

XO JONQUET
THE PARK RESIDENCES

XO JAY

Home Is The Nicest Word There Is.

XO JAY

The image is a full-page background photograph of a coastal town at sunset. The sky is a deep, warm orange, and the sun is low on the horizon, creating a soft glow. In the background, a range of mountains is silhouetted against the sky. In the foreground, the sea is visible, and the town's buildings are silhouetted against the water. A prominent feature is a large, ornate cathedral with multiple spires and a central tower, which is the main subject of the advertisement.

YOUR NEW HOME

AN ICON IN THE HEART OF THE MARITIMO.

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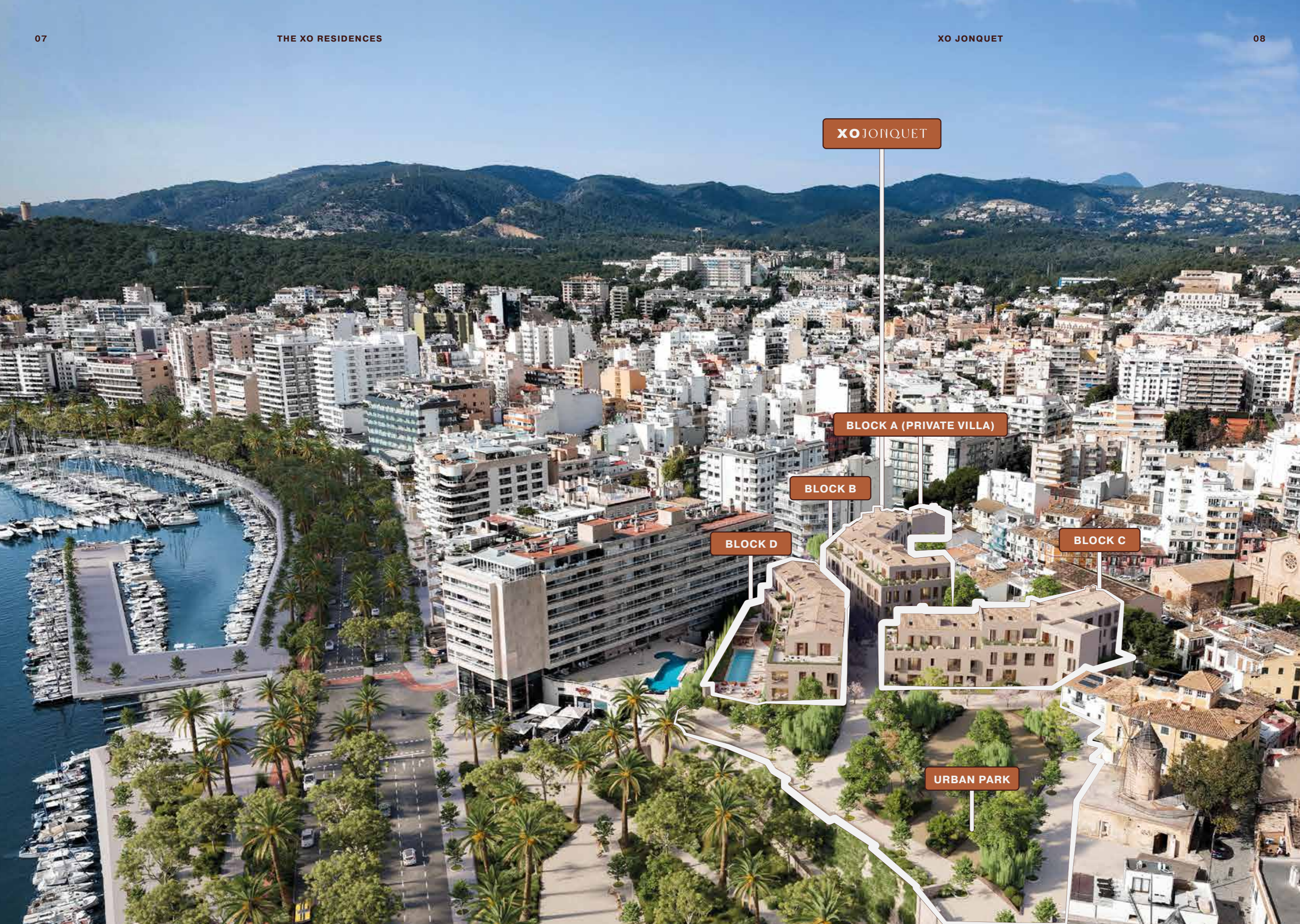
07

PROJECT TIMELINE

01

III

THE SETTING



XO JONQUET

BLOCK A (PRIVATE VILLA)

BLOCK B

BLOCK D

BLOCK C

URBAN PARK

Scenic waterfront views.

Just moments from the buzz and flow of Santa Catalina district and the idyllic Palma waterfront, XO Jonquet is a place where every facet of modern life intersects seamlessly. Where the past meets the future.

Indoors meets outdoors. Community meets intimacy. Time meets timeless. One of the most prominent spots in Palma, adding enormously to the city and the landscape.





Urban park quarters
with integrated green
areas.

Residents will benefit from
a brand-new public realm,
covering 3630 m², with
beautifully bushy landsca-
ped communal gardens.
Selected upper-level

apartments will boast
panoramic harbour views,
while many others will
enjoy views over the
painterly and authentic
Palma's scenery.



02

III

THE BUILDING



APARTMENTS	57
LOCATION AREA	EL JONQUET
ARCHITECT	CMV ARCHITECTS
DESIGN & DEVELOPMENT	XOJAY
COMPLETION	2027



Refined and artful
form of living.

By exploring the openings
of the landscape, its
history and surroundings,
the expressiveness of
materials and potential of
common spaces,

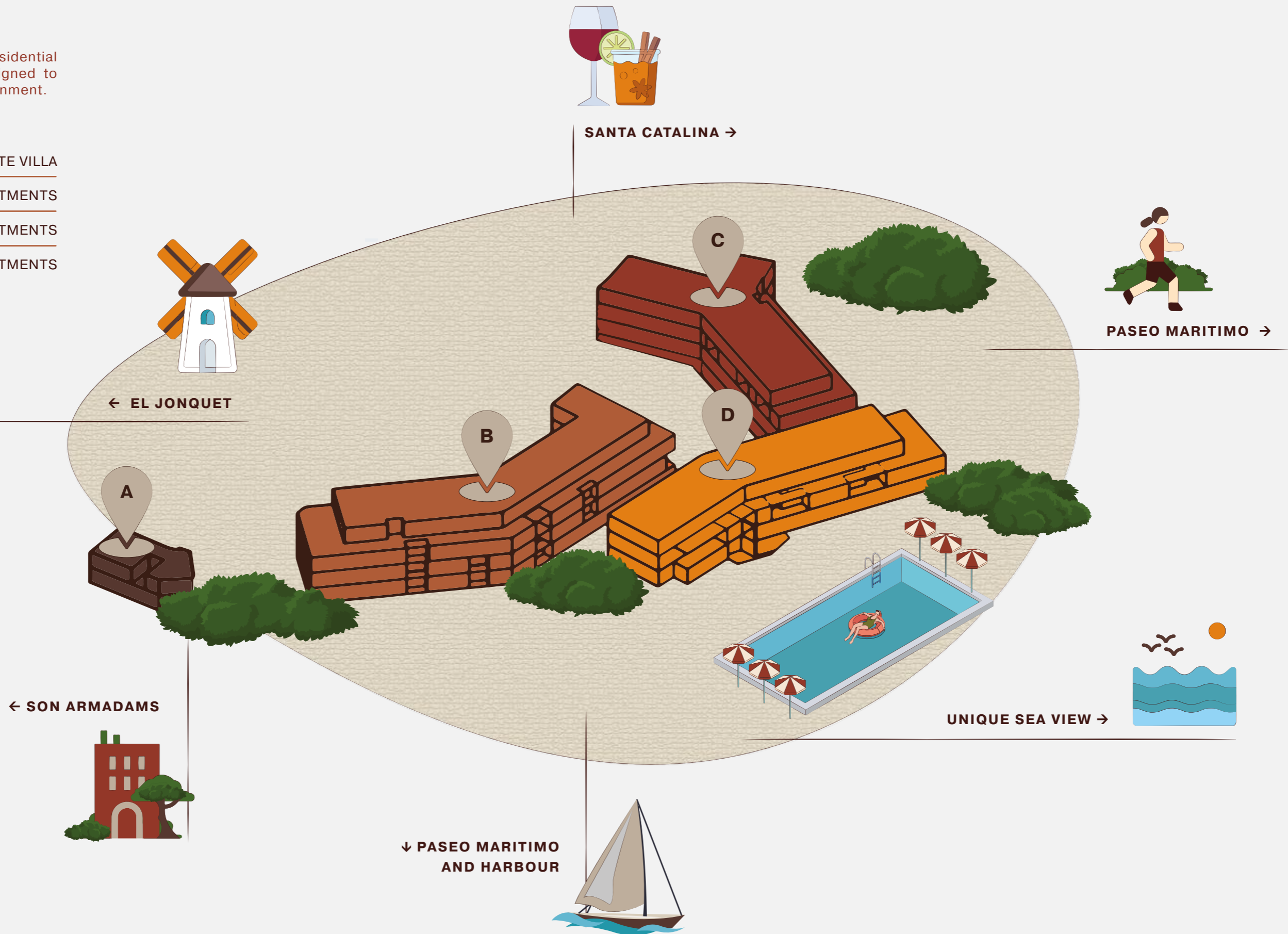
the arrangement of typologies
and relationship to the place,
XO Jonquet attempts to take
housing towards the multiple
forms of living.



XO Jonquet Quarters,
The Park Residences.

A collection of four boutique residential
apartment developments designed to
graciously suit its urban environment.

BLOCK A	XO PRIVATE VILLA
BLOCK B	27 APARTMENTS
BLOCK C	14 APARTMENTS
BLOCK D	13 APARTMENTS





OB

III

APARTMENT
TYPOLOGIES

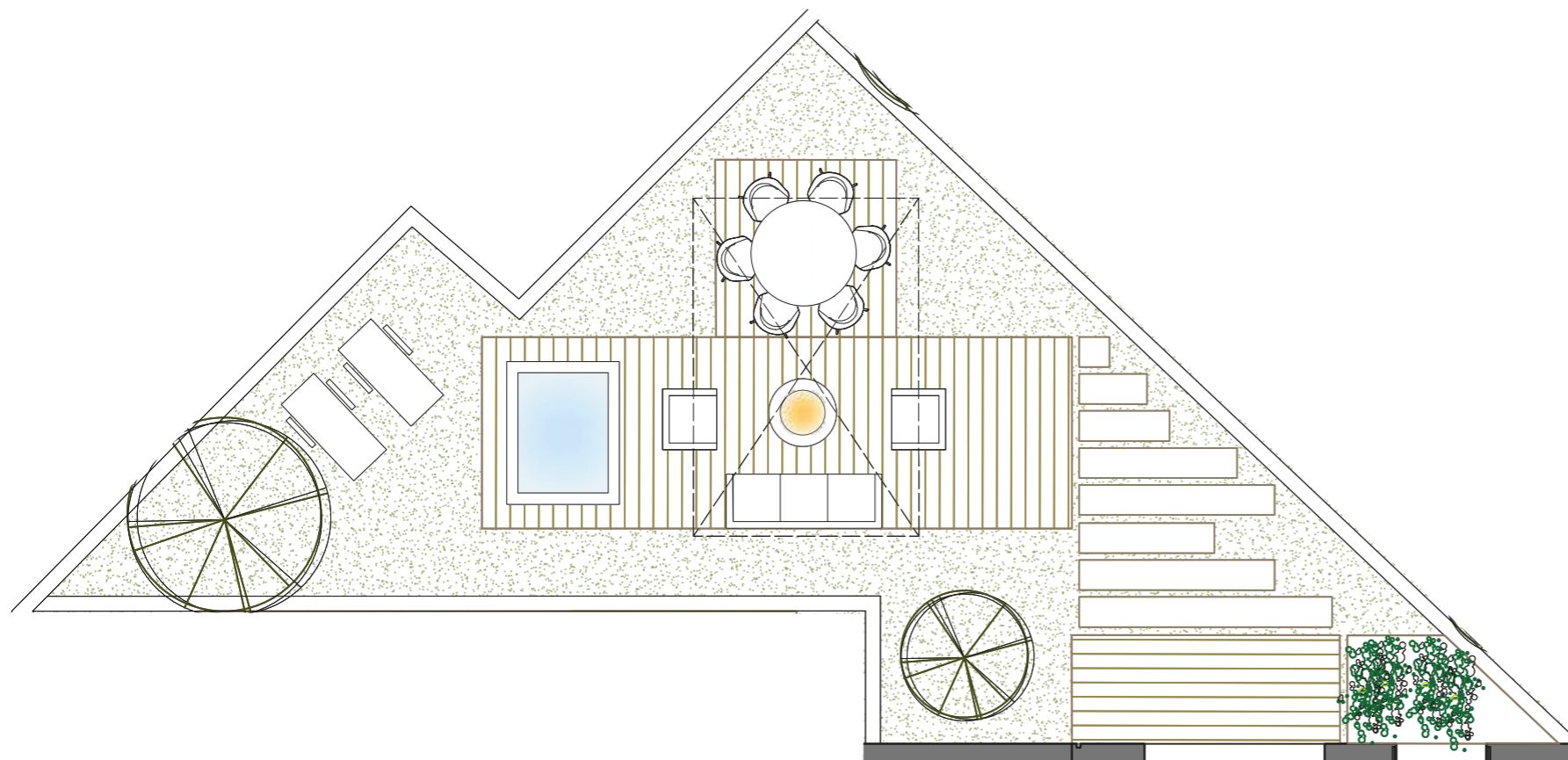
Displaying multiple apartment configurations to suit a variety of lifestyles.

Skilfully designed one, two and three bedroom apartments varying from 120 up to 400 SQM including an 850 SQM private villa.

Layouts with ample open spaces in front and in the back giving some hint to its strong architecturally designed interior in a subtle and suggestive fashion. Open to the city while filtering its most invasive nuisances and stimuli.

Considerable design emphasis has gone into meticulously planning the master suite, kitchen and living areas which have been oriented to maximize access to outdoor spaces, all equipped with sophisticated domestic appliances and technical break-through technologies, with exceptional views of the setting sun over the maritimo.





DUPLEX GARDEN APARTMENT (+PRIVATE PARKING)

Villa style duplex apartment over two or three floors including a direct and private parking access for 1 or 2 cars. Displaying a multi-purpose mezzanine, an expansive private patio and/or a pocket covered terrace allowing lots of space for outdoor recreation as well as plenty of natural light to fill every corner.

APARTMENT 1C

INDOOR USABLE FLOOR AREA	182,11 m ²
INDOOR GROSS FLOOR AREA	242,93 m ²
OUTDOOR GROSS FLOOR AREA	90,52 m ²
TOTAL GROSS FLOOR AREA	333.45 m ²
GFA + COMMON AREAS	426,41 m ²



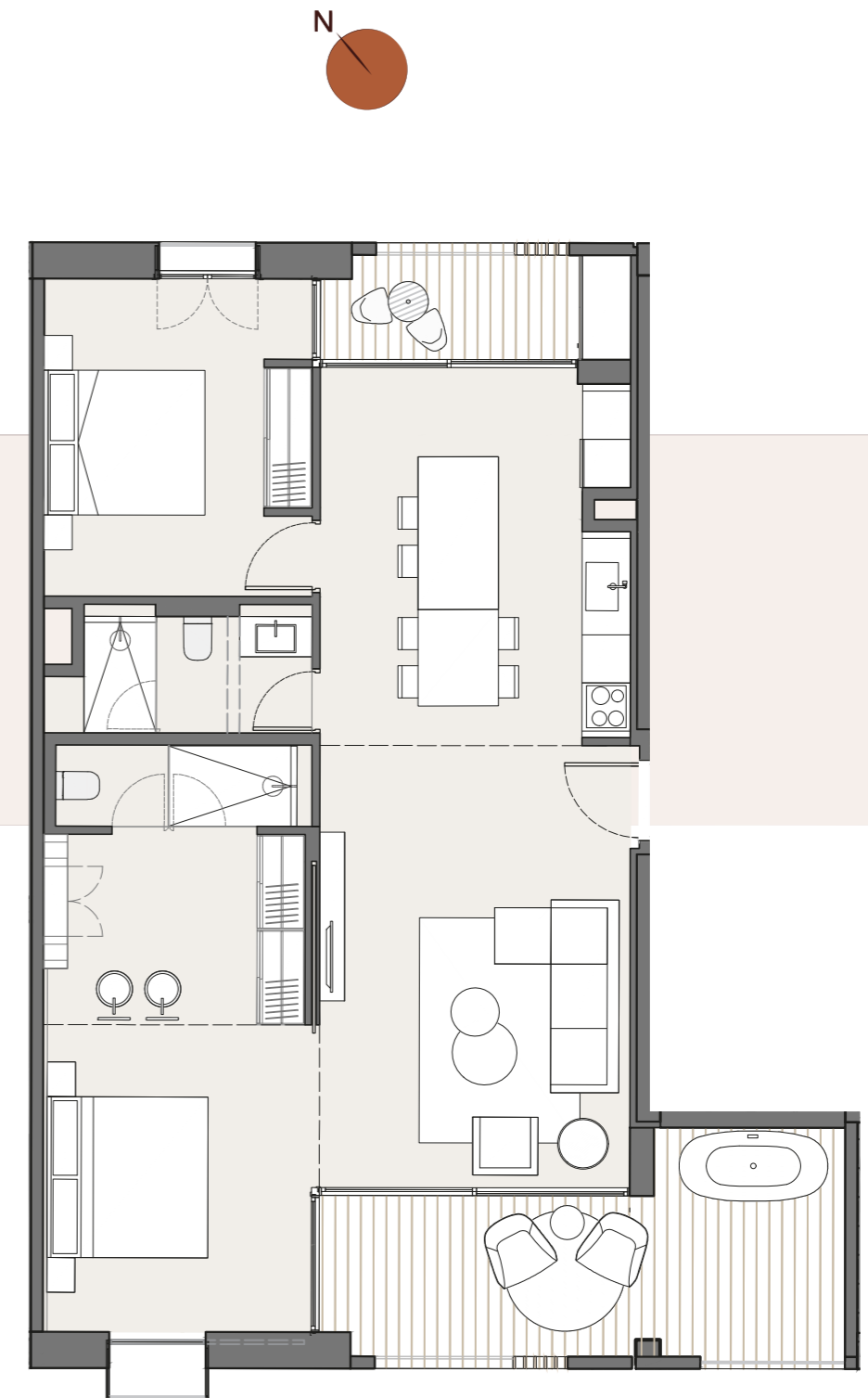
TERRACED APARTMENT

Large, deep and bright open plan pocket kitchen combined with living space area.

Topped by a generous and cosy balcony space for outdoor lounging. Two bedroom apartment displaying an elegant master bedroom with on-suite integrated bathroom access.

APARTMENT 2R

INDOOR USABLE FLOOR AREA	99,84 m ²
INDOOR GROSS FLOOR AREA	115,46 m ²
OUTDOOR GROSS FLOOR AREA	19.85 m ²
TOTAL GROSS FLOOR AREA	115.46 m ²
GFA COMMON AREAS	147.65 m ²

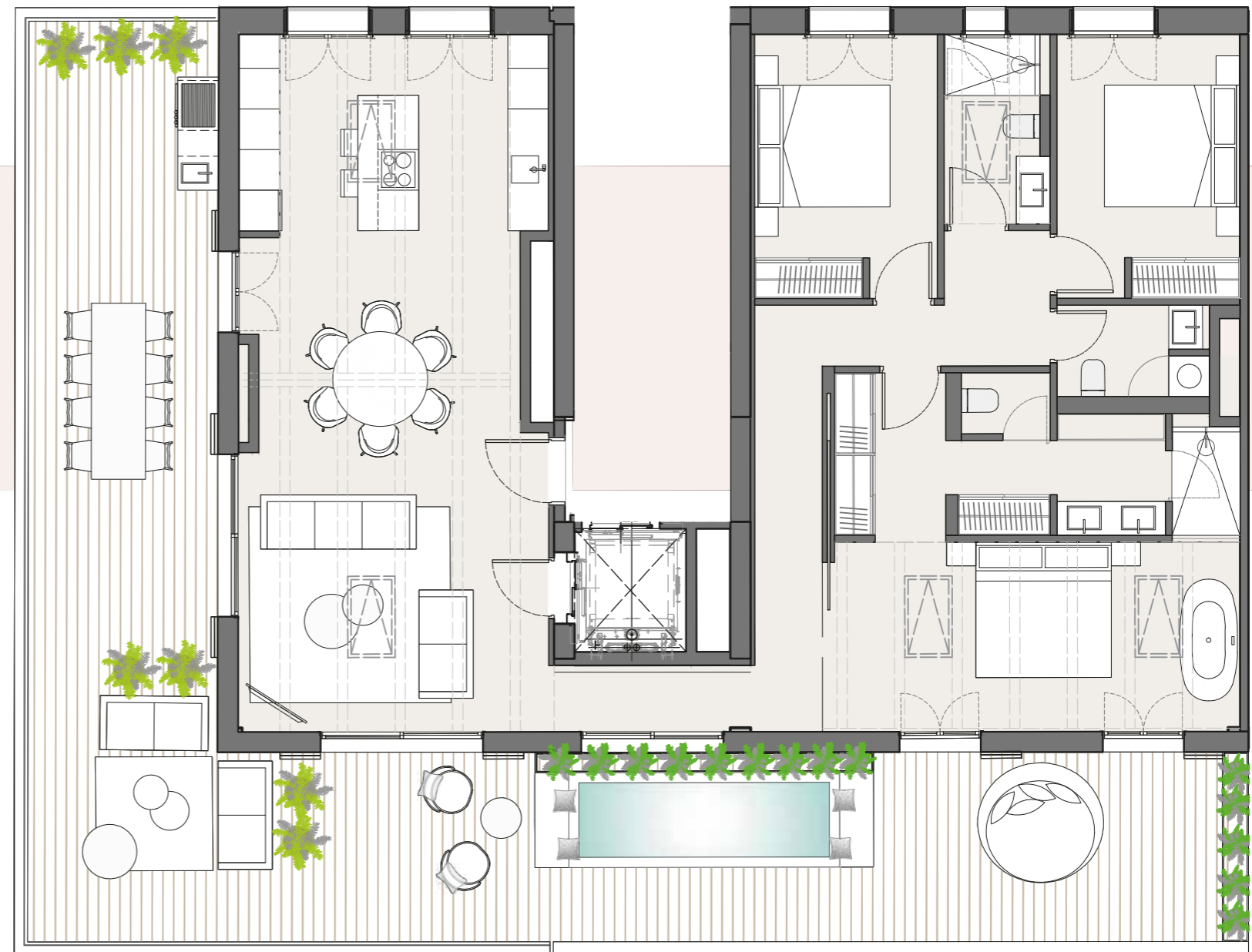


JONQUET ATTICS

Spacious and remarkable top floor suite attics over one floor. Large, deep and bright open plan kitchen combined with living space area showcasing exposed ceiling beams and skylights all across. Topped by a huge balcony over two or three directions displaying unobstructed views.

APARTMENT 31

INDOOR USABLE FLOOR AREA	118,26 m ²
INDOOR GROSS FLOOR AREA	140,79 m ²
OUTDOOR GROSS FLOOR AREA	88,03 m ²
TOTAL GROSS FLOOR AREA	228.82 m ²
GFA COMMON AREAS	292.52 m ²





THE ART OF LIVING.

XO Jonquet has set the standard for future ages of fine, crafty combination of Palma's natural scenery to the most advanced technologies and architectural harmony that is longing to share its spirit and authenticity.

As for **the amenities**, it will impress you with its diversity, the shared and social spaces and attentive services that enliven the first and below ground floors provide the ideal complement to this gracious new Palma boutique residential. There's nothing trivial in these four apartment buildings – everything features the unique attitude to the art of creation, the art of living.



04

III

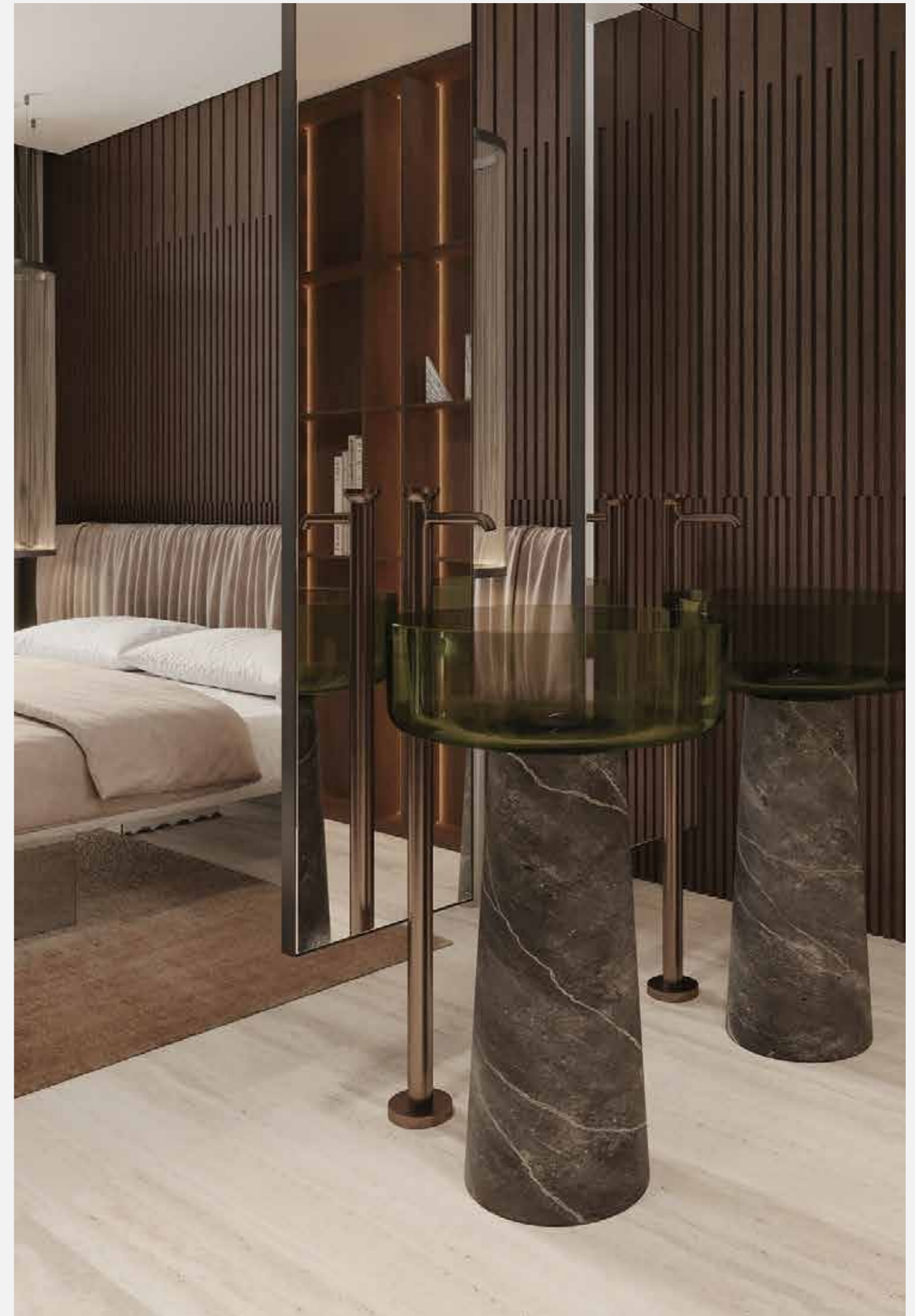
INTERIORS

TWO INTERIOR DESIGN LINES TO CHOOSE FROM.

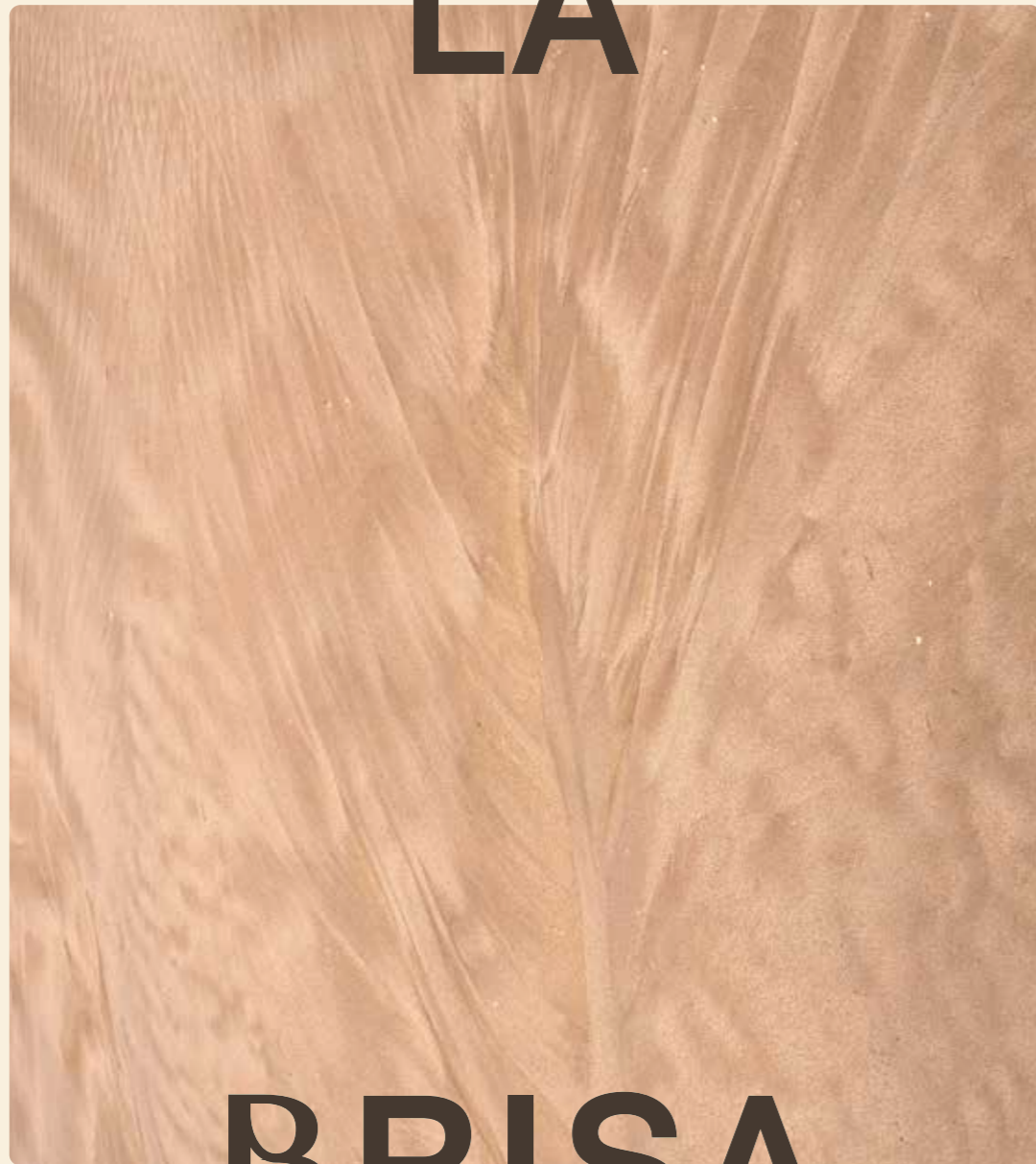
A testament to impeccable design meeting the desires of modern living.

Designed for owners to imbue their own personality to each residence through curated art, books and collectibles.

The choice between two concepts with a mix of themes offers plenty of opportunities for achieving individual fulfillment, using the finest quality materials.



LA



BRISA

INTERIOR DESIGN LINE

EL



MONTE

INTERIOR DESIGN LINE

LA BRISA

Minimalistic harmony. Interiors that will stand the test of time whilst creating a sense of lightness.

Comprised by natural woods, soft color palettes and earthy materials keeping the island traditions alive in an age of disappearing craft.

Rooted in beauty and function, texture, balance and serenity. The concept is polished and modern – in keeping with the interior architecture of the building.



TRAVERTINE

WHITE OAKS

HERRINGBONE PARQUETS

SMOKED GLASSES

NICKEL FINISHES



XO JONQUET



LA BRISA INSPIRATION BOARD





KITCHEN



KITCHEN



BALCONY



BEDROOM



LIVING



BALCONY



BATHROOM



LIVING



BALCONY



BEDROOM



WALK-IN CLOSET

EL MONTE

A meticulously crafted home that unfolds in stages, offering dynamic juxtapositions alongside a coherent narrative.

Seamlessly blending old and new, day and night, subtle and statement. Assembling dark woods, textured walls, and a light color touches whilst the stainless steel kitchen adds a chic industrial twist which leaves traces that give it a character of its own over time.



STAINLESS STEEL

WALNUT CARPENTRY

STONE TILING

GREY TINTED GLASSES

DARK BRONZE FINISHES

EL MONTE INSPIRATION BOARD





KITCHEN



BEDROOM



KITCHEN



BALCONY



LIVING



BALCONY



WALK-IN CLOSET



LIVING



BALCONY



BEDROOM



WALK-IN CLOSET



AMENITIES

+550 SQM in amenities
to heal the mind, relax the
body and lift the spirit.

Surrounded by an impressive
assembly of the city's cultural
riches, the extensive program
of unrivaled amenities,

provides ample opportunity for
a rich and varied way of life inspired
by the idyllic island setting
you will only find at XO Jonquet.



SPA & WELLNESS



INDOOR POOL



FITNESS QUARTERS



POOL & SOLARIUM



HOME CINEMA



GAMES ROOM



CAR WASH & VEHICLE
REVOLVING PLATFORM



24H RECEPTION +
HIGH-END CONCIERGE



GOLF SIMULATOR



WINE CELLAR



CLUB HOUSE



JONQUET PARK FACILITIES



RECEPTION

A dedicated staff member available at all hours at the beautifully welcoming reception court. Offering convenience in terms of package and mail delivery and providing an added layer of security for all residents.



POOL & SOLARIUM

Get in the swim. There's nothing quite like feeling like you're at a lush resort without ever leaving home. The beautiful and spacious outdoor pool premises display fantastic views overlooking

the dreamy Palma harbour. Featuring comfy & cozy lounge areas with fire pits providing a highly desirable place for swimmers, sun worshippers and evening star gazers.





SPA & WELLNESS

Some days are best spent in the spa, where you can come close to experiencing an *onsen*, a Japanese hot spring. Refreshing and relaxing, the spa is the perfect place to unwind and soothe your mind and body.

It's located on the underground floor, a premium amenities facility that also includes a Cryo chamber, steam room, sauna, ice bucket, quiet area, changing rooms, indoor pool and Jacuzzi.



SPA TREATMENTS BY THIRD PARTY SUPPLIERS UPON REQUEST.



CRYO CHAMBER



STEAM ROOM



SAUNA



QUIET AREA



CHANGING ROOMS



JACUZZI



HOME CINEMA

An exclusive movie-going experience right at your doorstep. Residents can enjoy all the perks of an ultra-modern cinema without dealing with the crowds and sticky floors. It features an HD projector, high-quality surround sound system and a massive screen. Rich finishes designed with a regal colour palette and ambient lighting. Extra comfy loungy-style seats for a unique experience.

CONCIERGE BOOKING SYSTEM.



FITNESS QUARTERS

Introducing an impressive and fully stocked state-of-the-art fitness area with everything you need to power up your workouts.

Paired with a serene space that offers a quiet escape from work and life stresses featuring an on-site yoga & meditation room.



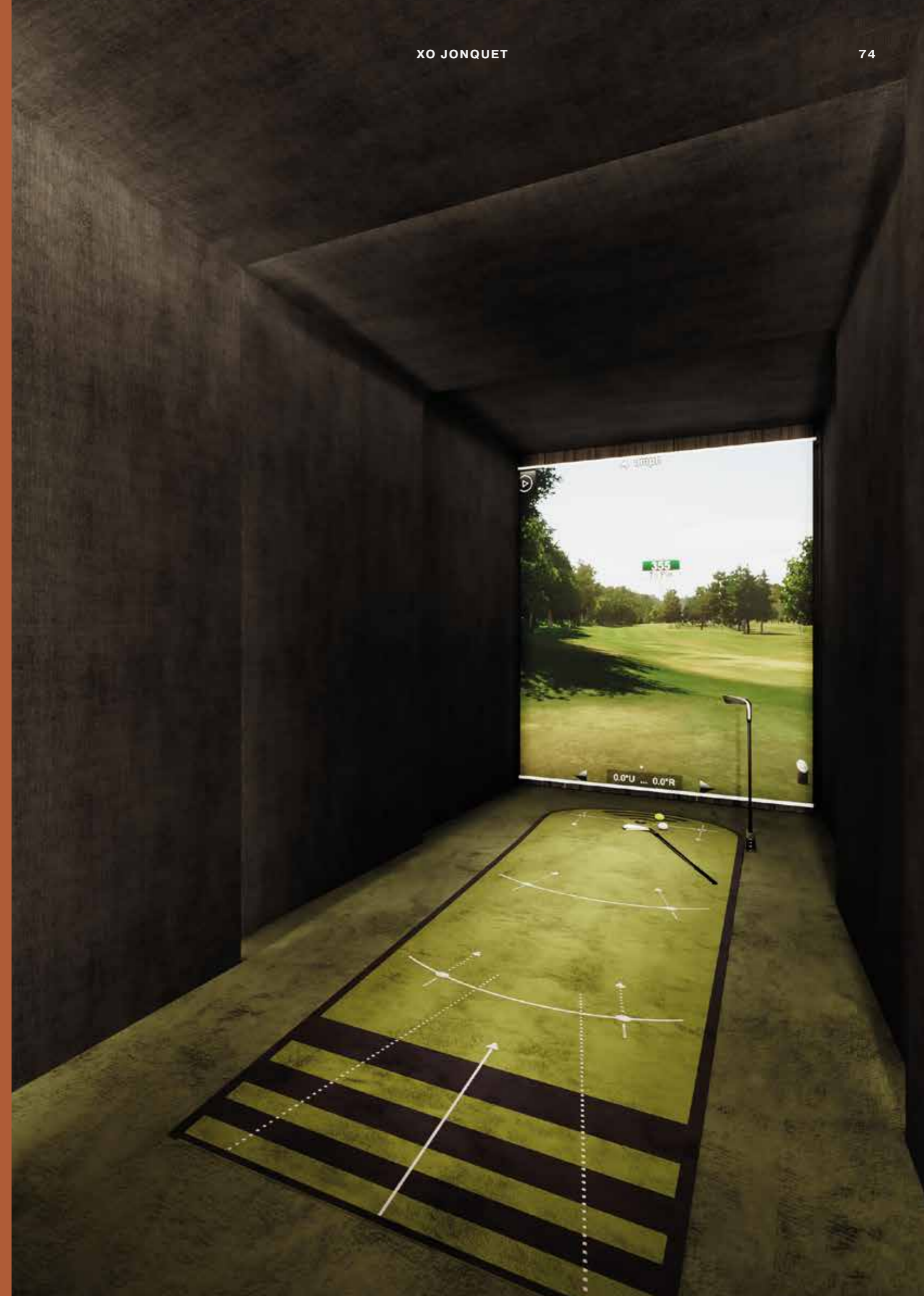


CLUB HOUSE & WINE CELLAR

Spacious finely designed lobby for private parties and social events including cooking area, smoking lounge and private wine cellars with lockers available to XO Jonquet owners looking to store their wine collections.

GOLF SIMULATOR

Welcome to the great indoors. Featuring an exclusive golf simulator with high-performance graphics and sensor mats designed to enhance practice with comprehensive insights on how their golf level is progressing. Practice. Play. Compete. Have fun.





GAMES COURT

An inviting and spectacular space to play, lounge, socialise and enjoy with friends over a game of billiards, table football or board games. With an adjacent virtual games room displaying vending machines, XO Jonquet has over 90m² for residents of all ages' leisure.





CAR WASH & VEHICLE REVOLVING PLATFORM

Never worry about finding time for a car wash again - Experience the ultimate convenience right at your parking spot. Moreover, residents can steal the show displaying their car stock on a revolving turntable platform.

IN-HOUSE SERVICES

Xo Jonquet lingers to charm you with an authentic and vibrant Palma harbor life. Expect special add-ons, services and details that emphasize the lavishly appointed lifestyle.



ELECTRIC COMMUNITY CAR
FOR TRANSFERS



24 HOUR SECURITY SERVICE



COMMUNITY BOAT



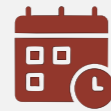
PET WALKING
AND GROOMING STATION



BYCICLE AREA



24H DRIVING SERVICE
(EXTERNAL PROVIDER)



BOOKINGS SERVICE
(LEISURE ACTIVITIES, RESTAURANTS, YACHTS)



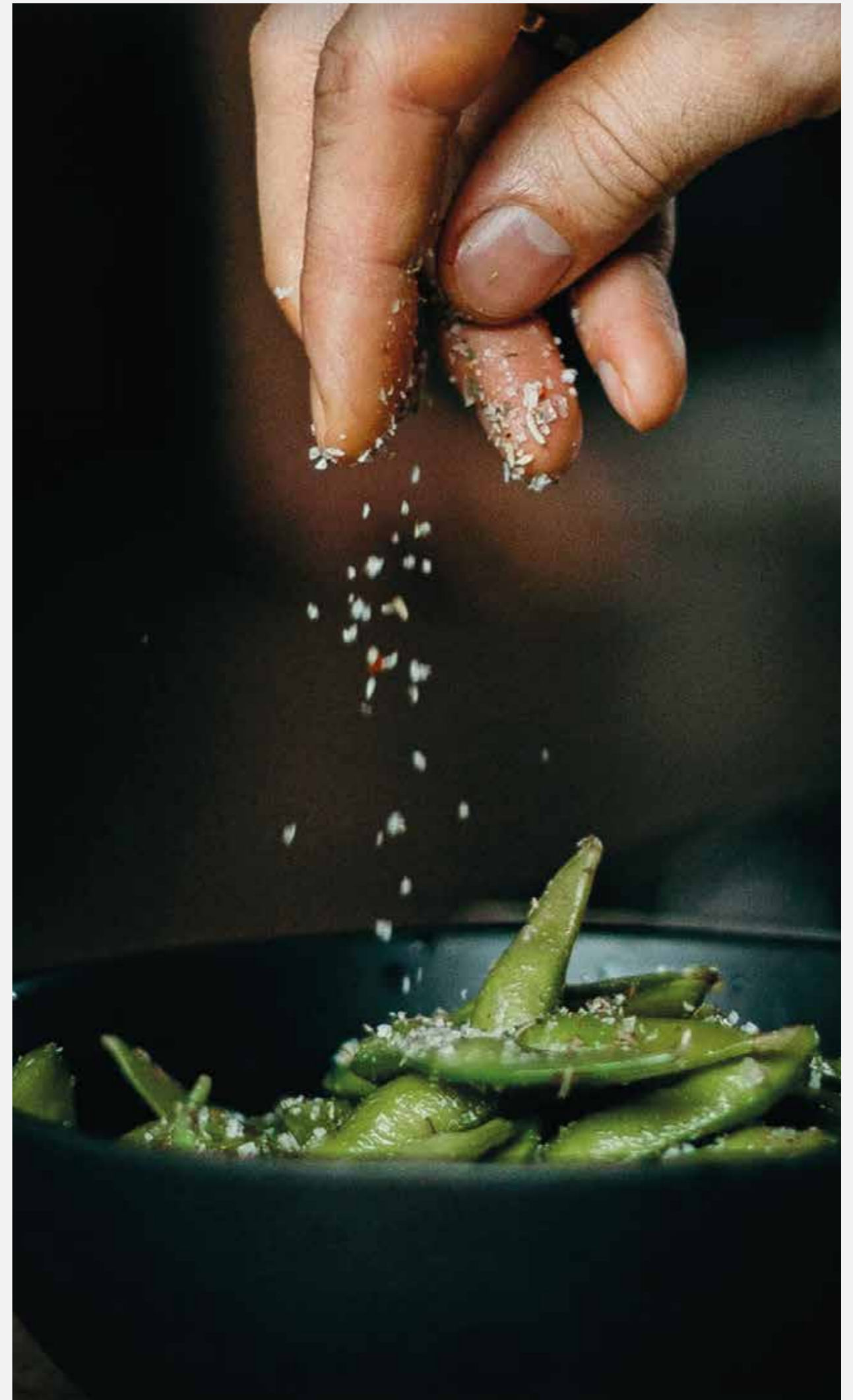
PRIVATE CHEF AND EVENTS



WELLNESS TREATMENTS



LOUNDRY SERVICE





COMMUNITY BOAT

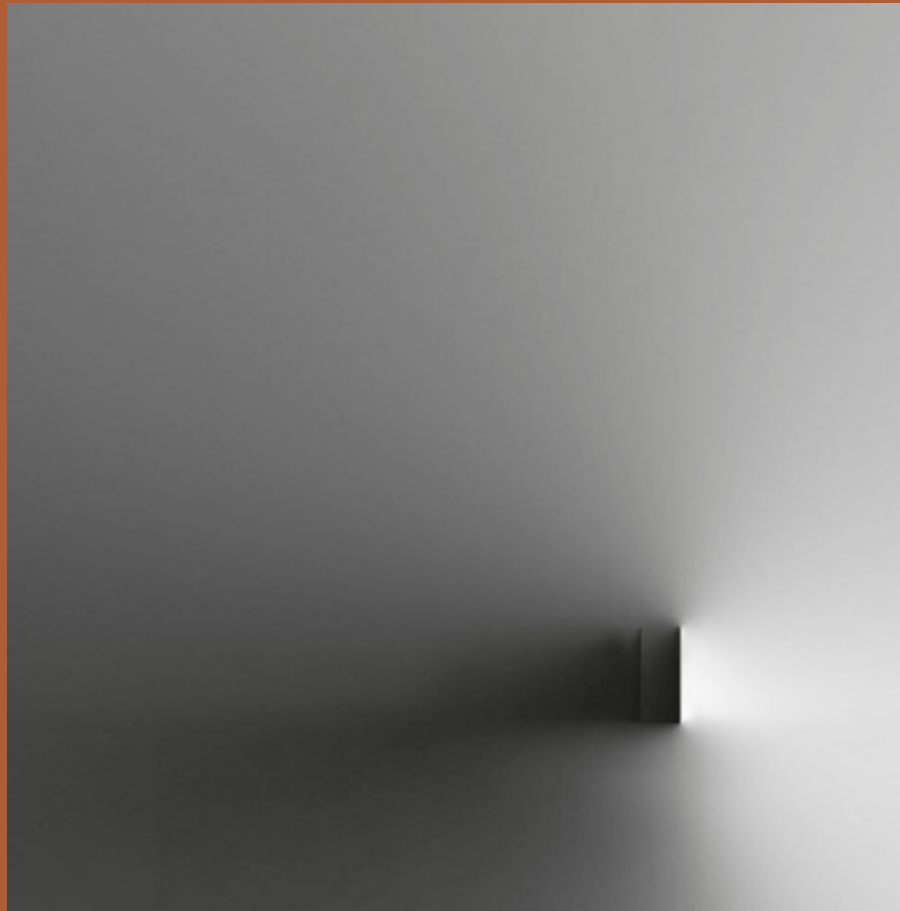
Owned by the community,
managed through an external company.

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 the heart of the city.

UPGRADES

A unique opportunity for individualisation with exciting trusted suppliers.

The desirable new addition to this successful development, offers a choice of unique highly specified apartment upgrade concepts for spatial elegance, state-of-the-art technology and lighting as well as practical sustainable solutions sourced by renown suppliers. We aim to assist in unleashing the full potential of your home.





III

SUSTAINABLE TECHNOLOGIES

ENERGY CERTIFICATE / A+

Our biggest efforts invested in circular construction for a future-forward, materia-efficient responsible approach.



RAINWATER COLLECTION



SOLAR-CONTROL WINDOWS



WASTE MANAGEMENT



VEGETATION



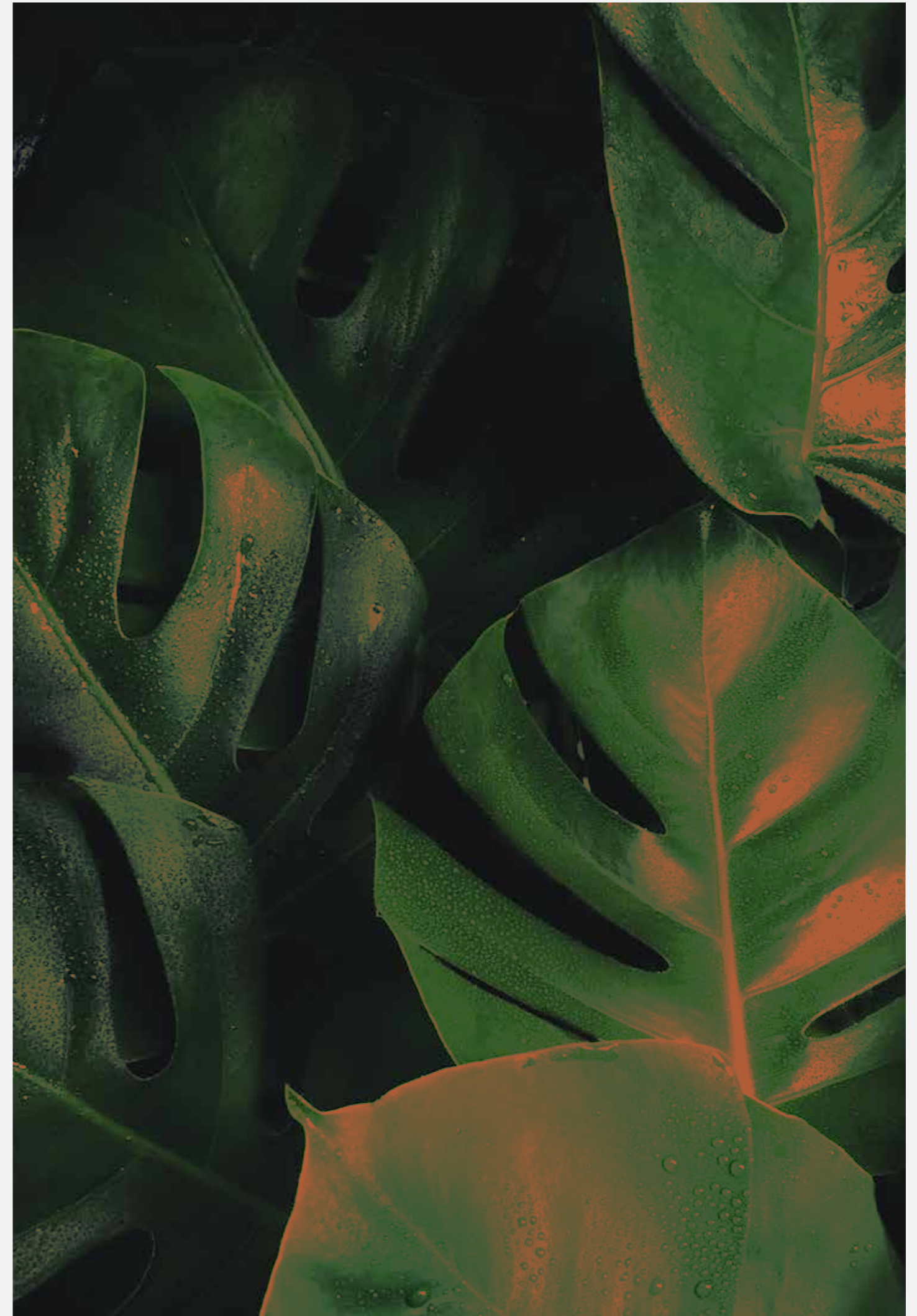
EV CHARGING



CERTIFIED SUPPLIERS



GEOOTHERMIA





PROJECT TIMELINE

A DREAM
INVESTMENT
EVERY STEP
OF THE WAY.

LICENSE Q4



2024

BUILD START Q2



2025

COMPLETION Q2



2027

DISCOVER MORE



CONTACT

BAUER
COMPANY **XOJAY**

Contact us to make an appointment and experience
the impressive charm of a state-to-art atmosphere.

Our team is proud to open a new chapter in your life.

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BAUER
COMPANY



Espacio
HomeDesign



CREATIVE
INTERIOR DESIGN

GISSI®

Miele



PORSCHE

 TRAVELCOUP



EUROPEAN
PROPERTY
AWARDS

AWARD
WINNER

2023-2024