

FINISHING LIST - Pandora Court (Zabbar)

Internal Finishes

- Water and electricity (*As per interior designer plans provided by Best Deal Properties*)
- Sound Reduction between floors (*Up to 30db*)
- Plastering in Gypsum Finish
- Floor Tiles throughout with skirting (*Budget and suppliers in section 1A*)
- Bathroom and En-suite, inclusive of tiles and sanitary ware (*3pcs standard set, Budget and suppliers in section 1A*)
- Flat Ceiling Gypsum soffit throughout
- Terrace Railings (*As per Rendered Façade Design*)
- 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 including Led Light for soffits (*Budget and suppliers in section 1A*)
- Mechanical Ventilation System
- Main Door (*Fire Rated*)
- Internal doors (*Budget and suppliers in section 1A*)
- Video Hall Porter
- Hot Tub on Terrace for Penthouses (where marked on Plans) - (*Budget of €8,000 inc VAT*)

External Finishes

- 2 PV panels (545W each) installed for every Apartment and Maisonette
- 3 PV panels (545W each) installed for every 1 Bedroom Penthouse
- 4 PV panels (545W each) installed for every 2 & 3 Bedroom Penthouse
- Water Tank
- High Pressure Water Pump (*only for third floor Apartment and Penthouse*)



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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
- Fire Detection System
- Fire Escape signs, Fire Extinguishers & Fire Blankets

Private Lock Up Garages

- Automated Front Common Gate
- Lights with timer in common area & Emergency lights
- Garage internally plastered and painted
- 4 Leaf Galvanized Garage Door
- 1 Water bib tap
- 1 Double pole switch for future possible electrical garage door
- 1 Double socket outlet
- 1 Light point controlled by 1 switch
- Fire Detection System
- Fire Escape signs, Fire Extinguishers & Fire Blankets

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Section 1A

Floor Tiles	MRCB, Josies Bathrooms, S&S Bathrooms, Vella Falzon Home Bathrooms	€17 / m ² inc. VAT
Bathrooms	MRCB, Josies Bathrooms, S&S Bathrooms, Vella Falzon Home Bathrooms	€3,500 inc. VAT
Internal Doors	SF Door Styles	€550 per door inc. VAT
Light Fittings	ESS . AJ Gypsum & Lights	€20 per point inc. VAT

Notes

- Application and installation costs for Water and Electricity Meters are NOT Included
- Vendor will supply an Energy Performance Certificate (EPC) upon Contract
- All technical and electrical plan layouts are provided by Best Deal Properties in collaboration with I+A Architects

