

# FINISHING LIST – ORCHID 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

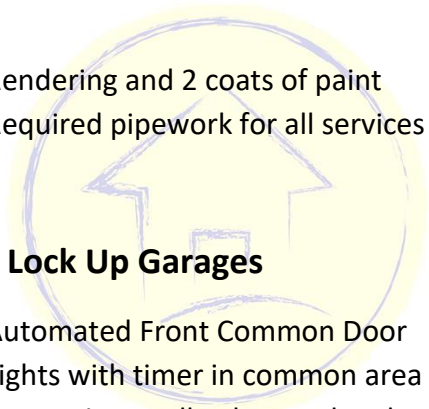
- Rendering and 2 coats of paint
- Required pipework for all services

## 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 (Bathrooms & Kitchen)	3	3 or 2 <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