

X O J A Y



X O P A R Q

THE PALMA RESIDENCES

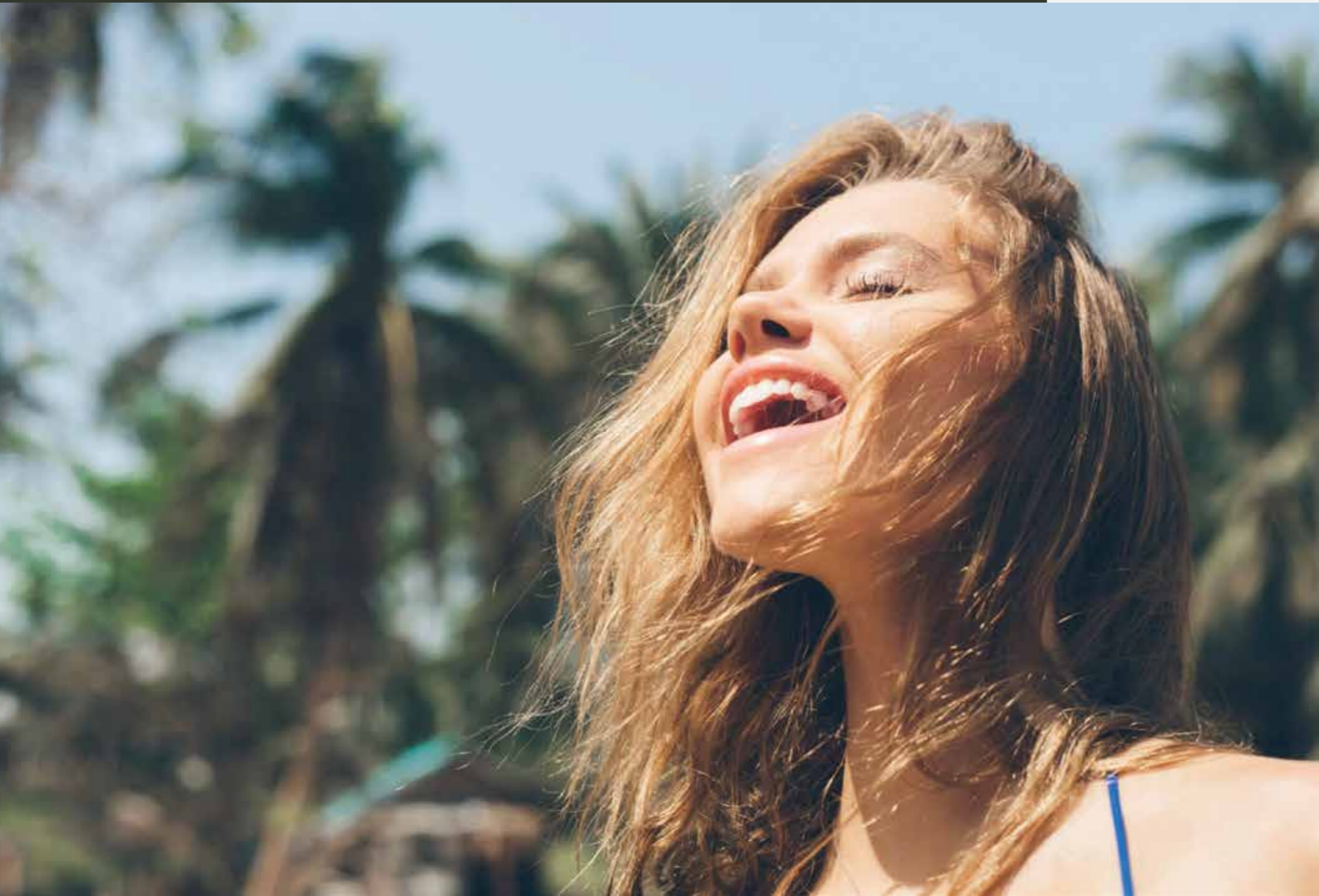
XOPARQ

UNIQUE, THOUGHTFUL, AND BOLD.
BETTER DESIGN AND FINER DETAILS AT THE TOP OF ITS CLASS.

A SMART HOME TO LAST.







REINVIGORATING
THE RELATIONSHIP
WITH **THE NATURAL
ENVIRONMENT,**

AND SATISFYING
TODAY'S SOCIETY'S
MOST PROFOUND
ASPIRATIONS.

AN ELEVATED ISLAND HOME.

A modern residential project meticulously designed and curated characterized by **strong conceptual legibility**.

Its character boasts a delightful play of light and shadow making a huge commitment to its **large open spaces** and placing great emphasis on sensory perceptions.





A COLLECTION OF 65 MODERN TYPOLOGIES
SPREAD OVER THREE INDEPENDENT FOUR-STOREY BUILDING BLOCKS
WITH UNDERGROUND PARKING.

MORE THAN JUST A PLACE TO CALL HOME.

Located in the South coast of Mallorca displaying breathtaking views of the Mediterranean, **Palma de Mallorca** offers the island's best choice of hotels, restaurants and widest choice of entertainment.

Despite having become a modern, vibrant city, Palma has managed to retain its old town and its ancient culture charm. XO PARQ is located in its wonderful quarter **Nou Llevant**, only a 10 minute drive from PMI airport.

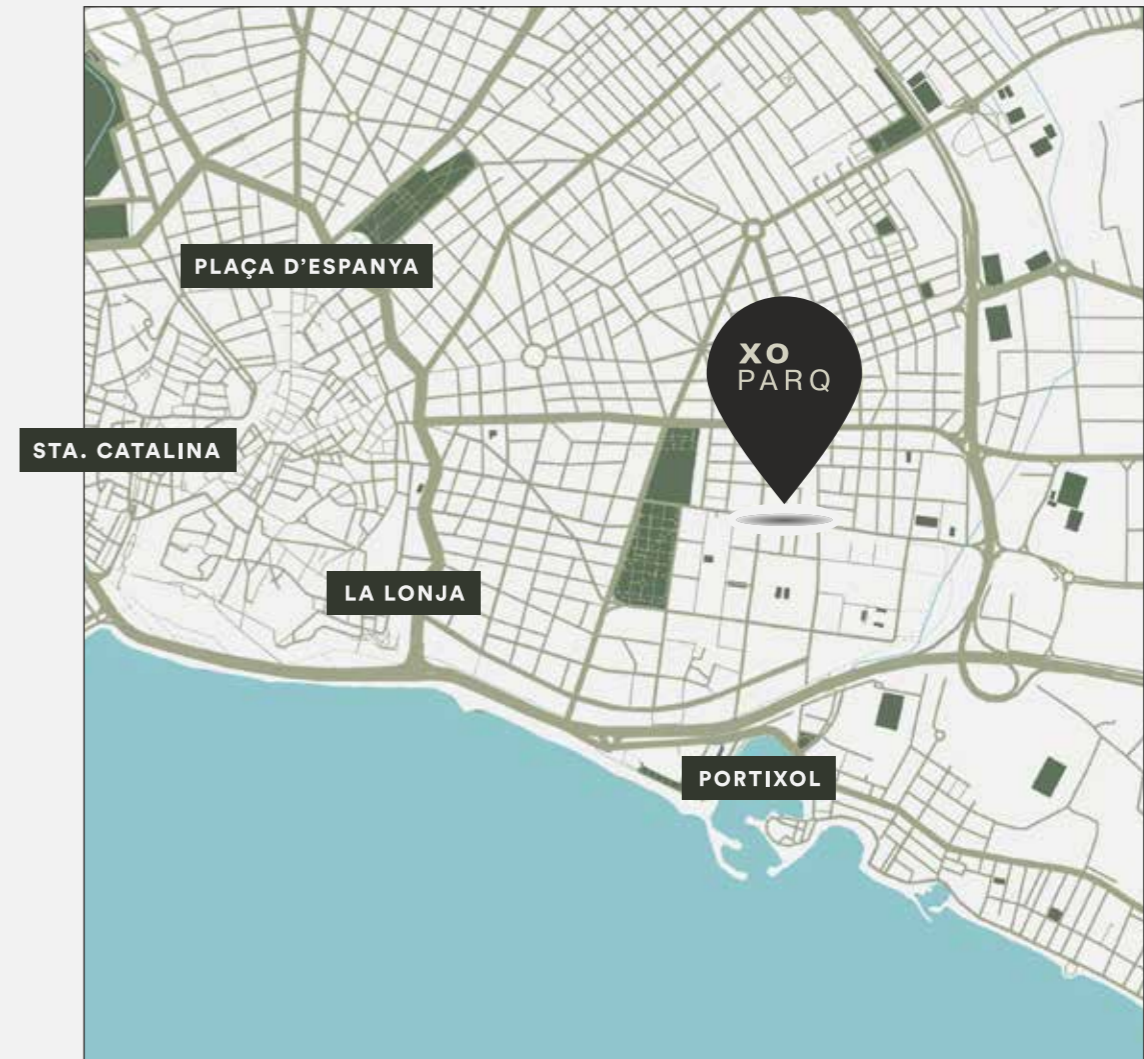


*HYPOTHETICAL BUILDING CREATIONS WITHIN URBAN PLANNING OF AJUNTAMENT DE PALMA

LOW DENSITY LIVING.

Nestled right across Parc de Can Palou within the emerging vibrant **Nou Llevant** quarters, XOPARQ rises meters away from Es Portixolet Bay, enjoying direct access to sunny and boutique **Portixol harbor** which never fails to impress with its timeless quaint elegance.

Residents also benefit from **immediate access** to the adjacent and neighboring myriad of culture, fine dining, entertainment, marinas & top class resorts.



PALMA DE MALLORCA, CITY CENTRE.

SOPHISTICATED AND RECREATIONAL LIVING, STEPS AWAY FROM **CAN PALOU PARK**.

With an ample space for picnicking, ball games, jogging, yoga, and further **outdoor activities** as well as dog play areas.

Can Palou Park sits right off the residences premises and it has been recently given a refreshed appearance, incorporating a new children's playground as well.

Displaying a large cushioned flooring area it provides a pleasant setting for an **afternoon or evening outing**. Additionally, several benches, waste bins, and a water fountain are conveniently situated throughout the park to only name a few of its new facilities.



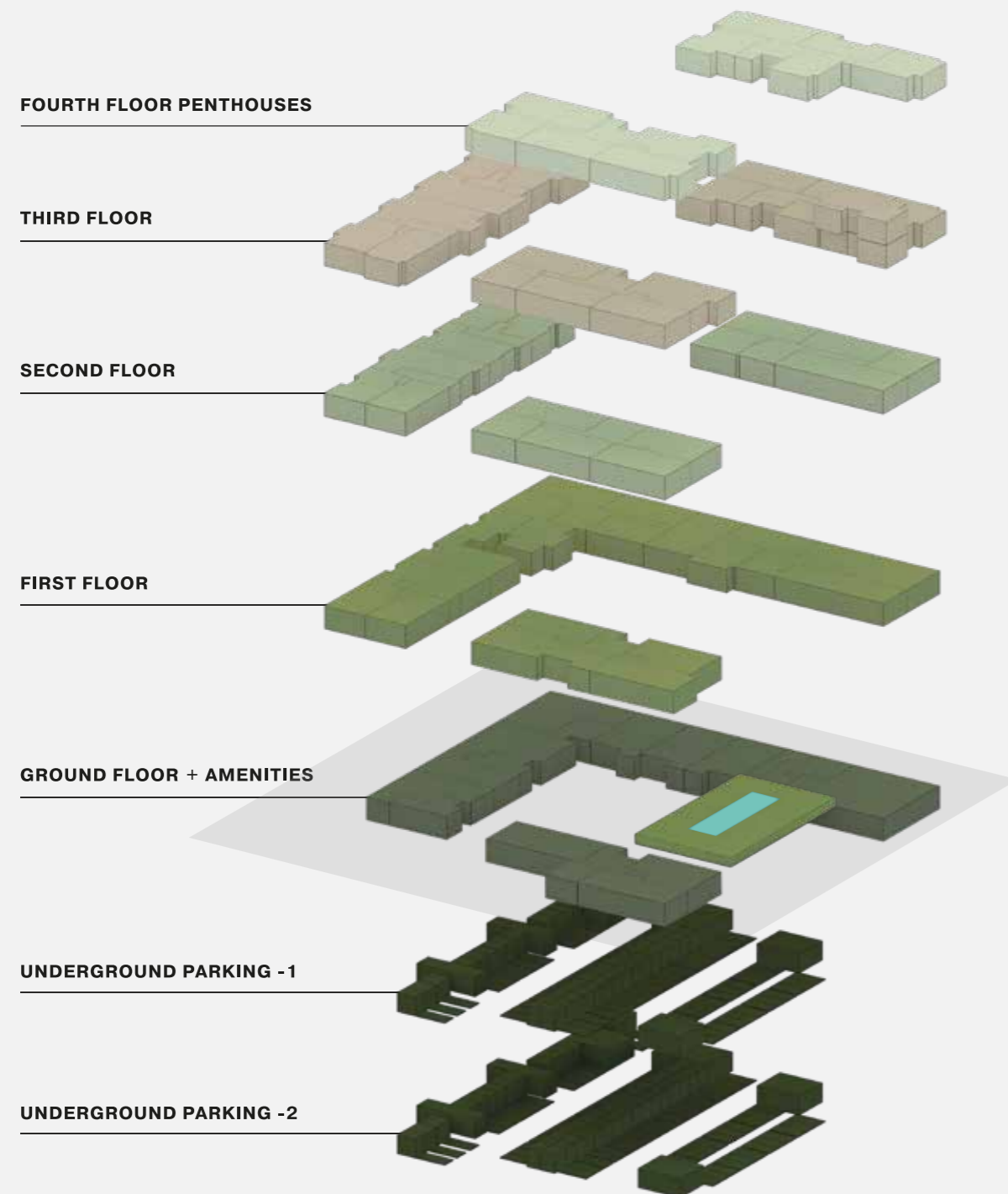
LEARN ABOUT NOU LLEVANT IMPROVED **PUBLIC TRANSPORT**.

The vibrant Nou Llevant neighborhood is **well-connected** to the city center and the airport. Residents and visitors benefit from frequent bus services for both city exploration, and easy air travel.

In 2023 100% electric **zero-emissions buses** with a minimalist design have started circulating promoting eco-friendly commuting, accessibility, safety, and passenger comfort. The vehicles, which have Irizar battery technology, are completely quiet and don't create polluting emissions. Contributing to improve the quality of life of all residents.

Bike-sharing systems are also in offer making Nou Llevant an ideal place for urban living.





THE BUILDING AND ITS DISTINCTIVE TYPOLOGIES

65 stylishly modern layouts carefully designed to create remarkable spaces that are both functional and beautiful.

Each home features an open kitchen concept creating a seamless and connected space.

Enhanced by floor-to-ceiling glass walls and panorama windows (*where applicable), displaying breathtaking views of the **Mediterranean landscape**.

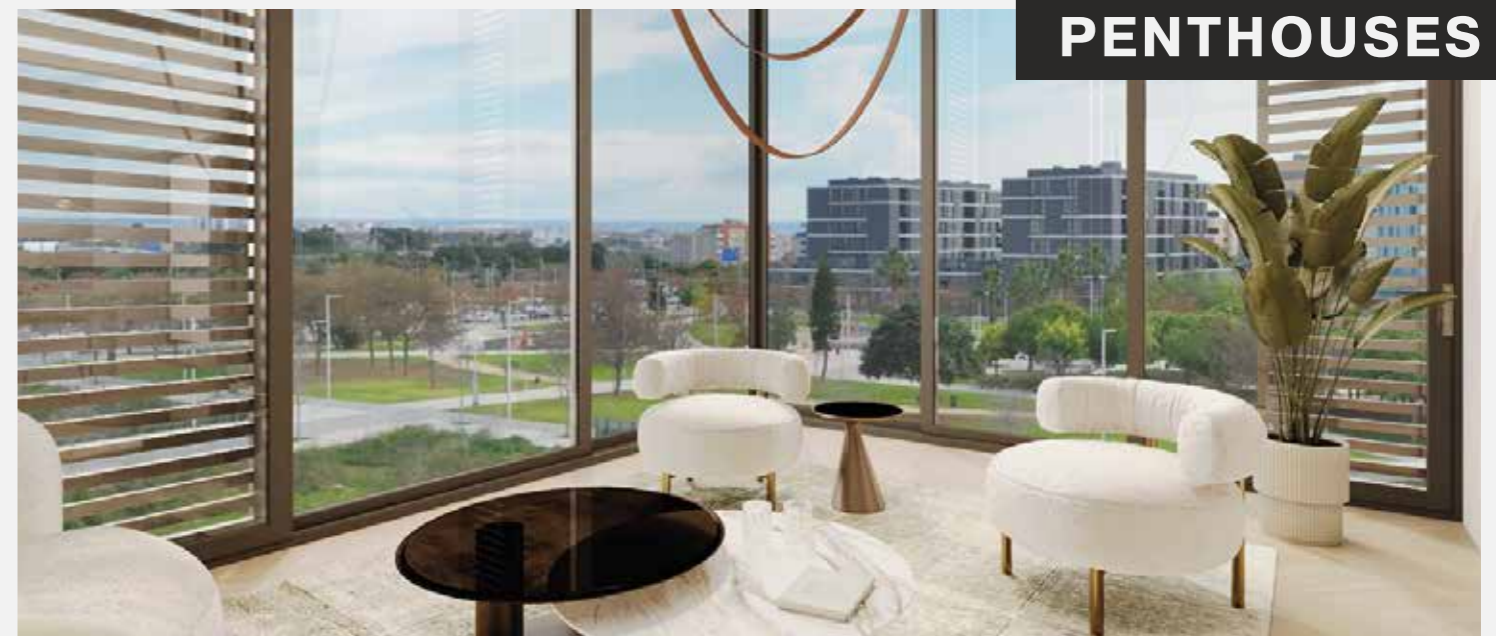
COMPACT



TERRACED



PENTHOUSES



REMARKABLE APARTMENT TYPOLOGIES

The apartments are thoughtfully arranged in different typologies, ranging **from one to four bedrooms**. All typologies offer spacious and bright living areas finished with exquisite materials.

COMPACT APARTMENTS

Smaller layouts create flexible and **multifunctional living spaces** in a setting of subtle sophistication, comprised of large windows filled with translucent glass that allow plenty of light in.



TERRACED APARTMENTS

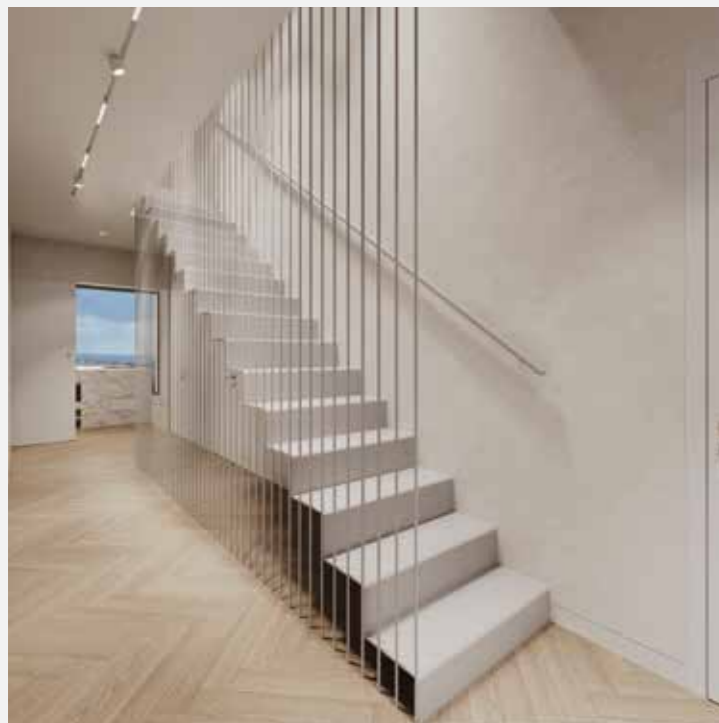
Maximizing natural light through floor-to-ceiling glass walls opening to **elegant private balconies**. Truly special environments that provide bespoke living spaces in which residents can live, entertain, or just simply relax.



*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.

PENTHOUSES

The penthouses benefit from **spectacular private roof terraces** equipped with jacuzzi and barbecue areas with in-ground planting, designed for privacy featuring sea, mountain and village views.





FLOORPLANS CAREFULLY DESIGNED TO CREATE REMARKABLE SPACES THAT ARE BOTH FUNCTIONAL AND BEAUTIFUL.

1 BED APARTMENT

+ TERRACE

Open plan kitchen combined with living space and studio area.

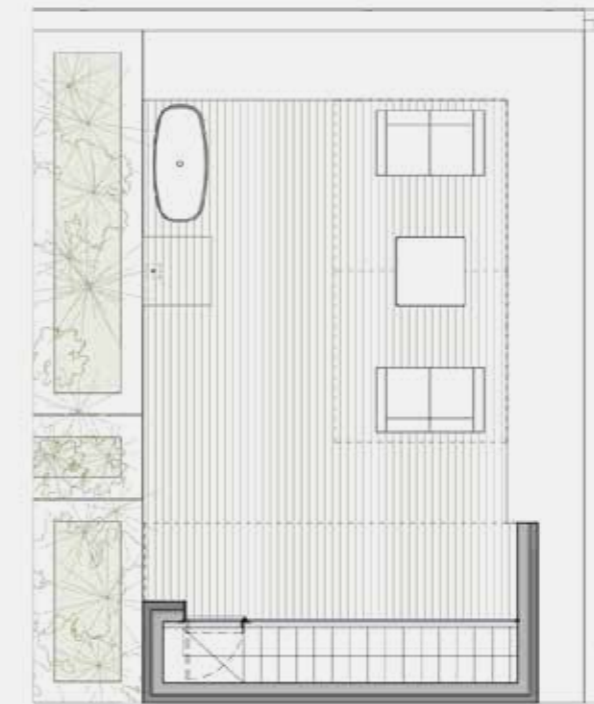
Outdoor balcony with sliding or electric doors (*where applicable).

Large double bedroom with on-suite integrated bathroom access.



2 BEDS DUPLEX

+ ROOF TERRACE

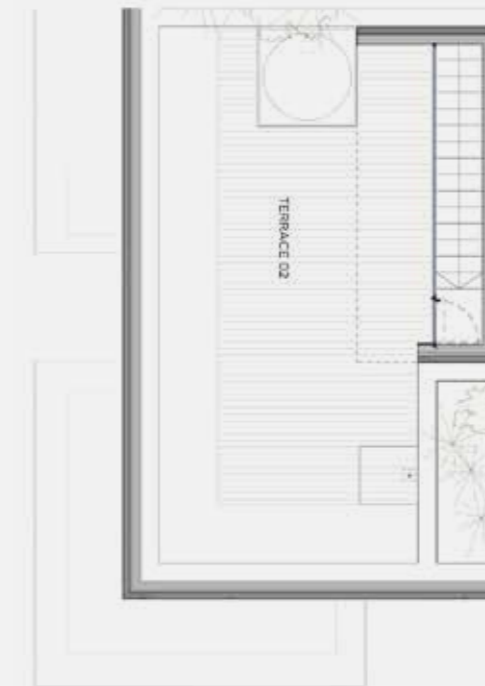


Large open plan kitchen combined with living space area.
Duplex flat with extensive glass facade and incorporated electric windows allowing plenty of natural light to fill every corner.

Large lounging roof terrace with unobstructed views.

3 BEDS PENTHOUSE

+ ROOF TERRACE



Large open plan kitchen combined with integrated living space area opening to extensive electric pano-rama windows (• where applicable) enhancing the inside-outside feel in an urban loft concept.

Staircase over 3 floors with access to a private roof terrace including lounging area and pool or jacuzzi.

WHAT **STYLE** DO YOU IMAGINE FOR YOUR SPACES?

We provide homeowners with **three complete and inspirational interior design lines.**

The choice between creates unique properties, which offer their own individual feel, using the finest quality materials.


RAW

ADAGIO

ARTÀ

RAW DESIGN LINE

ROUGH, TEXTURED, INDUSTRIAL.

The raw concrete look gives the design theme industrial elegance. A raw shell with a silver heart. A project of elegant minimalism with a timeless, urban atmosphere daring in its simplicity and boasting unique details and materials.



*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.



ADAGIO

DESIGN LINE

CHIC, SOPHISTICATED, CONTEMPORARY.

Combines eclecticism and beauty, timeless design, and the highest quality. Sometimes light and playful, sometimes austere and static merge in a bright, classy atmosphere.



*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.

ARTÀ

DESIGN LINE

BAREFOOT LUXURY, INDULGENT, CRAFTSMANSHIP.

Inspired by the manual working of raw earth with an elegant, decisive personality. Rich and immersive, combines textural depth and diversity with a comforting sense of home. Expresses individualism while embodying Mediterranean warmth.



*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.

WHERE CAPTIVATING MEETS CONFORTABLE.

Flexible spaces, **eco-sensitive materials** and engineering, industrial influenced decor that works hard but looks amazing, and unexpected elements that enhance everyday life.

Extensive and thoughtfully curated amenities, all in a home that celebrates the indoor-outdoor lifestyle for which the area is famous.



*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.



IMMERSE YOURSELF IN THE REMARKABLE GLASS BOTTOM POOL DECK.

335M2 OFFERING A PERFECT VIEW OF THE VERDANT NATURE BELOW AND THE CLEAR SKY BEYOND. **AN UNPARALLELED LIVING EXPERIENCE.**

A 335m2 bespoke leisure space to restore and invigorate the mind-and-body of every resident.

The XO Pool comes in an **infinity design** and glass bottom which also inherits an integrated jacuzzi area, large sunbathing deck, lounging space as well as a beautiful fire pit display.

The centerpiece in the architectural design of the overall XOPARQ development.





DISCOVER AN EXQUISITE COLLECTION OF AMENITIES.



LOBBY PORTER

Our **24-hour** concierge is located on-site to provide a secure, convenient, and seamless living experience with a personal touch.

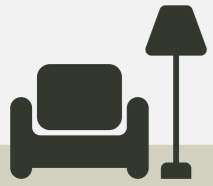


SPA ROOMS

Delivering a **resort experience** in an urban development. The fantastic spa installations are located on the underground level.

Displaying a remarkable design feature with **indoor vegetation** space reaching all the way up to the lounge area on the ground floor level.

Equipped with Malls Sauna and steam room, with loungers and massage beds for a truly lush **spa day at home**.



XOLOUNGE

A large communal lounge designed to unwind, **network** and indulge for all residents.

Connected to the **public cafe**, the space will provide a relaxed and sociable atmosphere where to hold a meeting, enjoy a drink al fresco or gather around the fire pit in the outdoor seating area.

The XO Lounge enhances the living experience right at your doorstep.



MOVIE VENUE

A **ten seat** high-end private cinema experience for all residents which can be booked through the house management.

The XO cinema venue offers the ultimate in idyllic island living.

*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.

ELEVATING YOUR LIVING EXPERIENCE TO NEW HEIGHTS.



GOLF SIMULATOR

Featuring an **exclusive 33m2** golf simulator to practice on a higher level than the range can deliver.

Practice whenever with your own clubs and **bring your friends** to enjoy your swing with a lounge integrated in the space.

*THE IMAGES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE AN EXACT REPRESENTATION OF THE ACTUAL PRODUCT FINISH.



FITNESS CENTRE

Here the striking interiors are matched by the latest workout technologies.

From **Technogym machinery** to generous open space for all workout preferences, the gym at XO PARQ has both style and substance.

Located on the ground floor with fast access to the communal lounge, spa, and pool area providing residents with a **high standard of living**.

UPGRADE PACKAGES

XO PARQ offers a unique opportunity for **individualization** with tailored upgrade packages.

Every flat can be upgraded with smart home packages, improved security systems, home furnishings, and more.



OUR **SECURITY** SERVICES

We offer piece of mind for your property with state of the art **safety measures** implemented whilst you are present or away.

24H SECURITY GUARD

24H CCTV

LICENSE PLATE SCANNING

SECURITY DOORS

HIGHEST FIRE PROTECTION

FIRE SPRINKLERS

ALARM SYSTEM

SECURITY UPGRADES*

* WHERE APPLICABLE





EVOKING A SOPHISTICATED VISION OF A MODERN, **MEDITERRANEAN METROPOLIS** OF INNOVATION.

DETAILS METICULOUSLY DESIGNED AND CHARACTERIZED BY STRONG CONCEPTUAL LEGIBILITY.

A+ CERTIFIED BUILDING

As one of the most energy-efficient residentials, comprised with the most innovative commitments to green building practices, we provide cutting-edge **energy-saving technologies** and outstanding building qualities that save you money and help the environment.

SOLAR ENERGY POWERING ALL SPACES

RAIN **WATER** COLLECTION AND PROCESSING

SUN **PROTECTION** GLASS + SHUTTERS

CENTRAL **COOLING/HEATING**

ELECTRIC CAR **CHARGING**, BICYCLE STORAGE

SUSTAINABLE BUILDING MATERIALS

SUSTAINABLE & INNOVATIVE BUILDING **PROCESS**



PROJECT

TIMELINE



MALLORCA REAL ESTATE MARKET OVERVIEW.

Mallorca is one of the most important holiday property markets in Europe, and Palma has been honored by the Sunday Times with the title of **“Best Place to live in the world”**, topping a competition of 50 other cities.

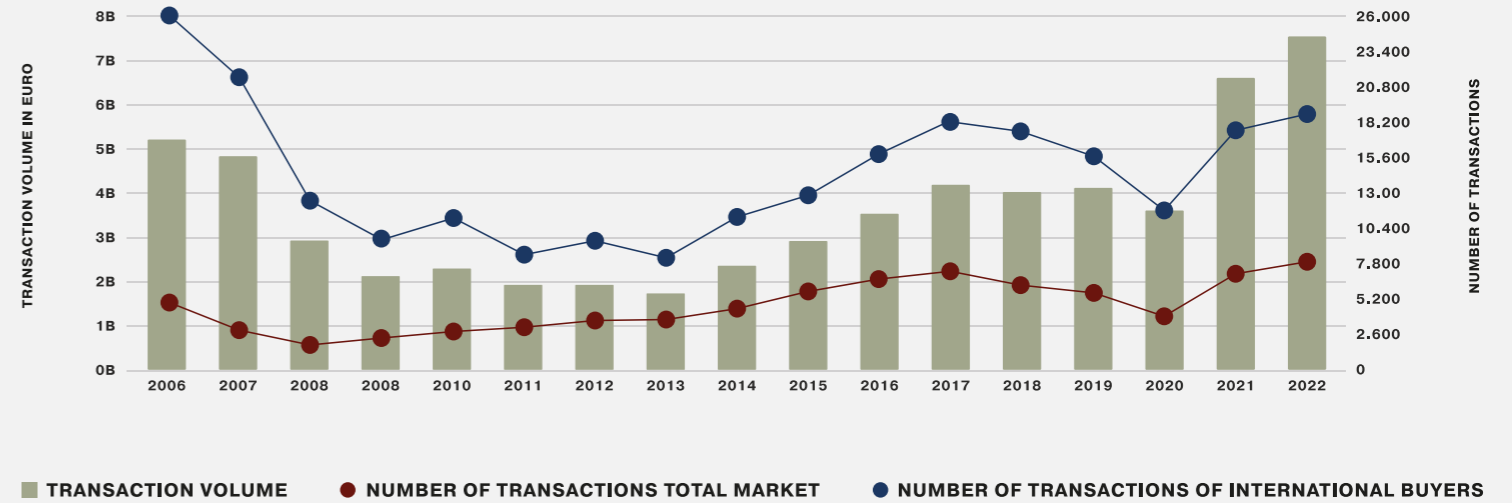
Also described as *“One of the most picturesque cities in Spain”*, *“A pocket sized city that has everything”*, and *“A gateway with beautiful beaches, attractive flight connections and delicious Mediterranean gastronomy.”*

KEY FACTS: A QUICK OVERVIEW OF THE ISLAND.

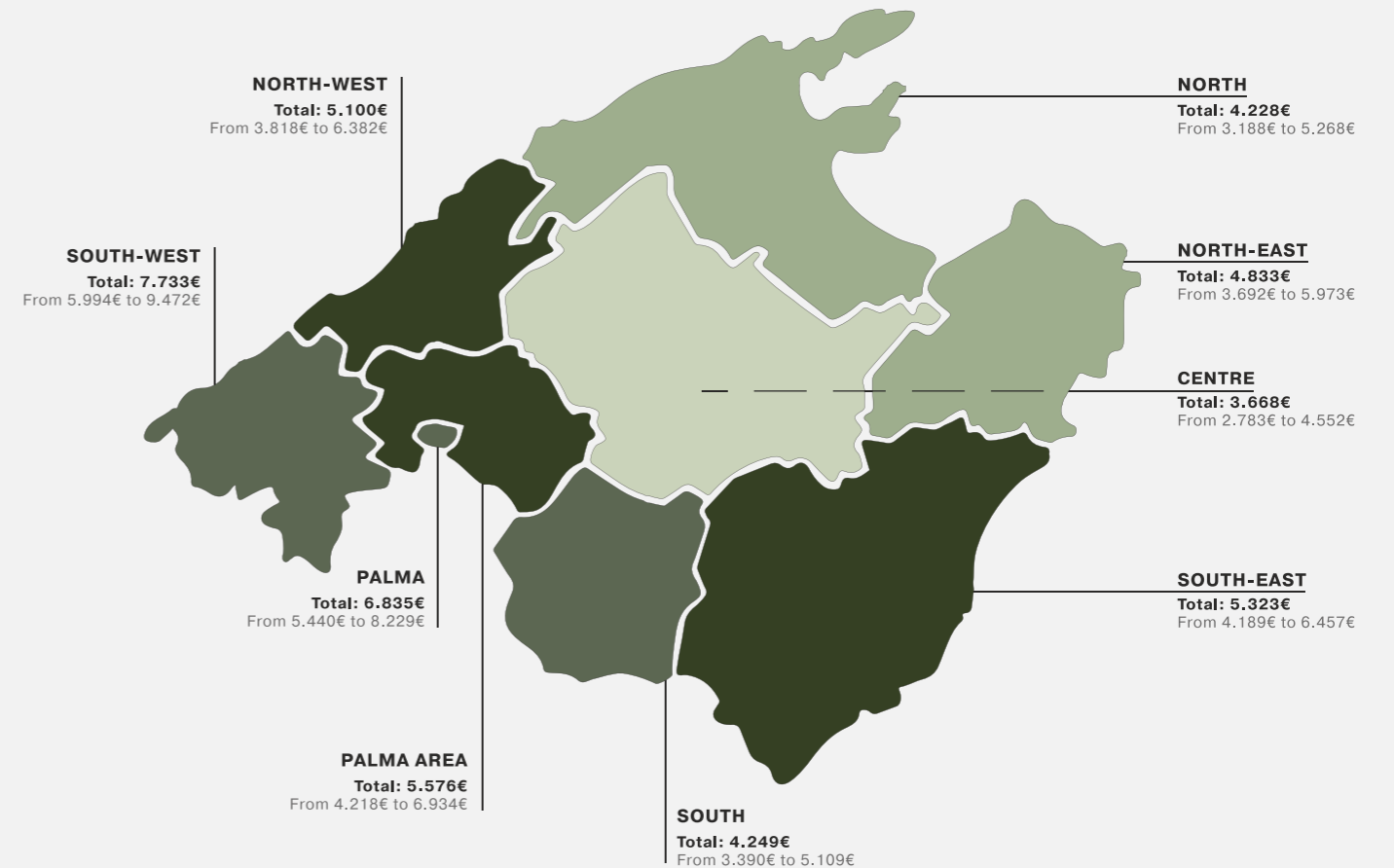
- 300**
SUNSHINE DAYS PER YEAR
- 208**
BEACHES
- 910+**
INHABITANTS
- 60**
HEALTH PRACTICES
- 11**
HOSPITALS
- 86%**
HOUSEHOLDS WITH FAST INTERNET
- 60**
5-STAR HOTELS
- 1 UNESCO**
WORLD CULTURAL HERITAGE

- 17**
INTERNATIONAL SCHOOLS
- 10**
MICHELIN STAR RESTAURANTS
- 400 km**
HIKING TRAILS
- 2.000 km**
CYCLE PATHS
- 23**
GOLF COURSES
- 47**
MARINAS
- 2**
PRIVATE JET AIRPORTS
- 1**
INTERNATIONAL AIRPORT

TRANSACTION VOLUME: TOTAL MARKET BALEARIC ISLANDS



PRICE PER REGION 2023 (€/M²)



XOJAY, OUR BRAND.

CONTEMPORARY CULTURE AND INNOVATION FOCUSING ON **COMPLETE DEVELOPMENT SOLUTIONS**.

Our mission is to enhance living experiences by creating full-featured, innovative, and inspiring spaces.

By working closely with our clients, every unique space is achieved using a forward-thinking approach that combines incredible design, state of the art technology, intelligent investment, and cutting-edge sustainability.



BAUER
C O M P A N Y

Xojay is part of the Bauer Company, a family-run business delivering sustainable growth **since 30+ years**.

280k M2 **20 PROJECTS** **5 COUNTRIES**

DISCOVER MORE ON WWW.BAUER-COMPANY.COM



XOPARQ

**INTENSELY
ENJOYABLE
TO OWN.**

XOPARQ
The Palma Residences

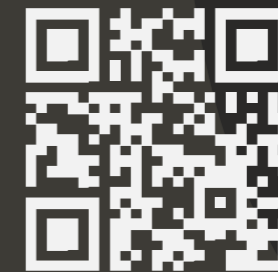
HOME IS THE NICEST WORD THERE IS.
C/Barranquilla, 07007, Palma

XOJAY

WEBSITE
www.xo-jay.com

EMAIL
palma@xo-jay.com

PHONE
+34 (0)871 858 513



CONTACT US.
Our dedicated team awaits discussing your interest further.



BAUER
COMPANY



Espacio

GESSI

LOXONE

Miele



PORSCHE

TRAVELCOUP



XOJAY

At XOJAY we're passionate about the environment and are continually working to ensure we leave the lightest possible footprint. Therefore the paper and ink used for making this book will ensure the minimal impact on the environment. We can still do better. Help us build a sustainable lifestyle!