

## CASA VERDE - FINISHING LIST - Qawra

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COMPLETION DATE

May-25

### INTERNAL FINISHES

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- Double Glazed aluminium (with Argon Gas insulation) - colour according to MEPA requirements
- Laminated glass with aluminium support railing for front Facade balconies - according to MEPA requirements
- Main door (chosen by vendor)
- Intercom system
- Floor Tiles incl. skirting (€14/s.m incl. Vat) - skirting cut from tiles
- Water and electricity as per specification list document 'B'
- Plastering in Gypsum finish
- 2 coats of white paint
- Water tank - 500ltrs
- Granite/ Marble or travertine finish Sills (to be decided by the vendor)

### COMMON PARTS FINISHES

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- Passenger lift (4/6 persons)
- Silicato render in Front Façade
- Gr1000 with 2 coats of paint for shafts and back facades
- Gypsum plastering with 2 coats of paints for internal common areas
- Top roof and Penthouse Terrace roofs with insulation, membrane layer and kontrabejt
- Common stairs with aluminium hand rail
- Common stairs with granite/marble/travertine material
- Letter Boxes
- Internet/Satellite conduit preparations
- Drainage system including connection with Main Sewer
- Drains for each balcony/terraces
- Emergency lights

### BASEMENT LEVELS FINISHES

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- up and over garage door excluding motor
- Automated timer lights in common area incl. emergency lights
- Automated Main entrance Gate
- Garage internal walls plastered and painted
- Concrete powerflout finish
- Floor drains in the lowest basements

## SPECIFICATION LIST DOCUMENT B

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	<b>3 Bedroom</b>	<b>2 Bedroom</b>	<b>1 Bedroom</b>
• Light Points in ceiling	14	13	12
• One way Switches	10	9	8
• Two way switches	6	5	4
• Double Socket	22	19	16
• Double Poles 13A	6	6	6
• A/C point and drain	4	3	2
• Cooker point / induction point	1	1	1
• Empty Data points	4	3	2
• Intercom points	2	2	2
• 12 module Distribution Box	1	1	1
• Over and Under incl. lightning protector	1	1	1
• Earth bonding	1	1	1
• Single socket water tight	1	1	1
• Water tap in balconies/terrace	2	1	1
• Hot, cold, drain for kitchen sink	1	1	1
• Plumbing and drain for washing machine	1	1	1
• Plumbing and drain for dish washer	1	1	1

## CONDITIONS

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- Electrical plan layout will be provided by the client
- Any differences in the prices of special types of apertures or upgrading have to be borne by the client
- Application and installation cost of Water and electricity meters are NOT included
- Any items which will not be chosen from our suppliers which are not delivered on time by the client when asked to do so, will not hold in any way the date of contract.
- Any items which will not be chosen from our suppliers are to be refunded to the client on the contract date
- Any costs of laying large sizes of tiles bigger than 600mm x 600mm, smaller than 450mm x 450mm or parquet sizes are to be borne by the clients and paid directly to the subcontractors
- Any costs of chamfered skirting are to be borne by the client and paid directly to the subcontractors
- Any additions to the M&E layouts are to be borne by the clients and paid directly to the subcontractors
- Any structural alteration have to be approved by the appointed Architect in charge of the project
- All contributions are inclusive of VAT