

FINISHING LIST – SEA STAR COURT (MARSASCALA)

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)
- Light Fittings for soffits
- Mechanical Ventilation System
- Main Door and all internal doors
- Video Hall Porter

Floor Tiles - Selection from MRCD, Josies Bathrooms, Pitre' Bathrooms & Tatara Bathrooms - €14 / m² inc. VAT

Bathrooms - Selection from MRCD, Josies Bathrooms, Pitre' Bathrooms & Tatara Bathrooms - €3,500 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

- Solar Water Heater (180lt)
- Water Tank 500 litres
- The right to install a satellite dish

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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

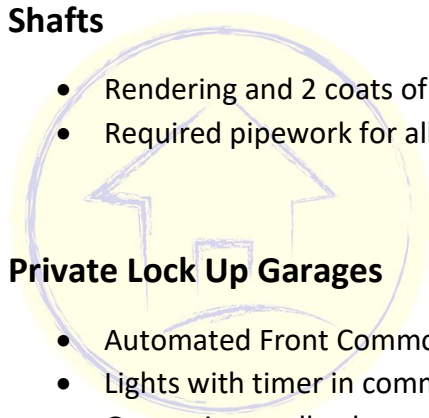
- Rendering and 2 coats of paint
- Required pipework for all services

Private Lock Up Garages

- Automated Front Common Door
- Lights with timer in common area
- Garage internally plastered and painted
- 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



**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	n/b
AC Points	4	3	n/b
PV Panels Point	1	1	n/b
Water Heater	3	3	n/b
Cooker Unit +	1	1	n/b
4 Cooker Unit Outlets	1	1	n/b
13 Amp Double Poles + Flex	5	5	n/b
2 Way Switches	7	6	n/b
Soffits Light Switches	10	9	n/b
Soffit Lights	50	30	n/b
Light Points	4	4	n/b
Data Points + Withdrawal Wire	6	5	n/b
Distribution Box 12 Module	1	1	n/b
Video Hall Porter	1	1	n/b
Shaver Unit	2	2	n/b
Water Tap in Terrace	1	1	n/b
Water Proof Socket Outlet	1	1	n/b
Gas Copper Pipe	1	1	n/b
63 mm Sleeves for TV	4	3	n/b
Hot/Cold Drain (Kitchen)	1	1	n/b
Hot/Cold Drain (Washroom)	1	1	n/b
Hot/Cold Drain (W/M)	1	1	n/b