

**APARTMENT  
SPECIFICATIONS, MATERIAL AND LABOUR INCLUSIVE  
RESIDENTIAL UNIT**



1. WALLS: In natural masonry stone or hollow concrete blocks. Finished externally in 'fuq il-fil'/'wire brush' plastering or painted 'frakass'/'tberfil' or graffiato. Choice on internal walls of 'fuq il-fil'/'wire brush' plastering or white painted plastered gypsum
2. CEILING: Cast in-situ reinforced concrete or pre-stressed concrete. Finished in white painted plastered gypsum/ fine 'frakass'
3. PLUMBING, ELECTRICITY, COMMUNICATIONS: Water tank (500ltr), one distribution box (with salvavita and six MCBs); one distribution box (with salvavita and main switch) where indicated by the electricity supplier. Choice of positioning:
  - a) kitchen/living/dining combined: six double plugs, cooker plug, two two-way lighting points, one air-condition point, sink hot and cold water point and drain, TV point, telephone point, gas pipe conduit, audio intercom (except own entrance ground floor units),
  - b) each bedroom: three double plugs, one two-way lighting point, one air-condition point and TV/telephone point,
  - c) each bathroom: two one-way lighting points, sink and shower/bath hot and cold water outlets and drain points, floor drain flushing cold water outlet and toilet drainage, washing machine drain and power point
  - d) electrical water heater (50 litres)
  - e) any other room if any: one one-way lighting point,
  - f) Corridor and or hall if any: one two way lighting point, one double plug (if corridor exceeds six meters in length), extra two-way lighting point for every additional 6mtrs of corridor length.
  - g) facade: one lantern with timer switching
  - h) laundry room if any: one double plug, one one-way lighting point, floor drain and one cold and hot outlet and drain,
4. APERTURES: Choice of internal doors from contractor's supplier only.
5. TILING: Choice of ceramic floor and bathroom tiles from the contractor's supplier only, skirting made with same tile material.
6. SANITARY WARE IN EACH BATHROOM: Shower (tray, cubicle, adjustable rail) or bath tub, chrome plated single lever shower/bath and sink mixer, toilet complete with flushing and plastic seat, sink, toilet paper holder, shower and sink towel and soap holders, and mirror
7. POOL: Fully operational pool including finishing of deck area and surroundings

**Note:**

All specifications include labor and material

Construction works are guaranteed for fifteen (15) years from completion of unit

Finishing works are guaranteed for two (2) years from completion of individual works

Damage resulting from building natural movements is not guaranteed

Works already completed prior to signing of agreement supersede the above specifications

The resulting built, finished internal height must be in accordance with the Sanitary Regulations of which the clear height of habitable spaces shall not be less than 2.60m. This excludes any beams, arches and, or drop ceilings, provided that these do not take up more than 30% of the ceiling area and the height of this 30% area shall not be less than 2.00m.

The clear height for non-habitable spaces shall not be less than 2.40m excluding engine rooms, lift shafts, domestic stores, walk-in wardrobes and bathrooms, which may have a clear height of less than two meters and forty centimeters.