

FINISHING LIST - Aquamarine Court (Qawra)

Internal Finishes

- Water and electricity (As per document "A")
- Sound Insulation between floors (up to 28db)
- Plastering in Gypsum Finish
- Floor Tiles throughout with skirting
- Bathroom and En-suite, inclusive of tiles and sanitary ware
- Flat Ceiling Gypsum soffit throughout
- Laminated Glass Railings for front terraces, and back terraces (where applicable)
- UPVC Apertures throughout (Double Glazed with Argon Gas Insulation)
- Insect Screens for all sliding apertures
- 2 coats of white paint
- Air Condition (inverter) for Open Plan and each Bedroom (Wall type split system)
- Light Fittings for soffits
- Mechanical Ventilation System
- Main Door (Fire Rated)
- All internal doors (doors for walk in wardrobe to be left open)
- Video Hall Porter

Floor Tiles - Selection from MRCD, Stylish Bathrooms & Satariano - €20 / m² inc. VAT

Bathrooms - Selection from MRCD, Stylish Bathrooms & Satariano - €3,500 inc. VAT

Internal Doors - Selection from SF Door Styles - €550 per door inc. VAT

Light Fitting - Selection from ESS & Nilmar - €1,500 for 3 Bedroom inc. VAT

€1,350 for 2 Bedroom inc. VAT

€1,200 for 1 Bedroom inc. VAT

External Finishes

- 4 PV panels (305W each) installed for each maisonette and apartment (Generating approximately 6 to 8 units per day)
- 8 PV panels (305W each) for each penthouse (Generating approximately 12 to 16 units per day)
- Water Tank 500 litres



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Common Parts Finishes

- Insulated Façade
- Passenger lift
- Rendered Façade
- Top roof of Penthouse insulated with 2 inch foam
- Common stairs in marble or equivalent material
- Letter Boxes
- Outdoor lighting
- Automated Lights in common entrance and stairs

Shafts

- Rendering and 2 coats of paint
- Required pipework for all services

Private Lock Up Garages

- Automated Front Common Door
- Lights with timer in common area
- Garage internally plastered and painted
- Four Leaf Galvanized Door
- 1 Double pole switch for electrical garage door
- 1 Double socket outlet
- 1 Light point controlled by 1 switch

Notes

- Application and installation costs for Water and Electricity Meters NOT Included
- Vendor will supply an Energy Performance Certificate (EPC) upon Contract
- Electrical Plan layout should be provided by the client, only if he/she will not work with the one provided by our interior designer.



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Electrical Points (Document A)

| | 3 Bedroom | 2 Bedroom | 1 Bedroom |
|-------------------------------|-----------|-----------|-----------|
| Double Socket Outlet | 27 | n/a | n/a |
| AC Points | 4 | n/a | n/a |
| PV Panels Point | 1 | n/a | n/a |
| Water Heater | 3 | n/a | n/a |
| 13 Amp Double Poles + Flex | 8 | n/a | n/a |
| 2 Way Switches | 8 | n/a | n/a |
| Soffits Lights | 70 | n/a | n/a |
| Data Points + Withdrawal Wire | 4 | n/a | n/a |
| Distribution Box 12 Module | 1 | n/a | n/a |
| Video Hall Porter | 1 | n/a | n/a |
| Shaver Unit | 1 | n/a | n/a |
| Water Tap in Terrace | 2 | n/a | n/a |
| Water Proof Socket Outlet | 1 | n/a | n/a |
| Gas Copper Pipe | 1 | n/a | n/a |
| 63 mm Sleeves for TV | 4 | n/a | n/a |
| Hot/Cold Drain (Kitchen) | 1 | n/a | n/a |
| Hot/Cold Drain (Washroom) | 1 | n/a | n/a |
| Hot/Cold Drain (W/M) | 1 | n/a | n/a |

