

FINISHING LIST – SIERRA COURT (GHAXAQ)

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 and all internal doors
- Video Hall Porter

Floor Tiles - Selection from MRCD, Stylish Bathrooms & Vella Falzon Home

Bathrooms - Selection from MRCD, Stylish Bathrooms & Vella Falzon Home

Internal Doors – Selection from SF Door Styles

Light Fitting – Selection from ESS & Nilmar

External Finishes

- 3 PV panels (305W each) installed for every Apartment and Maisonette (Generating approximately 4 to 5 units per day)
- 6 PV panels (305W each) installed for every Penthouse (Generating approximately 8 to 9 units per day)
- 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

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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
Cooker Unit +	1	n/a	n/a
4 Cooker Unit Outlets	1	n/a	n/a
13 Amp Double Poles + Flex	5	n/a	n/a
2 Way Switches	7	n/a	n/a
Soffits Lights	10	n/a	n/a
Soffit Lights- Different Amount	25	n/a	n/a
Light Points	4	n/a	n/a
Data Points + Withdrawal Wire	6	n/a	n/a
Distribution Box 12 Module	1	n/a	n/a
Video Hall Porter	1	n/a	n/a
Shaver Unit	2	n/a	n/a
Water Tap in Terrace	1	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