

# FINISHING LIST - Sky Court ( Marsaskala )

## Internal Finishes

- Water and electricity (As per document "A")
- Sound Reduction between floors (up to 30db)
- Plastering in Gypsum Finish
- Floor Tiles throughout with skirting as per document
- Bathroom and En-suite, inclusive of tiles and sanitary ware (3pcs standard set)
- Flat Ceiling Gypsum soffit throughout
- White Powder Coated Metal Railing
- 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)
- Internal doors
- Video Hall Porter

*Floor Tiles - Selection from MRCD, Josies Bathrooms, S&S Bathrooms, Vella Falzon Home, Pitre' Bathrooms & Tatara Bathrooms - €20 / m<sup>2</sup> inc. VAT*

*Bathrooms - Selection from MRCD, Josies Bathrooms, S&S Bathrooms, Vella Falzon Home, Pitre' Bathrooms & Tatara Bathrooms - €4,000 inc. VAT*

*Internal Doors - Selection from SF Door Styles - €650 per door inc. VAT*

*Light Fitting - Selection from ESS & AJ Gypsum & Lights - €1,200 for 3 Bedroom inc. VAT*

## External Finishes

- 2 PV panels (545W each) installed for every Apartment and Maisonette
- Water Tank



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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

## Shafts

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

## 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

## 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.

