

(Polígono de Levante (Nou Llevant))

Ref: ONPM2306002



## *New luxury residential development in Nou Llevant*

Following the completion of the first phase XOJAY Residences in the emerging and vibrant Nou Llevant area, the same developer presents the next phase - XO Parq, a luxury residential project located directly opposite the Parc de Can Palou. The location is key - just a few metres from the bay of Es Portixolet, with direct access to the sunny port of Portixol and thanks to its proximity to the centre of Palma, residents will enjoy the wide range of culture, gastronomy, entertainment and resorts that this splendid city and the island have to offer. XO Parq has been designed with large open spaces and a strong emphasis on sensoriality. A collection of 65 housing typologies distributed in three independent four-storey blocks with underground parking. Homes of all sizes, from one bedroom to three bedrooms, duplexes and penthouses. Flexible spaces, environmentally friendly materials and engineering, unexpected elements that enhance everyday life. Spacious and carefully designed common areas: lounge, spa, gym, lobby porter, cinema, infinity pool. Sustainable building both in the use of materials and in the construction process: solar energy in all spaces, rainwater collection [...]

Palma de Mallorca /  
Polígono de Levante (Nou Llevant)

Unit 2 B  
Completion Q4 2025

### **FEATURES**

Surface 113 m<sup>2</sup> / 16 m<sup>2</sup> terrace  
2 Rooms  
2 Toilets

- ✓ Views
- ✓ Heating
- ✓ Boxroom
- ✓ AACC
- ✓ Terrace
- ✓ Backyard
- ✓ Pool
- ✓ Gym
- ✓ Lift
- ✓ Security
- ✓ Concierge
- ✓ Has parking





(Polígono de Levante (Nou Llevant))

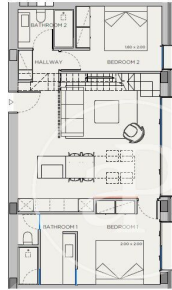
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XOJAY



EQUIPAMENT	
ROOM ONLY FLOOR AREA	82,00
ROOMS SHARED FLOOR AREA	88,00
SHARED FLOOR AREA	82,00
SHARED COMMON AREAS	10,00

1.I - USABLE FLOOR AREA	
ROOMS	82,00
COMMON AREAS	10,00
BATHROOM	7,00
BEDROOM 1	3,00
BEDROOM 2	2,00
HALLWAY	2,00
<b>TOTAL USABLE FLOOR AREA</b>	<b>104,00</b>

APARTAMENT 1.I

KITCHEN  
BATHROOM  
SMART CONTROL  
FRANIGIAN WINDOWS  
SOLAR CONTROL GLASS  
COMFORTY DOOR  
COMFORTY SYSTEM  
SECURITY SYSTEM  
AIR WALL  
BUTLER  
ACTIVATING  
INDOOR WINDOW

**XOPARQ CW**

DATE: 16/10/23

THIS DOCUMENT INCLUDING USABLE AREAS AND SHARED FLOOR AREAS IS ONLY TEMPORARY AND NOT FINAL. DUE TO MUNICIPAL CHANGES AND CONSTRUCTION DELAYS.

**XOPARQ**  
The Palma Residences

XOJAY



EQUIPAMENT	
ROOM ONLY FLOOR AREA	82,00
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SHARED FLOOR AREA	82,00
SHARED COMMON AREAS	10,00

1.H - USABLE FLOOR AREA	
ROOMS	82,00
COMMON AREAS	10,00
BATHROOM	7,00
BEDROOM 1	3,00
BEDROOM 2	2,00
HALLWAY	2,00
<b>TOTAL USABLE FLOOR AREA</b>	<b>104,00</b>

APARTAMENT 1.H

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The Palma Residences

XOJAY



EQUIPAMENT	
ROOM ONLY FLOOR AREA	42,00
ROOMS SHARED FLOOR AREA	48,00
SHARED FLOOR AREA	42,00
SHARED COMMON AREAS	5,00

1.G - USABLE FLOOR AREA	
ROOMS	42,00
COMMON AREAS	5,00
BATHROOM	4,00
BEDROOM	3,00
LIVING-DINING-KITCHEN	2,00
<b>TOTAL USABLE FLOOR AREA</b>	<b>56,00</b>

APARTAMENT 1.G

KITCHEN  
BATHROOM  
SMART CONTROL  
FRANIGIAN WINDOWS  
SOLAR CONTROL GLASS  
COMFORTY DOOR  
COMFORTY SYSTEM  
SECURITY SYSTEM  
AIR WALL  
BUTLER  
ACTIVATING  
INDOOR WINDOW

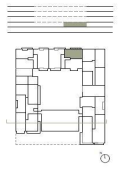
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COMMON AREAS	5,00
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BEDROOM	3,00
LIVING-DINING-KITCHEN	2,00
<b>TOTAL USABLE FLOOR AREA</b>	<b>56,00</b>

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BATHROOM  
SMART CONTROL  
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SOLAR CONTROL GLASS  
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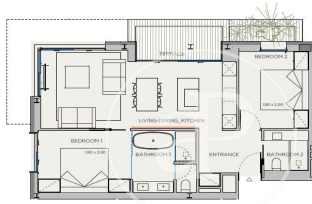
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COMMON AREAS	10,00
BATHROOM	7,00
BEDROOM 1	3,00
BEDROOM 2	2,00
HALLWAY	2,00
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APARTAMENT 1.A

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