



## External Finishes

- External areas in a blend of fair-faced limestone masonry external skin and 'graffiato' texture.
- External rails in painted galvanized and spray painted wrought iron.
- Traditional balconies (where applicable) in red deal timber protected with timber preservatives, hinged double glazed windows and finished in paint.
- Terrace floor in non-slip Gres tile.
- Windows and external apertures in sprayed 'gaudigo grey' aluminum frames and export 60 profile double glazed clear glass.
- Apartments' main doors in solid "Iroko" timber complete with frame, architraves, stainless steel hinges, handles and door lock.

## Common Area Finishes

- Remote controlled drive-in main entrance gate to 10's and 20's Blocks in 'ferro battuto' with video intercom operated from each apartment.
- Garage and main entrance to 80's Block in 'ferro battuto'.
- Secondary entrance door in tempered glass with stainless steel hinges and handles, and electric lock controlled from each apartment.
- Entrance, lobby/landing in non slip Gres tiles and walls in marble cladding with suspended gypsum plastered soffit ceilings.
- Landing areas and staircases in –
  - Non slip Gres floor tiles.
  - Stair railings in painted and galvanized wrought iron.
  - Eight Passenger MRL lift from car park to all floor levels.
  - All common area lighting connected to a generator including passenger lift and electric doors.Lobby/landing areas to be operated by movement light sensor switches.

## Internal finishes

- All circulation areas and thresholds in first quality Gres tiles and matching skirting.
- Sills in marble slabs
- En suite bathrooms individually designed and finished in various modes to include floor and wall Gres tiles with minimal grouted joints, wash hand basins, vanity mirror, vanity unit, water closet, bidet, bathtub/walk-in shower, mixers (excluding glass partitions), and other accessories.
- Second bathroom individually designed and finished in various modes to include floor and wall ceramic tiles with minimal grouted joints, decorative stucco where applicable, wash hand basin, mirror, water closet, bidet, bathtub, mixers, washing machine/tumble dryer connections where applicable, water heater / boiler connections, and other fittings where applicable (excluding glass partitions).
- Internal doors in veneer/solid timber complete with frame, architraves, stainless steel hinges, handles and door lock.
- Seamless gypsum false ceilings in all bathrooms and hallways.
- Ceilings and walls in gypsum plaster with aluminum beading on all joints, finished in white plastic emulsion paint.
- All preparation work including copper piping for VRF air conditioning is provided throughout.

## Services

- Connections of bathrooms, kitchen areas to foul and drainage systems and external terrace
- Complete water plumbing system from meter to water storage tank and a direct feed to kitchen outlet.
- Pressurized system from water storage tank to apartment (pressure pump to be provided by purchasers), connected to gas water boiler or water heater (to be provided by purchasers) supplying kitchen, ensuite bathroom and secondary bathrooms
- Electrical installation complying with local regulations complete with earth leakage and over current protection connected to a three phase and neutral 400/230V 50Hz AC electrical supply system – metered by Enemalta, (excluding application and meter). Electrical distribution board installed adjacent to Enemalta meter supplying (a) apartment (b) air-conditioning outdoor unit and (c) water pressure pump. Sub distribution board installed within the apartment, supplying a maximum of 40 twin power points, 40 lighting points, 1 cooker point, air-conditioning indoor unit power points and drains, 1 dishwasher power point, 2 water heater power points, and 2 waterproof socket outlets in terrace. (Installation of power points and lighting points for the two-bedrooms and one-bedrooms apartments on a pro-rata basis)
- Connection to cable television system, and Satellite reception from a communal dish antenna. (Receiving Astra and Hotbird signals).
- Conduits Provision for telephone/ADSL Internet infrastructure.
- Video intercom in each apartment – with remote control over one pedestrian and vehicle door/gate opening.
- All common area lighting, including passenger lift connected to a generator.
- All apartments have been installed with central heating preparation through a gas water boiler system. The purchaser is required to provide the water boiler and the heat radiators required.
- A centralised gas system will supply all apartments. A sub meter system will be operated.

## Garages

- Walls and ceiling finished in 2 coats lime wash.
- Ventilation opening with security grille.
- Cement screed floor finishing.
- Single phase consumer unit, 16A Single phase power supply, one lighting point, one 13A power point and one power point for optional electric door (excluding feeder cable, Enemalta's application and meter).

## Garage complex common areas

- Garage complex main gates in '*ferro battuto*' with remote control and intercom operated from each apartment.
- General lighting controlled automatically by a movement sensor and emergency lighting.
- Cement screed floor finishing.