

FINISHING LIST - JEWEL COURT (Pembroke)

Internal Finishes

- Water and electricity (As per document "A")
- Water Circulated Underfloor Heating & Cooling System for Penthouses
- Sound insulation, Impact Noise Reduction of 27db
- Sound Insulation between apartments dividing walls (up to 50db)
- Plastering in Gypsum Finish
- Floor Tiles throughout with skirting
- Bathroom and En-suite, inclusive of tiles and sanitary ware (3pc standard set)
- Flat Ceiling Gypsum soffit throughout
- Laminated Glass Railings for front terraces
- UPVC Apertures throughout (Double Glazed with Argon Gas Insulation)
- Insect Screens for all sliding apertures
- 2 coats of white paint
- Preparation for Air Condition Units
- A/C (inverter) for Open Plan and Bedrooms for apartments & maisonettes
- Water Boiler
- Light Fittings for soffits
- Mechanical Ventilation System
- Wall Feature up to €500
- Main Door (Fire Rated)
- All internal doors
- Video Hall Porter

Floor Tiles - Selection from MRCD, Josies Bathrooms, S&S Bathrooms, Pitre' Bathrooms & Tataru Bathrooms - €20 / m² inc. VAT

Bathrooms - Selection from MRCD, Josies Bathrooms, S&S Bathrooms, Pitre' Bathrooms & Tataru Bathrooms - €4,500 inc. VAT

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

Light Fitting - Selection from ESS & Nilmar - €1,000 inc. VAT

External Finishes

- 3 PV panels (400W each) installed for every Apartment and Maisonette (Generating approximately 9 units per day)
- 3 PV panels (400W each) installed for every Penthouse (Generating approximately 9 units per day) and Heat Pump
- Water Tank



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Common Parts Finishes

- Thermal Insulation
- 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
- Sectional Garage Door
- 1 Water bib tap
- 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	23	n/a
AC Points	4	3	n/a
PV Panels Point	1	1	n/a
Water Heater	3	3	n/a
Cooker Unit +	1	1	n/a
4 Cooker Unit Outlets	1	1	n/a
13 Amp Double Poles + Flex	5	5	n/a
2 Way Switches	7	6	n/a
Soffits Lights	10	9	n/a
Soffit Lights- Different Amount	25	22	n/a
Light Points	4	4	n/a
Data Points + Withdrawal Wire	6	5	n/a
Distribution Box 12 Module	1	1	n/a
Video Hall Porter	1	1	n/a
Shaver Unit	2	2	n/a
Water Tap in Terrace	1	1	n/a
Water Proof Socket Outlet	1	1	n/a
Gas Copper Pipe	1	1	n/a
63 mm Sleeves for TV	4	3	n/a
Hot/Cold Drain (Kitchen)	1	1	n/a
Hot/Cold Drain (Washroom)	1	1	n/a
Hot/Cold Drain (W/M)	1	1	n/a

