

# Building specifications - The XO Residences Palma

GENERAL	OVERVIEW	FACADES	INTERIOR FINISHES	BATHROOMS	KITCHENS																		
<table border="1"><tr><td><b>Residential units</b></td><td><b>84</b></td></tr><tr><td><b>Commercial spaces</b></td><td><b>4</b></td></tr><tr><td><b>Stairways</b></td><td><b>6</b></td></tr><tr><td><b>Parking: basements</b></td><td><b>-1 and -2</b></td></tr><tr><td><b>Commercial spaces</b></td><td><b>Floor 0</b></td></tr><tr><td><b>Premium apartments</b></td><td><b>Floor 5-6</b></td></tr><tr><td><b>Penthouses</b></td><td><b>Floor 5-6</b></td></tr><tr><td><b>Gross floor area above ground</b></td><td><b>11,400 m2</b></td></tr><tr><td><b>Gross floor area below ground</b></td><td><b>5,580 m2</b></td></tr></table>	<b>Residential units</b>	<b>84</b>	<b>Commercial spaces</b>	<b>4</b>	<b>Stairways</b>	<b>6</b>	<b>Parking: basements</b>	<b>-1 and -2</b>	<b>Commercial spaces</b>	<b>Floor 0</b>	<b>Premium apartments</b>	<b>Floor 5-6</b>	<b>Penthouses</b>	<b>Floor 5-6</b>	<b>Gross floor area above ground</b>	<b>11,400 m2</b>	<b>Gross floor area below ground</b>	<b>5,580 m2</b>	<p>Product Representative residential commercial and building. 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 compo- sitions. The differing building's patterning of each facade is generated by as- sembling the balcony units and el- ements in varying secuences, while maintaining a cohesive design language throughout, show- casing unique textures and materials.</p> <p>Garage - Parking Basement screens - galvanized steel sheets, galvanized steel profile structure. Phosphate paint coating.</p> <p><b>COMMUNAL AREAS</b></p> <p>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</p> <p>Pavilion Exposed concrete walls Reception bar Post boxes Intercom system Electric swinging door Surface: 45m2</p> <p>Hallways Concrete syle finish Flooring: Ceramic tiles GUBI cloud - Living ceramics 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 &amp; porter 24 hour porter ans security service (24-hour CCTV) coverage to communal areas.</p>	<p>Appearance Exposed reinforced concrete style facade</p> <p>Solar shading Low-emissivity glass, roller blinds</p> <p>Joinery Minimalist anodized aluminum joinery with thermal break</p> <p>Enclosings The building's enclosings 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.</p> <p>Terraces and balconies are waterproofed with a bitumen based membrane and</p> <p><b>DOORS</b></p> <p>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.</p> <p>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.</p> <p><b>WINDOWS AND BLINDS</b></p> <p>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.</p> <p>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.</p>	<p>Flooring Impact-proof laminate placed underneath the flooring. Fonofless 8008 PP 3 different types</p> <p>Raw Floating floor with radiant heat on noise reduction mat. Ceramic tiles GUBI cloud 120x120cm</p> <p>Vanity Floating floor with radiant heat on noise reduction mat. Herringbone oak wood parquet. (3 colour choices)</p> <p>Island Floating floor with radiant heat on noise reduction mat. Ceramic tiles GUBI light 120x120cm</p> <p>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 in humid areas. Level 1 (Q1) cladding. Matt plastic painting finished walls. Drop ceilings</p> <p>Special features - Art wall Raw: Exposed concrete style walls Vanity: In-built large picture frame Island: Organic moss wall</p> <p>Baseboards Orac - DX163-2300 square Shadowgap</p> <p>Electric installation Electric blinds Plugs/USB ports Toggle switches Doorbell system</p> <p><b>BUILDING SYSTEMS</b></p> <p>Air conditioning Air conditioning system by ducts. 2-tube fan coils with EC Inverter pressure engine, with temperature control in each room - Daikin</p> <p>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.</p> <p>Consumption costs are distributed according to individual spending.</p> <p>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</p> <p>Ventilation Double-flow controlled mechanical ventilation with heat recovery system (over 85%) - Silber</p> <p>Illumination Energy efficient LED lighting</p> <p>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.</p> <p>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.</p>	<p>Bathroom walls 3 different finishes</p> <p>Raw Flooring: Gubi light 120x120cm - Living ceramics Wall: White porcelain tiling 30x90cm Gubi cloud - Living ceramics. Star Azahar 30x90cm - Pavimarsa</p> <p>Vanity Flooring: Gubi light 120x120cm - Living ceramics Wall: Black and white porcelain tiling 5x30cm - Complemento</p> <p>Island Flooring: Gubi light 120x120cm - Living ceramics Wall: White porcelain tiling Star Azahar 30x90cm - Pavimarsa</p> <p>Basin Mounted double sink-basin - Catalano New Zero 125x50cm (master bathrooms) Mounted sink basin - Catalano New Zero 75x50cm In-built framed led mirror 40x20cm</p> <p>Bathtubs In-built bathtub mod. Cube 170x80cm In-built bathtub mod. Serena 150x70cm Free-standing bathtub mod. Trento 170x80cm - Sanycces (* where applicable)</p> <p>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 - Gessi</p> <p>Antrax IT towel radiator (* where applicable)</p> <p>Fixtures Texturized fixtures mod. Via tortona - Gessi #149 Finox (Raw and island) #299 Black XL (Vanity)</p> <p><b>SPECIAL FEATURES</b></p> <p>Alarm system Installed and integrated</p> <p>Electric vehicles Pre-installed electric charging stations for every parking space</p> <p>Geothermal energy Installation photovoltaics solar panels for community lighting</p> <p>Rainwater collection system: Rainwater tanks (located at the basement) guaranteeing water efficiency for pools and irrigation.</p> <p>Electric vehicle charging stations pre-installed for every spot</p> <p>Cellar and storage Individual underground cellars for every apartment</p> <p>Bicycle storage room</p> <p>Communal rubbish collection room</p>	<p>Individual style full-equipped kitchen. Set up according to apartment layout</p> <p>Appliances Fridge/ Freezer - KFN 37232 Miele Wine fridge - KWT 6321 Miele Induction hob w/integrated extractor - KMDA 7633 Miele Oven - Pureline H2840 Miele Dishwasher - G5050 SCVi Miele</p> <p>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.</p> <p>Kitchen islands 3 different finishes</p> <p>Raw: Brushed Gris Balear stone Vanity: White Carrara marble Island: White snow Krion</p> <p>Cabinetry Raw: Lacquered wood in dark grey colour Vanity: Lacquered wood in white colour Island: Lacquered wood in white colour</p>
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\* All details are subject to change.

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**OPENING TIMES**  
10.00-17.00



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