

## List Of Finishing

Opal Court

Triq l Skall

Marsaskala

### Internal Finish

- Plastering in gypsum finish and 2 coats paint.
- Fully functional water and electricity system including lighting system (as per the following page).
- External apertures in double glazed Aluminium.
- Tempered Glass Railing for front terrace.
- Floor tiles throughout with skirting Selection of tiles and skirting from MRCD, Alex Mercieca bathrooms
- Selection of bathrooms/en-suit including sanitary ware from MRCD, Alex Mercieca bathrooms
- Sound insulation between floors.
- Insulated Facade
- Main Door to apartment/penthouse and internal doors up to €400 per door from Farrugia and Tabone,Marsa
- Installed air condition unit for each bedroom and open plan.
- Insect Screens for sliding doors/windows
- Natural Ventilation System
- Solar Water Heater (180lt) installed
- Gypsum soffits throughout.

### Facade/Internal Common Parts

- 4 Passenger Lift
- Rendered Facade.
- Top roof of penthouse insulated with 2 inch foam.
- External stairs in marble.
- Letter box.
- Outdoor lighting.

Each owner will also have the right to install a satellite dish.

### Roof Level

- Water tank 500 litres.
- Water pipes from main to tank.

### Shafts

- Rendering and 2 coats of paint.
- Drainage and waste water pipes.
- Water pipes from tank to apartment.
- Rain water pipes.

### Note

- Vendor company will also supply an Energy performance certificate upon contract.

### Excluding

- Water and Electricity Meters

**Electrofix Electrical Points**

|                               | <b><u>X3 bedroom</u></b> | <b><u>x2 bed</u></b> |
|-------------------------------|--------------------------|----------------------|
| ● Double Socket outlets       | 24                       | 20                   |
| ● Single Socket Outlets       | 2                        | 1                    |
| ● AC Points                   | 4                        | 3                    |
| ● Solar Water Heater          | 1or                      | 1or                  |
| ● Water Heaters               | 3                        | 3                    |
| ● Cooker Unit                 | 1                        | 1                    |
| ● 20 A double poles plus flex | 5                        | 5                    |
| ● 2 Way Switches              | 2                        | 2                    |
| ● Intermediate Switch         | 1                        | 1                    |
| ● Light Points                | 35                       | 30                   |
| ● Tel & TV                    | 6                        | 5                    |
| ● Distribution Box 12 module  | 1                        | 1                    |
| ● Video Hall Porter (Colour)  | 1                        | 1                    |
| ● Water Tap in Terrace        | 1                        | 1                    |
| ● External Electrical Point   | 1                        | 1                    |