



# Residential property finishing services

[contractorsonly.eu](http://contractorsonly.eu)

The finishing specialists.



# What we offer

**Contractors Only offer a holistic finishing service exclusively for Developers & Contractors – you build it, we finish it for you.**



**Life becomes easier for both contractors & homeowners. We take care of the detailed finishings so neither contractor nor homeowner need to worry about those final overall time-consuming details.**

**We also offer additional services directly to your purchasers – pay a little extra and get much more.**

## Typical included finishes with property purchase include

Plaster	Internal, external and façades
Paint	Single coat or double coat
Flooring	Tiled, laminate, parquet
Balcony railings	Aluminium, glass or steel
Apertures	Aluminium, PVC or wood
Main bathroom	Toilet, bath, sink
En suite	Shower basin, toilet, sink
Common areas	Plastering, tiling, railing and lights
Doors	Internal, external, fire or communal

# Making life easier

We define three different mood styles for purchasers based on current and upcoming trends.

Each style contains a set range of available products compatible with the mood. These products have similar features and textures, but colours and specifications vary based on price and availability.

Each mood offers three different price brackets:

Comfort €

Luxury € €

Platinum € € €

# Find your style.



## Style 1 Contemporary Modern

Strong geometric patterns, contrast of colour and material.



## Style 2 Boho

Combining nature with contemporary spaces and new technology. Natural feel, natural materials. Focus on well-being and relaxation.



## Style 3 Retro Glam

A playful mix of classic and vintage styles with warm metals, glass and statement pieces.

# Style 1 “Contemporary Modern”

## What can be achieved with this option?

### “The Comfort Collection”



BEDROOM



LIVING



BATHROOMS



TILES



WOOD



FINISHES

Included in the Comfort Zone, there are still a great array of options to choose from. From smaller tiles, lighter woods and laminate finishes, these materials can be utilised to perfect the “Comfort” Contemporary Modern Style.

For “Comfort Collection” bathrooms, the sanitary ware includes free-standing toilets, sinks of minimalist style, bowl style sinks and variant shower heads. Also included are a variety of different finishes in terms of tiles, laminates, paintwork and wallpapers.

### “The Luxury Collection”



BEDROOM



LIVING



BATHROOMS



TILES



WOOD



FINISHES

In the Luxury Zone, there is more range to choose from, with larger sized tiles, more realistic wood laminates and a more textured array of finishes. These materials can be used together to complete the “Luxury” Contemporary Modern style.

For “Luxury Collection” bathrooms, the sanitary ware includes suspended or free-standing toilets, wider sinks, bowl style sinks and variant shower heads. Also available are larger dimension tiles, textured finishes and more realistic wood laminates.

### “The Platinum Collection”



BEDROOM



LIVING



BATHROOMS



TILES



WOOD



FINISHES

In the Platinum Zone, the choice of materials has more diversity, with the largest tile dimensions available, textured wood laminates and an excellent array of textured finishes. These can be combined to perfect the “Platinum” Contemporary Modern Style.

“Platinum Collection” bathrooms have the widest and most flexible range of sanitary ware and finishes. Tiles are available in the largest dimensions, as are top of the range textured finishes, top wooden laminates and speciality finishes such as micro cement and polished concrete.

Tiles are available in a range of shapes, profiles and textures. Available finishes for stylish interiors are lappato, levigato, matt, gloss, and brushed.

“Strong geometric patterns, contrast, multi purpose rooms/ furniture”

A wide array of finishes, tiles & bathrooms to choose from

“The Comfort Collection”\*

Tiles for floor and/or walls



Beige



Wood



Slate

Bathroom tiles



Graph Neutral



Viridian



Cloud grey

Bathroom styles

A “Comfort” bathroom will include smaller tiles, free-standing toilet and sinks, and a simple range of shower heads and cubicles.



“The Luxury Collection”

Tiles and laminates for floor and/or walls



Milan slate

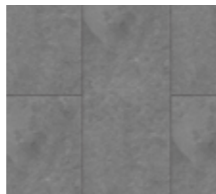


Cherry wood laminate



Pulia slate

Bathroom tiles



Lakes slate



Blanco Carrerra



Picasso Marble

Bathroom styles

A “Luxury” bathroom will include tile sizes of larger dimensions or superior quality finish including a suspended or a free-standing toilet, sinks, a wider range of shower heads and cubicles, and finishings with textured elements as required.



“The Platinum Collection”

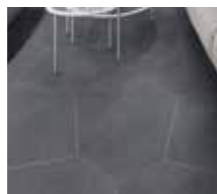
Tiles and marble for floor and/or walls



Marble hex



Rovere wood

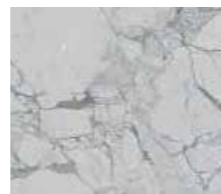


Geometric Hexagon

Bathroom tiles



Venetian marble



Staturio marble



Satwaro Marble

Bathroom styles

A “Platinum” bathroom will include the largest profile size tiles and superior quality material. These include a suspended or a free-standing toilet, sinks of varying types, and a wider range of shower heads and cubicles. Also available are rain showers as an alternative mixed shower option and top of the range power shower types.



Add on and optional extras

These additional finishes can be incorporated into each of the three moods with a stylish range of wall textures such as spatolato, micro-cement and tadelakt. Features such as false ceilings, shadow gaps, partitions, under floor heating and customized lighting are also available.

Wallpapers



Wallpaper sample



Wallpaper sample



Wallpaper sample



Wallpaper sample



Wallpaper sample

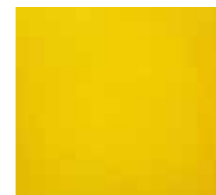


Wallpaper sample

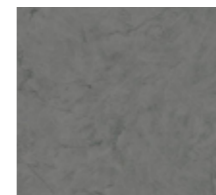
Finishes



Micro-cement



Yellow paint



Grey paint/Spatolato

Please note: All samples shown here are for illustrative purposes to demonstrate the level of quality finish that will be made available for each style.

## What can be achieved with this option?

### “The Comfort Collection”



BEDROOM



LIVING



BATHROOMS



TILES



WOOD



FINISHES

Included in the Comfort Zone, there are still a great array of options to choose from. From smaller tiles, lighter woods and laminate finishes, these materials can be utilised to perfect the “Comfort” Boho style.

For “Comfort Collection” bathrooms, the sanitary ware includes free-standing toilets, sinks of minimalist style, bowl style sinks and variant shower heads. Also included are a variety of different finishes in terms of tiles, laminates, paintwork and wallpapers.

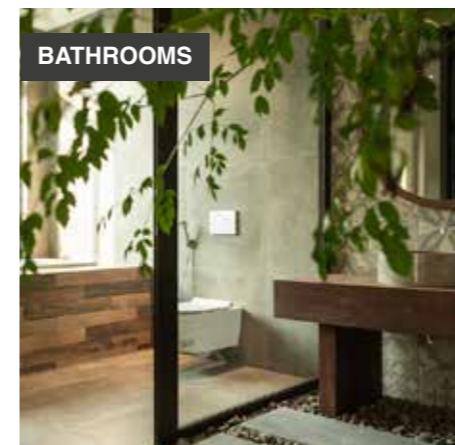
### “The Luxury Collection”



BEDROOM



LIVING



BATHROOMS



TILES



WOOD

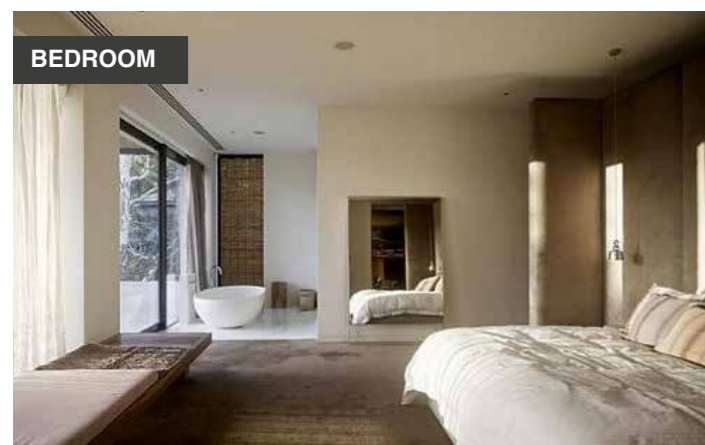


FINISHES

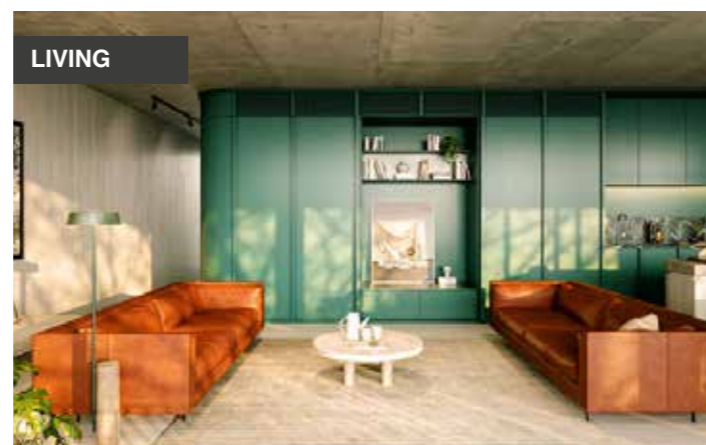
In the Luxury Zone, there is more range to choose from, with larger sized tiles, more realistic wood laminates and a more textured array of finishes. These materials can be used together to complete the “Luxury” Boho style.

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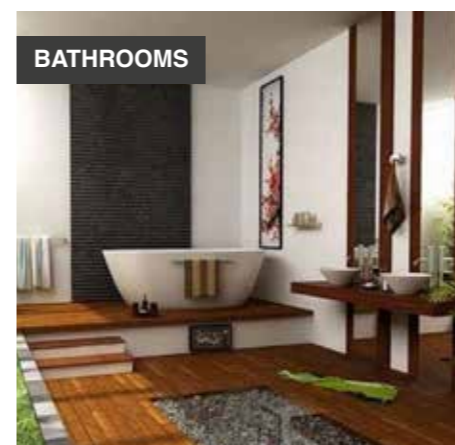
### “The Platinum Collection”



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"Combines nature with contemporary spaces and new technology. Natural feel, natural materials. Focus on well-being and relaxation".

A wide array of finishes, tiles & bathrooms to choose from

**"The Comfort Collection"**

**Tiles for floor and/or walls**

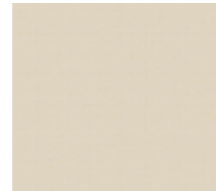


Green floor Grass texture

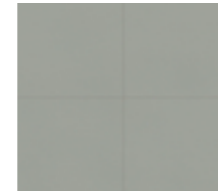


Light wood

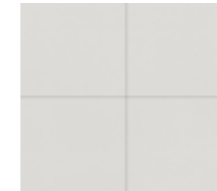
**Bathroom tiles**



Graph Neutral



Viridian



Cloud grey

**Bathroom styles**

A "Comfort" bathroom will include smaller tiles, free-standing toilet and sinks, and a simple range of shower heads and cubicles.



**"The Luxury Collection"**

**Tiles and laminates for floor and/or walls**



Concrete tiles



Traditional



Pulia slate

**Bathroom tiles**



Lakes slate



Natural shore



Picasso Marble

**Bathroom styles**

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**"The Platinum Collection"**

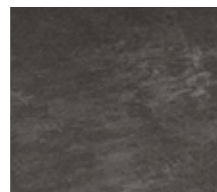
**Tiles and marble for floor and/or walls**



Natural dark wood



Rural wood

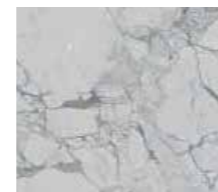


Anthracite

**Bathroom tiles**



Venetian marble



Staturio marble



Satwaro Marble

**Bathroom styles**

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**Add on and optional extras**

These additional finishes can be incorporated into each of the three moods with a stylish range of wall textures such as spatolato, micro-cement and tadelakt. Features such as false ceilings, shadow gaps, partitions, under floor heating and customized lighting are also available.

**Wallpapers**



Wallpaper sample



Wallpaper sample



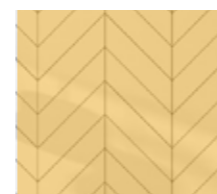
Wallpaper sample



Wallpaper sample



Wallpaper sample



Wallpaper sample

**Finishes**



Dark grey paint



Moroccan Tadelakt

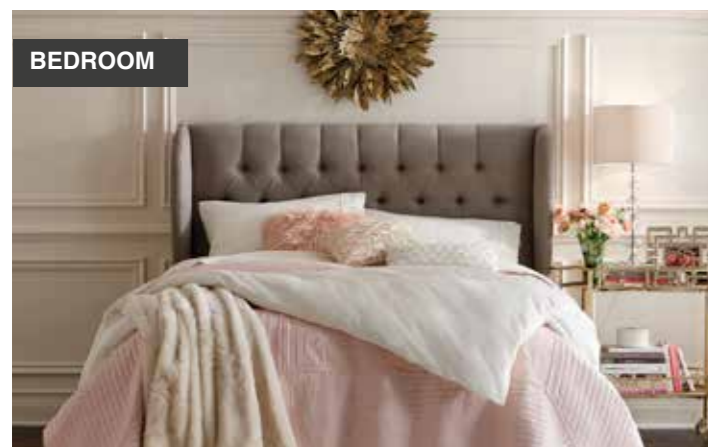


Turquoise Basque

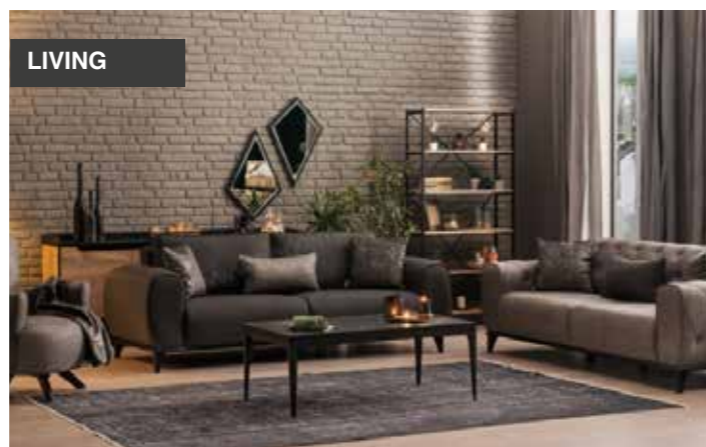
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## What can be achieved with this option?

### “The Comfort Collection”



BEDROOM



LIVING

Included in the Comfort Zone, there are still a great array of options to choose from. From smaller tiles, lighter woods and laminate finishes, these materials can be utilised to perfect the “Comfort” Retro Glam style.



BATHROOMS



TILES



WOOD



FINISHES

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BEDROOM



LIVING

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BATHROOMS



TILES



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### “The Platinum Collection”



BEDROOM



LIVING

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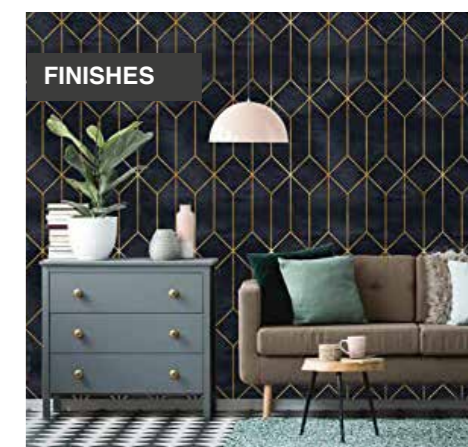
BATHROOMS



TILES



WOOD



FINISHES

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Tiles are available in a range of shapes, profiles and textures. Available finishes for stylish interiors are lappato, levigato, matt, gloss, and brushed.

"Richer, warmer designs using textures, patina, and antiques."

"The Comfort Collection"\*

Tiles for floor and/or walls



Pastels



Parquet



Slate

Bathroom tiles



Graph Neutral



Viridian



Cloud grey

Bathroom styles

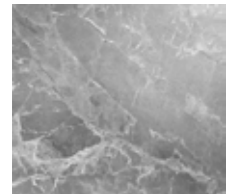
A "Comfort" bathroom will include smaller tiles, free-standing toilet and sinks, and a simple range of shower heads and cubicles.



A wide array of finishes, tiles & bathrooms to choose from

"The Luxury Collection"

Tiles and laminates for floor and/or walls



Milan slate

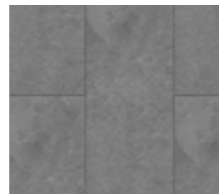


Cherry wood laminate



Chequerboard

Bathroom tiles



Lakes slate



Blanco Carrerra



Picasso Marble

Bathroom styles

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"The Platinum Collection"

Tiles and marble for floor and/or walls



Black marble



Herringbone wood

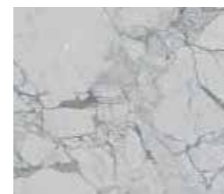


Herringbone slate

Bathroom tiles



Venetian marble



Staturio marble



Satwaro Marble

Bathroom styles

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Add on and optional extras

These additional finishes can be incorporated into each of the three moods with a stylish range of wall textures such as spatolato, micro-cement and tadelakt. Features such as false ceilings, shadow gaps, partitions, under floor heating and customized lighting are also available.

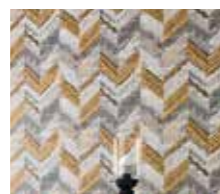
Wallpapers



Wallpaper sample



Wallpaper sample



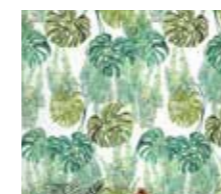
Wallpaper sample



Wallpaper sample

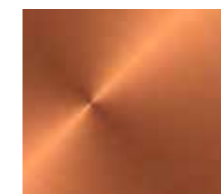


Wallpaper sample



Wallpaper sample

Finishes



Copper



Gold



Navy paint



Yellow ochre paint

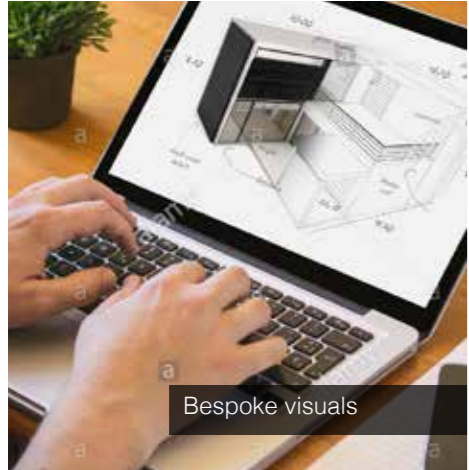
Please note: All samples shown here are for illustrative purposes to demonstrate the level of quality finish that will be made available for each style.

# Skilled Services

Our highly skilled teams have extensive bespoke industry experience.

Once engaged, our teams provide:

- Visual renders of your preferred finishes
- Artisan textured features
- Interior design



# List of Services

Work is calculated per/sqm and/or per unit of installation.\*

Interiors	
Service	Includes
<b>Walls</b>	
Plastering (freehand)	Base coat plus 3mm finish, gypsum based plaster
Plastering	Base coat plus 3mm finish, gypsum based plaster/(Metal framing laser lined)
	Stucco venetiano
	Tadelakt (waterproof option)
Dry walls (partitions)	One side
Dry walls (partitions)	Double sided
Paint	2 coats emulsion paint/ wipable paint/2 coats moisture resistant paint
<b>Flooring</b>	
Tiling (standard flooring)	Torba, cement, sand, glue and grouting
Skirting	7 cm high
Tiling (flooring large rectified seamless joint)	Torba, cement, sand, glue and grouting
Micro cement	
Infrared Underfloor heating	Insulation and thermo elastic screed
<b>Bathroom</b>	
Tiling (walls)	Glue and grouting
Tiling (walls - large profile)	Glue and grouting
Cement board/moisture resistant dry wall	One sided/Double sided
<b>Ceilings</b>	
Plastering (ceiling/beams/shafts/inlets)	Pointing/plastering
Suspended gypsum flat ceiling	Metal frame grid ready for paint
Gypsum vertical risers and bulk heads	With galvanised metal framing inc. taping/joint/sand
<b>Internal doors</b>	
Flush door	Stainless ironmongery, 3 keys, handle
Solid wood frame with central MDF panelling	Stainless ironmongery, 3 keys, handle
Fully solid doors and/or glass panelling	Stainless ironmongery, 3 keys, handle
Door stoppers	
<b>Apertures &amp; Balcony</b>	
Marble window sill	Supply, transport, laying
Aluminium railings	Installation
Glass railing	Installation
Main apt door 1m x 2.1m high single leaf timber	Stainless ironmongery, 3 sets keys and handle

Common area & Facade	
Service	Includes
Plastering	Silicato/graffiato
Cement based pointing/plastering	GR1000
Cappotto	Insulation, material & mesh
Roof membrane	4mm torch welded waterproof inc. 15cm upturn
<b>Staircase</b>	
Plastering (pointing/rendering)	Including under level with gypsum 10mm base and 3mm finish
Internal staircase / aluminium railings	Installation
Internal glass railing	Installation
Tiling (flooring)	Thread risers and Landings
Skirting	7cm high
<b>Marble flooring</b> (Thread risers and Landings)	
Skirting	7cm high
<b>Skirting add ons</b>	
Skirting add on	Slight chamfer
Skirting add on	Half round chamfer
Skirting add on	Flush chamfer
<b>Doors/Panels</b>	
External aluminium door	Standard & customised
External timber door	Standard & customised
Louvred aluminium panels	Standard & customised
Cabinet for utilities	Standard & customised
<b>Garages</b>	
Garage plaster (sand/cement)	Primer
Garage door	Standard & customised
PVC manually operated up and over	Standard & customised

\* Please note: A small management fee may be incurred

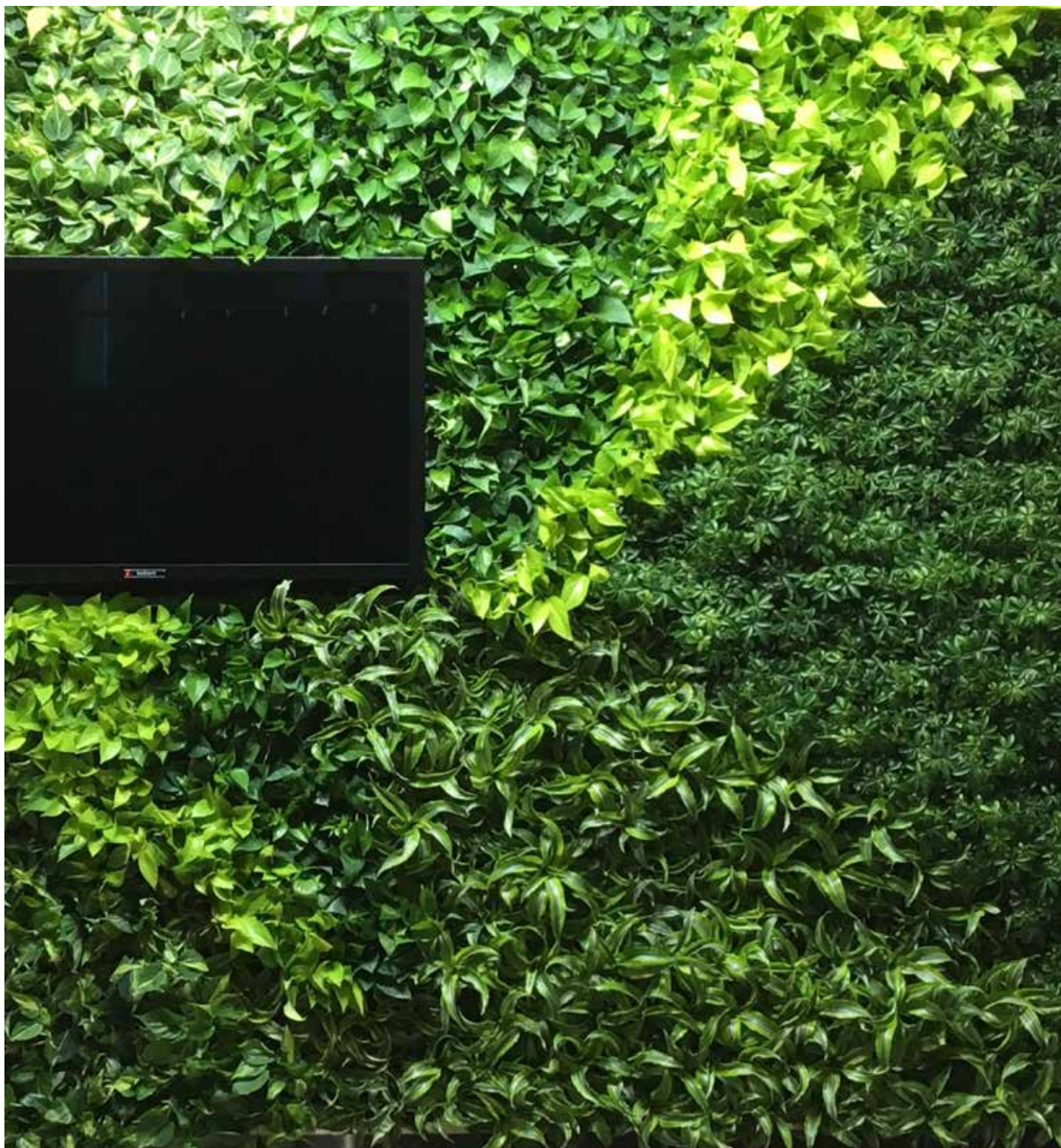
## Additional Services

**Contractors Only can also offer you a customized interior for bespoke projects.**



**Our commercial portfolio ranges from finishing of residential developments, commercial offices and corporate villas.**





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**Contact us on +356 2033 0046**  
**sales@contractorsonly.eu**

contractorsonly.eu

The finishing specialists.

