

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: Homestone Grey floor tiles 1,00x1,00m - STN ceramics
- Floor heating
- Orac DX163-2300 square baseboards
- Drop ceiling
- Armoured access door S1 SECU COMPACT, 210x90 cm
- Interior doors: 1 leaf Interior door hinged. 210x80cm free passage
- LOXONE system
- Intercom system
- Electric installation
- Plugs / USB ports
- Doorbell system
- Anthracite switches.





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 7714F Miele
- Wine fridge - KWT 6321 Miele
- Induction hob w/extractor - KMDA 7634 Miele
- Oven - Pureline H2840 Miele
- Dish washer - G5050 SCVi Active Miele
- 3N1 Filtered Steaming hot water tap L3N1C - Insinkerator

Your comfort suite

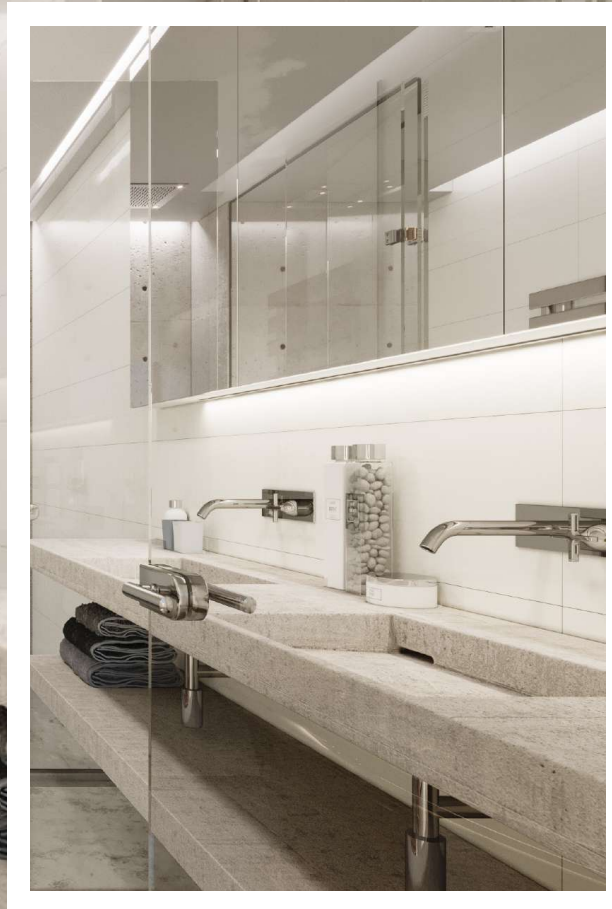
Raw master Bedrooms

- Flooring: Homestone Grey floor tiles 1,00x1,00m - STN ceramics
- Large in-built wardrobe
- Panoramic windows
- On-suite bathroom



Raw bathrooms

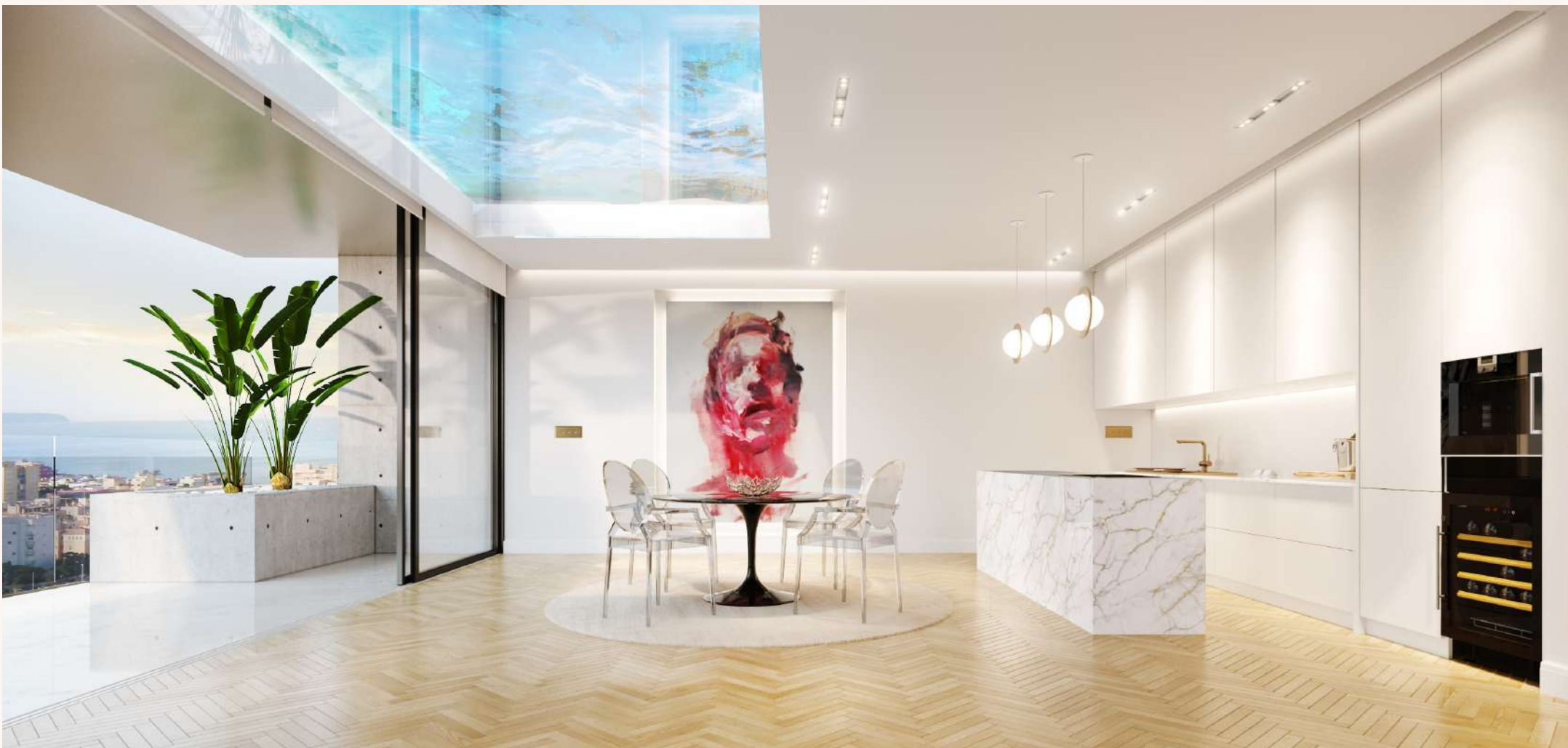
- Flooring: Homestone Grey floor tiles 1,00x1,00m - STN ceramics
- Floor heating
- Basin: 1. Mounted worktop sink with 2 washbasins 60cm - 15cm front and sides (master bathrooms). Resin cement finish, Lower shelf resin finish. 2. Wall-hung washbasin, New Zero 75x50 white, Catalano
- Texturized fixtures mod. Via tortona - Gessi #149 Finox
- Two-way thermostatic shower mixer (*master bathrooms only)
- Head-shower and hand-shower Via tortona #149 Finox - Gessi
- Wall-hung satin white toilets - Newflash Catalano
- Bathtub: In-built bathtub mod. Cube 170x80cm. In-built bathtub mod. Serena 140x70cm / 160x70cm. Fixtures: Emporio mod. 18638 - Gessi. Free-standing bathtub mod. Trento 170x80cm - Sanycces (*where applicable). Fixtures: Via Tortona mod. 24942 - Gessi
- Glass enclosures: Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm). Screen fittings similar to #149 Finox. Anthracite switches.





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 in natural colour
- Floor heating
- Orac DX163-2300 square baseboards
- Drop ceiling
- Armoured access door S1 SECU COMPACT, 210x90 cm
- Interior doors: 1 leaf Interior door hinged
210x80cm free passage
- LOXONE system
- Intercom system
- Electric installation
- Plugs / USB ports
- Doorbell system
- Anthracite switches





Vanity Kitchen

- Individual style, Open plan and fully-equipped
- Kitchen island: White Carrara marble
- Cabinetry: Lacquered wood in white colour
- Fridge / Freezer - KFN 7714F Miele
- Wine fridge - KWT 6321 Miele
- Induction hob w/extractor - KMDA 7634 Miele
- Oven - Pureline H2840 Miele
- Dish washer - G5050 SCVi Active Miele
- 3N1 Steaming hot water tap L3N1C - Insinkerator

Your comfort suite

Vanity master Bedrooms

- Herringbone oak wood parquet in natural colour
- Orac - DX163-2300 square baseboards
- Large in-built wardrobe
- Panoramic windows
- On-suite bathroom



Vanity bathrooms

- Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
- Wall: Tiling 1: Black and white gloss tiling 7.5x30cm - Cerámica Ribesalbes S.A. Tiling 2: 90x30. Neve Satin Rectificado - Baldocer
- Floor heating
- Basin: 1. Solid surface sink 160cm, with two washbasins 50x50cm, in white. (master bathrooms). 2. Wall-hung washbasin, New Zero 75x50 white, Catalano.
- Texturized fixtures mod. Via tortona - Gessi #299 Black XL
- Two-way thermostatic shower mixer (*master bathrooms only)
- Head-shower and hand-shower Via tortona #299 Black XL - Gessi
- Wall-hung satin white toilets - Newflash Catalano
- Bathtubs: In-built bathtub mod. Cube 170x80cm. In-built bathtub mod. Serena 140x70cm / 160x70cm. Fixtures: Emporio mod. 18638 - Gessi
- Free-standing bathtub mod. Trento 170x80cm - Sanycces (*where applicable). Fixtures: Via Tortona mod. 24942 - Gessi
- Glass enclosures: Smokey glass shower and toilet screens (2.10-2.30cm). Matt black finish screen fittings similar 299 Black XL.
- Anthracite switches.





Island

By Xojay



INTRODUCING XO SIGNATURE DESIGN LINE

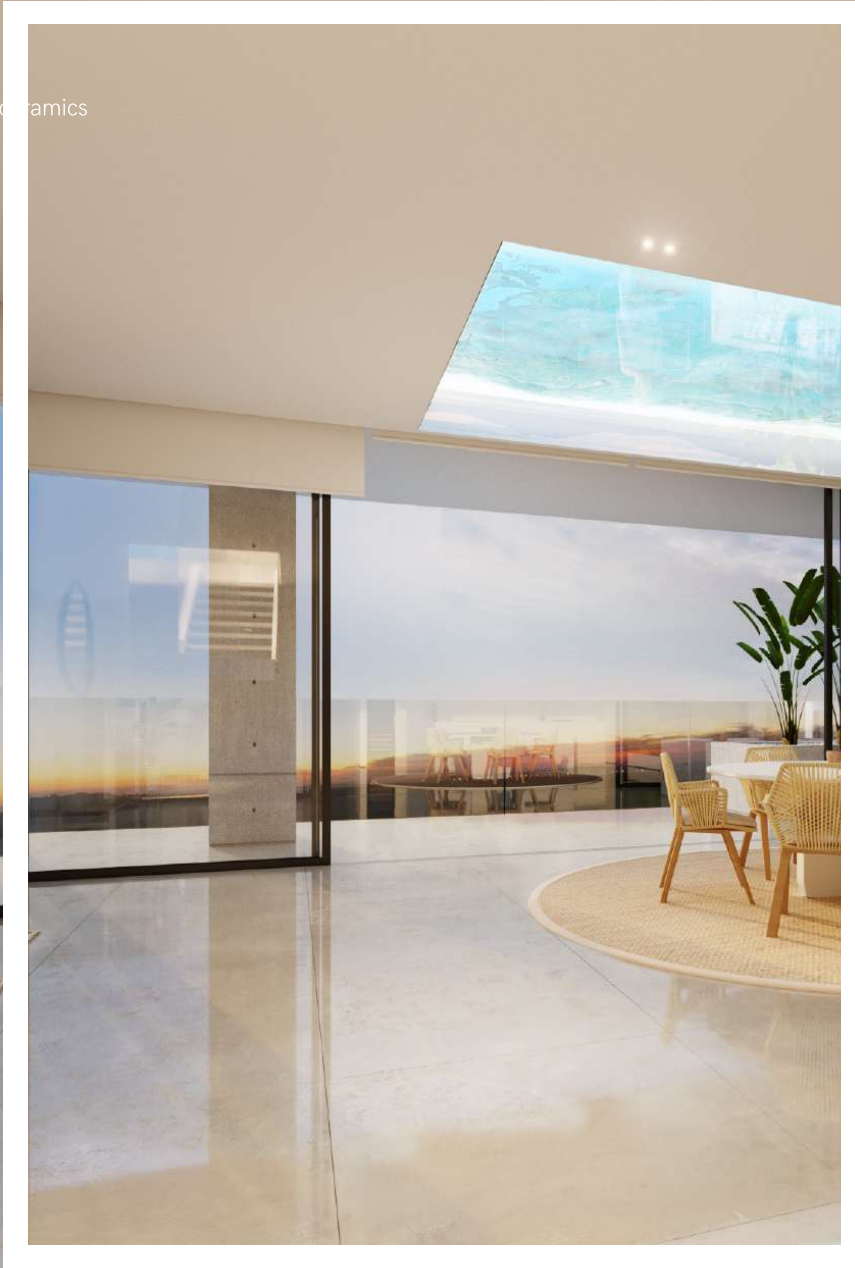
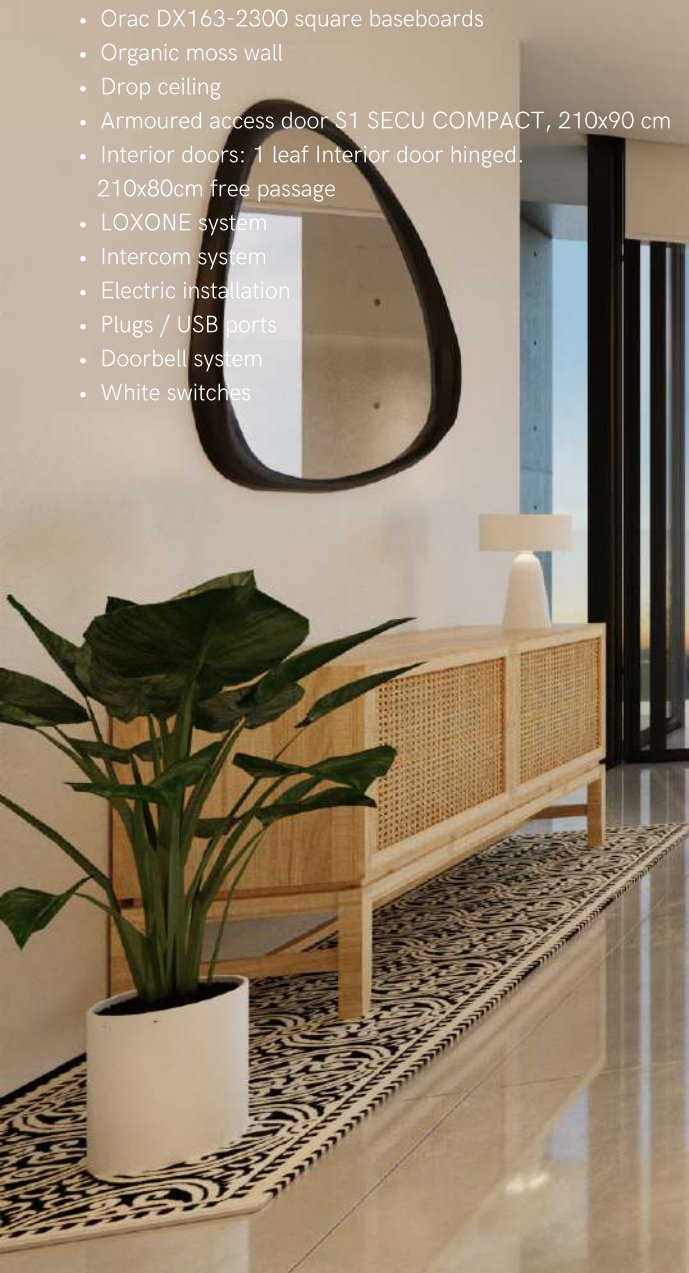
- *Island* -

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: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
- Floor heating
- Orac DX163-2300 square baseboards
- Organic moss wall
- Drop ceiling
- Armoured access door S1 SECU COMPACT, 210x90 cm
- Interior doors: 1 leaf Interior door hinged, 210x80cm free passage
- LOXONE system
- Intercom system
- Electric installation
- Plugs / USB ports
- Doorbell system
- White switches





Island Kitchen

- Individual style, Open plan and fully-equipped
- Kitchen island: White snow Krion
- Cabinetry: Lacquered wood in white colour
- Fridge / Freezer - KFN 7714F Miele
- Wine fridge - KWT 6321 Miele
- Induction hob w/extractor - KMDA 7634 Miele
- Oven - Pureline H2840 Miele
- Dish washer - G5050 SCVi Active Miele
- 3N1 Steaming hot water tap L3N1C - Insinkerator

Your comfort suite

Island master Bedrooms

- Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
- Large in-built wardrobe
- Panoramic windows
- On-suite bathroom





Island bathrooms

- Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
- Wall: Tiling: 90x30. Neve Satin Rectificado - Baldocer
- Floor heating
- Basin: 1. Mounted sink New Zero 125x50cm over wooden worktop 160x550cm / two washbasins 50x50cm (master bathrooms). 2. Wall-hung washbasin, New Zero 75x50 white, Catalano.
- Texturized fixtures mod. Via tortona - Gessi #149 Finox
- Two-way thermostatic shower mixer (*master bathrooms only)
- Head-shower and hand-shower Via tortona #149 Finox - Gessi
- Wall-hung satin white toilets - Newflash Catalano
- Bathtubs: In-built bathtub mod. Cube 170x80cm. In-built bathtub mod. Serena 140x70cm / 160x70cm. Fixtures: Emporio mod. 18638 - Gessi
- Free-standing bathtub mod. Trento 170x80cm - Sanycces (*where applicable). Fixtures: Via Tortona mod. 24942 - Gessi
- Glass enclosures: Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm). Screen fittings similar to 149 Finox. White switches.

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 grided, diameter 12cm

The structure is comprised of concrete pillars across all floors except for 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 3,00m / Clear heights Floors 1-6 2,60m
Installation ducts 2.40m / Bathrooms 2.30m.

PERMISSIBLE LOADS

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

General

RESIDENTIAL UNITS	81
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 profile structure.
Phosphate paint coating. Pavement: trowelled concrete finish.

Communal areas

Modular stainless steel plate structure with an internal safety glass enclosure

Flooring: Homestone Grey floor tiles 1,00x1,00m - STN ceramics

Garden seating area and concrete firepit

LED lighting

Pavilion: Exposed concrete walls Reception bar

Intercom system

Electric swinging door

Surface: 45m2

Hallways and stairs:Concrete style finish

Homestone Grey floor tiles 1,00x1,00m - STN ceramics

LED sensored lighting in stairs

Parking

Basements -1 and -2

On-site access

Controlled garage parking with 114 parking spots

Pre-installed electric charging stations for every parking space

High-tech security system & porter

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

Facades

Appearance

Glass Fibre Reinforced Cement (GRC)

Solid GRC panel. Dimensions: 3,000x2,000mm. Weight: 30-45 kg/m2

Thickness: 10-20-30 mm

Solar shading: Low-emissivity glass

Joinery

Minimalist anodised aluminum joinery with thermal break

Enclosings

The building's enclosings are resolved using glazing systems and double layered plasterboard chamber with thermal insulation

Facade's exterior cladding is panelled with Solid GRC panels.

Doors

Access door

Standard armoured apartment access door S1 SECU COMPACT, 210x90 cm.

Composed of a welded reinforced steel structure and a high security multipoint lock with 5 points of 18 mm bolts. Anti-bumping cylinder and uncopyable key with property title. Concealed hinges, adjustable in 3 dimensions.

Interior doors

1 leaf Interior door hinged on the vertical axis, flushed in partition outer face. 210x80cm free passage. Lacquered in matt white - RAL 9010. Concealed stainless steel hinges recessed in the swinging frame. Lock: TESA series 130.

Communal areas

XO wellness

Sauna: 3 levelled sauna.
Wall boards, beechwood and elements. 220x250x226.5cm
Interior finishes: HEMLOCK Softline
Steam room: Profi Klafs Steam room 220x220x225cm
Enamelled ceramic tiles / Natural stone tiles

XO Lounge

- Indoor/outdoor lounge space with on-site cafe
Homestone Grey floor tiles 1,00x1,00m - STN ceramics
Organic moss wall

Pool and solarium

Large concrete style pool with a glass walled front. Homestone Grey tiles - STN ceramics. Pool surface 78m2. Lounge area, toilet, shower and changing room

Windows and blinds

4 joinery types for windows-

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
3. Guillotine HYLINE large format aluminum window, guillotine type with 1 moving leaf. Low-e tempered and colorless solar glass
4. Large format Hyline 40 sliding window. Aluminum door with 2/3 sliding panels (one rail), dimensions 2500x6000mm. Low e-tempered and colourless solar glass, warm-edged with argon gas. All carpentry elements are complete and include crystals, galvanised 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 - By Espacio Home Design.

Appliances

Fridge/ Freezer - KFN 7714F Miele
Wine fridge - KWT 6321 Miele
Induction hob w/integrated extractor - KMDA 7634 Miele
Oven - Pureline H2840 Miele
Dishwasher - G 5050 SCVi Active 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 Krypton / Cabinetry: : Lacquered wood in white colour

Interior finishes

Flooring

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

Raw

Floating floor with radiant heat on noise reduction mat.
Homestone Grey floor tiles 1,00x1,00m - STN ceramics

Vanity

Floating floor with radiant heat on noise reduction mat.
Herringbone oak wood parquet in natural colour. - Surco

Island

Floating floor with radiant heat on noise reduction mat.
Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics

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

Special features - Art wall

Raw: Exposed concrete style walls

Vanity: In-built large picture frame 1,00 x 1,20m

Island: Organic moss wall

Baseboards

Orac - DX163-2300 square

Bathrooms

Bathroom walls - 3 different finishes

Raw

Flooring: Homestone Grey floor tiles 1,00x1,00m - STN ceramics
Tiling: 90x30. Neve Satin Rectificado - Baldoacer
Shower tiling: Homestone Grey floor tiles 1,00x1,00m - STN ceramics

Vanity

Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics
Tiling 1: Black and white gloss tiling 7.5x30cm - Cerámica Ribesalbes S.A.

Tiling 2: 90x30. Neve Satin Rectificado - Baldoacer

Island

Flooring: Norwich Beige MT.floor tiles 1,00x1,00m - STN ceramics

Tiling: 90x30. Neve Satin Rectificado - Baldoacer

Basin

Raw

1. Mounted worktop sink with 2 washbasins 160cm - 15cm front and sides (master bathrooms). Resin cement finish, Lower shelf resin finish. 2. Wall-hung washbasin, New Zero 75x50 white, Catalano.

Vanity

1. Solid surface sink 160cm, with two washbasins 50x50cm, in white (master bathrooms). 2. Wall-hung washbasin, New Zero 75x50 white, Catalano.

Island

1. Mounted sink New Zero 125x50cm over wooden worktop 160x550cm / two washbasins 50x50cm (master bathrooms).
2. Wall-hung washbasin, New Zero 75x50 white, Catalano.

Bathtubs

In-built bathtub mod. Cube 170x80cm. In-built bathtub mod. Serena 140x70cm / 160x70cm. Fixtures: Emporio mod. 18638 - Gessi. Free-standing bathtub mod. Trento 170x80cm - Sanycces (*where applicable).
Fixtures: Via Tortona mod. 24942 - Gessi

Toilets

Wall-hung satin white toilets 55x35cm - Newflush Catalano.
Cistern Ref. 54611 finish 239 - GESSI

Showers

Two-way thermostatic shower mixer (*master bathrooms only)
Showers: mod.44830 - Gessi. Headshower and handshower Via tortona #149 Finox (Raw and island lines)
#299 Black XL (Vanity line) - Gessi

Fixtures

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

Glass enclosures

Raw

Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm). Screen fittings similar to 149 Finox. Anthracite switches.

Vanity

Smokey glass shower and toilet screens (2.10-2.30cm). Matt black finish screen fittings similar 299 Black XL. Anthracite switches.

Island

Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm). Screen fittings similar to 149 Finox. White switches.

Building systems

Air conditioning

Air conditioning system by ducts. 2-tube fan coils with EC Inverter pressure engine - Aermec

Heating

Underfloor heating ALB sistemas across all rooms. Quick set-up, uniform heat distribution, low operating temperature and saving energy consumption. Temperature control in all rooms (LOXONE integration).
Consumption costs are distributed according to individual spending.

Building technology

Home automation Integrated LOXONE system for domestic automation including lighting, temperature and heating control through an in-built sensitive surface with five touch zones and click feedback in every room. - LOXONE touch air. Intelligent automation through Smartphone App control. *Further integrations like multiroom audio, security and blinds control amongs many others are possible.

Ventilation

Ventilation system, recuperators - S&P

Illumination

Energy efficient LED lighting

Security

Access control Alarm, CCTV system across communal areas, monitored through the residential access gate. Fire detection and warning system

Elevators

Aspe Trivium Flex Adapt + electric elevator (no machine room). Capacity: 11 people / 8 people. 900 Kg. Cab: 1400x 1400mm. 6 stops and 9 accesses with double boarding. LED lighting.

Special features

Energy Performance Certificate A certified building

Geothermal energy installation for community lighting

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

Alarm system - Installed and integrated

Cellar and storage

Individual underground cellars for every apartment

Bicycle storage room

Communal rubbish collection room