
- INTERNAL SPECIFICATIONS FOR APARTMENT - **The Baron Residences**

* **Electrical Installation**

The power and lighting installation in apartments will be done by client and will have to comply with local Enemalta regulations and European Standards. Special preparations will be provided for a ceiling fan in each room. Each residence will be supplied with sleeves for electricity mains via a single phase meter and will have the necessary safety equipment including an earth leakage circuit breaker and the necessary earthing and bonding systems. The purchaser shall apply for the water and electricity meters at his own expense. All external light points are to be installed as per plans submitted by the company. Should client wish to alter said layout, he/she is to bear any additional cost according to the added work.

* **Telephone System**

One telephone inlet will be provided in each apartment.

* **Television**

Preparation for one television inlet in each and every apartment. Wiring is to be carried out by the Cable TV provider.

* **Audio hall porter**

An intercom and hall porter will be located in the hall of each residence and connected to the main entrance of each block.

* **Apertures**

- **Apartment main door**

Single leaf, side hung, 45mm thick solid core flap, covered in Walnut veneer with walnut lipping all around, door, complete with 175mm thick door jambs and architraves in multilaminar covered in walnut veneer. Solid satin chrome door fittings and door lock.

- **External apertures**

Coloured anodised aluminium in façade only, as per design produced.

* **External railings**

Anodised aluminium railing on façade only.

* **Wall & Ceiling finishes**

All walls and ceilings of each apartment will be left unfinished and have to be done by client.