

# MARLIN COURT

MARSALFORN

ELZAN  
PROPERTIES

# Address

Triq Il-Luzzu C/W Triq Il-Qbajjar, Marsalforn, Gozo

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# Features

- 1 Bedroom Apartments
  - 3 bedroom Maisonette
  - Practical Layouts
  - Close to the promenade
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# Block Of 11

- 1 Maisonette
  - 9 Apartments
  - 1 Duplex Penthouse
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# Price

- Starting From €138,000 Shell



# ELZAN

PROPERTIES



## MARLIN COURT

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Gozo

[www.elzanproperties.com](http://www.elzanproperties.com)



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# Document S1

## Common Area Specification List

### 1. General Notes

- 1.1 In this document the term '**contractor**' will refer to the contractor and/or any subcontractors undertaking the works as selected by the vendor.
- 1.2 In this document the term '**works**' or '**scope of work**' will refer to totality of specifications as listed in this document as applicable to the property.
- 1.3 This document does not preclude the client from procuring additional finishing or improvements from the same vendor, however prices for any additional finishings or improvements are to be priced and charged separately by the vendor or a contractor as selected by the vendor.
- 1.4 The works include the application and procurement of the compliance certificate for the property common parts only.
- 1.5 The works exclude the application and procurement of the of the compliance certificate specific apartments, penthouses, maisonettes or garages. For clarity, these are to be applied for and procured by the client.
- 1.6 While the works are ongoing, the client may visit the property after informing the vendor or contractor but in doing so, must abide with the Health & Safety regulations of the site as prescribed by the contractor.

## 2. Scope of works

### 2.1 Block – External Areas & Service Shafts

*This section of the scope of work is limited to the parts of the property referred to as external areas and service shafts.*

- 2.1.1 Pointing and plastering of Façade rendered by the contractor as per Architect's approved drawings.
- 2.1.2 Plastering of, service shafts, and external party walls as per Architect's approved drawings.
- 2.1.3 Provision and installation of main drainage stack in shafts, including connection to main sewers.
- 2.1.4 Waterproofing and thermal insulation at uppermost roof.
- 2.1.5 'Kontra bejt' as per contractor's chosen standard of finish.

### 2.2 Block – Common Entrance & Staircases

*This section of scope of works is limited to parts of the property referred to as common entrance and staircases excluding the garage area.*

- 2.2.1 Plastering and painting of internal walls and ceilings of common entrance and staircase, painted in white as per contractor's chosen standard of finish.
- 2.2.2 Electrical works in common entrance and staircase.
  - 2.2.2.1 PVC conduit up to each apartment within one (1) meter from the main door of the apartment.
  - 2.2.2.2 Intercom cabling up to each apartment within one (1) meter from the main door of the apartment.
  - 2.2.2.3 Common parts electrical distribution box.
- 2.2.3 Passenger elevator lift, of which brand and type will be selected by the contractor.
- 2.2.4 Common entrance and staircase flooring of Travertine or any equivalent material.
- 2.2.5 Intercom
- 2.2.6 Provision and installation of wrought iron staircase railings.
- 2.2.7 Meter cabinets to enclose property water and electrical meters.
- 2.2.8 Mailboxes for the property.
- 2.2.9 External block name plaque as per contractor's choice.
- 2.2.10 Provision and installation of common part door, i.e. the main entrance door to the block.

### 2.3 Block - Garage area

- 2.3.1 Main up and over garage door for the main garage complex entrance.
- 2.3.2 Concrete power floated flooring.
- 2.3.3 Plastering of Internal walls.

# Document S2

## Internal Specification List

### 1. General Notes

- 1.1 In this document the term '**contractor**' will refer to the contractor and/or any subcontractors undertaking the works as selected by the vendor.
- 1.2 In this document the term '**works**' or '**scope of work**' will refer to totality of specifications as listed in this document as applicable to the property.
- 1.3 This document does not preclude the client from procuring additional finishing or improvements from the same vendor, however prices for any additional finishings or improvements are to be priced and charged separately by the vendor or a contractor as selected by the vendor.
- 1.4 The works include the application and procurement of the compliance certificate for the property common parts only.
- 1.5 The works exclude the application and procurement of the of the compliance certificate specific apartments, penthouses, maisonettes or garages. For clarity, these are to be applied for and procured by the client.
- 1.6 While the works are ongoing, the client my visit the property after informing the vendor or contractor but in doing so, must abide with the Health & Safety regulations of the site as prescribed by the contractor.

## **INTERNAL AND EXTERNAL APERTURES**

- External double-glazed PVC windows and doors
- Internal flush doors with handle and lock
- Window sills as per contractors chosen standard of finish

### **Balcony railings:**

- Railings in balconies as per approved PA Permit.

## **WALL AND CEILING FINISHES**

All internal walls and ceilings will be rendered in Gypsum finish. Painting of same with two coats of white paint.

## **FLOORS AND BATHROOMS**

- All floors shall be tiled in ceramic tiles. A selection of tiles will be supplied by the contractor, from which the client may chose. Should client wish to upgrade to a different tile, such difference in cost will be at the expense of the client. The terraces will be tiled in non-slip ceramic tiles or something similar. (Rate of all tiles - €16/sqm excluding laying).
- Supply of bathroom tiles and sanitaryware. Installation of wall and floor tiles, sanitary ware and plumbing of bathrooms is at the responsibility of the contractor.
- Skirting is of same tile

## **MECHANICAL AND ELECTRICAL INSTALLATIONS**

### **Electrical Installation:**

The electrical installation shall consist of a single-phase consumer unit complete with the necessary switchgear in meter room, supply cable to apartment, single phase distribution board and installation in the apartment. The distribution board within the apartment shall include only a double pole Miniature Circuit Breaker (MCB), Residual Current Device (RCD), and single pole MCB's for each outgoing circuit.

The electrical installation within the apartment, shall include:

- 1 Light point in each room with switches
- 3 Socket outlets in each room
- 1 Cooker unit in kitchen
- 1 Air-conditioning point in each room excluding copper
- 1 Light point in balcony

- Audio Hall Porter
- 1 T.V. Points
- 1 Water heater point
- Mains supply from meter cabinet to apartment

#### *Regulations and standards*

The installation shall conform to the following regulations and standards:

- Electricity Supply Regulations issued by Enemalta Corporation including amendments.
- IET Wiring Regulations

#### *Application for the provision of electrical supply*

The application for the provision of an electricity meter and service, and associated fees shall be under the responsibility of the purchaser.

### **EXTRA LOW VOLTAGE ELV**

#### *Audio hall porter / Intercom*

The system shall consist of a call station and power supply in the main entrance at ground floor level and an answering station in each apartment.

#### *Preparation for cable TV*

The work comprises of the first fix for points in the living room. TV service providers are to install the wiring system in the apartment.

### **MECHANICAL SYSTEMS**

#### *Plumbing system*

The Vendor company shall install the following plumbing system:

Provision of supply pipe work from the mains water meter cabinet at up to the area reserved for water tanks at roof level. Roof water storage tanks shall be provided and installed by the vendor company and the capacity of the installed tanks shall not exceed 500 liters. Only one water storage tank per apartment shall be installed.

Provision of pipe work from the area reserved for the water tanks at roof level down to each apartment and distribution pipe work in shaft or shafts.



*Application for the provision of a water supply:*

The application for the provision of a water supply meter and service, and associated fees shall be under the responsibility of the purchaser.

*Drains*

The vendor company shall provide all vertical main foul water drain pipes in the shaft with all required gulleys and tee offs for connection to water closets and other connections in all bathrooms and kitchen.

*Rain Water drains*

The vendor company shall provide an entire rain water drainage system for roofs, balconies and basement levels.

**Payment Terms:**

60% on signing of final deed

20% Completion of electrical piping and wiring, plumbing, Plastering,

20% on completion of finishes