

X O J A Y



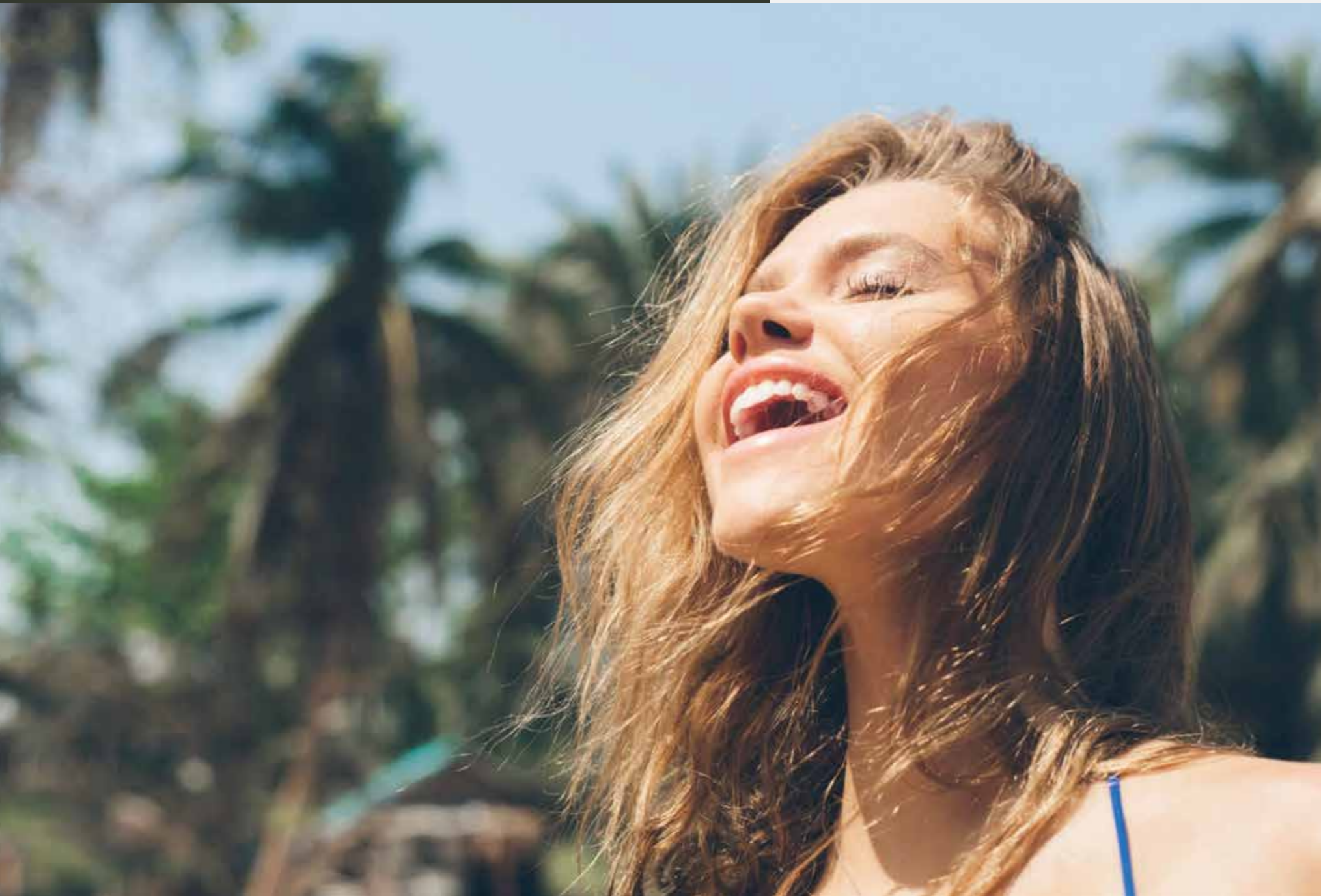
X O P A R Q

THE PALMA RESIDENCES

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.

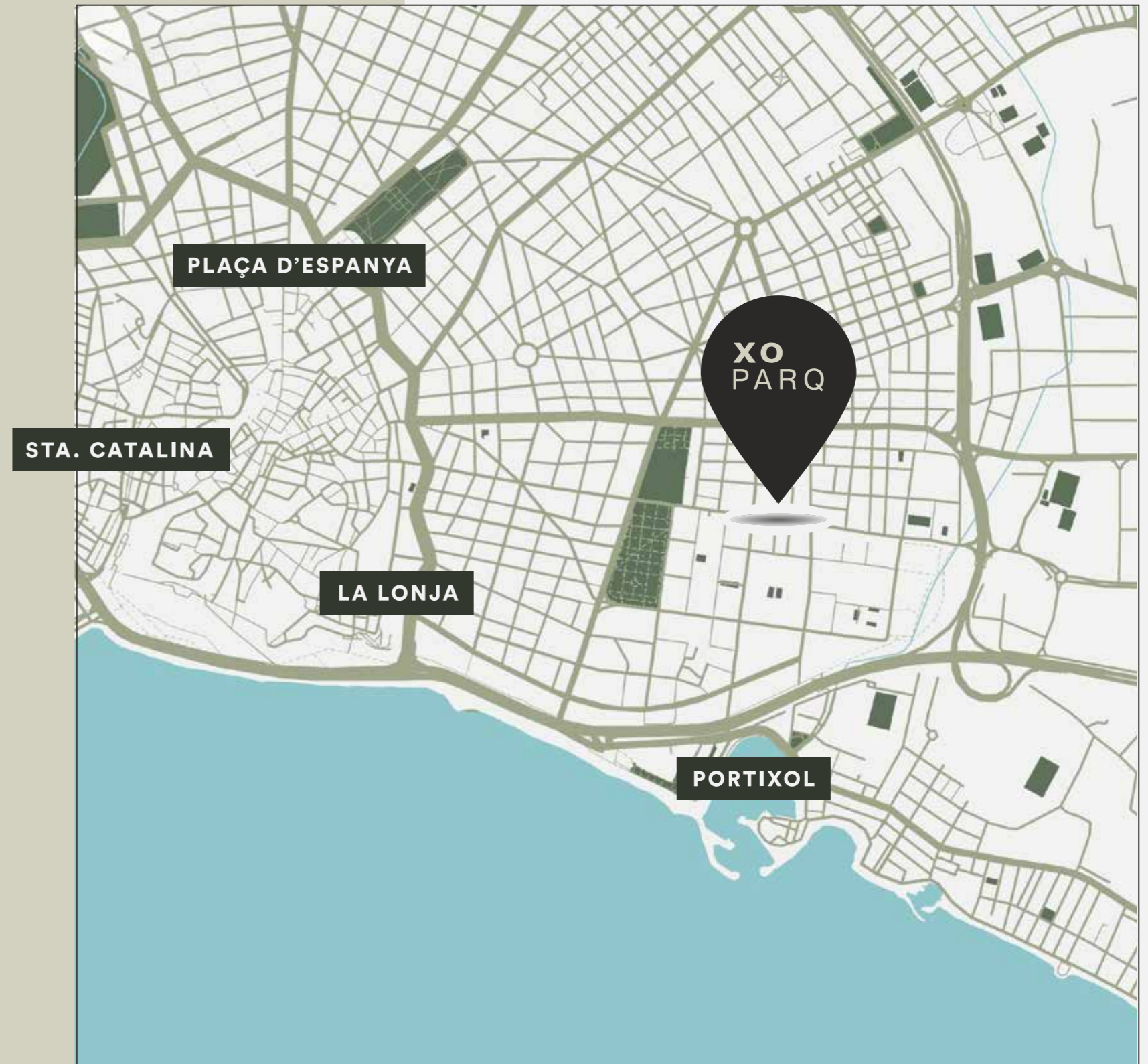
XO PARQ is located in its wonderful quarter **Nou Llevant**, only a 10 minute drive from PMI airport.



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 boutiqueish **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.

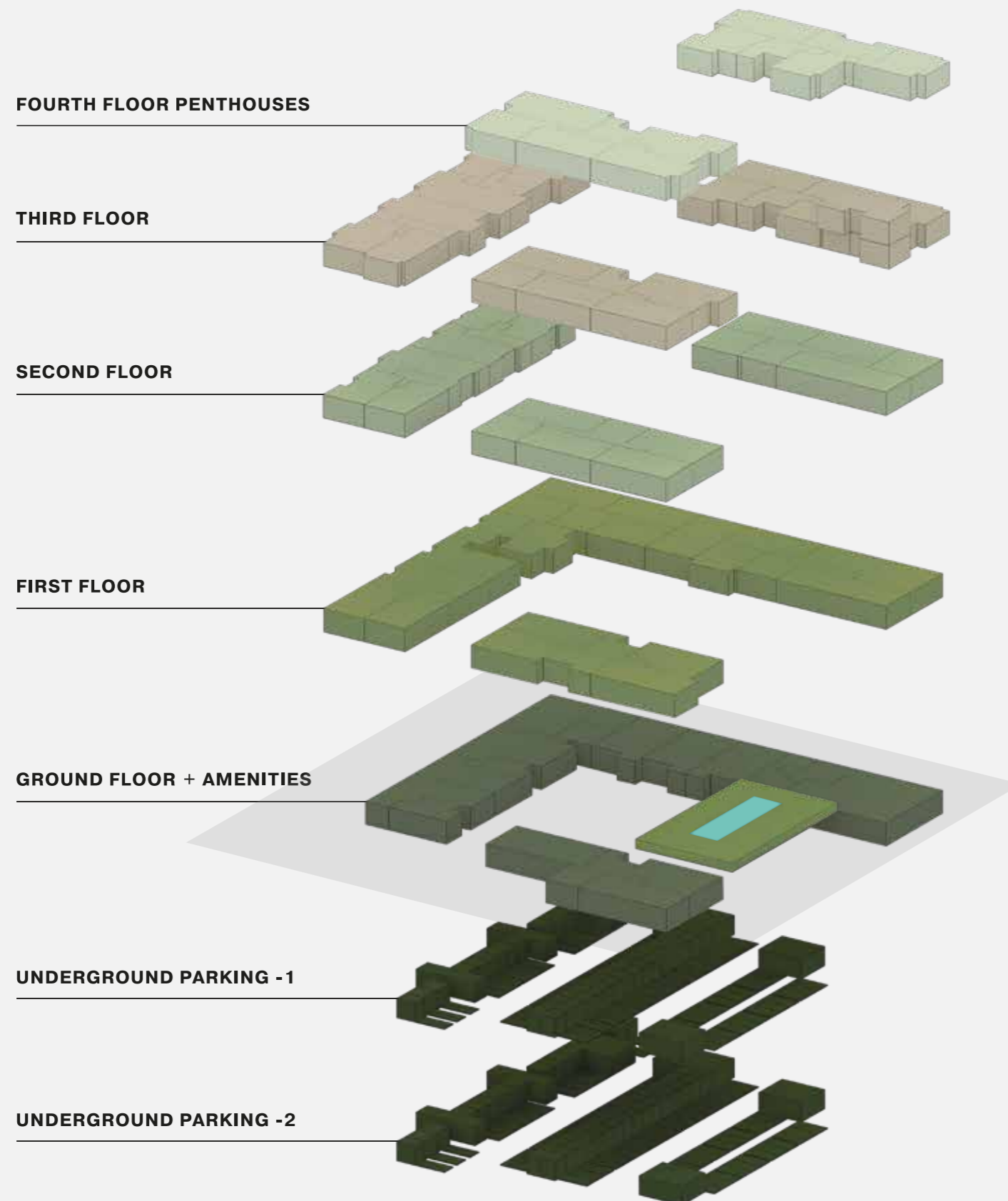
In 2023 100% electric zero-emissions buses with a minimalist design have started circulating promoting eco-friendly commuting, accessibility, safety, and passenger comfort. The vehicles, which have Irizar battery technology, are completely quiet and don't create polluting emissions. Contributing to improve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

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



02

APARTMENT TYPOLOGIES



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* displaying breathtaking views of the **Mediterranean landscape**.

(*where applicable)

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



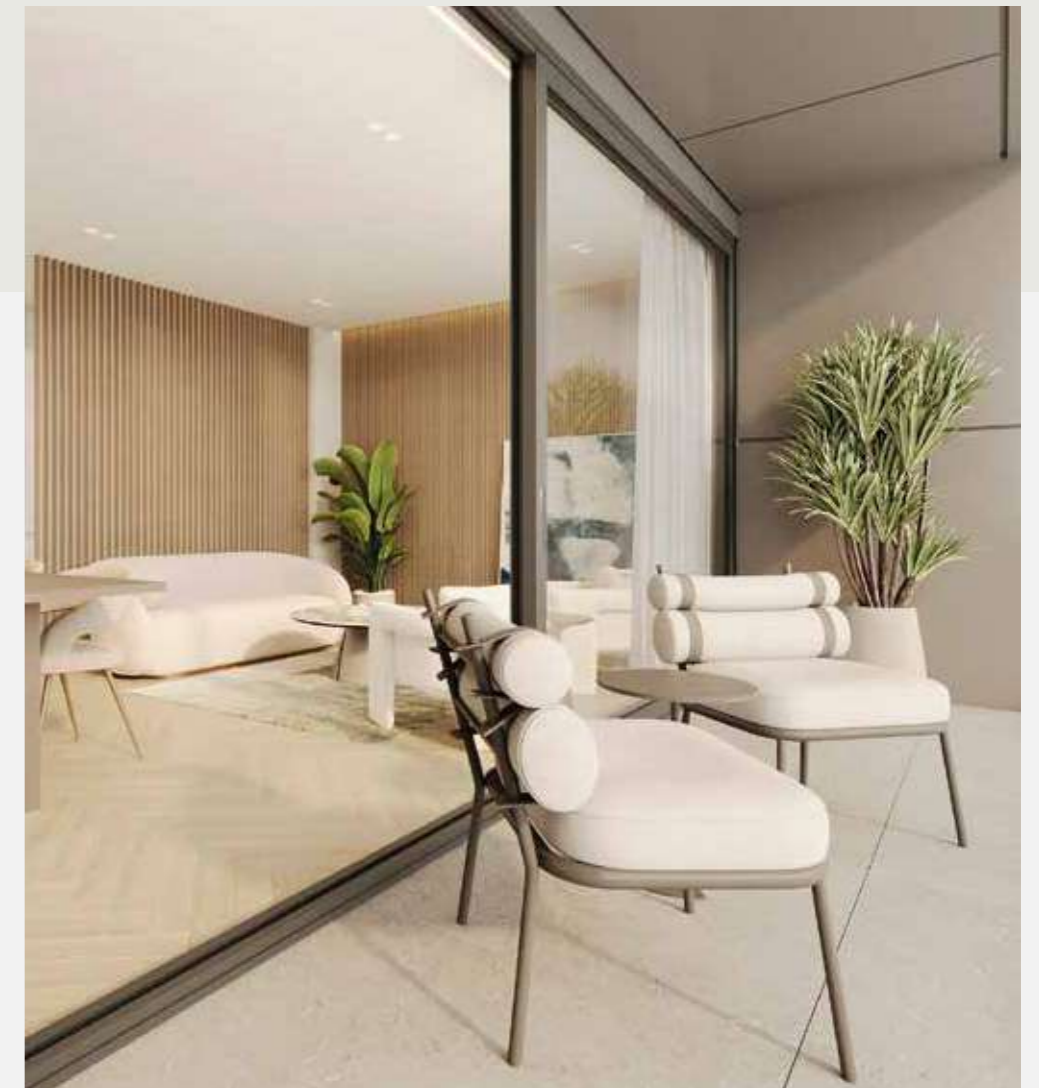
TERRACED



PENTHOUSES

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 allows plenty of light in.



TERRACED APARTMENTS

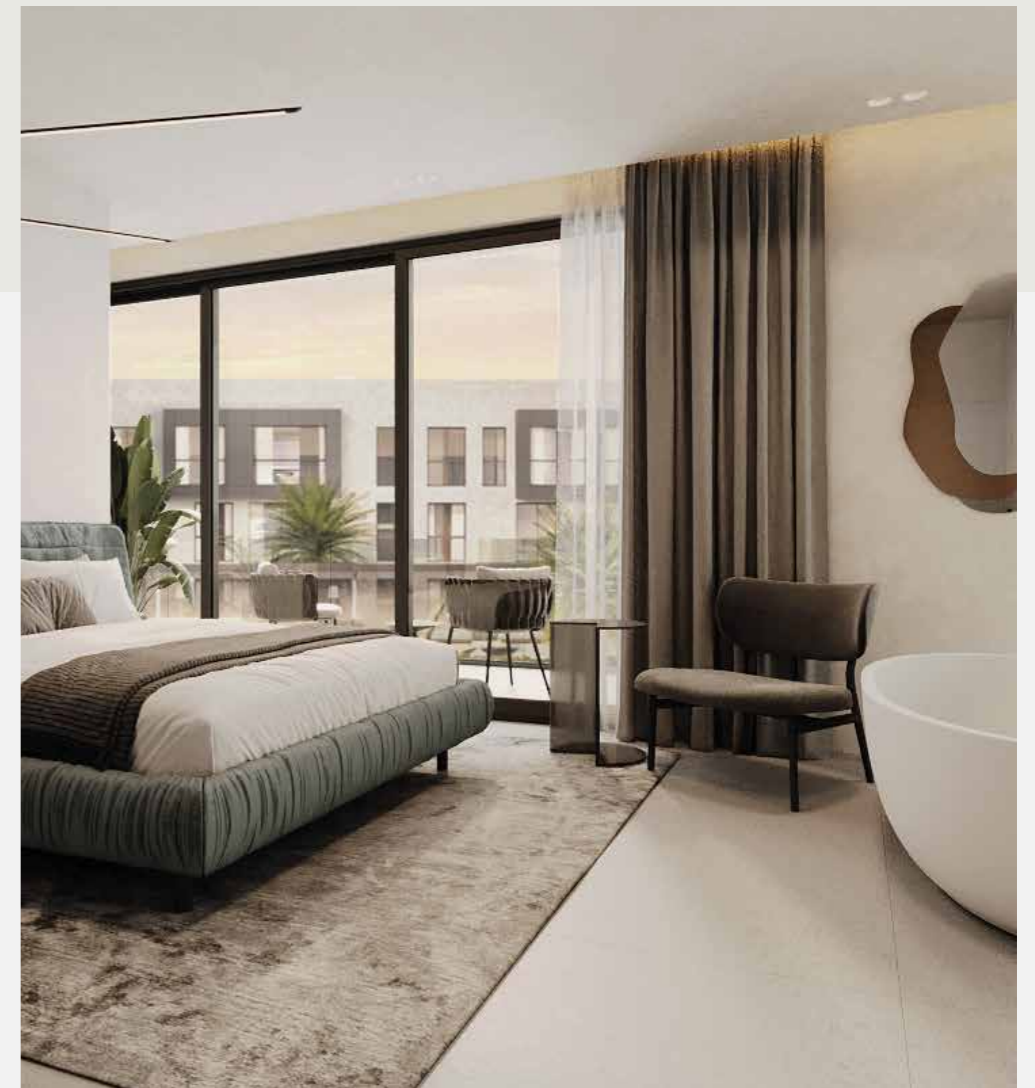
Maximizing natural light through *floor to ceiling* glass walls opening to elegant **private balconies**.

Truly special environments that provide bespoke living spaces in which residents can live, entertain, or just simply relax.



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



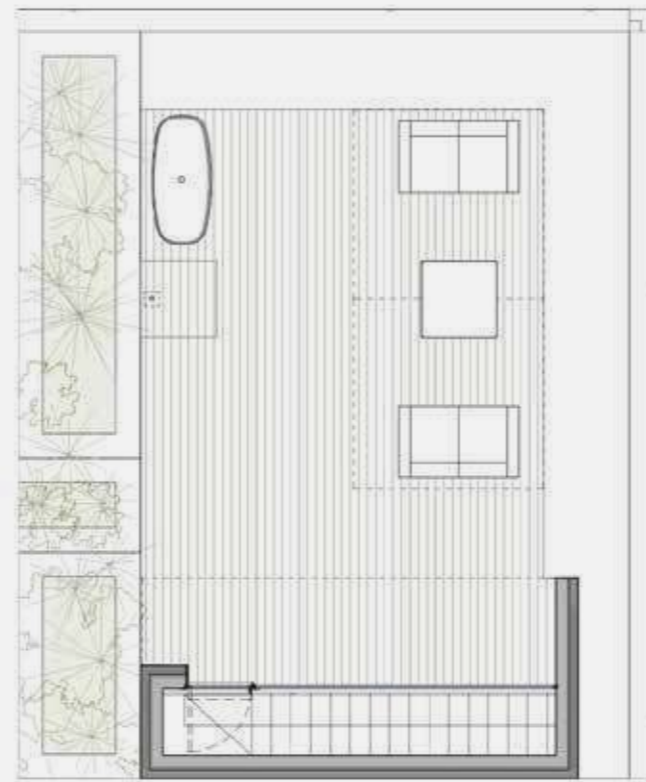
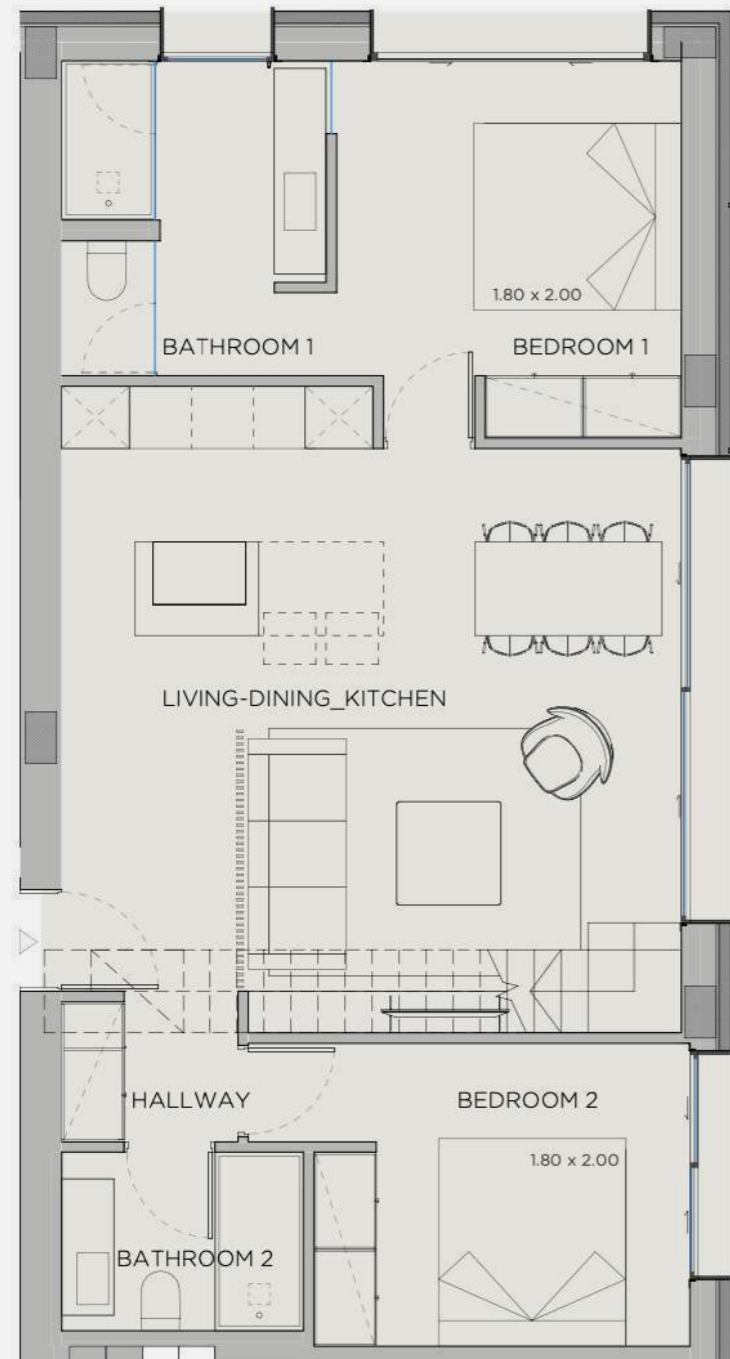
Open plan kitchen combined with living space and studio area.

Outdoor balcony with sliding or electric doors*.

Large double bedroom with on-suite integrated bathroom access.

(*where applicable)

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 panorama windows*.

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**.

(*where applicable)

03

INTERIORS

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

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.

RAW

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.

ADAGIO

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.

ARTÀ

DESIGN LINE



Unreal Estate

by **marcel wanders**

NATURE-INSPIRED INTERIORS

Introducing **Unreal Estate**, a design line inspired by nature. Interiors that embrace the magic of raw nature applied to the living environment, experiencing the highest frequencies of carefully curated furniture pieces and materials.

Immersive harmonious luxury to unwind, connect and indulge in a retreat atmosphere every day.

AN UNPARALLELED JOURNEY THAT WILL TAKE YOU TO:

- Sleep under the *stars*
- Relax faded by the *sun*
- Cook surrounded by *rocks*
- Have spa rituals in your own *Water Retreat*

HOLISTIC INTERIOR



29



27



28



24



24

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04 AMENITIES

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.



IMMERSE YOURSELF IN THE REMARKABLE GLASS BOTTOM POOL DECK.

335 m² offering a perfect view of the verdant nature below, and the clear sky beyond. An unparalleled living experience.

A 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 a large sunbathing deck, lounging spaces, and a beautiful fire pit display.

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



THE XO RESIDENCES

XO PARQ

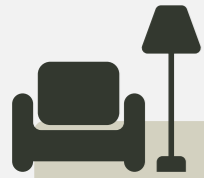


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LOBBY PORTER

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

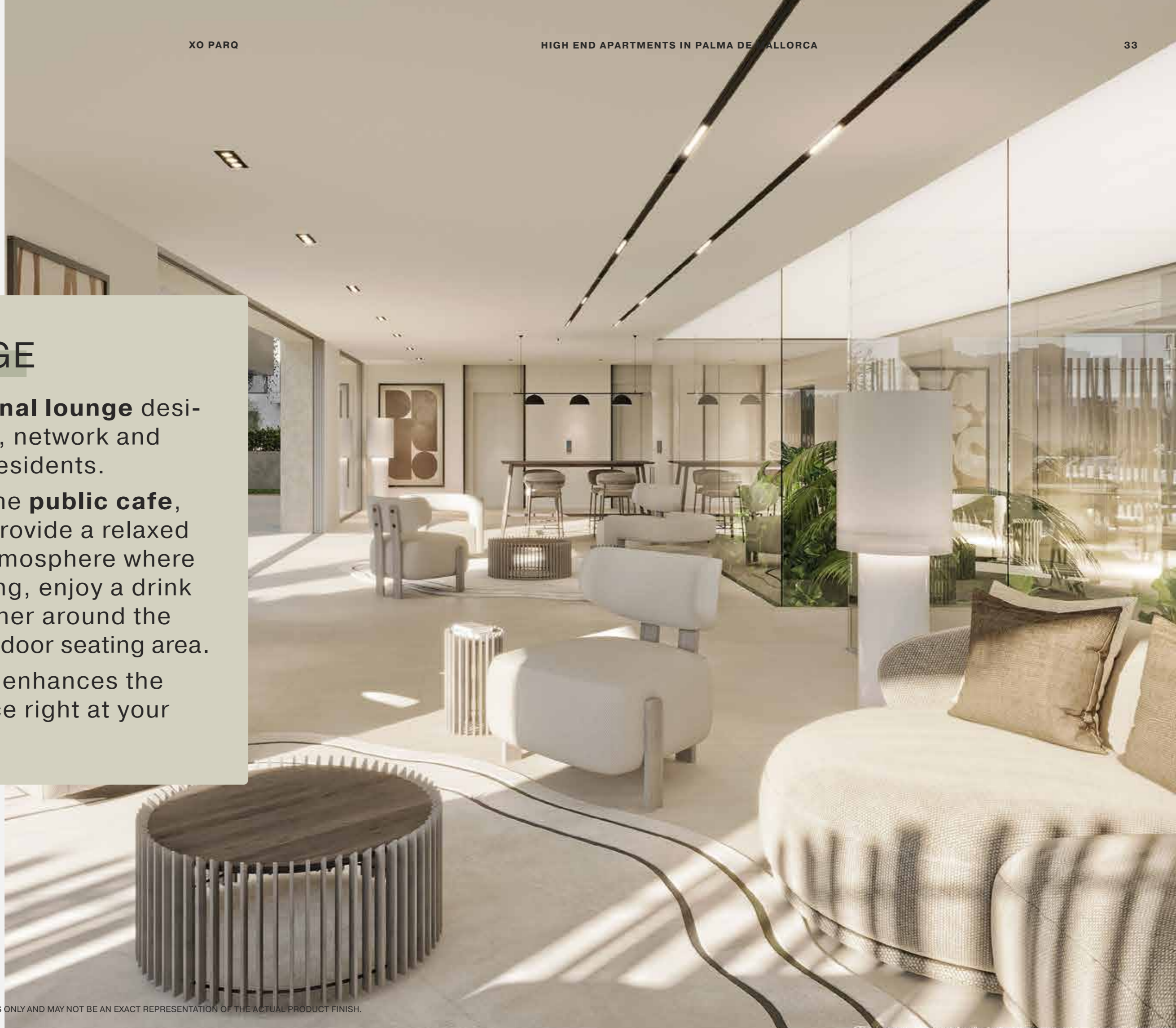


XO LOUNGE

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.





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.**



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.





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.



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.



WELCOME ON BOARD.

Owned by the community and managed by a professional boat chartering company, day boat tours on the stunning **Novamarine BS 100** are available exclusively for XO Parq residents.

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 Portixol yatching harbour**, in the heart of the city.

Combining elegance, performance and high-tech design whilst offering reliability and safety even in rough sea conditions, ensuring unparalleled comfort.

The power boat offers plenty of space for socialising, cushioned seats, a bathing ladder and much more - all made from the best materials.



35kn
CRUISING SPEED

20
PEOPLE CAPACITY

9.98
OVERALL LENGHT

35kn
MAXIMUM SPEED

3.58m
BEAM

+800hp
ENGINES

THE SERVICE WILL BEGIN WHEN 90% OF THE DEVELOPMENT IS DELIVERED AND WILL BE CONTRACTED BY THE COMMUNITY.

CONCIERGE BOOKING SYSTEM.

GENERAL MAINTENANCE COST CARRIED BY THE COMMUNITY.
COST OF THE DAY TRIP WILL BE CHARGED INDIVIDUALLY.

XO PARQ

COMMUNITY BOAT



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.

24-HOUR SECURITY COVERAGE
ON-SITE PERSONNEL AND REMOTE MONITORING

24H CCTV

LICENSE PLATE SCANNING

SECURITY DOORS

HIGHEST FIRE PROTECTION

SECURITY UPGRADES*

* WHERE APPLICABLE





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

DETAILS METICULOUSLY DESIGNED AND CHARACTERIZED BY STRONG CONCEPTUAL LEGIBILITY.

05

THE PROJECT

A+ CERTIFIED BUILDING

As one of the most energy-efficient residencials, 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 PANELS

RAIN **WATER** COLLECTION AND PROCESSING

SUN **PROTECTION** GLASS+ SHUTTERS

INDIVIDUAL **AIR CONDITIONING** + FLOORING HEATING

ELECTRIC CAR **CHARGING** PRE-INSTALATION

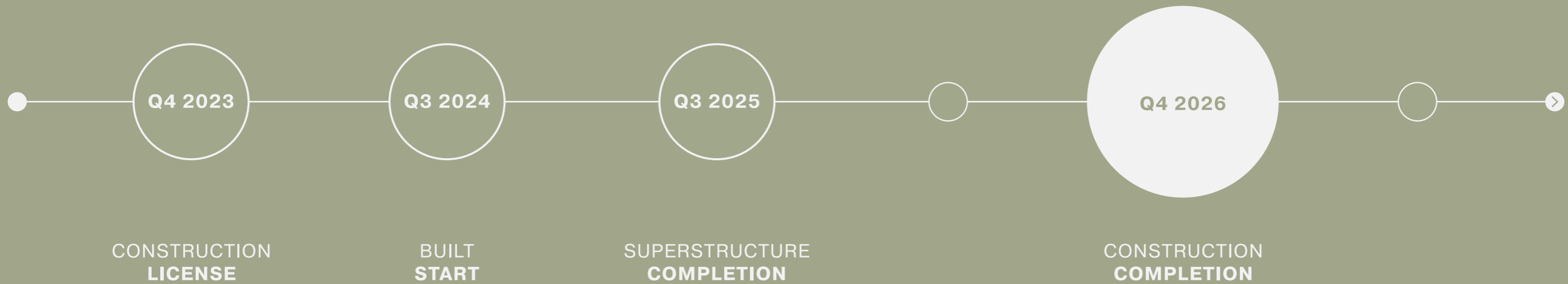
BICYCLE STORAGE

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

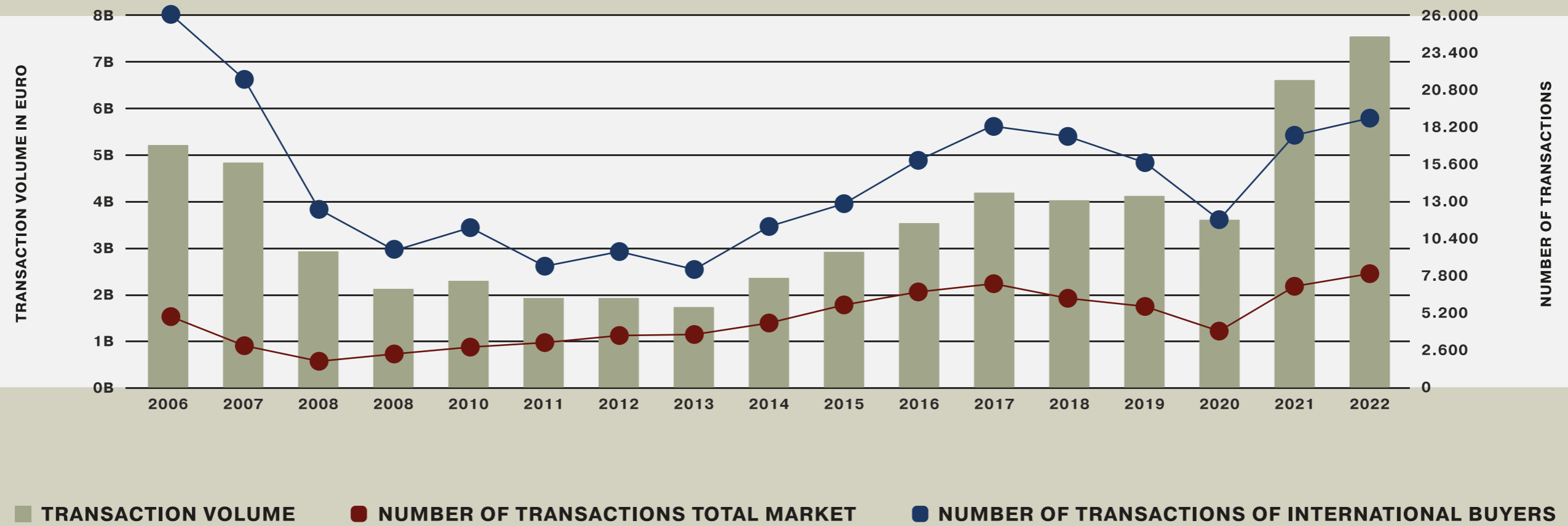
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PRIVATE JET AIRPORTS

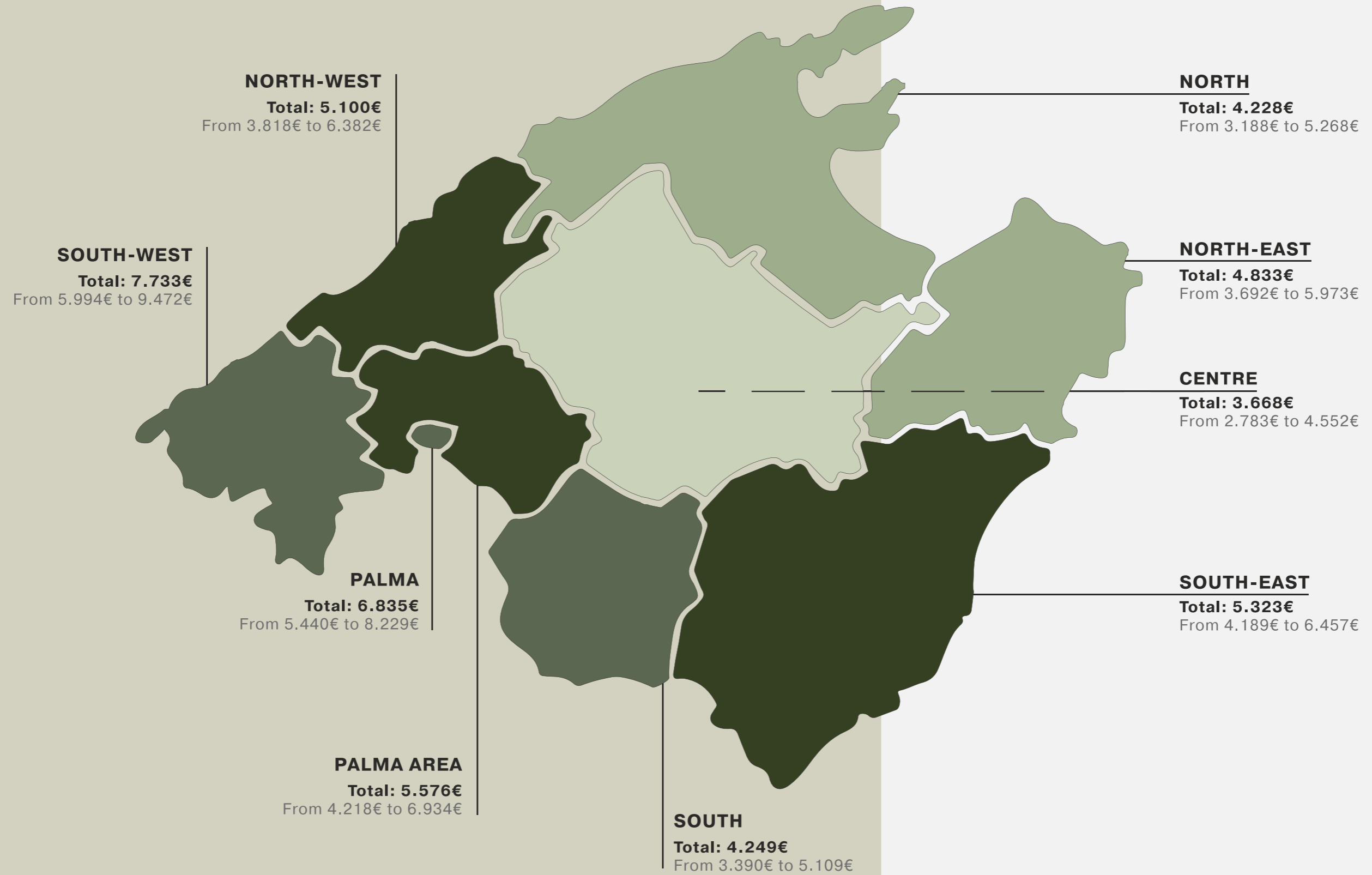
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INTERNATIONAL AIRPORT

TRANSACTION VOLUME: TOTAL MARKET **BALEARIC ISLANDS**



PRICE PER REGION 2023 (€M²)





XOJAY, OUR BRAND.

Contemporary culture and innovation focussing 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 BAUER COMPANY,
a family-run property 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

X O J A Y

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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!