PARAGON
HOMES

PURCHASER SPECIFICATIONS
REV. 01 · NOVEMBER 2026



LURIA
RESIDENCES
LUQA

Standard Finishes & Technical Specifications

Residential apartments, common parts, garages & parking spaces

DEVELOPMENT / PROJECT
Luria Residences

ADDRESS
6, Triq l-Apparell, Luqa

UNIT / PROPERTY

ISSUE / REVISION DATE
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Luria Residences, computer generated image intended for illustrative purposes only.

INTRODUCTION

About this schedule

This schedule records the standard works and finishes offered by the Contractor, subject to the approved plans, project-specific documentation and the signed sale agreement.

References to “Contractor” mean Paradev Finishings Ltd, unless the relevant agreement specifies otherwise.

THE DEVELOPMENT

Luria Residences

6, Triq l-Apparell, Luqa

Clean contemporary lines in the heart of Luqa. Three two-bedroom apartments, a penthouse with study and a ground-floor Class 4A office, with five two-car garages.

RESIDENCES	4
PENTHOUSES	1
GARAGES	5

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01 Electrical Installations

General	Provision and installation of electrical points and socket outlets as described below. Electricity meters are excluded.
Distribution board	One 12-module distribution board adjacent to the apartment main entrance door.
Bedrooms	Three double socket outlets per bedroom.
Kitchen	Five double socket outlets.
Living / dining	Three double socket outlets.
External point	One weatherproof electrical point.
Switching	Two-way switching at each end of the corridor and two-way switching in the kitchen / living / dining area.
Lighting	Five lighting points, excluding light fittings. The location and allocation of these points are to follow the project electrical layout.
Bedroom switching	Single switch to ceiling rose in secondary bedrooms; two-way switching in the main bedroom.
Water heaters	One electrical point for a kitchen water heater and one for each bathroom water heater.
Appliances	Electrical points for cooker and hob.
Intercom	Basic audio intercom installation; video / camera function excluded.
Air-conditioning	Condensate drainage preparation per room; refrigerant copper piping and air-conditioning units excluded.
Variations	Any additional points or changes are subject to approval and an additional charge payable before the relevant works commence.

02 Plumbing & Drainage

General	Plumbing and drainage installations as specified; water meters excluded.
Kitchen	Hot and cold water plumbing points for kitchen sink, together with sink drainage provision. Kitchen sink and tapware are not expressly included in this schedule.
External tap	One water point for a tap in the back yard, terrace or balcony, as applicable; tap excluded.
Wastewater	Connection of the apartment drainage installation to the main sewer system.
Bathroom provisions	Bathroom plumbing and water-heater point provisions as described in this schedule; sanitary ware and bathroom finishes are not expressly included.

03 Internal Wall & Ceiling Finishes

Apartments	Gypsum plaster finish with two coats of white paint, excluding bathrooms.
Bathrooms	Bathroom wall finishes and painting are excluded from the gypsum-and-paint provision above unless expressly stated in the project-specific specification.

04 Flooring, Tiling & Sills

Floor tile allowance	Internal and external floor tiles carry a supply contribution of €15 per square metre, inclusive of VAT.
Installation	Laying of standard 600 × 600 mm floor tiles is included. Other formats or sizes may incur additional installation charges.
Skirting	Supply and installation of internal and external skirting are excluded.
Balconies	Floor drains and ceiling lighting fittings provided and installed on balconies, as applicable.
Sills	Marble window and door sills supplied and installed.

05 Aluminium Apertures & Glazing

Windows and doors	Double-glazed aluminium apertures supplied and installed. Type, design and colour selected by the Contractor, subject to approved plans.
Special glazing / finishes	Any price difference for special aluminium systems or finishes (including ALCO3 where applicable) or triple glazing is payable by the purchaser if selected or required as a purchaser variation.

06 Block Common Parts

Safety provisions	Lighting, emergency lighting, fire doors, fire-prevention systems and associated provisions in accordance with the engineer's report, where applicable.
Lift	Passenger lift of a type and specification selected by the Contractor.
Walls / finishes	White-painted gypsum finish to common areas; GR1000 rendering finished in white to shafts.
Stairs / landings	Marble or resin finish to staircases and landings.
Metalwork	Aluminium railings and enclosed roof hatch, as applicable.
Balcony railings	Design, colour and type in accordance with the Planning Authority permit.
Water services	500-litre water tank and 22 mm downpipe / drop line as specified in the original schedule; final arrangement to be confirmed against services drawings.
Common entrance	Main common-area entrance doors in design and colour selected by the Contractor.
Meter cabinets	Enclosed meter cabinets.
Identification	Mailboxes, block signage and external block name.
Exterior lighting	Outdoor lighting in accordance with the project specifications.

07 Garages & Parking Spaces

Wall finish	GR1000 plaster finish to walls, followed by two coats of paint.
Ceiling finish	Sealer applied to exposed concrete ceilings.
Flooring	Power-floated cement flooring.
Safety / services	Lighting, emergency lights, fire doors, fire-prevention measures and signage in accordance with engineer-approved drawings, where applicable.

08 Façades & External Works

Façade	Finished in accordance with the approved Planning Authority permit.
Party walls / shafts	GR1000 render, painted in a natural earth-tone colour.
Penthouse façades	GR1000 plaster finish as standard. Upgrades to Graffiato or Silicato are at the purchaser's additional cost.
Visual consistency	Penthouse façade appearance and aluminium aperture colours must be consistent with the apartments below. Alternative purchaser-selected colour schemes are not permitted unless expressly approved by the Contractor and competent authorities.

09 Purchaser Variations, Access & Responsibilities

Electrical alterations	Subject to approval by an electrical engineer appointed by the Contractor; related fees and works payable by the purchaser.
Optional upgrades	Any approved upgrades, additional works, special materials or deviations from the standard specification are chargeable to the purchaser.
Utility applications	Purchaser is responsible for applications to ARMS Ltd for water and electricity meters and the relevant compliance certification, including applicable fees, unless the signed agreement states otherwise.
Meter connection	Following installation / provision of meters by the relevant utility providers, the purchaser is responsible for the Contractor's applicable connection charges to the property system, where required.
Tile delivery	Purchaser is responsible for any required permits for tile delivery and must be present on the delivery day where requested.
Site access	Purchaser shall provide the Contractor and its appointed trades with unobstructed access to perform the works.
Site visits	Visits during construction must be arranged in advance with the project manager and comply with all health and safety requirements.
Installation	Installation / fixing of items expressly included in this schedule is included in the purchase price unless otherwise stated.

10 Commercial & Administrative Conditions

VAT	All monetary contributions and allowances expressly stated in this schedule are inclusive of VAT.
Invoicing	Invoices and receipts for works undertaken by the Contractor will be issued by the Contractor. Supplier / subcontractor invoices for Contractor-ordered works must be made out in the Contractor's name.
Priority of documents	The signed promise of sale / deed, approved plans, project-specific schedules and any signed variations should be read together with this document. Any discrepancy must be resolved in writing before execution.
Changes	No purchaser variation is binding unless agreed in writing, including the cost, scope and effect on programme.

ACKNOWLEDGEMENT

Purchaser acknowledgement

The undersigned confirm that they have read and understood this schedule of standard finishes and technical specifications for Luria Residences, 6, Triq l-Apparell, Luqa, and that it is to be read together with the signed promise of sale / deed, the approved plans, project-specific schedules and any signed variations.

UNIT / PROPERTY

DOCUMENT REVISION

Rev. 01 · November 2026

PURCHASER

Name

Signature

Date

FOR PARADEV FINISHINGS LTD

Name

Signature

Date

PARAGON HOMES

Building homes, creating communities

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