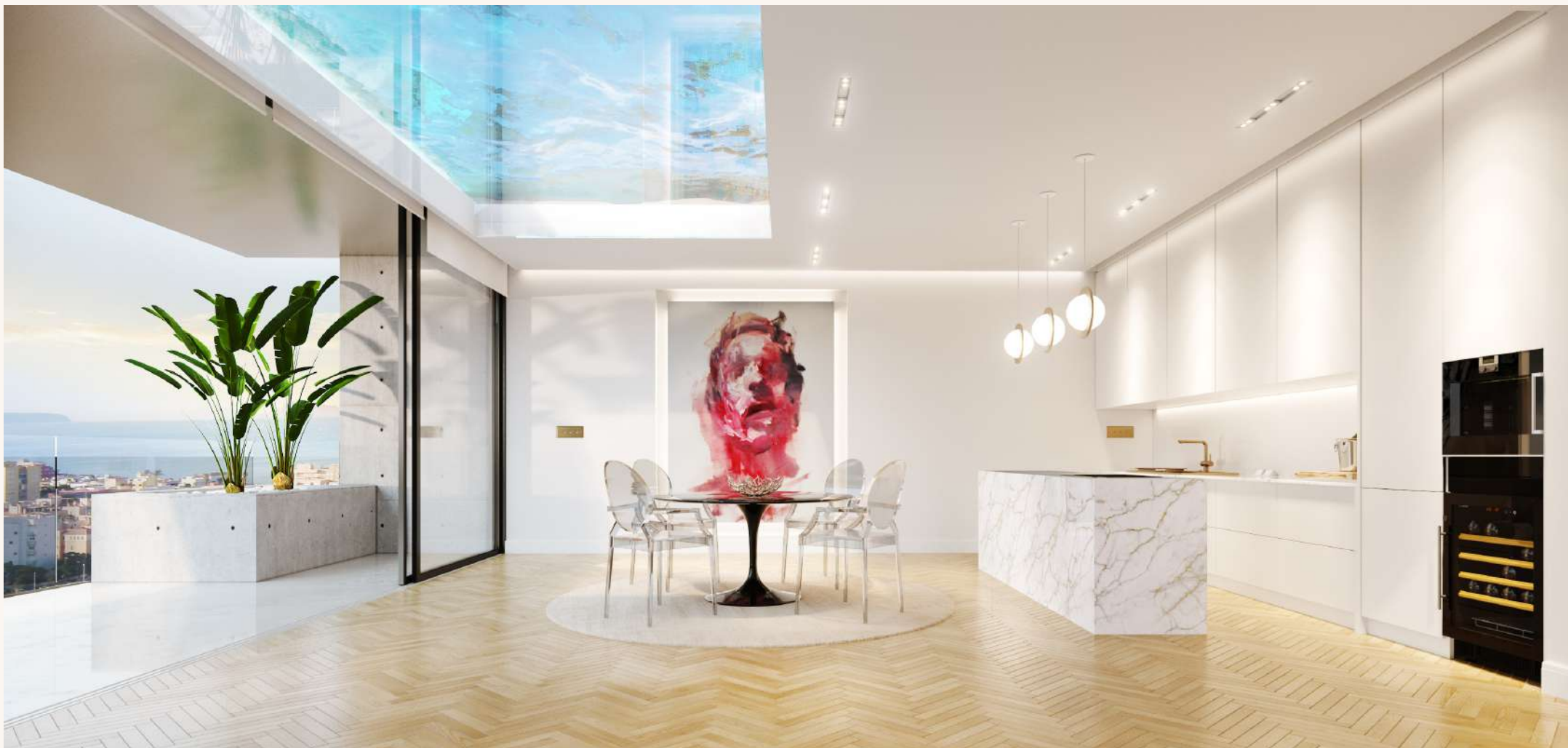
- Flooring: White porcelain tiling - Gubi light 120x120cm
- Floor heating
- Mounted double sink-basin - Catalano New Zero
- Texturised Gessi fixtures in brushed chrome
- Two-way thermostatic shower mixer
- Head-shower and hand-shower Via tortona #149 Finox - Gessi
- Wall-hung satin white toilets - Newflash Catalano
- Sanycces bathtubs (free standing where applicable)
- Antrax IT towel radiator (where applicable)





Vanity

By Xojay



INTRODUCING XO SIGNATURE DESIGN LINE

- *Vanity* -

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.




Vanity Livingroom

General

- Herringbone oak wood parquet (3 colour choices)
- 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
- KNX system
- Intercom system
- Electric installation
- Electric blinds
- Plugs / USB ports
- Doorbell system





Vanity Kitchen

- Individual style, Open plan and fully-equipped
- Kitchen island: White Carrara marble
- Cabinetry: Lacquered wood in white colour
- Fridge / Freezer - KFN 37232 Miele
- Wine fridge - KWT 6321 Miele
- Induction hob w/extractor - KMDA 7633 Miele
- Oven - Pureline H 2840 B Miele
- Dish washer - G4380 SCVi Miele
- 3N1 Steaming hot water tap L3N1C - Insinkerator



Your comfort suite

Vanity master Bedrooms

- Herringbone oak wood parquet (3 colour choices)
- Orac baseboards
- Large in-built wardrobe
- Panoramic windows
- Art cladded wall
- On-suite bathroom



Vanity bathrooms

- Flooring: White porcelain tiling - Gubi light 120x120cm
- Wall: Black and white porcelain tiling 5x30cm - Complemento
- Floor heating
- Mounted double sink-basin - Catalano New Zero
- Texturised Gessi fixtures in brushed chrome
- Two-way thermostatic shower mixer
- Head-shower and hand-shower Via tortona #299 Black XL - Gessi
- Wall-hung satin white toilets - Newflash Catalano
- Sanycces bathtubs (free standing where applicable)
- Antrax IT towel radiator (where applicable)





Island

By Xojay



INTRODUCING XO SIGNATURE DESIGN LINE

- *Island* -

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.

Island Livingroom

General

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



Island Kitchen

- Individual style, Open plan and fully-equipped
- Kitchen island: White snow Krion
- Cabinetry: Lacquered wood in white colour
- Fridge / Freezer - KFN 37232 Miele
- Wine fridge - KWT 6321 Miele
- Induction hob w/extractor - KMDA 7633 Miele
- Oven - Pureline H 2840 B Miele
- Dish washer - G4380 SCVi Miele
- 3N1 Steaming hot water tap L3N1C - Insinkerator



Your comfort suite

Island master Bedrooms

- Flooring: Ceramic tiles GUBI light 120 x 120cm
- Shadow gaps (baseboards)
- Large in-built wardrobe
- Panoramic windows
- Art cladded wall
- On-suite bathroom





Island bathrooms

- Flooring: White porcelain tiling - Gubi light 120 x120cm
- Wall: White porcelain tiling Star Azahar 30 x 90cm - Pavimarsa
- Floor heating
- Mounted double sink-basin - Catalano New Zero
- Texturised Gessi fixtures in brushed chrome
- Two-way thermostatic shower mixer
- Head-shower and hand-shower Via tortona #149 Finox - Gessi
- Wall-hung satin white toilets - Newflash Catalano
- Sanycces bathtubs (free standing where applicable)
- Antrax IT towel radiator (where applicable)

Building specifications.

Construction typology

Reinforced concrete structure, diaphragm walls, pillars and solid slabs

Characteristics

Reinforced concrete foundation slab Concrete type: HA-25-B-30-IIa + Qb Steel type: B-500-S / B-500-T
Concrete screen walls 45 cm, depth 16 m. Double grilled, diameter 12cm

The structure is comprised of concrete pillars across all floors except for the the central core which is supported by screens.
Waffle slabs and concrete slabs are the horizontal structural elements.

Concrete type: HA-30-B-20-IIIa
Steel type: B-500-S (corrugated bars), B-500-T (electrowelded mesh)

Features

Three types of interior finishes: Raw, Vanity & Island

CEILIGHT HEIGHTS

Ground floor 3,00 m
Floors 1-6 2,60 m

PERMISSIBLE LOADS

Residential zones 5'00 Kn/m2
Stairways 3'00 Kn/m2
Terraces and balconies 2,50 Kn/m2

General

RESIDENTIAL UNITS	84
COMMERCIAL SPACES	4
STAIRWAYS	6
PARKING: BASEMENTS	-1 AND -2
COMMERCIAL SPACES	FLOOR 0
PREMIUM APARTMENTS	FLOOR 5-6
PENTHOUSES	FLOOR 5-6
GROSS FLOOR AREA ABOVE GROUND	11,400 M2
GROSS FLOOR AREA BELOW GROUND	5,580 M2

Overview

Product

Representative residential commercial and building. High-end properties

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.

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.

Garage - Parking

Basement screens - galvanized steel sheets, galvanized steel profile structure. Phosphate paint coating.

Communal areas

Stainless steel perimeter fence with interior safety glass (smoked). Thickness: 10 cm

Flooring: Ceramic tiles GUBI cloud - Living ceramics

Garden seating area and concrete firepit

LED lighting

Pavilion: Exposed concrete walls Reception bar Post boxes

Intercom system

Electric swinging door

Surface: 45m2

Hallways: Concrete style finish

Flooring: Ceramic tiles GUBI cloud - Living ceramics

LED sensored lightingParking

Basements -1 and -2

On-site access

Controlled garage parking with 114 parking spots

Electric vehicle charging station for every spot

High-tech security system & porter

24 hour porter ans security service (24-hour CCTV) coverage to communal areas.

Facades

Appearance

Exposed reinforced concrete style facadeSolar shading

Low-emissivity glass, roller blinds

Joinery

Minimalist anodized aluminum joinery with thermal break

Enclosures

The building's enclosures are resolved using glazing systems 14cm honeycomb brick walls and double layered plasterboard chamber with thermal insulation. Facade's exterior cladding is panelled with thermo-insulated Equitone fiber cement and an aluminum substructure.

Terraces and balconies are waterproofed with a bitumen based membrane.

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Doors

Access door

Standard armored apartment access door with step light 85.6x 203cm. Composed of: electrogalvanized steel sheet reinforced by omega profiles. Finished with a smooth board on both sides. Paintcoated in polyester powder; security lock with three frontal closing points (10 latches) with security bulb, rubber seal, and automatic closure to the ground.

Interior doors

47mm 1 leaf passage frameless door - Inverse portaro. Made of wood and MDF boards. Hinged frame made of solid single-walled wood with a EPDM perimeter joint. Perfectly edged with a matt white RAL 9010 lacquered finish. Concealed stainless steel hinges recessed in the swinging frame. Simonswerk Tectus 340 3D F2, Tesa 136 lock, Inox Glutz Mod. 5056 handle.

Communal areas

Pool and solarium

Large concrete style pool (83m2) with decking and lounge area.
Ceramic tiles 30 x 60cm Mystery grey Gresite Bisazza Flow Ref. SL 9
Pool depth 1.10m. Surface 60m2 Toilet, shower and changing room.

XO wellness

Sauna: 3 leveled sauna. Wall boards, beechwood and elements
220 x 250 x 226.5cm
Interior finishes: HEMLOCK Softline
Micro terrazzo flooring
Steam room: Profi Klafs Steam room 220 x 220 x 225cm
Enamelled ceramic tiles
Natural stone tiles
XO Lounge
Indoor/outdoor lounge space with on-site cafe.
Organic moss wall
Flooring: Ceramic tiles GUBI cloud - Living ceramics

Windows and blinds

4 joinery types -
1. TECHNAL UNICITY window and balcony: Hinged window in extruded aluminum alloy AW-6063/AW-6060. Anodizable quality according to EN UNE 38-337 and T5 tempering. Frame and blade of 85mm depth.
2. Sliding window LUMEAL GA by TECHNAL Guillotine HYLINE large format
3. Aluminum window, guillotine type with 1 moving leaf. Hyline model. low-e tempered and colorless solar glass.
4. Large format Hyline 40 sliding window. Aluminum door with 1 sliding leaf (one rail), dimensions 2500x6000mm. Low e-tempered and colorless solar glass, warm-edged with argon gas.
All carpentry elements are complete and include crystals, galvanized steel subframes and/or auxiliary tubes for support and assembly.
Fittings in the same color as profiles, guides, drainage channels AISI 304 stainless steel. Integrated flooring, 'air-inlateral' aerators.'

Blinds

Solomatic Blinds - 80 System Profil; adjustable shutter. Self-supporting motorized exterior blind system for direct mounting to the window frame. Collection cords (grey) with edge protection and UV protection. Thermo-lacquered extruded aluminum skirting and guide rails (77 x 27 mm). Weatherproof/soundproofing system.

Kitchens

Individual style full-equipped kitchen. Set up according to apartment layout

Appliances

Fridge/ Freezer - KFN 37232 Miele
Wine fridge - KWT 6321 Miele
Induction hob w/integrated extractor - KMDA 7633 Miele
Oven - Pureline H2840 Miele
Dishwasher - G4380 SCVi Miele
3N1 filtered steaming hot water tap L3N1C - Insinkerator. Designed and manufactured in Italy.
2.5 litre tank capacity, push down safety lever with self-closing hot water handle that's easy to grip.

Kitchen islands - 3 different finishes

Raw: Brushed Gris Balear stone / Cabinetry: Lacquered wood in dark grey
Vanity: White Carrara marble / Cabinetry: Lacquered wood in white colour
Island: White snow Krion / Cabinetry: : Lacquered wood in white colour

Basin

Mounted double sink-basin - Catalano New Zero 125 x 50cm
(master bathrooms) Mounted sink basin - Catalano New Zero 75x50cm
In-built framed led mirror 40x20cm.

Bathtubs

In-built bathtub mod. Cube 170x80cm / In-built bathtub mod. Serena 150x70cm Free-standing bathtub mod. Trento 170x80cm - Sanycces (*where applicable)

Toilets

Wall-hung satin white toilets 55x35cm - Newflash Catalano
Duofix cistern - Geberit

Showers

Two-way thermostatic shower mixer. Headshower and handshower Via tortona #149 Finox - GessiAntrax IT towel radiator (*where applicable)

Fixtures

Texturized fixtures mod. Via tortona - Gessi #149 Finox (Raw and island) / #299 Black XL (Vanity).

Interior finishes

Flooring

Impact-proof laminate placed underneath the flooring. Fonolless 8008 PP
3 different types

Raw

Floating floor with radiant heat on noise reduction mat. Ceramic tiles GUBI cloud 120x120cm

Vanity

Floating floor with radiant heat on noise reduction mat. Herringbone oak wood parquet. (3 colour choices)

Island

Floating floor with radiant heat on noise reduction mat. Ceramic tiles GUBI light 120 x 120cm

Interior partitions - Walls

14 cm perforated ceramic brick wall, laminated on both sides, formed by a 70mm structure of wide galvanized steel sheet profiles.
Partition formed by two 15mm thick PLADUR® plates, N type, water-repellent and humid areas. Level 1 (Q1) cladding.
Matt plastic painting finished walls.

Drop ceilings

Special features - Art wall

Raw: Exposed concrete style walls

Vanity: In-built large picture frame

Island: Organic moss wall

Baseboards

Orac® DX163-2300 square

Shadow gap

Electric installation

KNX system

Electric blinds

Plugs/USB ports

Doorbell system

Building systems

Air conditioning

Air conditioning system by ducts. 2-tube fan coils with EC Inverter pressure engine, with temperature control in each room - Daikin

Heating

Underfloor heating Schlüter®-Bekotec-Therm- EN / PF system across all rooms. Quick set-up, uniform heat distribution, low operating temperature and saving energy consumption. Temperature control in all rooms.
Consumption costs are distributed according to individual spending.

Building technology

Home automation Integrated KNX system for domestic automation including lighting, temperature and heating control through an In-built home screen. Iconic - Gira G1

Ventilation

Double-flow controlled mechanical ventilation with heat recovery system (over 85%) - Silber

Illumination

Energy efficient LED lighting

Control system

Access control Alarm, CCTV

CCTV system across communal areas, monitored through the residential access gate. Pre-installation of home sound system.

Fire detection and warning system (mobile messaging) in the kitchen area.

Elevators

Aspe Trivium Flex Adapt+ electric elevator (no machine room). Capacity: 11 people, 900 Kg. Cab: 1400x 1400mm. 6 stops and 9 accesses with double boarding. LED lighting.

Special features

Alarm system: Installed and integrated

Electric vehicles

Pre-installed electric charging stations for every parking space

Geothermal energy

Installation photovoltaics solar panels for community lighting

Rainwater collection system: Rainwater tanks (located at the basement) guaranteeing water efficiency for pools and irrigation.

Electric vehicle charging stations pre-installed for every spot

Cellar and storage

Individual underground cellars for every apartment

Bicycle storage room

Communal rubbish collection room.

Bathrooms

Bathroom walls - 3 different finishes

Raw

Flooring: Gubi light 120 x 120cm - Living ceramics

Wall: White porcelain tiling 30 x 90cm Gubi cloud - Living ceramics.

Star Azahar 30 x 90cm - Pavimarsa

Vanity

Flooring: Gubi light 120 x 120cm - Living ceramics

Wall: Black and white porcelain tiling 5 x 30cm - Complemento

Island

Flooring: Gubi light 120 x 120cm - Living ceramics

Wall: White porcelain tiling Star Azahar 30 x 90cm - Pavimarsa