

**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: 16.836,48m<sup>2</sup> APPROX

Gross floor area ground floor: 2654.06m<sup>2</sup> APPROX

Gross floor area above ground: 6.869,27m<sup>2</sup> APPROX

Gross floor area below ground: 7.313,14m<sup>2</sup> 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, 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 resolved with concrete and metal pillars whilst the central core elements are resolved with concrete screens. Waffle slabs and solid concrete slabs have been used for the horizontal structural elements.

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/m<sup>2</sup> Stairways: 3'00 Kn/m<sup>2</sup> Terraces and balconies: 2,50 Kn/m<sup>2</sup> General roofs: 5,00 Kn/m<sup>2</sup>

## FACADES

### APPEARANCE

Glass Fibre Reinforced Cement Panels (GRC)

Solid GRC panel. Dimensions: 3,000x2,000mm. Weight: 70-80 kg/m<sup>2</sup> 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

Glass bottom pool

Pool surface: 58.67m<sup>2</sup> (14.8x3.95m) APPROX

Lounge area and shower

### HIGH-TECH GYM

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

High-tech gym equipment — **TECHNOGYM**

Gym surface: 71m<sup>2</sup> APPROX

### XO WELLNESS

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

Interior finishes: HEMLOCK Softline

Steam room: Profi steam room (220x220x225c) + Enamelled ceramic tiles / Natural stone tiles. — **KLAFS**

Cold plunge

### 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: 37.65m<sup>2</sup>

Building access through electric swinging doors

### GARDEN COURT

Porcelain tiles stone effect - FLOSS BONE - Living Ceramins or similar

Garden seating area and concrete bioethanol firepit + LED lighting

## SCREENING ROOM

34.76m<sup>2</sup>

## GOLF SIMULATOR

33.47m<sup>2</sup> APPROX - High-end golf simulator

## HALLWAYS AND STAIRS

Porcelain tiles stone effect - FLOSS BONE - Living Ceramincs or similar  
LED-sensored lighting on stairs

## PARKING

Basements -1 and -2

On-site access

Controlled garage parking with 135 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

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## DOORS

### ACCESS DOOR

Armored apartment access door, class 4.

Flushed on the inside and concealed hinges. 210x90cm

Multipoint lock with 5 points

### INTERIOR DOORS

1 leaf Interior door hinged on the vertical axis, flushed in partition outer face. 34.76m<sup>2</sup>

Lacquered in matt white - RAL 9010.

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

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## 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

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 system

## 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 — 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, 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 / 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

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

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

**RAM** Large porcelain tiles stone effect - FLOSS BONE 100X100 Living Ceramics or similar

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

**ARTÀ** Large porcelain tiles stone effect - 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 insulataion.

## 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. MaD plastic painting finished walls + Drop ceilings.

## SPECIAL FEATURES – ART WALL

**RAW:** Concrete style Stucco finish

**ADAGIO:** Wooden wall panelling

**ARTÁ:** Decorative wall panelling - W216 MATRIX - Orac or similar

## BASEBOARDS

Flush skirting - DX163-2300 square - Orac or similar

## SOCKETS

GIRA E2

**SWITCHES** — **LOXONE**

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## 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 (\*where applicable).

### RAW

#### FLOORING

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

#### WALL TILING

Porcelain tiles stone effect - 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) - STRATO MDI GHOST FINISH - Inbani or similar

GENERIC: Wall-mounted unit with one drawer and worktop with one washbasin - PARAL MATT LACQUERED FINISH - Inbani or similar

**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 240cm.

### 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)

STRATO MARBLE PIETRA GREY FINISH - Inbani or similar

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

LACQUERED FINISH - Inbani or similar

## 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 240cm

## ARTÀ

### FLOORING

Large porcelain tiles stone effect - GUBI LIGHT - Living Ceramics or similar

### WALL TILING

Large porcelain tiles stone effect - GUBI LIGHT - Living Ceramics or similar

### SHOWER TILING

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

### SINK UNITS

MASTER: Wall-mounted units with two drawers and worktop with two washbasins (\*where applicable) - STRATO MDI 704 RAW FINISH- Inbani or similar

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

LACQUERED FINISH - Inbani or similar

### 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 240cm

## 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-efficiency irrigation.

## COMMUNAL ALARM SYSTEM

Installed and integrated

## CELLAR AND STORAGE

Individual underground cellars for every apartment

## BICYCLE STORAGE ROOM

## COMMUNAL RUBBISH COLLECTION ROOM



**X O J A Y**

***HOME*** IS THE NICEST WORD THERE IS.

**C/Barranquilla, 07007, Palma**