

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.

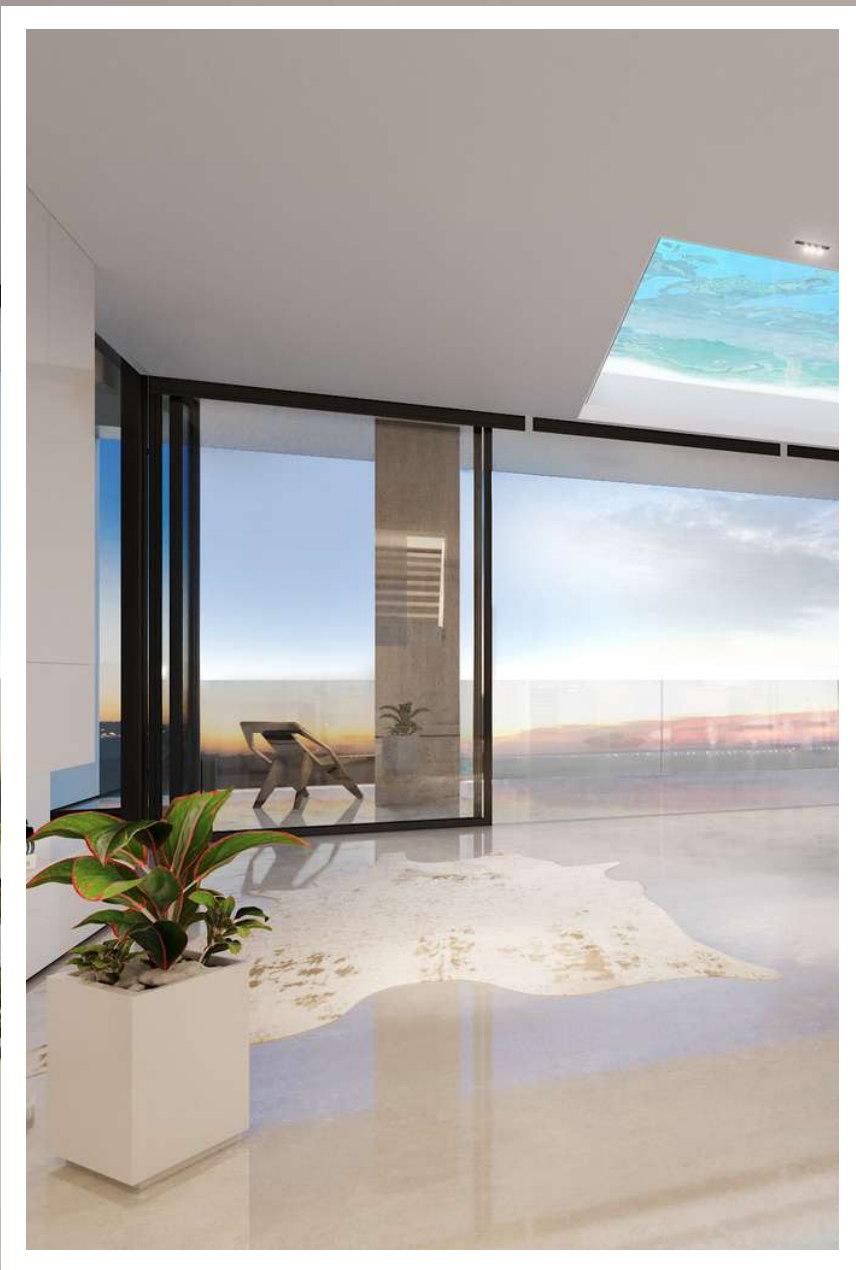
Raw Livingroom

Flooring:

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

Art wall:

Exposed concrete style walls





Raw Kitchen

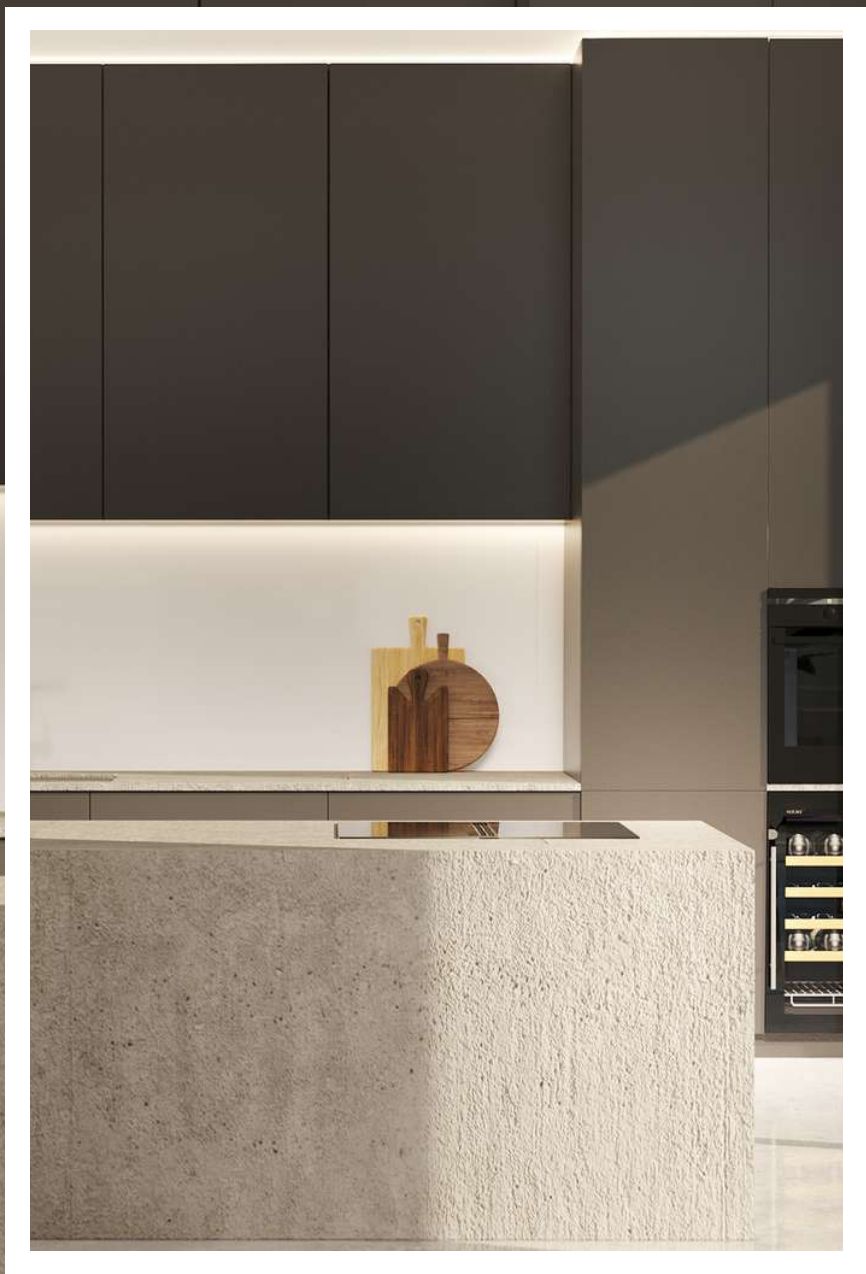
Individual style, Open plan and fully-equipped

Kitchen island:

Brushed Gris Balear stone

Cabinetry:

Lacquered wood in dark grey colour



Your comfort suite

Raw Master Bedrooms

Flooring:

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

Large in-built wardrobe

On-suite bathroom



Raw bathrooms

Flooring:

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

Tiling:

90x30. Neve Satin Rectificado - Baldocer

Shower tiling:

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

Basin

Mounted worktop sink with 2 washbasins

Bathroom fixtures

Texturized fixtures mod. Via tortona - Gessi #149 Finox

Glass enclosures

Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm) + 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.

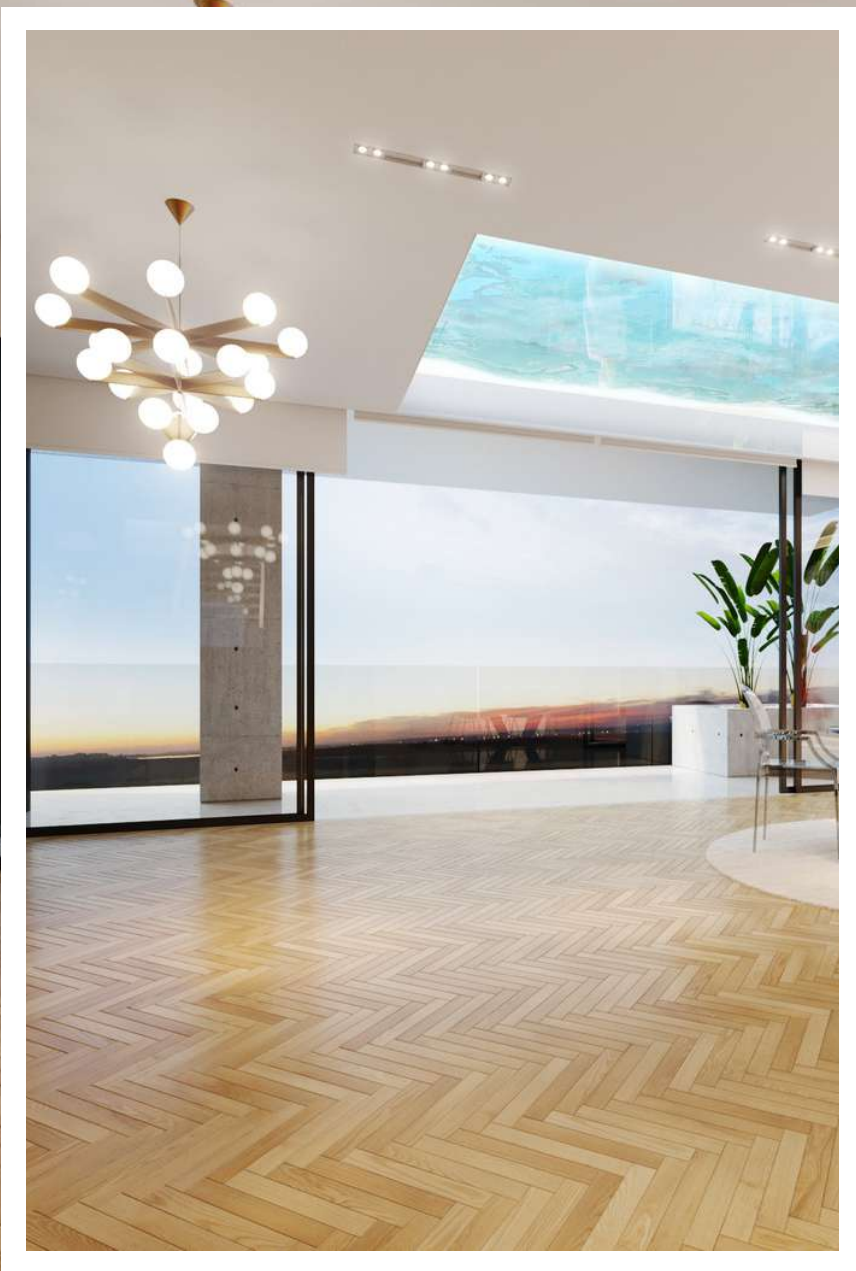
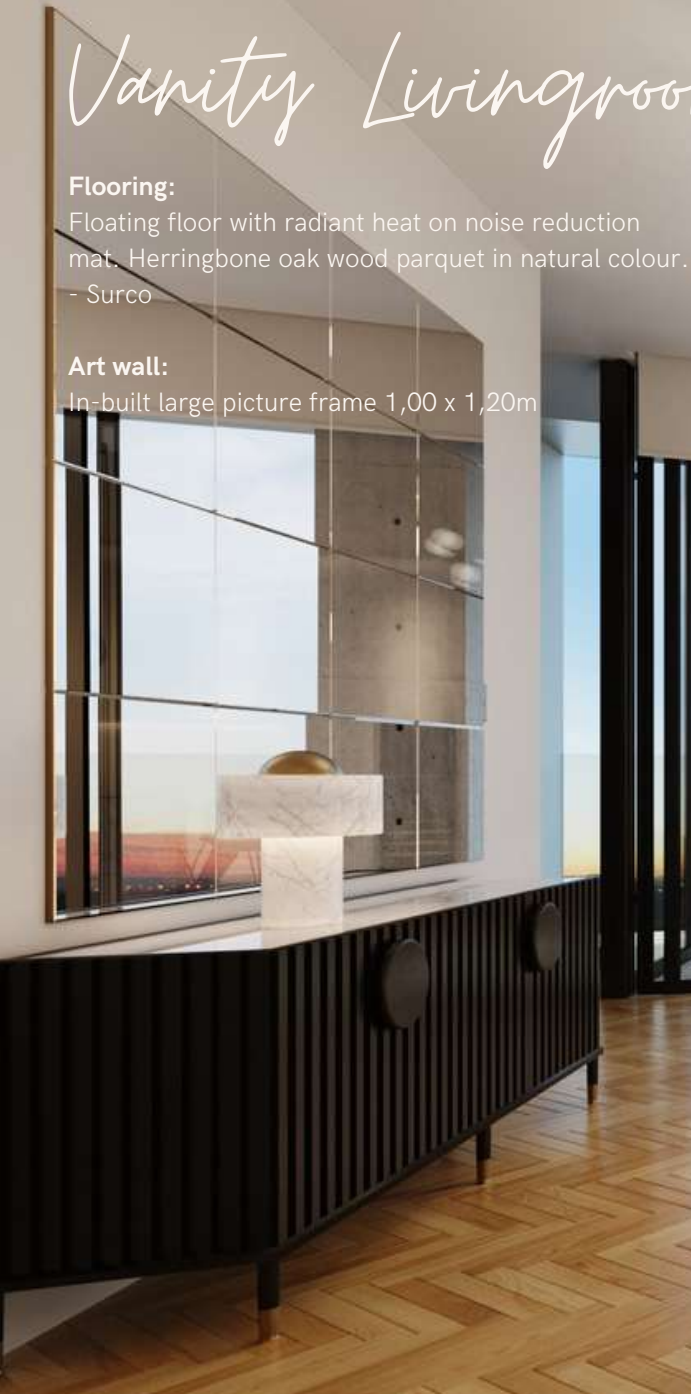
Vanity Livingroom

Flooring:

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

Art wall:

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



Vanity Kitchen

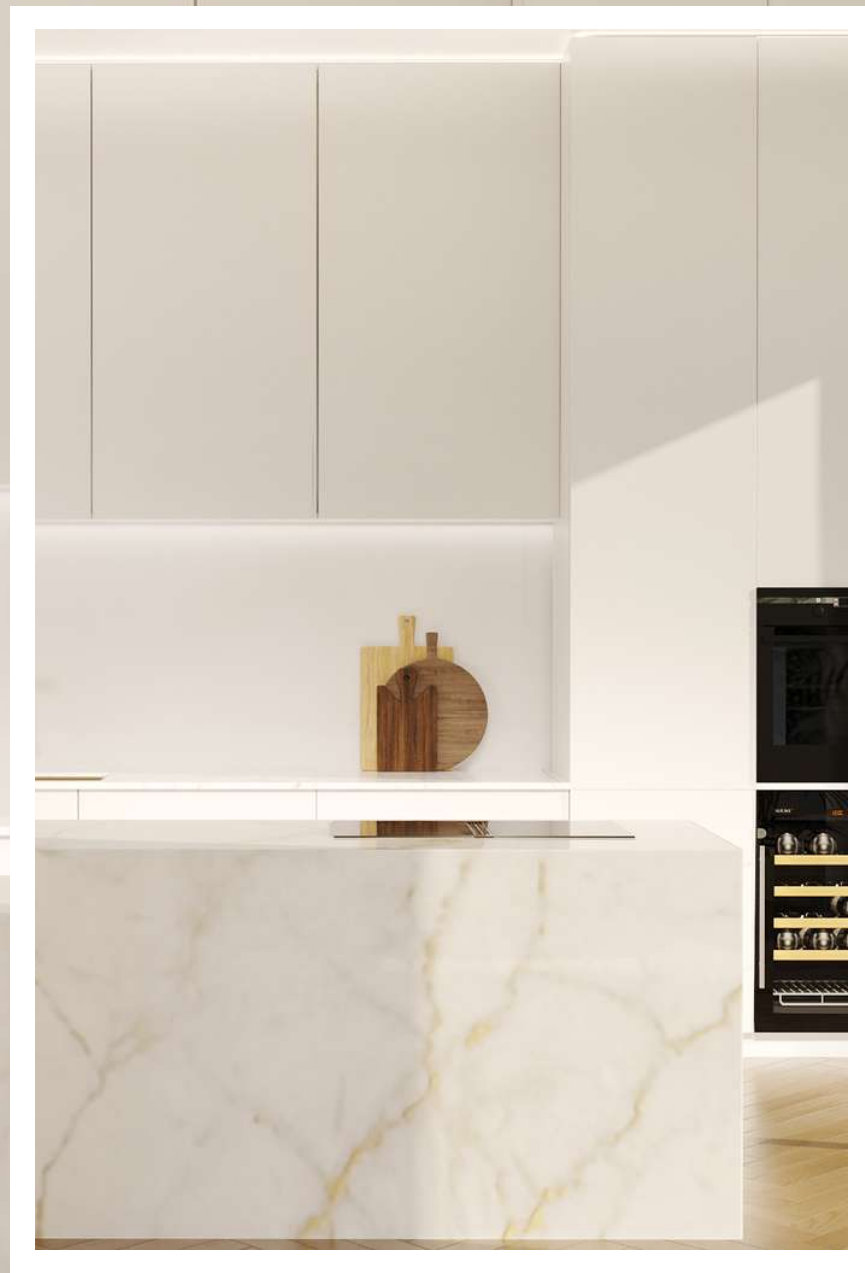
Individual style, Open plan and fully-equipped

Kitchen island:

White Carrara marble

Cabinetry:

Lacquered wood in white colour



Your comfort suite

Vanity master Bedrooms

Flooring:

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

Large in-built wardrobe

On-suite bathroom



Vanity bathrooms

Flooring:

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

Tiling:

1. Black and white gloss tiling 7.5x30cm - Cerámica Ribesalbes S.A.
2. 90x30. Neve Satin Rectificado - Baldocer

Basin:

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

Bathroom fixtures:

Texturized fixtures mod. #299 Black XL

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

Flooring:

Floating floor with radiant heat on noise reduction mat.

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

Art wall:

Organic moss wall





Island Kitchen

Individual style, Open plan and fully-equipped

Kitchen island:
White Snow Krión

Cabinetry:
Lacquered wood in white colour



Your comfort suite

Island master Bedrooms

Flooring:

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

Large in-built wardrobe

On-suite bathroom



Island bathrooms

Flooring:

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

Tiling:

90x30. Neve Satin Rectificado - Baldocer

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.

Bathroom fixtures:

Texturized fixtures mod. 149 Finox

Glass enclosures:

Translucent glass shower screen and milky glass toilet screen (2.10-2.30cm) + 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-Ila + Qb Steel type: B-500-S / B-500-T
 Concrete screen walls 45 cm, depth 16 m. Double gridded, 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 3,00 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	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 sheets, galvanized steel profile structure. Phosphate paint coating.

Communal areas

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

High-tech gym

Exposed concrete style walls Heavy duty interlocking gym flooring High-tech gym equipment by Technogym Gym surface: 60m2

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

Homestone Grey floor tiles 1,00x1,00m - STN ceramics Garden seating area and concrete bioethanol 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 sensed 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 and security service (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 anodized 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

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 LUMEL 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 panel (stone 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

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

Cabinetry

Raw: Lacquered wood in dark grey colour / Vanity: Lacquered wood in white colour / Island: Lacquered wood in white colour

Bathrooms

Bathroom walls - 3 different finishes

Raw

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

Tiling: 90x30. Neve Satin Rectificado - Baldocer

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

Vanity

Tiling 1: Black and white gloss tiling 7.5x30cm - Cerámica Ribesalbes S.A.

Tiling 2: 90x30. Neve Satin Rectificado - Baldocer

Island

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

Tiling: 90x30. Neve Satin Rectificado - Baldocer

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

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.

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. Fonocless 8008 PP

3 different types

Raw

Floating floor with radiant heat on noise reduction mat. Homestone Grey 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

14cm 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

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 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 tree surface.

Intelligent automation through Smartphone App control.

**Further integrations like multiroom audio, security and blinds control amongs many others are possible.*

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.

Special features - Art wall

Raw: Exposed concrete style walls

Vanity: In-built large picture frame

Island: Organic moss wall

Baseboards

Orac - DX163-2300 square

Electric installation

Electric blinds (*where applicable)

Plugs/USB ports

Doorbell system

Ventilation

Ventilation system, recuperators - S&P

llumination

Energy efficient LED lighting

Security

Access control Alarm, CCTV

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.

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