

XOPARQ

BUILDING SPECIFICATIONS

XOJAY

GENERAL

65 Residential units

4 Commercial units

Communal areas:

POOL & SOLARIUM, XO GYM, XO LOUNGE & CAFE, GOLF SIMULATOR,
RECEPTION LOBBY, MOVIE VENUE, XO WELLNESS, SPA ROOMS, COMMUNITY BOAT

5 Stairways

Garage parking: basements -1/-2

Commercial areas: Floor 0

Premium apartments: Floor 0-3

Penthouses: Floors 3-4

Total Gross floor area: 16.836,48m² APPROX

Gross floor area ground floor: 2654.06m² APPROX

Gross floor area above ground: 6.869,27m² APPROX

Gross floor area below ground: 7.313,14m² APPROX

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

Perimeter concrete screens walls covered by panels and galvanized steel profile structure.

Pavement: trowelled concrete finish.

CONSTRUCTIVE TYPOLOGY

Reinforced concrete structure, screen walls, and pillars.

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.

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

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

Facade cladding with exterior thermal insulation with a concrete-like mortar finish.

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.

COMMUNAL AREAS

POOL AND SOLARIUM

Glass bottom pool

Pool surface: 58.67m² (14.8x3.95m) APPROX

Lounge area and shower

HIGH-TECH GYM — ~~TECHNO~~Gym

Heavy-duty interlocking gym flooring with impact-proof laminate placed underneath the flooring.

High-tech gym equipment

Gym surface:71m² APPROX

XO WELLNESS

Sauna: 3 levelled Klafs sauna. Wallboards, beechwood, and elements (220x250x226.5cm) — **KLAFS**

Interior finishes: HEMLOCK Softline

Steam room: Profi steam room (220x220x225c) + Porcelanic tiles or similar

XO LOUNGE

Indoor/outdoor lounge space connected to on-site café and bar + Porcelain floor tiling or similar

Vegetation void/island installation. Workspace and meeting room.

BUILDING RECEPTION

Reception bar

Intercom system / Integrated smart home feature

Surface:37.65m²

Building access through electric swinging doors

GARDEN COURT

Porcelain floor tiling - FLOSS BONE - Living Ceramincs or similar

Garden seating area and concrete bioethanol firepit + LED lighting

SCREENING ROOM

34.76m²

GOLF SIMULATOR

33.47m² APPROX - High-end golf simulator

HALLWAYS AND STAIRS

Porcelain floor tiling - FLOSS BONE - Living Ceramics or similar
LED-sensored lighting on stairs

PARKING

Basements -1 and -2

On-site access

Controlled garage parking with 135 parking spots

Pre-installation for electric charging station for every parking space

HIGH-TECH SECURITY SYSTEM & PORTER

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

DOORS

ACCESS DOOR

Security door.

INTERIOR DOORS

1 leaf Interior door hinged on the vertical axis, flushed in partition outer face.

Lacquered in matt white.

JNF handle, and stainless steel top.

WINDOWS

4 JOINERY TYPES:

1. Windows and balconies, Hinged windows of extruded aluminum with RPT.

2. Sliding windows, 2-leaf aluminum sliding window with RPT.

3. Guillotine window with a motorized movable leaf, aluminum with RPT.

4. Large format sliding window, sliding window with 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.

BLINDS

Self-supporting motorized exterior blind system.

BUILDING SYSTEMS

AIR CONDITIONING

Air conditioning system by ducts

HEATING

Underfloor heating systems 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 — LOXONE

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.

ILLUMINATION

Energy-efficient LED lighting *where applicable

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 / 900 Kg. Cab: 1400x1400mm.

6/8 stops and multiple simple/double/triple public and private boardings.

8 people / 630 kg. Cab: 1100x1400mm

4/7 stops and multiple simple/double/triple public and private boardings.

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

INTERIOR FINISHES

FLOORING

RAW Large porcelain tiles - FLOSS BONE 100X100. Living Ceramics or similar

ADAGIO Herringbone oak wood parquet in 3 colours options. Surco or similar

ARTÀ Large porcelain tiles - GUBI LIGHT 100X100. Living Ceramics or similar

PARTITIONS BETWEEN APARTMENTS

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

INTERIOR PARTITION WALLS

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

SPECIAL FEATURES — ART WALL

RAW: Concrete style Stucco finish *where applicable

ADAGIO: Wooden wall panelling *where applicable

ARTÁ: Decorative wall panelling - Orac or similar *where applicable

BASEBOARDS

Flush skirting - Orac or similar

SOCKETS

GIRA E2

SWITCHES — LOXONE

BATHROOMS

GENERAL

BATHTUBS

Free-standing bathtub on master bathrooms *where applicable

TOILETS

Wall-hung satin white toilets.

SHOWERS — GESSI

Two-way thermostatic shower mixer *master bathrooms only

RAW

FLOORING

Large porcelain tiles - FLOSS BONE - Living Ceramics or similar

WALL TILING

Porcelain tiles - FLOSS BONE - Living Ceramics or similar

SHOWER TILING

Porcelain tiles - GUBI WALL PRINTS CLOUD - Living Ceramics or similar

SINK UNITS

MASTER: Wall-mounted units with two drawers and worktop with two washbasins *where applicable

GENERIC: Wall-mounted unit with one drawer and worktop with one washbasin

BATHROOM FIXTURES — GESSI or similar

MASTER: Texturised CESELLO fixtures. Brushed black finish 707 or similar

GENERIC: VIA TORTONA fixtures. Brushed black finish 707 or similar

GLASS ENCLOSURES

Clear glass shower screen and translucent glass toilet screen.

ADAGIO

FLOORING

Large porcelain tiles stone effect - FLOSS BONE - Living Ceramics or similar

WALL TILING

Large porcelain tiles - BLANC CALACATTA NATURAL - Living Ceramics or similar

SHOWER TILING

Large porcelain tiles - DUCTILE RELIEF BLANC CALACATTA - Living Ceramics or similar

SINK UNITS

MASTER: Wall-mounted units with two drawers and worktop with two washbasins *where applicable

GENERIC: Wall-mounted unit with one drawer and worktop with one washbasin

BATHROOM FIXTURES — GESSI

MASTER: Texturised CESELLO fixtures. Warm brushed brass finish 726

GENERIC: VIA TORTONA fixtures. Warm brushed brass finish 726

GLASS ENCLOSURES

Clear glass shower screen and translucent glass toilet screen

ARTÀ

FLOORING

Large porcelain tiles - GUBI LIGHT - Living Ceramics or similar

WALL TILING

Large porcelain tiles - GUBI LIGHT - Living Ceramics or similar

SHOWER TILING

Large porcelain tiles - GUBI WALL LIGHT CALM - Living Ceramics or similar

SINK UNITS

MASTER: Wall-mounted units with two drawers and worktop with two washbasins *where applicable

GENERIC: Wall-mounted unit with one drawer and worktop with one washbasin

BATHROOM FIXTURES — GESSI or similar

MASTER: Texturised CESELLO fixtures. Brushed copper finish 708 or similar

GENERIC: VIA TORTONA fixtures. Brushed copper finish 708 or similar

GLASS ENCLOSURES

Clear glass shower screen and translucent glass toilet screen

KITCHENS

Individual style fully-equipped kitchen.

Set up according to apartment layout — **Espacio**

KITCHEN ISLANDS & COUNTER — 3 DIFFERENT FINISHES

RAW: Modulnova special edition Frame kitchen — **MODULNOVA**

Cabinetry: Lacquered Bianco SBI

Kitchen island and backsplash: Sensa Moak Black mate

Water tap: Fusion round by QUOOKER in matt black

ADAGIO: Modulnova special edition Frame kitchen — **MODULNOVA**

Cabinetry: Lacquered Bianco

Kitchen island and backsplash: White honed Carrara marble

Water tap: Fusion round by QUOOKER in brushed antique gold

ARTÀ: Modulnova special edition Frame kitchen — **MODULNOVA**

Cabinetry: Lacquered sabbia amande SAS

Kitchen island and backsplash: Honed Travertine

Water tap: Fusion round by QUOOKER in Brushed copper

APPLIANCES — **Miele**

Fridge/ Freezer: COMBI KFN 7744iD

Wine fridge: KWT 6322-1UG

Induction hob w/integrated extractor: KMDA 7272 FL-U Silence

Built-in oven with microwave: H 7640BM

Dishwasher: G 5150 SCVi Active Plus

Kitchen sinks: Brooklyn BYK N100L U — **SCHOCK**

SPECIAL FEATURES

ENERGY PERFORMANCE CERTIFICATE

A CERTIFIED BUILDING

SOLAR ENERGY

Solar panels

RAINWATER COLLECTION SYSTEM

Rainwater tanks (located in the basement)
guaranteeing water irrigation efficiency

COMMUNAL ALARM SYSTEM

Installed and integrated

CELLAR AND STORAGE

Individual underground cellars for every apartment

BICYCLE PARKING RACK

X O J A Y

HOME IS THE NICEST WORD THERE IS.

C/Barranquilla, 07007, Palma