

# FINISHING LIST – MARIGOLD COURT (ZABBAR)

## Internal Finishes

- Water and electricity (As per document “A”)
- Sound Insulation between floors (up to 30db)
- 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)
- Water Boiler
- Light Fittings for soffits
- Mechanical Ventilation System
- Main Door (Fire Rated)
- All internal doors
- Video Hall Porter

*Floor Tiles - Selection from MRCD, Josies Bathrooms, Pitre' Bathrooms & Tatara Bathrooms - €14 / m<sup>2</sup> inc. VAT*

*Bathrooms - Selection from MRCD, Josies Bathrooms, Pitre' Bathrooms & Tatara Bathrooms - €3,000 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

- 3 PV panels (350W each) installed for every Apartment and Maisonette (Generating approximately 4 to 5 units per day)
- 6 PV panels (350W each) installed for every Penthouse (Generating approximately 8 to 9 units per day)
- 4 PV panels (350W each) installed for 1 Bedroom Penthouse (Generating approximately 7 to 8 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

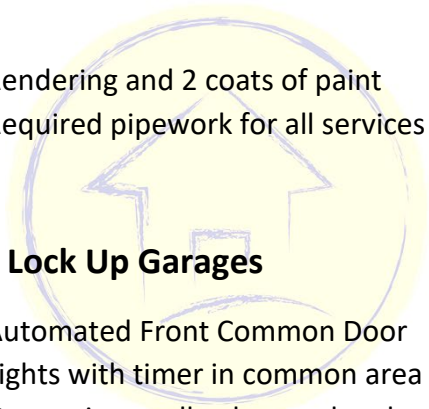
- Rendering and 2 coats of paint
- Required pipework for all services

## Private Lock Up Garages

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

## 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.



**BEST  
DEAL  
PROPERTIES**  
ALWAYS THE RIGHT PRICE!

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### Electrical Points (Document A)

|   | 3 Bedroom | 2 Bedroom   | 1 Bedroom   |
|---|-----------|---|---|
| Double Socket Outlet  | 27        | 23  | 19  |
| AC Points   | 4         | 3   | 2   |
| PV Panels Point   | 1         | 1   | 1   |
| Water Heater<br>(Bathrooms & Kitchen)   | 3         | 3 or 2<br><i>(Dependant on number of bathrooms)</i> | 2   |
| Double Poles <i>(Dish-washer, Microwave, Oven, Fridge, Freezer, Washing Machine, Tumble Dryer, HOB {Dependent on HOB Type, Induction or Gas})</i> | 8         | 7 <i>(Dependant on fridge Freezer combination)</i>  | 7 <i>(Dependant on fridge Freezer combination &amp; Dishwasher)</i> |
| Soffit Lights   | 70        | 63  | 40  |
| Light Switches  | 10        | 9   | 8   |
| 2 way switches  | 8         | 6   | 4   |
| Data Points   | 4         | 3   | 2   |
| Distribution Box  | 1         | 1   | 1   |
| Video Hall Porter   | 1         | 1   | 1   |
| Shaver Unit   | 1         | 1   | 1   |
| Water Tap in Terrace  | 2         | 1   | 1   |
| Water Proof Socket Outlet   | 1         | 1   | 1   |
| Gas Copper Pipe Or Induction  | 1         | 1   | 1   |
| 63 mm Sleeves for TV  | 4         | 3   | 2   |
| Hot/Cold Drain (Kitchen)  | 1         | 1   | 1   |
| Hot/Cold Drain (Washroom)   | 1         | 1   | 1   |
| Hot/Cold Drain (W/M)  | 1         | 1   | 1   |