

XANDRIKU HEIGHTS

NADUR

ELZAN
P R O P E R T I E S

Address

Xandriku street, Nadur, Gozo

Features

- Ridge development
 - Open south facing views
 - Large Layouts
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Block of :

- 3 Apartments
 - 1 Penthouse
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Triq Xandriku, Nadur, Gozo



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 yards, 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 'Kontra bejt' as per contractor's chosen standard of finish.
- 2.1.5 Finishing of shared pool including deck area as per contractor's chosen standard of finish.
- 2.1.6 Landscaping as per approved Architect's drawings and 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 as per contractor's chosen standard of finish.
- 2.2.5 Intercom
- 2.2.6 Provision and installation of 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 Plastering of garage common areas to contractor's chosen standard of finish.
- 2.3.2 Lighting of garage common areas.
- 2.3.3 Main up and over garage door for the main garage complex entrance.
- 2.3.4 Concrete power floated flooring.