

X O J A Y

XOPARQ

The Palma Residences

BUILDING SPECIFICATIONS

GENERAL

65 Residential units
4 Commercial units
Communal areas
5 Stairways
Garage parking: basements -1/-2
Commercial areas: Floor 0
Premium apartments: Floor 1-3
Penthouses: Floors 3-4
Total Gross floor area: 8.782 m²
Gross floor area ground floor: 1.663 m² (commercial)
Gross floor area above ground: 6.545 m² (residential)
Gross floor area below ground: 7.313 m²

OVERVIEW

PRODUCT

Representative residential and commercial building. High-end properties.

LAYOUTS

The apartments are organized 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. All building blocks surround a central core where the ground floor is freed to a communal garden and amenities.

FACADES

Facades display distinctive and varied volumetric compositions. The differing 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: Covered surface with panels and galvanised steel profile structure. Phosphate paint coating. Pavement: trowelled concrete finish.

CONSTRUCTIVE TYPOLOGY

Reinforced concrete structure, screen walls, pillars and solid slabs.

CHARACTERISTICS

Perimeter screens of reinforced concrete (deep foundation) and reinforced concrete foundation slab with designation for environments with high humidity and / or in contact with seawater. (Concrete - HA-25-B-30-XC3-Qb, Steel B-500-S / B-500-T)

Multilayer sheet, flexible and adherent (HDPE) waterproofing system.

The structure is solved with concrete pillars on all floors for the vertical structural elements, except in the vertical communications cores that will be through screens. And lattice slabs and solid concrete slabs for the horizontal structural elements.

Concrete - HA-30-B-30-XS1-Qb, Steel B-500-S / B-500-T)

Features: Three types of interior finishes: **RAW, ADAGIO, ARTÀ**

***ALL DETAILS SUBJECT TO CHANGE**

CEILING HEIGHTS

Ground floor 2,60m – Commercial units 3,06 / 3,80 m (Excluding false ceiling)
Clear heights (Floors 1-4) 2,60m – Installation ducts 2.40m – Bathrooms 2.30m

PERMISSIBLE LOADS

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

FACADES

APPEARANCE

Glass Fibre Reinforced Cement (GRC)
Solid GRC panel. Dimensions: 3,000x2,000mm. Weight: 70-80 kg/m² Thickness: 120mm
Composite aluminum panel type across boxes and balconies

Solar shading: Solar control and low-emissivity glass

Joinery: Minimalist anodized aluminum joinery with thermal break

Enclosing: The building enclosures are achieved with premium carpentry systems of anodized aluminum with thermal break. The facade composition includes GRC panels, high-density insulation with air chamber, and cardboard backing double-layer plaster with high-density thermal insulation $\geq 70 \text{ kg/m}^3$.

COMMUNAL AREAS

POOL AND SOLARIUM

Large concrete-style pool with a glass bottom with integrated jacuzzi.
Pool surface: 59,39 m² (14,85 x 4,00 m)
Lounge area, shower, WC, and changing room

HIGH-TECH GYM

Exposed concrete-style walls
Heavy-duty interlocking gym flooring
High-tech gym equipment by Technogym
Gym surface: 47m²

XO WELLNESS

Sauna: 3 levelled Klafs sauna. Wallboards, beechwood, and elements (220x250x226.5cm)
Interior finishes: HEMLOCK Softline
Steam room: Profi Klafs steam room (220x220x225c) + Enamelled ceramic tiles / Natural stone tiles

XO LOUNGE

Indoor/outdoor lounge space connected to on-site café and bar. Stone floor tiling
Vegetation void/island installation. Workspace and meeting room.

BUILDING RECEPTION

Reception bar
Intercom system / Integrated smart home feature
Surface: 16.65m²
Building access through electric swinging doors

GARDEN COURT

Homestone grey floor tiles 1.00x1,00 - STN ceramics
Garden seating area and concrete bioethanol firepit + LED lighting

*ALL DETAILS SUBJECT TO CHANGE

SCREENING ROOM

71m² – 10 seats

GOLF SIMULATOR

37m² – High-end golf simulator

HALLWAYS AND STAIRS

Concrete style finish

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

LED-sensored lighting on stairs

PARKING

Basements -1 and -2

On-site access

Controlled garage parking with 134 parking spots

Pre-installed electric charging stations for every parking space

HIGH-TECH SECURITY SYSTEM & PORTER

24-hour porter and security service (CCTV) coverage in communal areas

DOORS

ACCESS DOOR

Armored 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 embedded in the swing frame. JNF handle, and stainless steel top.

WINDOWS

4 JOINERY TYPES:

1. UNICITY windows and balconies by TECHNAL, Hinged windows of extruded aluminum with RPT.
2. LUMEAL GA sliding windows by TECHNAL, 2-leaf aluminum sliding window with RPT.
3. HYLINÉ guillotine window with a motorized movable leaf, aluminum with RPT.
4. HYLINÉ 40 large format sliding window by HYLINÉ, sliding window with 3 motorized sliding leaves, aluminum with RPT.

Low e tempered solar control (HST)/laminated and colorless glass.

*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.

*ALL DETAILS SUBJECT TO CHANGE

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 + General wind control sistem

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. Consumption costs are distributed according to individual spending.

BUILDING TECHNOLOGY / HOME AUTOMATION

Integrated domotic system for domestic automation including lighting, temperature and heating control, blinds control, and motorized window control through an in-built sensitive surface with five touch zones and click feedback in every room as well as smartphone application.

VENTILATION

Ventilation system, recuperators - S&P

ILLUMINATION

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

Capacity: 11 people / 8 people. 900 Kg. Cab: 1400x 1400mm. 6/7 stops and multiple simple/double/triple public and private boardings.

LED lighting + Multi-door opening. + Electric elevator (no machine room).

INTERIOR FINISHES

FLOORING

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

Floating floor with radiant heat on noise reduction mat. 3 different finishes.

RAW Large porcelain tiles stone effect - Off-white color.

ADAGIO Herringbone oak wood parquet in 3 colours options.

ARTÀ Large porcelain tiles stone effect - Beige color.

PARTITIONS BETWEEN APARTMENTS

14 cm perforated ceramic brick wall and dry system cladding, with two gymsum boards at side, N-type and water-repellent in humid areas, galvanized steel structure sheet profile, and acoustic and thermal isolation.

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INTERIOR PARTITION WALLS

Dry system partition, with two gymsum boards at side, N-type and water-repellent in humid areas, galvanized steel structure sheet profile, and acoustic and thermal isolation.
Matt plastic painting finished walls + Drop ceilings

SPECIAL FEATURES – ART WALL

Three different art wall styles according to design line chosen. Livingroom area placement.

BASEBOARDS

Orac - DX163-2300 square

SWITCHES / SOCKETS

TBA

BATHROOMS

GENERAL

BATHTUBS

In-built bathtub.

Free-standing bathtub on master bathrooms (*where applicable).

TOILETS

Wall-hung satin white toilets.

SHOWERS

Two-way thermostatic shower mixer (*master bathrooms only). Gessi.

In-built shelving

RAW

FLOORING

Large porcelain tiles stone effect - Grey color

TILING

TBA

SHOWER TILING

TBA

BASINS

1. Mounted worktop sink with 2 washbasins (master bathrooms). Incorporated storage and shelving. Finishes TBA.

2. Single wall-hung washbasin with incorporated shelving

BATHROOM FIXTURES

Texturized bathroom fixtures. Gessi. Brushed black finish 707

GLASS ENCLOSURES

Clear glass shower screen and translucent glass toilet screen (2.30cm).

ADAGIO

FLOORING

Large porcelain tiles stone effect - Off-white/beige colour

SHOWER TILING

TBA

*ALL DETAILS SUBJECT TO CHANGE

BASINS

1. Mounted worktop sink with 2 washbasins (master bathrooms). Incorporated storage and shelving. Finishes TBA.
2. Single wall-hung washbasin with incorporated shelving.

BATHROOM FIXTURES

Texturized bathroom fixtures. Gessi. Warm brushed brass finish 726

GLASS ENCLOSURES

Clear glass shower screen and translucent glass toilet screen. (2.10-2.30cm).

ARTÀ

FLOORING:

Large porcelain tiles stone effect - Off white colour

TILING:

TBA

SHOWER TILING:

TBA

BASINS:

1. Mounted worktop sink with 2 washbasins (master bathrooms). Incorporated storage and shelving. Finishes TBA.
2. Single wall-hung washbasin with incorporated shelving.

BATHROOM FIXTURES:

Texturized bathroom fixtures. Gessi. Brushed copper finish 708

GLASS ENCLOSURES

Clear glass shower screen and translucent glass toilet screen. (2.30cm).

KITCHENS

Individual style fully-equipped kitchen.

Set up according to apartment layout by *Espacio Home Design*

KITCHEN ISLANDS & COUNTER – 3 DIFFERENT FINISHES

RAW: TBA

ADAGIO: TBA

ARTÀ: TBA

KITCHEN CABINETS – Laminated wood finish

RAW: TBA

ADAGIO: TBA

ARTÀ: TBA

APPLIANCES

Stove with fridge, freezer, dishwasher, extractor, wine cooler, oven, ice machine*

All Miele brand.

*ALL DETAILS SUBJECT TO CHANGE

SPECIAL FEATURES**ENERGY PERFORMANCE CERTIFICATE****A+ CERTIFIED BUILDING****SOLAR ENERGY**

Solar panels

RAINWATER COLLECTION SYSTEMRainwater tanks (located in the basement)
guaranteeing water-efficiency irrigation.**COMMUNAL ALARM SYSTEM**

Installed and integrated

CELLAR AND STORAGE

Individual underground cellars for every apartment

BICYCLE STORAGE ROOM**COMMUNAL RUBBISH COLLECTION ROOM****XOJAY**

HOME IS THE NICEST WORD THERE IS.

XO PARQ – C/Barranquilla y façana 07007, Palma**XOJAY Management – SL C/Joan Maragall 17-G, 07006, Palma**