
SOLEA
RESIDENCE
HAL SAFI
ELZAN
PROPERTIES
Pardee Properties Limited
www.elzanproperties.com | sales@elzanproperties.com

Address

Triq In - Nassaba, Hal - Safi

Features

- Lock-up Garages
- Finished Excl Doors and Bathrooms
- Square Layouts
- Cul-De-Sac

Block of :

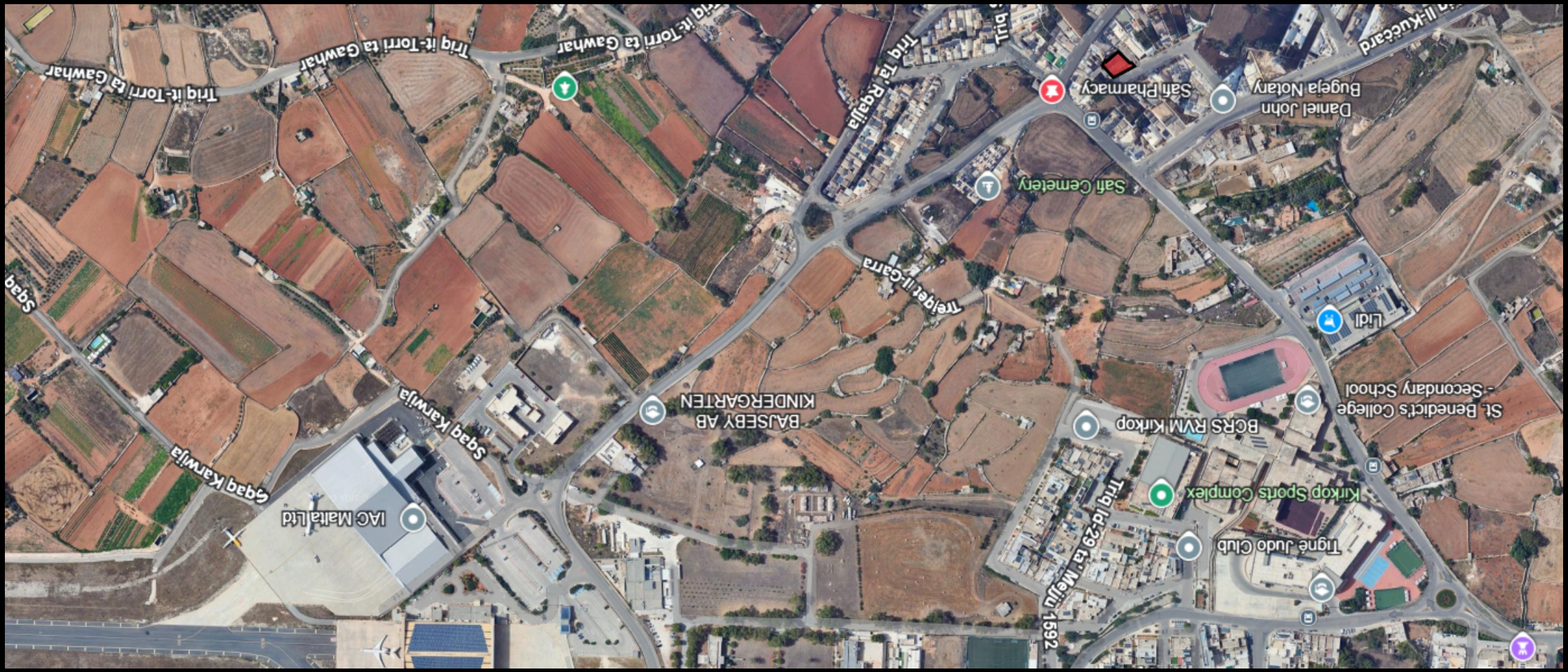
- 3 Maisonettes
- 9 Apartments
- 2 Penthouses





ELZAN PROPERTIES

Pardee Properties Limited



www.elzanproperties.com

Triq In - Nassaba, Hal Safi

(+356) 79025588

ELZAN PROPERTIES LTD | PARDEE PROPERTIES LTD

COMMON AREA FINISHING SPECIFICATIONS

DocumentS1 •SoleaResidence

Development: SoleaResidence Document:S1

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 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–ExternalAreas&ServiceShafts

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 Pointingand plastering ofFaçade renderedbythecontractor asperArchitect'sapproveddrawingsexcluding penthouse terraces and back Façade.

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 Waterproofing of planters where applicable in the common area.

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 ofinternal wallsand ceilings ofcommonentranceandstaircase,paintedinwhiteas 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 and Garage Common Area

2.3.1 Plastering of garage common areas and garage walls only 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 and for each garage.

2.3.4 Concrete power floated flooring.

ELZAN PROPERTIES LTD | PARDEE PROPERTIES LTD

RESIDENTIAL FINISHING SPECIFICATIONS

SoleaResidence • Standardresidentialfinishingspecification

Development: Solea Residence

This document sets out the standard finishing works and specifications applicable to the property, subject to approved plans and agreed sale documentation. The Contractor shall supply and carry out the works stated herein. Where a standard supply value is specified, the Contractor shall provide the relevant item within that value. Should the Client select an alternative exceeding that value, the Client shall pay the difference.

General discretion over brands and types. Unless expressly specified in this document, the brand, manufacturer, model, type and range of materials, fittings and equipment supplied or installed under these specifications, including but not limited to paint, electrical accessories and components, shall be at the sole discretion of the Contractor, subject to applicable standards and the agreed specifications.

1. Internal wall and ceiling finishes

- Internal walls and ceiling shall be plastered with gypsum plaster and finatura.
- Internal walls and ceilings shall receive two coats of white paint.

2. Internal and external floor finishes

- All internal floors shall be finished with ceramic floor tiles supplied by the Contractor at a purchase value of up to €25 per square metre, inclusive of VAT. Should the Client opt for alternative tiles exceeding this value, the Client shall pay the difference in purchase price.
- Terraces and balconies shall be finished with suitable non-slip ceramic floor tiles or comparable material supplied by the Contractor at a purchase value of up to €25 per square metre, inclusive of VAT. Should the Client opt for alternative tiles exceeding this value, the Client shall pay the difference in purchase price.
- Standard tile laying for the internal and external floor tiles mentioned above is included and shall be carried out by the Contractor of which size shall be 60CMX120CM and/or 60CMX60CM. The €25 per square metre value relates to tile purchase only. Any additional costs arising from non-standard tile sizes, laying patterns or other Client-requested changes shall be agreed and charged separately.

3. External apertures and railings

- Double-glazed external windows and doors shall be supplied and installed by the Contractor in accordance with the approved permit and applicable plans.
- Balcony and terrace railings shall be supplied and installed by the Contractor in accordance with the approved permits.

4. Electrical installation

The standard electrical installation shall include a single-phase consumer unit, necessary switchgear in the meter room, supply cable to the property, a single-phase distribution board and wiring within the property. The distribution board shall include a double-pole MCB, RCD, OVR (overvoltage relay) and single-pole MCBs for outgoing circuits.

- One light point in each bedroom and three light points in the kitchen/living/dining area. One switch shall be provided for each light point.
- Three socket outlets in each bedroom.
- Two Socket outlets in kitchen.
- Two Socket outlets in Living and dining.
- One cooker unit switch and point in the kitchen.
- One air-conditioning point in each bedroom and one air-conditioning point in the kitchen/living/dining area.
- One light point on each front and back balcony/terrace, with one switch per light point.

- Audio hall porter / intercom answering station within the property.
- One television point; first-fix preparation in the living area. The TV service provider shall install its service wiring.

The electrical installation shall comply with applicable electricity supply requirements and IET Wiring Regulations, as referenced in the original specification. Application and fees for the electricity meter and service are the Client's responsibility.

5. Plumbing, water storage and drainage

- The Contractor shall provide and install one main cold-water supply pipe from the water meter. This main pipe shall branch off (tee off) to supply the kitchen and shall continue upwards to the roof water-storage tank.
- One 500-litre roof water-storage tank shall be supplied and installed by the Contractor.
- From the roof water-storage tank, one main pipe shall return down to the property and distribute water to the bathrooms. A shut-off valve shall be provided at the shaft or roof for the cold-water inlet serving each bathroom.
- The Contractor shall provide the rainwater drainage system in terraces/balconies.

  Note: Application and fees for the water meter and service are the Client's responsibility.

6. Water heater and air-conditioning

- Water heater: plumbing and electrical preparations only are being included. The water heater unit, its purchase and installation are not included. The Contractor's plumbing installation shall cater for one water-heater distribution system serving bathrooms and the kitchen.
- Air-conditioning: electrical points/preparations are included as specified above; air-conditioning units and their installation are the Client's responsibility.

7. Client selections, upgrades and exclusions

- Where the Client requests an alternative item exceeding the standard value stated in the relevant category, the Client shall pay the difference in cost. Selections and any additional charges must be approved in writing by the Contractor before ordering.
- Additional labour, installation, transport, modifications or special materials caused by Client-requested changes shall be quoted and agreed separately.
- Client selections are subject to technical compatibility, availability and the Contractor's communicated selection deadlines.
- No substitution or alteration to permitted external apertures, railings or other controlled works may be made without the Contractor's written approval.