

Pinto Residence

Qormi Drama Street C/W Triq Lydda – List of finishes

Preparatory and finishing works for all apartments are as follows: **Finished excluding bathrooms and excluding internal doors.**

Common parts:

Entrance & stairwell include:

External, double glazed aluminum aperture leading to street, inclusive of electric lock connected to intercoms.

Gres flooring to entrance lobby.

Marble material stairs, threads and risers.

Supply and install elevator, 5 person and cabin including call point and safety features.

Letter boxes.

Plastering and painting of internal walls and ceilings, as well as underside of stairs.

Gypsum bulkhead soffit with led lighting in entrance lobby at ground floor level.

Aluminum railings to the stairs color in white.

Shafts:

Water pipes from tank to apartment

Drainage and waste water pipes

Rain water pipes

Rendering and two coats paint

Façade:

Rendered and painted

All sills in Marble

Front Balcony Railings

Back Balcony railings in Aluminium.

External apertures in aluminum with double glazing

Terrace floor tiles chosen by vendor and kept uniform for all apartments

Apartment interior:

Window sills in marble
Plastering of walls and ceilings in gypsum material. (excluding paint)
Intercom in hall (excluding video)
Supply, lay and grout floor tiles. Tiles to be chosen by purchaser from a choice and supplier offered by the vendors. Price for tiles up to Eur 15.00/sqm;
Supply, lay and grout skirting. (Skirting around doors to be installed by client)

Water / drains

300 ltrs water tank (location to be determined by vendor)
Water supply to bathroom & ensuite from water tank
1 in number bibtap in balcony – connected to water tank;
Direct water supply from Government mains to kitchen;
Additional water supply in laundry room for washing machine – connected to water tank;
Preparation of drains for the installation of AC units;
Connection to water meter. Water services Corporation/MEPA fees and application to be borne by purchaser.

Electricity preparation

12 double sockets;
1 double socket for fridge;
1 cooker switch;
3 air-conditioning points (air-conditioning units and copper are not included);
1 water heater point;
1 washing machine point;
1 outdoor power point in each front terrace (waterproof type)
12 light points (including 4 x 2 way switches);
External light point in each terrace;
3 data points;
1 in number distribution board including salva vita and MCB's and connected to central earthing system. Enemalta ARMS Ltd/MEPA fees and application to be borne by purchaser

Apertures and fixtures

External apertures in aluminum with double glazing (Aluminium)
Internal windows onto the shaft with double glazing
Main door to each apartment, to be chosen by vendors;

Garages

Neon energy saving general lighting with light sensor (in common parts)
Main entrance Gate with remote sensor
Rendered (In light Frakas) and painted (excluding paint)
Smooth concrete floor finish
Garage door not included

N.B all prices are including VAT.