

Specifications **A**

General

- Sealing insulating plastic underlay (approx 200uM thickness) for all foundation concrete and walls as discussed, to provide additional protection against dampness
- Additional concrete structure and plumbing and electricity supply to the three (3) jacuzzi baths on the top level as shown on plan.
- Installation of a 6mm copper tubing leading from the inner terrace to the kitchen of each apartment, for the provision of cooking gas supply.
- Provision of culverts for installation of power cables, drains and all services.
- Rubbish bin area on the right side (going down) of car ramp on level -1.
- Each roof water tank (of 500 ltr capacity) to be installed with a submersible pump.

Front Balcony

- The front balcony will be supplied and installed by Bilom. To be of toughened glass.
- Type and colour to be decided by BenRikVille Estate Ltd

Finishing of Common Area in Garage Levels

- Maltese Plastering - *sfrakazz* and two (2) coats of paint
- Concrete Flooring inclusive of floor drains, smooth finish with 'helicopter' concrete planing machine. Ramp to be rough-patterned finished to provide extra grip.
- Lighting and electrical supply (inclusive of fittings) also including emergency lighting
- Electric remote-controlled main door (with camera) with two (2) keys per apartment and commercial outlet
- Cable Trays will be provided for purchasers who wish to install electrical and water supply in their respective garage

Stairs and Staircase

- Aluminium railing
- Plastering in gypsum finishing and two (2) coats of paint
- Lighting (inclusive of fittings) also including emergency lighting
- Supply of telephone and T.V. pipes to each apartment - T.V. does include cable
- Marble flooring and landings

Internal Courtyard and Internal Shafts

The bottom right section of the page contains several handwritten signatures and scribbles in blue ink. There are three distinct signatures, with the most prominent one being a large, stylized signature that appears to be 'BenRikVille'. There are also some smaller, less legible scribbles and initials scattered around.

- Plastering in external plaster and external paint

Front and Back Facades

- Plastering in GR1000 and graffiato, or as better still indicated on front/back elevations
- All balconies and rails to be finished in glass

Common Entrance

- Floor in Marble
- Intercom system with video kit
- Lighting points inclusive of fittings
- Plastering in gypsum and painting two (2) coats internal paint
- Front door inclusive of electrical lock and standard hinges
- Supply, installation and commission of two six-person passenger lifts
- Supply and installation of letter boxes

General Common Parts

Drainage & drains

- All drainage systems and drains including rain water drains from roof and terraces

Plastering

- Gypsum finishing

Painting in apartment

two (2) coats of white paint

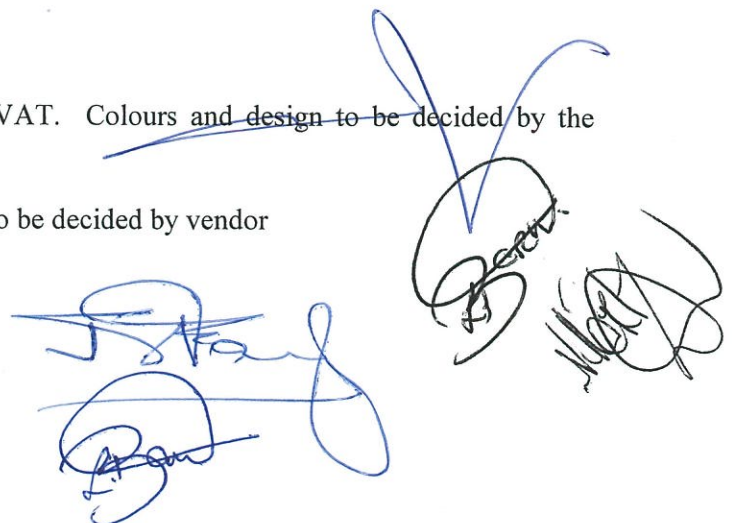
Floor screed (*Torba*)

- Floor screed will be supplied and placed throughout the apartment being purchased

Main Door and Internal Doors

- Internal doors up to Euro 340 including VAT. Colours and design to be decided by the purchaser from our suppliers
- Main door (up to E500) colour and design to be decided by vendor

Main Bathrooms and en-suite

The image shows several handwritten signatures in blue ink. One signature is large and stylized, appearing to be 'J. Stang'. To its right, there are two more signatures, one of which is a circular scribble. The signatures are located in the bottom right quadrant of the page, overlapping the 'Main Door and Internal Doors' section.

Electrical and plumbing installation for each three-bedroom flat

Qty	Description
16	Lighting Point
25	Double Socket outlet
4	Double pole 20 Amp for air conditioning
11	Flex Outlet
4	Empty point for T.V.
6	Empty point for telephone
1	Single socket outlet
5	Double pole 13 Amp
1	Bell point only (bell is not included)
1	Distribution board 12 module complete with MCB, ELCB etc
	Supply and installation of bulkheads – one in each balcony and on apartment door
1	Earth Bonding
1	Intercom system complete with 1 handset
	Electrical supply from downstairs to flat with 10 mm. sq cable – single phase
	Plumbing installation of bathrooms – fixing of ceramic fittings of standard type
	Plumbing installation of kitchen
	Plumbing installation for washing machine, tumble dryer and dish washer
	Supply and installation of water tank (500 ltr capacity with submersible pump)
	Water supply from meter to kitchen and tank with 15mm push fit pipe
	Any riser from tank to bathroom with 22mm push fit pipe
	Water tap in rear balcony and in shaft (if any)
	Water tight single socket outlet in rear balcony and in shaft (if any)
4	Points and drains for air-conditions (5 pts in case of 4 bedrooms)
	Electrical supply for ceiling fan
	Additional TV cabling for second T.V.

Electrical and plumbing connection of Jacuzzi baths (supplied by BenRikVille Ltd) - in recessed floor apartments only.

Installation of ceiling fans in each apartment (2 in living area and 1 per bedroom). Fans supplied by BenRikVille Ltd

Supply and plumbing of one laundry stainless steel trough in each laundry (box room) room.

- Main Bathroom and EN-suite up to four thousand Euro (EUR4,000)
- All prices are inclusive of VAT and to be purchased from Bilom Tiles & Décor Ltd
- Laying of bathroom and en-suite tiles to be done by Bilom.
- Gypsum ceiling in all bathrooms to allow for the installation of ceiling heater lights (to be supplied by Vendor) and necessary electrical connection

Floor Tiles in Apartments

- Supply of Floor tiles up to seventeen Euro (EUR17) per meter square.
- Price is inclusive of VAT and to be purchased from Bilom Tiles & Décor Ltd
- Laying of floor tiles to be done by Bilom
- Supply and laying of skirting

ALUMINIUM

- All ALUMINIUM apertures on the front and rear facades are to be double glazed
- Colour of ALUMINIUM apertures to be white
- Type to be decided by vendor

Waterproofing

- All external terraces rendered with liquid membrane or similar prior to laying of tiles
- Roof level to be waterproofed with weld-on membrane



Handwritten signatures and initials in blue ink, including a large signature at the top left, a signature below it, and several initials and scribbles on the right side.