

SEA COAST

TRIQ IL-BAJJA TAS-SALINI _ SALINI L/O NAXXAR _ MALTA



Project Time Frames

Project to be built in shell form by February 2024

Project to be finished and common parts ready by March 2025

Payment Terms

20% - Promise of Sale

75% - Upon completion of Apartment in shell condition

5% - Upon completion of Apartment in finished condition (excluding bathrooms and internal doors)



SIDE VIEW



FRONT VIEW

Common Parts & External/Internal Finishes Inclusion List

Facade

Pointed façade / Silicato / GR 1000 façade where applicable

Travertine Sills to windows

Aluminium apertures – double glazing (white)

Glass Railings for front and side facades

Shafts/Yards/Terraces/Back Walls/Side Walls

Travertine sills

Cement and Sand Rendering in shafts

GR 1000 Rendering to back façade

Storm and drain water pipe work connected to main sewers and connection prepared for each apartment

Waterproofing of floor

Tiles and skirting from tile

Balconies and Terraces

Waterproofing of floor

Sill under door – travertine

Wrought iron railing (white)

Water drain in terraces

Tiles and skirting from tile

Travertine Sills to underside of Balcony Railing

Thermoseal insulation at roof of Penthouse level.

Common

4 passenger hydraulic lift

Staircase plastered and painted

Stairs (Travertine/resin) with skirting on one side

Aluminium railing – white

Doors to apartments (Solid)

Lighting sensor activated

Emergency lights

Letter Boxes

Intercom (including wiring up to each apartment and one monitor with a 4inch screen in each apartment)

Front frameless glass door and secondary aluminium door

Water tanks 500 ltrs (positioned on steel beams at roof level) including the feeds up to each apartment level

Services and internal (3 bedroom units)

14 light points, 23 double power points, 2 TV points, 1 intercom point, 1 telephone point, 1 gas point, 2 water points.

1 Hot and cold piping in kitchen, 4 AC double pole switches, flex outlets and drains.

2 water heater double poles, flex outlets, 1 cooker unit and oven flex outlet.

1 Consumer unit 18 Module including main switch, RCD, Mcb's as necessary

1 Over and under Voltage relay single phase

Sills to apertures Travertine

Gypsum plasterings walls and ceilings

Tiles up to 12 euro per square metre

Skirting from tile

Aluminium apertures in white double glazing

Garages

Drains

Concrete floor and ramp

Common area walls plastered and painted

Sensor lighting and emergency lighting

Remote control common gate/door

Including

Energy Performance Certificate

Excluding

Application and installations costs for electricity and water meters

Bank and Notary Documents

- 3d artwork is for indication/explanatory purposes only. Some features might slightly differ when building is actually constructed and/or finished.