

**XO JONQUET**  
THE PARK RESIDENCES

**XO JAY**

# YOUR NEW HOME

AN ICON IN THE HEART OF THE MARITIMO.

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# THE SETTING



XO JONQUET

BLOCK A (PRIVATE VILLA)

BLOCK B

BLOCK D

BLOCK C

URBAN PARK

### Scenic waterfront views.

Just moments from the buzz and flow of Santa Catalina district and the idyllic Palma waterfront, XO Jonquet is a place where every facet of modern life intersects seamlessly. Where the past meets the future.

Indoors meets outdoors. Community meets intimacy. Time meets timeless. One of the most prominent spots in Palma, adding enormously to the city and the landscape.



# A neighbourhood with its very own character right on the border of **Santa Catalina**.

El Jonquet is set apart for its old windmills feature of the cultural landscape reaching for the sky, west facing the majestic gothic Cathedral. It's cobbled stone streets and low built charming houses with friendly neighbours.

The main Palma harbour along the Paseo Marítimo with hundreds of masts in front of the blue sky as well as many international restaurants with Michelin star cuisin, boutique shops, markets and trendy cocktail bars which make the area come to life at night.

📍 EL JONQUET / SANTA CATALINA AREA, PALMA DE MALLORCA



 ICONIC LOCATION	 PEDESTRIAN FRIENDLY	 SPORT & TENNIS CLUB	 INTERNATIONAL RESIDENTS
 LOCAL MARKET	 RESTAURANTS AND CAFES	 WELLNESS CENTRES	 CULTURAL CENTRE





Urban park quarters  
with integrated green  
areas.

Residents will benefit from  
a brand-new public realm,  
covering 3630m<sup>2</sup>, with  
beautifully bushy  
landscaped communal  
gardens. Selected upper-level

apartments will boast  
panoramic harbour views,  
while many others will  
enjoy views over the  
painterlesque and authentic  
Palma's scenery.





02

III

# THE BUILDING



APARTMENTS	57
LOCATION AREA	EL JONQUET
ARCHITECT	CMV ARCHITECTS
DESIGN & DEVELOPMENT	XOJAY
COMPLETION	2027



Refined and artful  
form of living.

By exploring the openings  
of the landscape, its  
history and surroundings,  
the expressiveness of  
materials and potential of  
common spaces,

the arrangement of typologies  
and relationship to the place,  
XO Jonquet attempts to take  
housing towards the multiple  
forms of living.

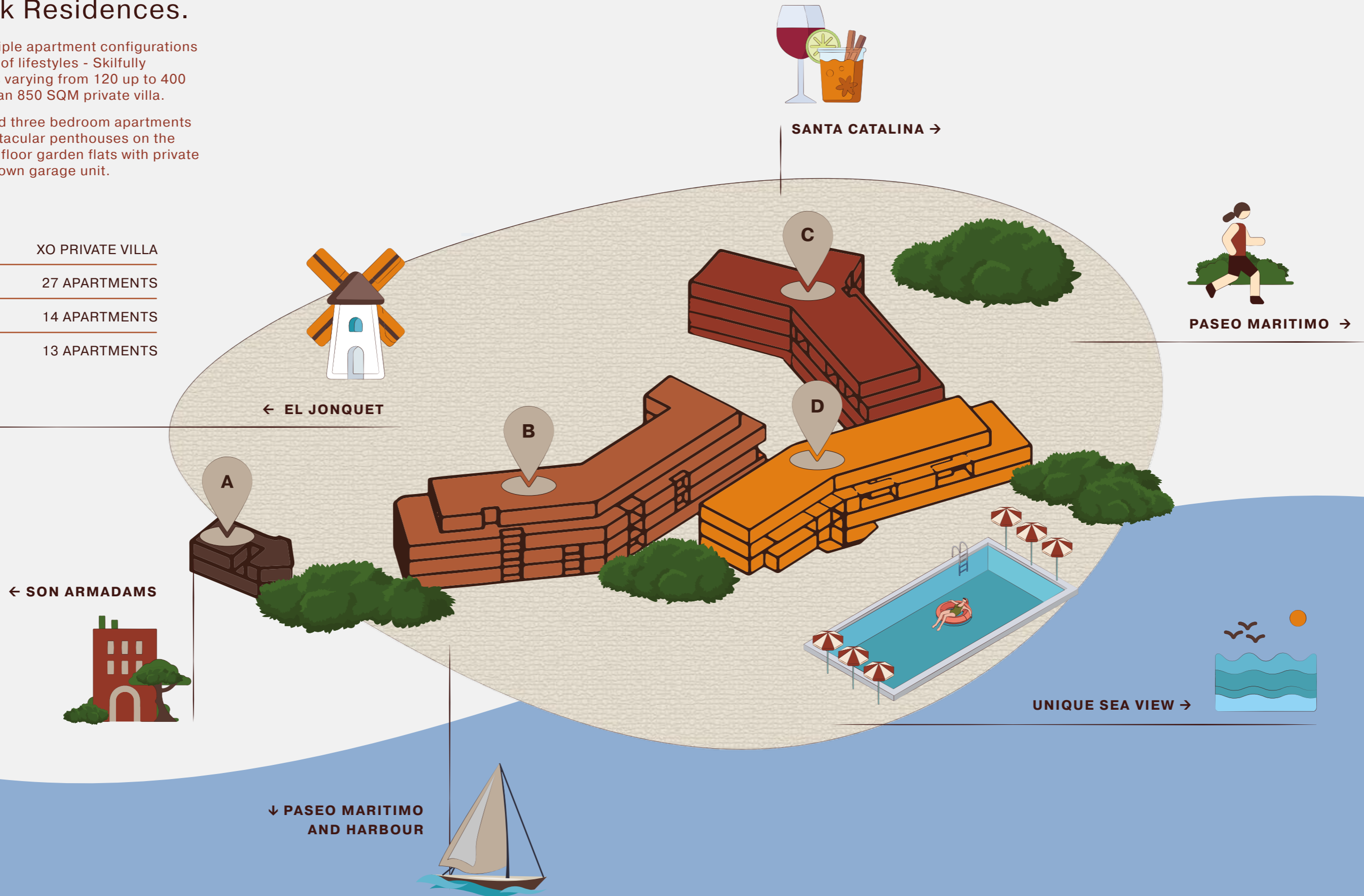


# XO Jonquet quarters, The Park Residences.

Displaying multiple apartment configurations to suit a variety of lifestyles - Skillfully designed suites varying from 120 up to 400 SQM including an 850 SQM private villa.

57 one, two, and three bedroom apartments topped by spectacular penthouses on the top and ground floor garden flats with private access to their own garage unit.

<b>BLOCK A</b>	XO PRIVATE VILLA
<b>BLOCK B</b>	27 APARTMENTS
<b>BLOCK C</b>	14 APARTMENTS
<b>BLOCK D</b>	13 APARTMENTS





OB

III

APARTMENT  
TYPOLOGIES

Displaying multiple apartment configurations to suit a variety of lifestyles.

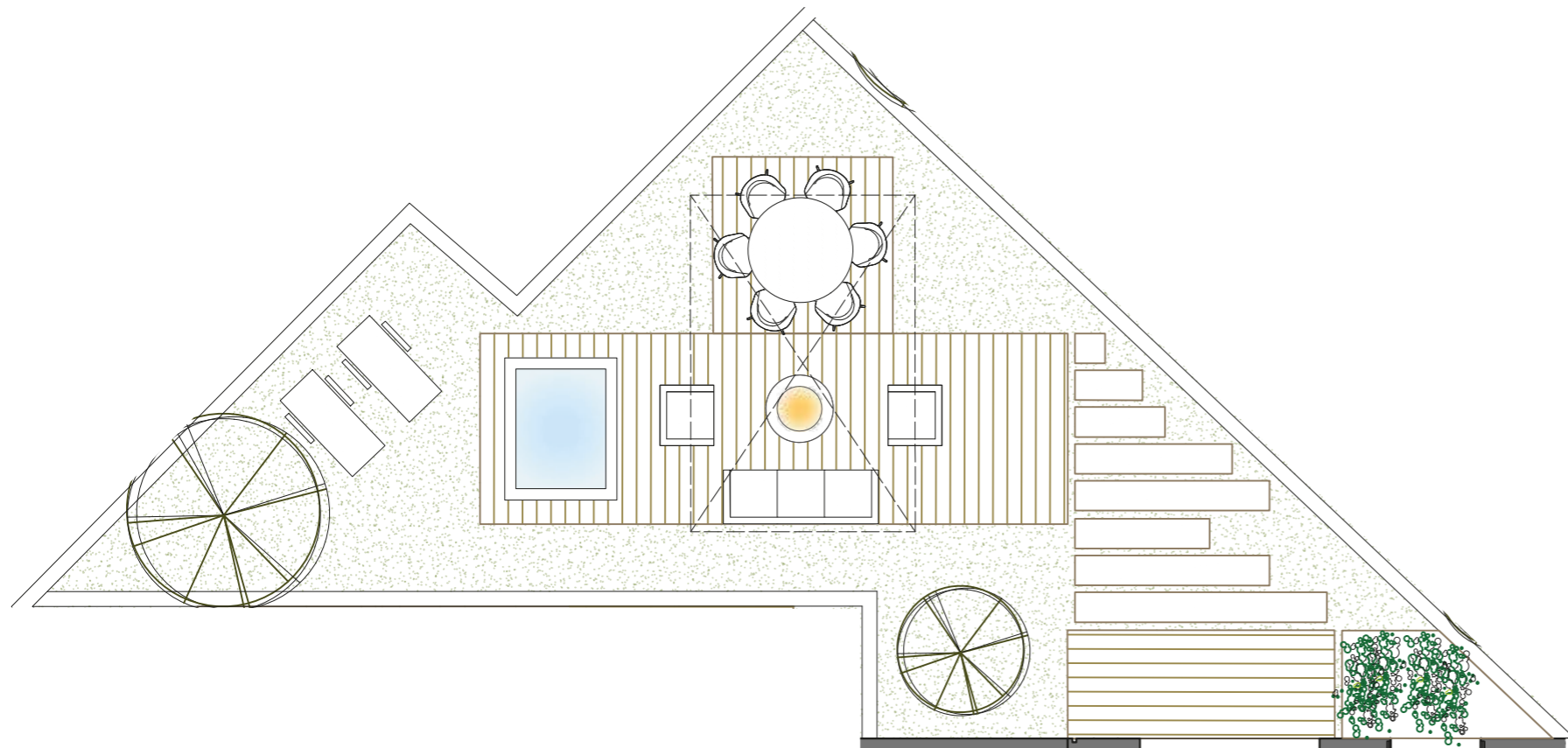
Skilfully designed one, two and three bedroom apartments varying from 120 up to 400 SQM including an 850 SQM private villa.

Layouts with ample open spaces in front and in the back giving some hint to its strong architecturally designed interior in a subtle and suggestive fashion. Open to the city while filtering its most invasive nuisances and stimuli.

Considerable design emphasis has gone into meticulously planning the master suite, kitchen and living areas which have been oriented to maximize access to outdoor spaces, all equipped with sophisticated domestic appliances and technical break-through technologies, with exceptional views of the setting sun over the maritimo.





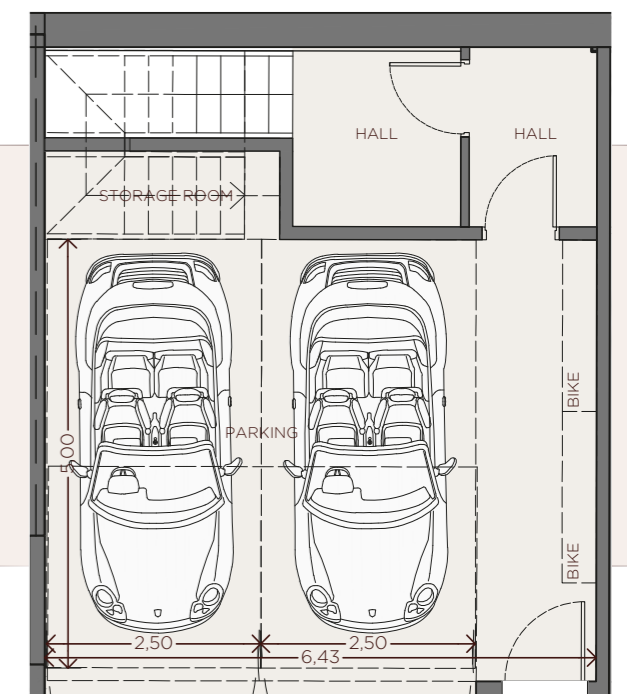
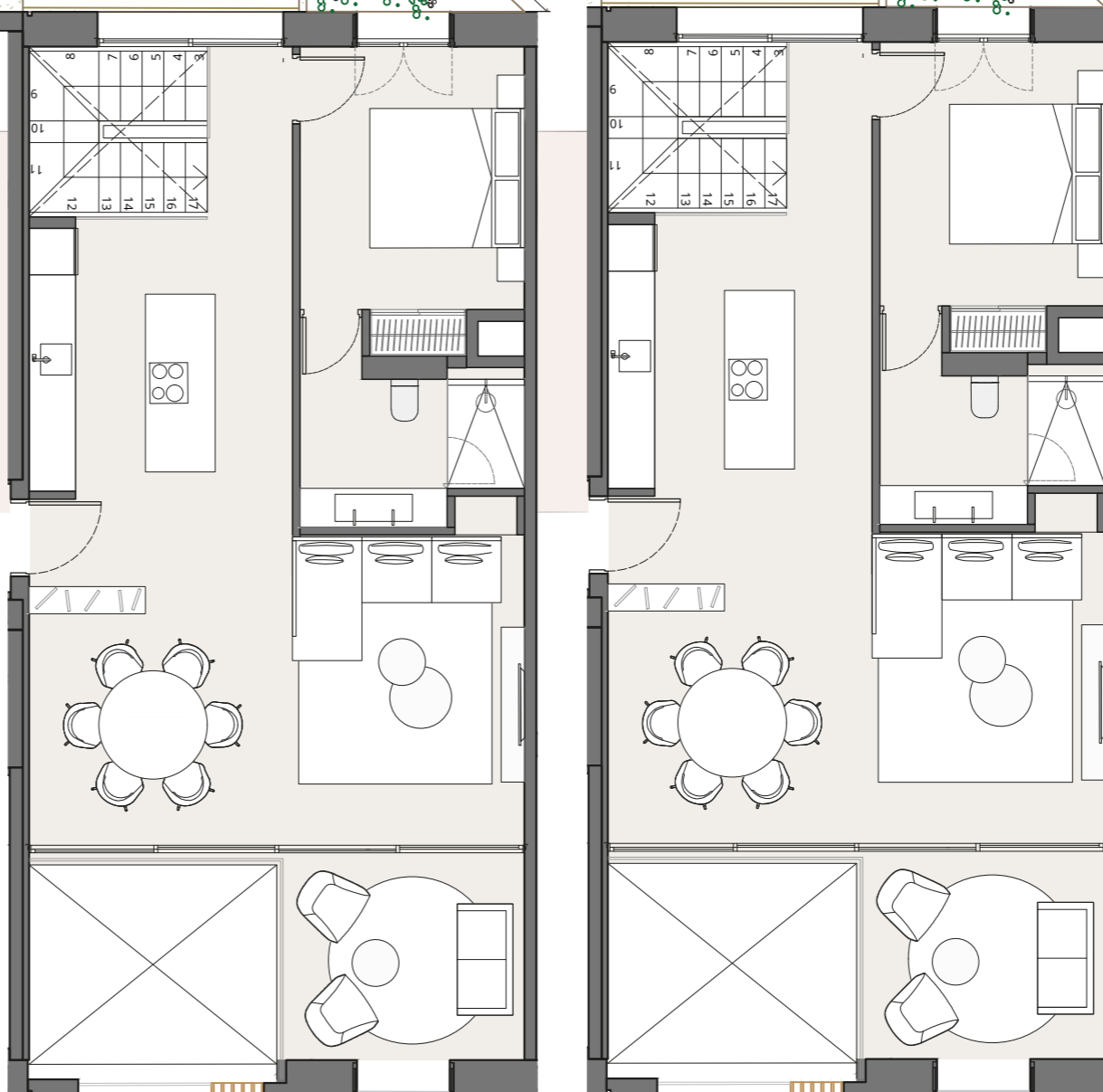


**DUPLEX GARDEN APARTMENT**  
(+PRIVATE PARKING)

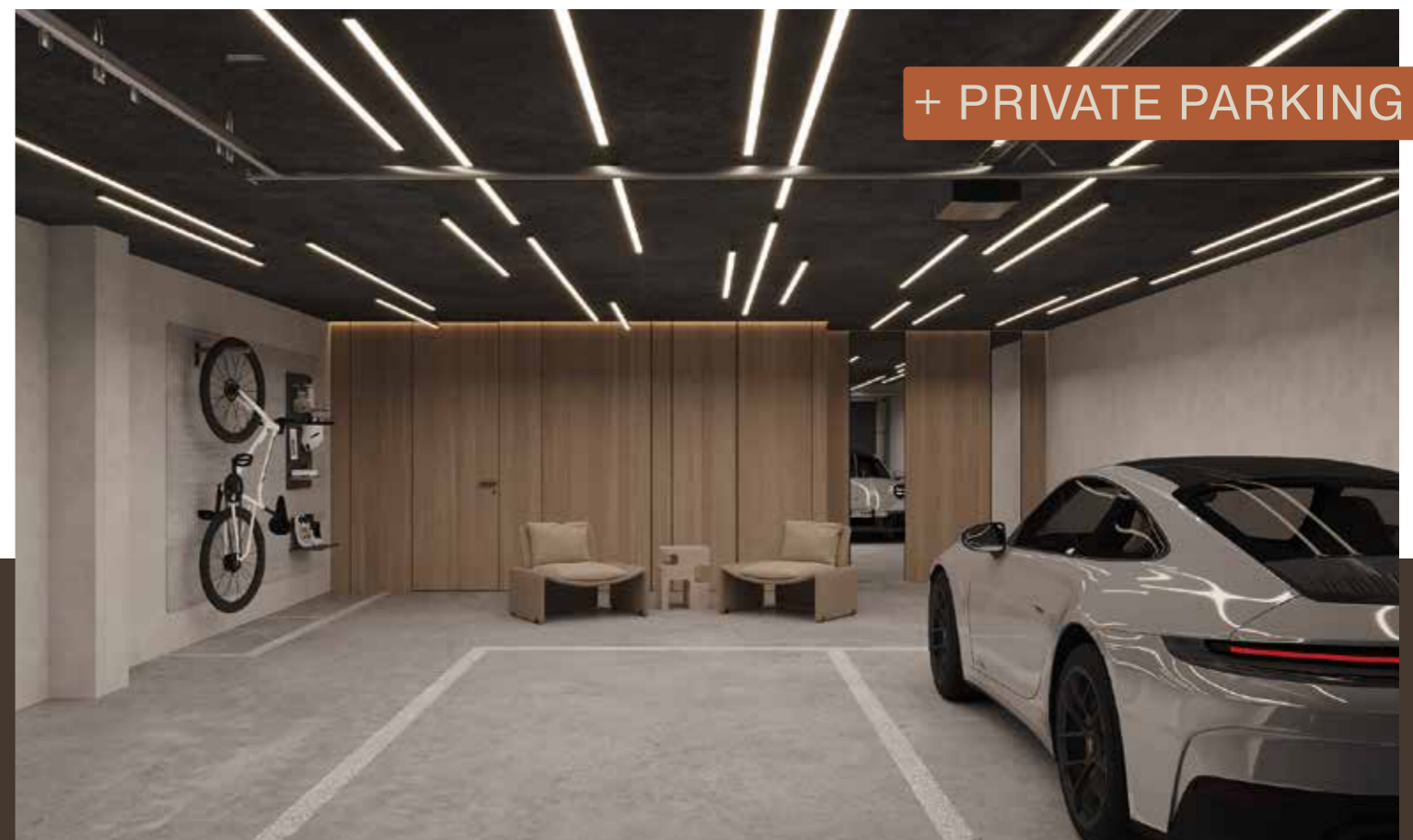
Chalet style duplex apartment over two or three floors including a direct and private parking access for 1 or 2 cars. Displaying a multi-purpose area for entertainment and wellness, a laundry room and an expansive private patio allowing lots of space for outdoor recreation.

**APARTMENT 1C**

INDOOR USABLE FLOOR AREA	182,11 m <sup>2</sup>
INDOOR GROSS FLOOR AREA	242,93 m <sup>2</sup>
OUTDOOR GROSS FLOOR AREA	90,52 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	333.45 m <sup>2</sup>
GFA + COMMON AREAS	426,41 m <sup>2</sup>



DUPLEX GARDEN APARTMENT



+ PRIVATE PARKING

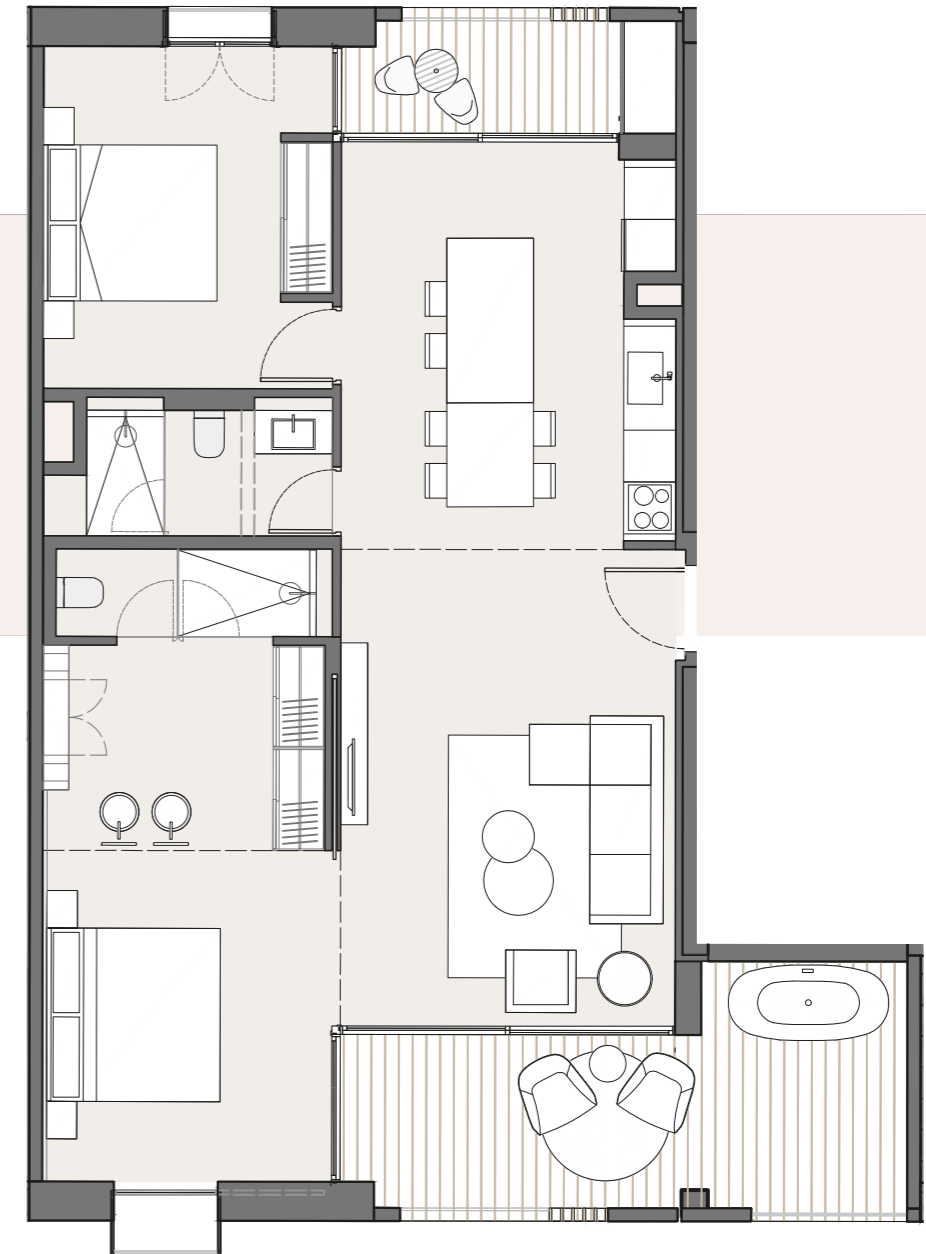
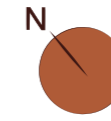
## BALCONY APARTMENT

Large, deep and bright open plan pocket kitchen combined with living space area.

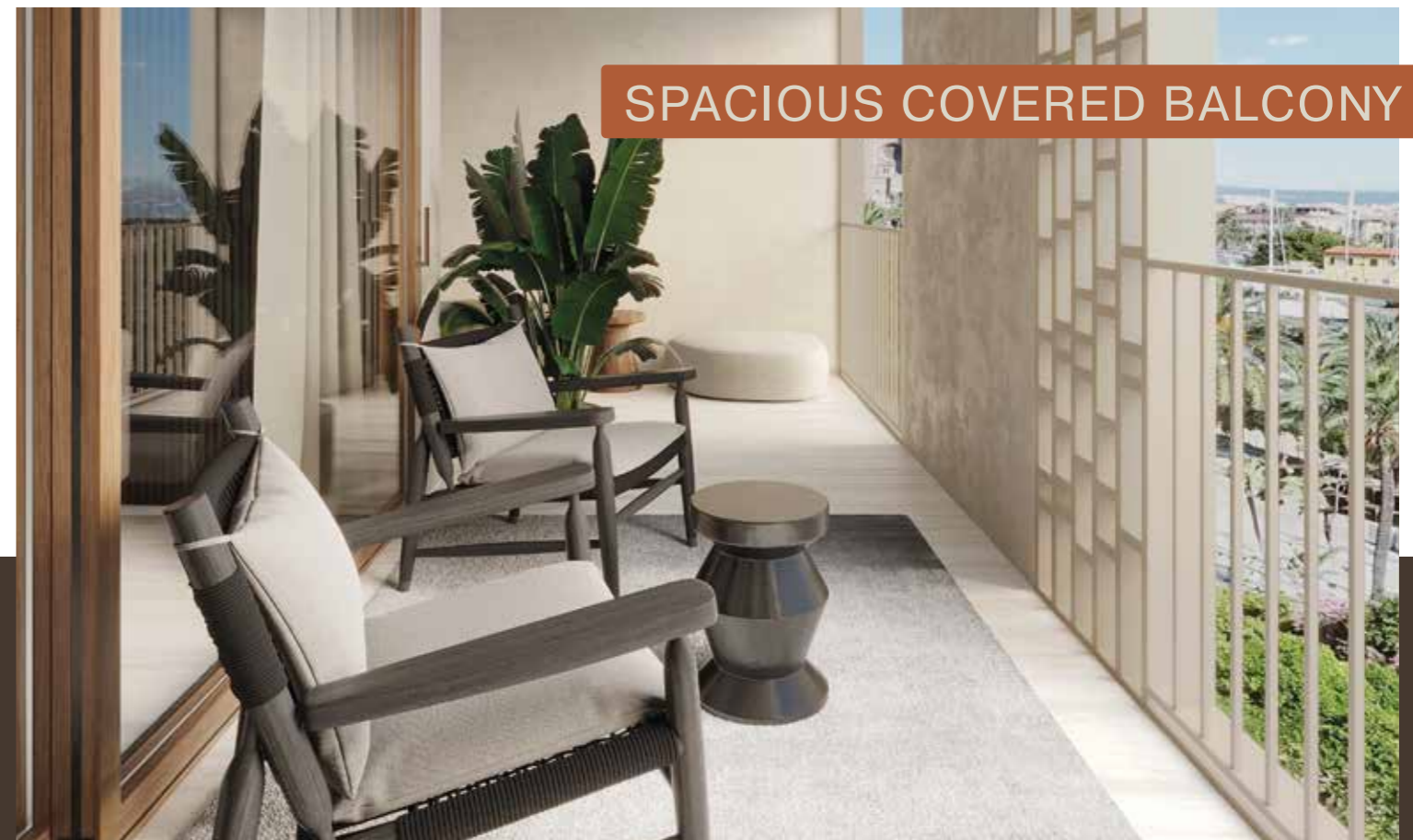
Topped by a generous and cosy balcony space for outdoor lounging. Two bedroom apartment displaying an elegant master bedroom with on-suite integrated bathroom access.

### APARTMENT 2R

INDOOR USABLE FLOOR AREA	99,84 m <sup>2</sup>
INDOOR GROSS FLOOR AREA	115,46 m <sup>2</sup>
OUTDOOR GROSS FLOOR AREA	19.85 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	115.46 m <sup>2</sup>
GFA COMMON AREAS	147.65 m <sup>2</sup>



BALCONY APARTMENT



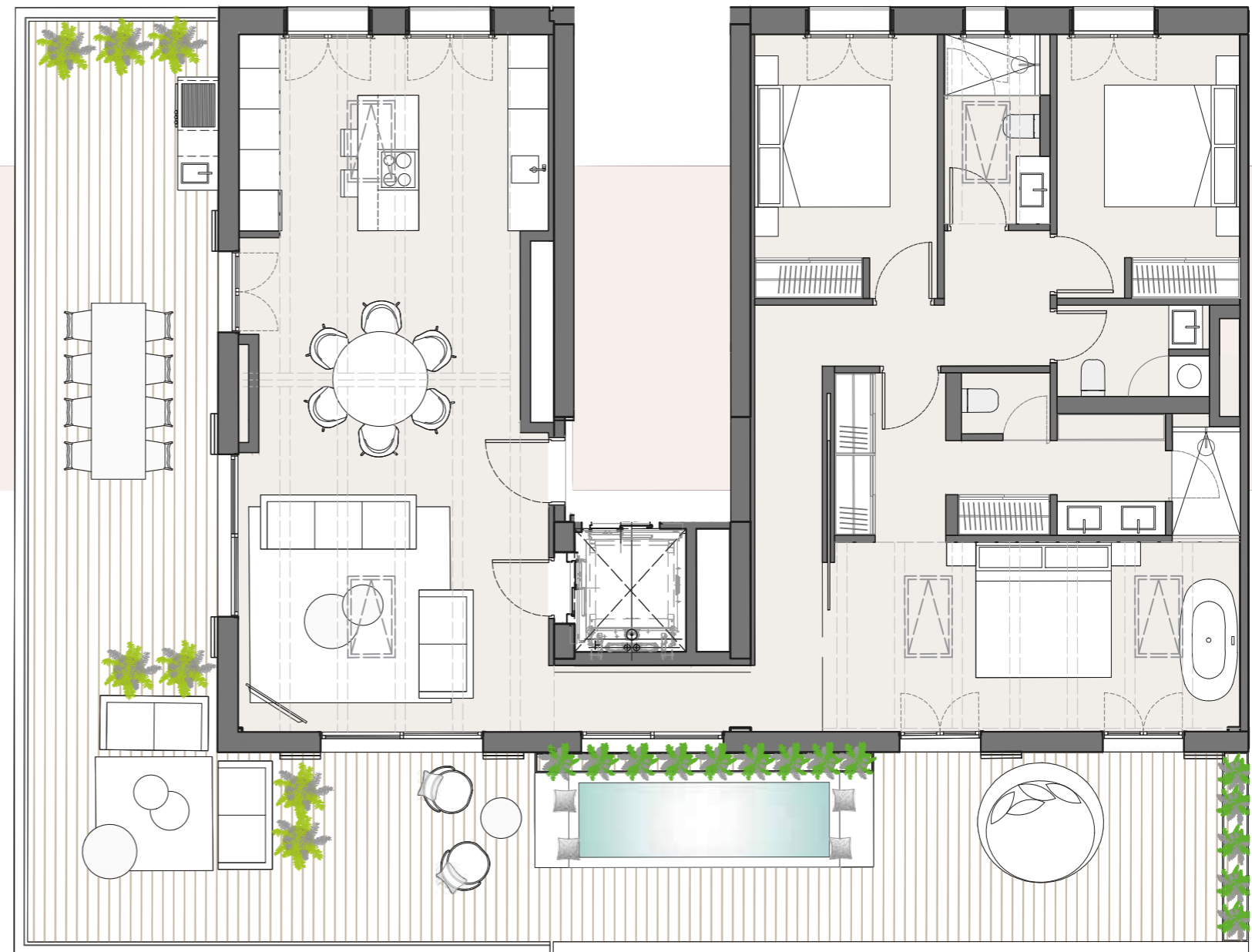
SPACIOUS COVERED BALCONY

## JONQUET ATTICS

Spacious and remarkable top floor suite attics over one floor. Large, deep and bright open plan kitchen combined with living space area showcasing exposed ceiling beams and skylights all across. Topped by a huge balcony over two or three directions displaying unobstructed views.

### APARTMENT 31

INDOOR USABLE FLOOR AREA	118,26 m <sup>2</sup>
INDOOR GROSS FLOOR AREA	140,79 m <sup>2</sup>
OUTDOOR GROSS FLOOR AREA	88,03 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	228.82 m <sup>2</sup>
GFA COMMON AREAS	292.52 m <sup>2</sup>



JONQUET ATTICS





## THE ART OF LIVING.

XO Jonquet has set the standard for future ages of fine, crafty combination of Palma's natural scenery to the most advanced technologies and **architectural harmony** that is longing to share its spirit and authenticity.

As for **the amenities**, it will impress you with its diversity, the shared and social spaces and attentive services that enliven the first and below ground floors provide the ideal complement to this gracious new Palma boutique residential. There's nothing trivial in these four apartment buildings – everything features the unique attitude to the art of creation, the art of living.





04

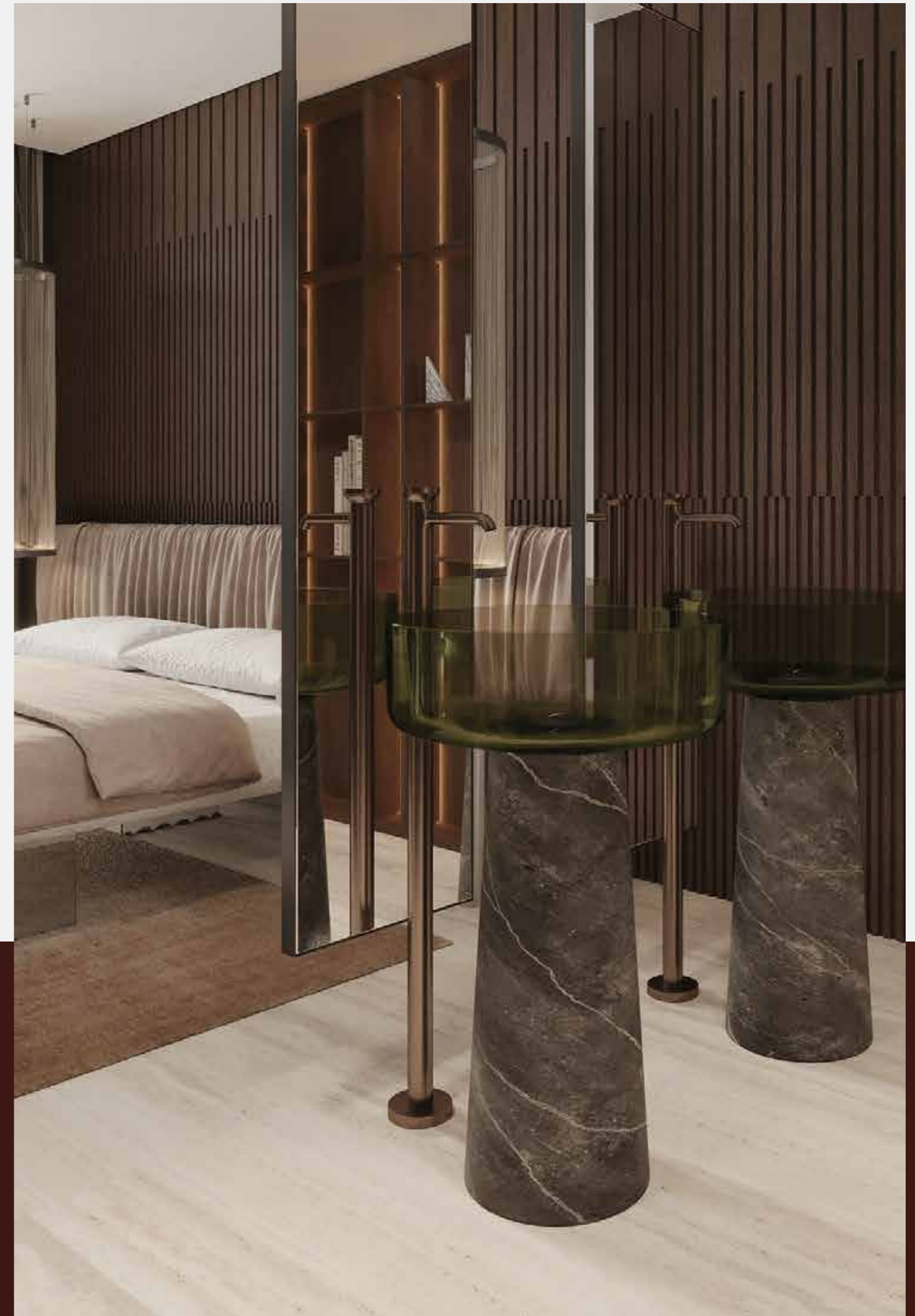
III  
INTERIORS

# TWO INTERIOR DESIGN LINES TO CHOOSE FROM.

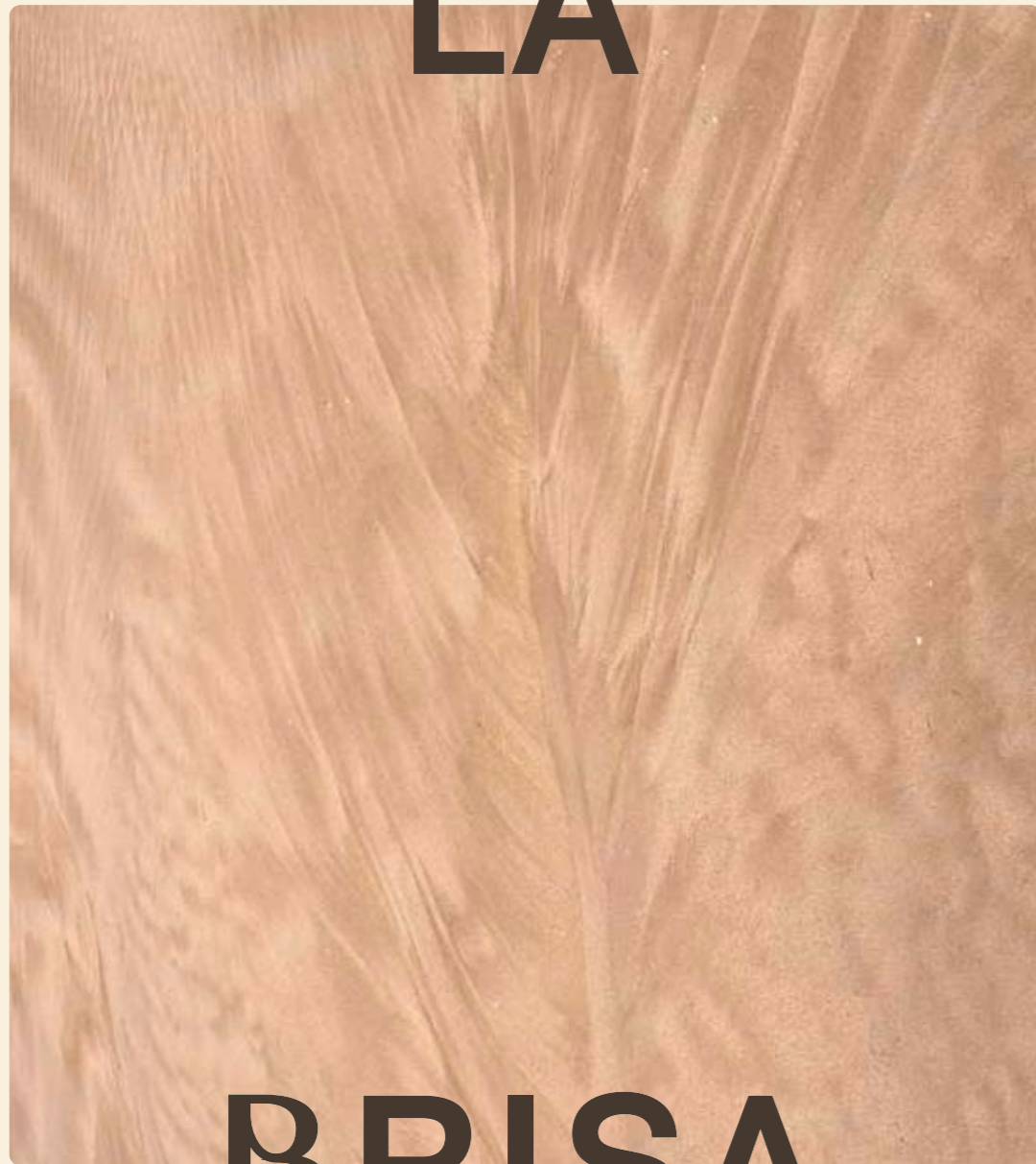
*A testament to impeccable design meeting the desires of modern living.*

Designed for owners to imbue their own personality to each residence through curated art, books and collectibles.

The choice between two concepts with a mix of themes offers plenty of opportunities for achieving individual fulfillment, using the finest quality materials.



LA



BRISA

INTERIOR DESIGN LINE

EL



MONTE

INTERIOR DESIGN LINE

# LA BRISA

Minimalistic harmony. Interiors that will stand the test of time whilst creating a sense of lightness.

Comprised by natural woods, soft color palettes and earthy materials keeping the island traditions alive in an age of disappearing craft.

Rooted in beauty and function, texture, balance and serenity. The concept is polished and modern – in keeping with the interior architecture of the building.



TRAVERTINE

WHITE OAKS

HERRINGBONE PARQUETS

SMOKED GLASSES

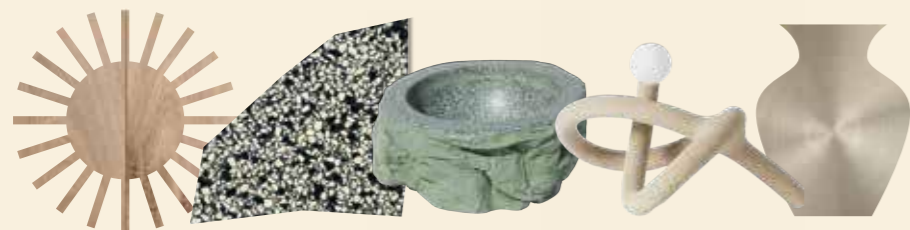
NICKEL FINISHES



XO JONQUET



## LA BRISA INSPIRATION BOARD



LA BRISA

INTERIOR DESIGN LINE



KITCHEN



BEDROOM



KITCHEN



BALCONY



LIVING

LA BRISA

INTERIOR DESIGN LINE



BALCONY



BATHROOM



LIVING



BALCONY



BEDROOM



WALK-IN CLOSET

A glimpse of

LA BRISA DESIGN LINE

THE PREMIUM JONQUET ATTICS



# EL MONTE

A meticulously crafted home that unfolds in stages, offering dynamic juxtapositions alongside a coherent narrative.

Seamlessly blending old and new, day and night, subtle and statement. Assembling dark woods, textured walls, and a light color touches whilst the stainless steel kitchen adds a chic industrial twist which leaves traces that give it a character of its own over time.



STAINLESS STEEL

WALNUT CARPENTRY

STONE TILING

GREY TINTED GLASSES

DARK BRONZE FINISHES

## EL MONTE INSPIRATION BOARD





EL MONTE

INTERIOR DESIGN LINE



KITCHEN



BEDROOM



KITCHEN



BALCONY



LIVING

EL MONTE

INTERIOR DESIGN LINE



BALCONY



WALK-IN CLOSET



LIVING



BALCONY



BEDROOM



WALK-IN CLOSET

A glimpse of

EL MONTE DESIGN LINE

THE PREMIUM JONQUET ATTICS





# AMENITIES

+550 SQM in amenities  
to heal the mind, relax the  
body and lift the spirit.

Surrounded by an impressive  
assembly of the city's cultural  
riches, the extensive program  
of unrivaled amenities,

provides ample opportunity for  
a rich and varied way of life inspired  
by the idyllic island setting  
you will only find at XO Jonquet.



SPA & WELLNESS



INDOOR POOL



FITNESS QUARTERS



POOL & SOLARIUM



HOME CINEMA



GAMES ROOM



CAR WASH & VEHICLE  
REVOLVING PLATFORM



24H RECEPTION +  
HIGH-END CONCIERGE



GOLF SIMULATOR



WINE CELLAR



CLUB HOUSE



JONQUET PARK FACILITIES



## RECEPTION

A dedicated staff member available at all hours at the beautifully welcoming reception court. Offering convenience in terms of package and mail delivery and providing an added layer of security for all residents.



# POOL & SOLARIUM

Get in the swim. There's nothing quite like feeling like you're at a lush resort without ever leaving home. The beautiful and spacious outdoor pool premises display fantastic views overlooking

the dreamy Palma harbour. Featuring comfy & cozy lounge areas with fire pits providing a highly desirable place for swimmers, sun worshippers and evening star gazers.









## SPA & WELLNESS

Some days are best spent in the spa, where you can come close to experiencing an *onsen*, a Japanese hot spring. Refreshing and relaxing, the spa is the perfect place to unwind and soothe your mind and body.

It's located on the underground floor, a premium amenities facility that also includes a Cryo chamber, steam room, sauna, ice bucket, quiet area, changing rooms, indoor pool and Jacuzzi.



 CRYO CHAMBER	 SAUNA	 CHANGING ROOMS
 STEAM ROOM	 QUIET AREA	 JACUZZI





## HOME CINEMA

An exclusive movie-going experience right at your doorstep. Residents can enjoy all the perks of an ultra-modern cinema without dealing with the crowds and sticky floors. It features an HD projector, high-quality surround sound system and a massive screen. Rich finishes designed with a regal colour palette and ambient lighting. Extra comfy loungy-style seats for a unique experience.

CONCIERGE  
BOOKING  
SYSTEM.



## FITNESS QUARTERS

Introducing an impressive and fully stocked state-of-the-art fitness area with everything you need to power up your workouts.

Paired with a serene space that offers a quiet escape from work and life stresses featuring an on-site yoga & meditation room.





## CLUB HOUSE & WINE CELLAR

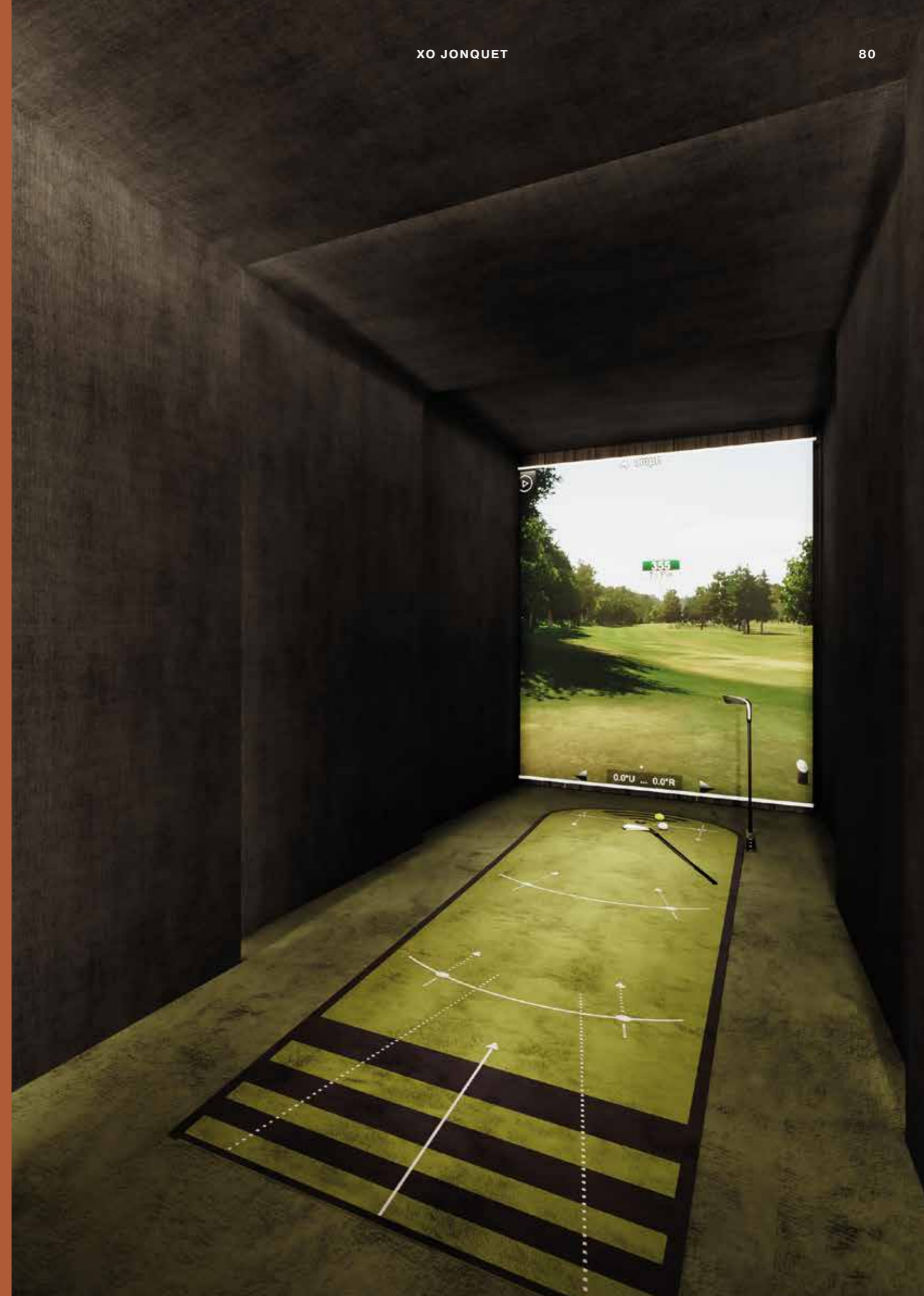
Spacious finely designed lobby for private parties and social events including cooking area, smoking lounge and private wine cellars with lockers available to XO Jonquet owners looking to store their wine collections.



CONCIERGE  
BOOKING  
SYSTEM.

## GOLF SIMULATOR

Welcome to the great indoors. Featuring an exclusive golf simulator with high-performance graphics and sensor mats designed to enhance practice with comprehensive insights on how their golf level is progressing. Practice. Play. Compete. Have fun.





## GAMES COURT

An inviting and spectacular space to play, lounge, socialise and enjoy with friends over a game of billiards, table football or board games. With an adjacent virtual games room displaying vending machines, XO Jonquet has over 90m<sup>2</sup> for residents of all ages' leisure.





## CAR WASH & VEHICLE REVOLVING PLATFORM

Never worry about finding time for a car wash again - Experience the ultimate convenience right at your parking spot. Moreover, residents can steal the show displaying their car stock on a revolving turntable platform.

## IN-HOUSE SERVICES

Xo Jonquet lingers to charm you with an authentic and vibrant Palma harbor life. Expect **special add-ons**, services and details that emphasize the lavishly appointed lifestyle.



ELECTRIC COMMUNITY CAR  
FOR TRANSFERS



24 HOUR SECURITY SERVICE



COMMUNITY BOAT



PET WALKING  
AND GROOMING STATION



BYCICLE AREA



24H DRIVING SERVICE  
(EXTERNAL PROVIDER)



BOOKINGS SERVICE  
(LEISURE ACTIVITIES, RESTAURANTS, YACHTS)



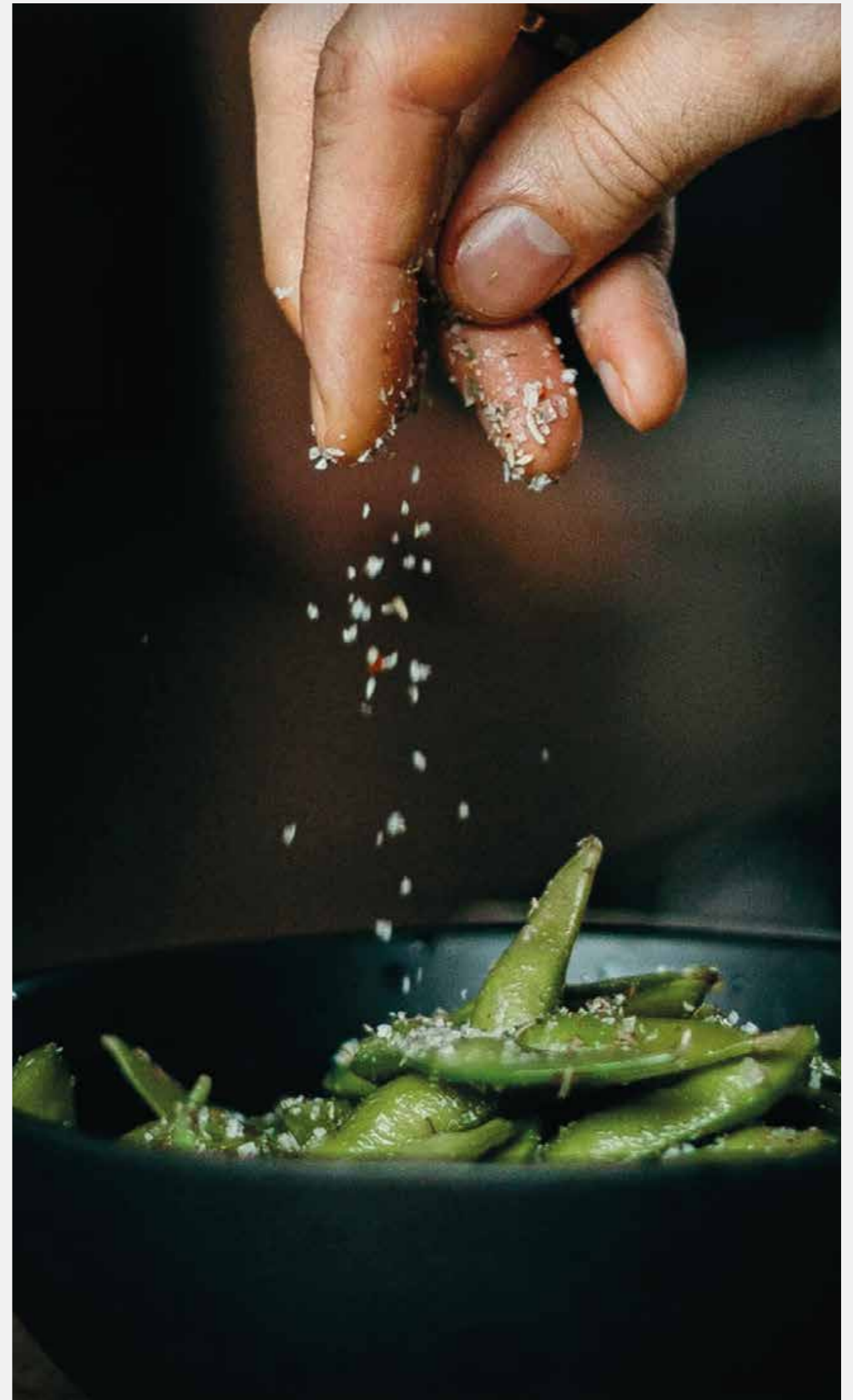
PRIVATE CHEF AND EVENTS



WELLNESS TREATMENTS



LAUNDRY SERVICE





## COMMUNITY BOAT

Owned by the community,  
managed through an external company.

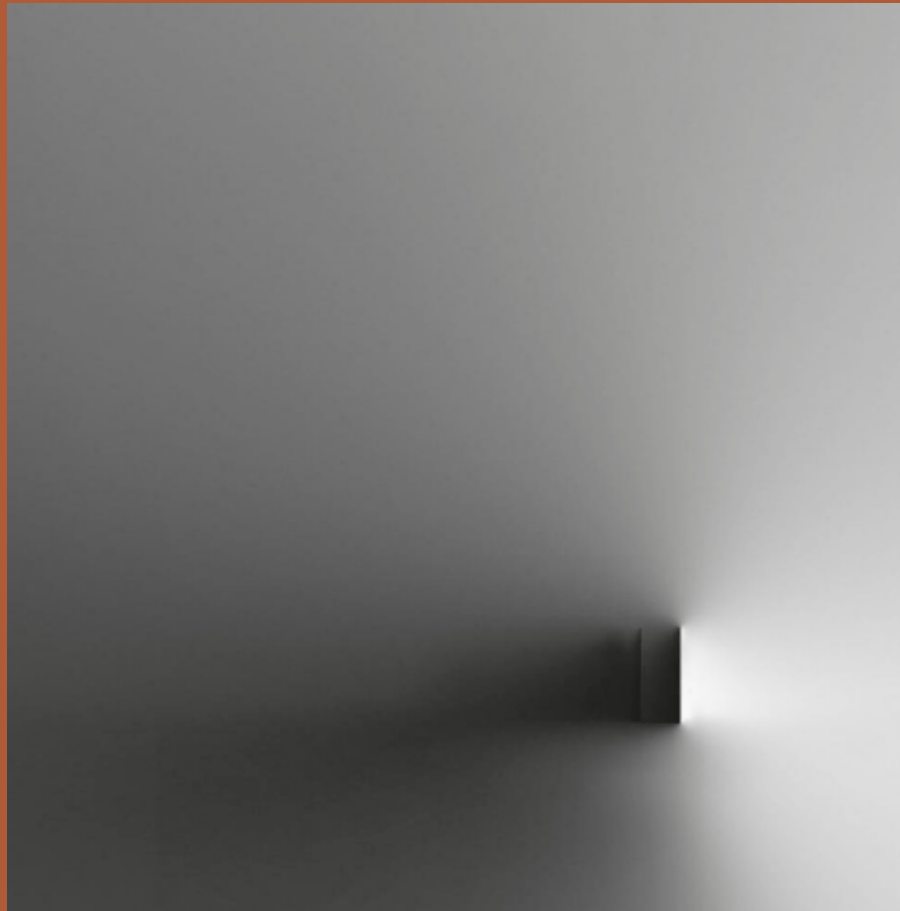
Whether you're looking for a new hobby,  
outdoor adventure, friendly competition or a  
peaceful sunset cruise, there is no better way to  
experience the picturesque mediterranean bliss  
through your own **private boat** departing right  
from the heart of the city.



## UPGRADES

A unique opportunity for individualisation with exciting trusted suppliers.

The desirable new addition to this successful development, offers a choice of unique highly specified apartment **upgrade concepts** for spatial elegance, state-of-the-art technology and lighting as well as practical sustainable solutions sourced by renown suppliers. We aim to assist in unleashing the full potential of your home.





# SUSTAINABLE TECHNOLOGIES

# ENERGY CERTIFICATE / A+

Our biggest efforts invested in circular construction for a future-forward, materia-efficient responsible approach.



RAINWATER COLLECTION



SOLAR-CONTROL WINDOWS



WASTE MANAGEMENT



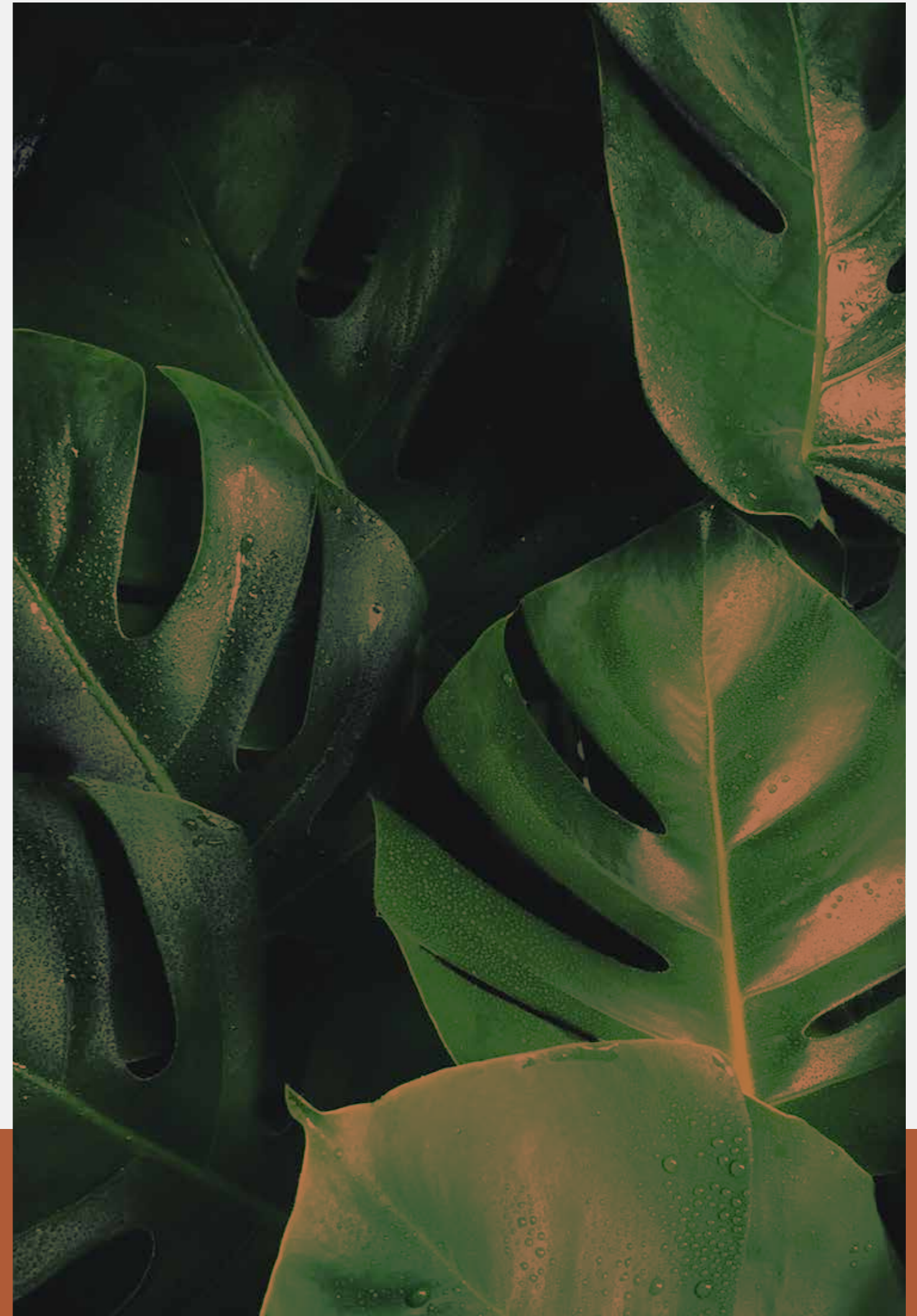
VEGETATION



EV CHARGING



GEOTHERMIA





# PROJECT TIMELINE

A DREAM  
INVESTMENT  
EVERY STEP  
OF THE WAY.

LICENSE Q1



2025

BUILD START Q3



2025

COMPLETION Q2



2027

DISCOVER MORE



# CONTACT

BAUER  
COMPANY **XOJAY**

Contact us to make an appointment and experience  
the impressive charm of a state-to-art atmosphere.

**Our team is proud to open a new chapter in your life.**

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[www.bauer-company.com](http://www.bauer-company.com)

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CW



BAUER  
COMPANY

TRAVELCOUP

Espacio  
HomeDesign

GESSI®

Miele



PORSCHE

CREATIVE  
INTERIOR DESIGN



EUROPEAN  
PROPERTY  
AWARDS

AWARD  
WINNER

2023-2024



