

價目表 Price List

| 樓層 Floor | 單位 Unit | 實用面積 (包括露台及工作平台) (平方呎) Saleable Area (including balcony / U.P.) (sq.ft.) | 實用面積呎價 (\$) (每平方呎) Unit Rate of Saleable Area (per sq.ft.) | 另 | 單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.) | 單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq.ft.) | 建築面積 (平方呎) Gross Floor Area (sq.ft.) | 建築面積呎價 (\$) (每平方呎) Unit Rate of Gross Floor Area (per sq.ft.) | 訂價 (\$) Price (\$) |
|-------------|------------|---|---|--|--|---|---|--|--------------------|
| | | | | 窗台面積 (平方呎) Bay Window Area (sq.ft.) | | | | | |
| 20 | A | 204 (露台: -) (工作平台: 16) | 22,598 | 14 | 218 | 106 | 324 | 14,228 | 4,610,000 |
| 9 | B | 256 (露台: -) (工作平台: -) | 22,902 | 27 | 283 | 144 | 427 | 13,731 | 5,863,000 |
| 20 | C | 282 (露台: 22) (工作平台: 16) | 22,582 | 13 | 295 | 138 | 433 | 14,707 | 6,368,000 |
| 9 | D | 265 (露台: 22) (工作平台: -) | 20,762 | 13 | 278 | 137 | 415 | 13,258 | 5,502,000 |

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Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.
- 實用面積包括露台面積、工作平台面積、非結構性外牆預製組件 (如有) 面積。
Saleable Area includes area of the balcony, utility platform and non-structural prefabricated external walls (if any).

- 單位有蓋面積包括實用面積及窗台 (如有) 面積。
Unit Covered Area includes the Saleable Area and areas of bay window (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

附註

Remarks

- 單位所分攤的公用地方面積包括住宅使用之入口大堂、電梯大堂、電梯槽位、走廊、樓梯、住客會所及機房等。
The Apportioned Share of Common Area includes residential entrance hall, lift lobbies, lift shafts, corridors, staircases, clubhouse and E & M rooms etc.
- 有關之建築圖則、分區計劃大綱圖、政府租契及已/待批核之大廈公契等各項文件之副本，均可向售樓處免費查詢。
Copies of the related Building Plans, Outline Zoning Plan, Government Lease and the approved/draft DMC are available for free inspection at the sales office(s).
- 住宅單位樓面至樓面高度 (指該樓層之石屎地台面與對上一層石屎地台面之高度距離)：約2.9米至3.12米。詳情請參閱發展商提供之售樓說明書內「物業設計用途」。
Residential unit floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) : approx. 2.9M to 3.12M, stated in the "Design and Purposes of the Building" section of the sales brochures provided by the developer.
- 層數較高之單位會由於承重結構牆較低層者略薄，柱陣均略小，因而室內面積或會稍為增多。
The internal areas of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government authorities.
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For details of the management/maintenance responsibilities of the public open space/facilities of the development, please refer to the relevant terms of the Government Lease/Deed of Dedication/Deed of Mutual Covenant stated in the "Reference Information" section of the sales brochures provided by the developer.
- 住宅層由3字樓開始起計，總住宅層數為21層。住宅層不設4、13、14及24字樓。
Residential floors starts from 3/F and there are 21 residential storeys. Floor numbering of 4/F, 13/F, 14/F and 24/F are omitted.
- 部份樓層外牆範圍設有建築裝飾。
Architectural features are on external walls of some of the floors.
- 部份住宅單位之天花高度或會因應假天花/假陣內需裝置之冷氣喉管及其他機電設備及/或上層單位之地台跌級，或結構設計需要而有所差異。
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|-------------|------------|---|---|--|--|---|---|--|--------------------|
| | | | | 窗台面積 (平方呎) Bay Window Area (sq.ft.) | | | | | |
| 10 | A | 205 (露台: -) (工作平台:16) | 21,434 | 14 | 219 | 107 | 326 | 13,479 | 4,394,000 |
| 9 | A | 205 (露台: -) (工作平台:16) | 21,000 | 14 | 219 | 107 | 326 | 13,206 | 4,305,000 |
| 8 | A | 205 (露台: -) (工作平台:16) | 21,000 | 14 | 219 | 107 | 326 | 13,206 | 4,305,000 |
| 7 | A | 205 (露台: -) (工作平台:16) | 20,893 | 14 | 219 | 107 | 326 | 13,138 | 4,283,000 |
| 10 | C | 182 (露台: -) (工作平台:16) | 22,714 | 10 | 192 | 94 | 286 | 14,455 | 4,134,000 |
| 9 | C | 182 (露台: -) (工作平台:16) | 22,253 | 10 | 192 | 94 | 286 | 14,161 | 4,050,000 |
| 8 | C | 182 (露台: -) (工作平台:16) | 22,253 | 10 | 192 | 94 | 286 | 14,161 | 4,050,000 |
| 7 | C | 182 (露台: -) (工作平台:16) | 22,137 | 10 | 192 | 94 | 286 | 14,087 | 4,029,000 |

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Saleable Area includes area of the balcony, utility platform and non-structural prefabricated external walls (if any).

- 單位有蓋面積包括實用面積及露台 (如有) 面積。
Unit Covered Area includes the Saleable Area and areas of bay window (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

附註

Remarks

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- 部份樓層外牆範圍設有建築裝飾。
Architectural features are on external walls of some of the floors.
- 部份住宅單位之天花高度或會因應假天花/假障內需裝置之冷氣喉管及其他機電設備及/或上層單位之地台跌級，或結構設計需要而有所差異。
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|-------------|------------|---|---|--|--|---|---|--|--------------------|
| | | | | 窗台面積 (平方呎) Bay Window Area (sq.ft.) | | | | | |
| 6 | A | 205 (露台: -) (工作平台: 16) | 20,580 | 14 | 219 | 107 | 326 | 12,942 | 4,219,000 |
| 5 | A | 205 (露台: -) (工作平台: 16) | 20,473 | 14 | 219 | 107 | 326 | 12,874 | 4,197,000 |
| 6 | B | 256 (露台: -) (工作平台: -) | 22,664 | 27 | 283 | 144 | 427 | 13,588 | 5,802,000 |
| 5 | B | 256 (露台: -) (工作平台: -) | 22,543 | 27 | 283 | 144 | 427 | 13,515 | 5,771,000 |
| 6 | C | 182 (露台: -) (工作平台: 16) | 21,808 | 10 | 192 | 94 | 286 | 13,878 | 3,969,000 |
| 5 | C | 182 (露台: -) (工作平台: 16) | 21,692 | 10 | 192 | 94 | 286 | 13,804 | 3,948,000 |
| 6 | D | 265 (露台: 22) (工作平台: -) | 20,540 | 13 | 278 | 137 | 415 | 13,116 | 5,443,000 |
| 5 | D | 265 (露台: 22) (工作平台: -) | 20,426 | 13 | 278 | 137 | 415 | 13,043 | 5,413,000 |

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附註

Remarks

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|-------------|------------|---|--|---|---|--|--|---|-----------------------|
| | | | | 窗台面積 (平方呎) Bay Window Area (sq.ft.) | 單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.) | | | | |
| 19 | A | 204 (露台: -) (工作平台: 16) | 22,054 | 14 | 218 | 106 | 324 | 13,886 | 4,499,000 |
| 18 | A | 204 (露台: -) (工作平台: 16) | 21,838 | 14 | 218 | 106 | 324 | 13,750 | 4,455,000 |
| 17 | A | 204 (露台: -) (工作平台: 16) | 21,627 | 14 | 218 | 106 | 324 | 13,617 | 4,412,000 |
| 16 | A | 204 (露台: -) (工作平台: 16) | 21,412 | 14 | 218 | 106 | 324 | 13,481 | 4,368,000 |
| 15 | A | 204 (露台: -) (工作平台: 16) | 21,309 | 14 | 218 | 106 | 324 | 13,417 | 4,347,000 |
| 12 | A | 204 (露台: -) (工作平台: 16) | 21,201 | 14 | 218 | 106 | 324 | 13,349 | 4,325,000 |
| 11 | A | 204 (露台: -) (工作平台: 16) | 21,093 | 14 | 218 | 106 | 324 | 13,281 | 4,303,000 |
| 19 | B | 254 (露台: -) (工作平台: -) | 24,732 | 27 | 281 | 143 | 424 | 14,816 | 6,282,000 |
| 18 | B | 254 (露台: -) (工作平台: -) | 24,252 | 27 | 281 | 143 | 424 | 14,528 | 6,160,000 |
| 17 | B | 254 (露台: -) (工作平台: -) | 23,890 | 27 | 281 | 143 | 424 | 14,311 | 6,068,000 |
| 16 | B | 254 (露台: -) (工作平台: -) | 23,654 | 27 | 281 | 143 | 424 | 14,170 | 6,008,000 |
| 15 | B | 254 (露台: -) (工作平台: -) | 23,531 | 27 | 281 | 143 | 424 | 14,097 | 5,977,000 |
| 12 | B | 254 (露台: -) (工作平台: -) | 23,413 | 27 | 281 | 143 | 424 | 14,026 | 5,947,000 |
| 11 | B | 254 (露台: -) (工作平台: -) | 23,291 | 27 | 281 | 143 | 424 | 13,953 | 5,916,000 |
| 10 | B | 256 (露台: -) (工作平台: -) | 23,152 | 27 | 283 | 144 | 427 | 13,881 | 5,927,000 |
| 19 | C | 182 (露台: -) (工作平台: 16) | 23,747 | 10 | 192 | 94 | 286 | 15,112 | 4,322,000 |
| 18 | C | 182 (露台: -) (工作平台: 16) | 23,291 | 10 | 192 | 94 | 286 | 14,822 | 4,239,000 |
| 17 | C | 182 (露台: -) (工作平台: 16) | 22,951 | 10 | 192 | 94 | 286 | 14,605 | 4,177,000 |
| 16 | C | 182 (露台: -) (工作平台: 16) | 22,725 | 10 | 192 | 94 | 286 | 14,462 | 4,136,000 |
| 15 | C | 182 (露台: -) (工作平台: 16) | 22,610 | 10 | 192 | 94 | 286 | 14,388 | 4,115,000 |
| 12 | C | 182 (露台: -) (工作平台: 16) | 22,500 | 10 | 192 | 94 | 286 | 14,318 | 4,095,000 |
| 11 | C | 182 (露台: -) (工作平台: 16) | 22,385 | 10 | 192 | 94 | 286 | 14,245 | 4,074,000 |
| 19 | D | 282 (露台: 22) (工作平台: 16) | 21,943 | 13 | 295 | 138 | 433 | 14,291 | 6,188,000 |
| 18 | D | 282 (露台: 22) (工作平台: 16) | 21,528 | 13 | 295 | 138 | 433 | 14,021 | 6,071,000 |
| 17 | D | 282 (露台: 22) (工作平台: 16) | 21,216 | 13 | 295 | 138 | 433 | 13,818 | 5,983,000 |
| 16 | D | 282 (露台: 22) (工作平台: 16) | 21,007 | 13 | 295 | 138 | 433 | 13,681 | 5,924,000 |
| 15 | D | 282 (露台: 22) (工作平台: 16) | 20,904 | 13 | 295 | 138 | 433 | 13,614 | 5,895,000 |
| 12 | D | 282 (露台: 22) (工作平台: 16) | 20,798 | 13 | 295 | 138 | 433 | 13,545 | 5,865,000 |
| 11 | D | 282 (露台: 22) (工作平台: 16) | 20,695 | 13 | 295 | 138 | 433 | 13,478 | 5,836,000 |
| 10 | D | 265 (露台: 22) (工作平台: -) | 21,000 | 13 | 278 | 137 | 415 | 13,410 | 5,565,000 |

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附註

Remarks

- 單位所分攤的公用地方面積包括住宅使用之入口大堂、電梯大堂、電梯機位、走廊、樓梯、住客會所及機房等。
The Apportioned Share of Common Area includes residential entrance hall, lift lobbies, lift shafts, corridors, staircases, clubhouse and E & M rooms etc.
- 有關之建築圖則、分區計劃大綱圖、政府租契及已/待批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plan, Government Lease and the approved/draft DMC are available for free inspection at the sales office(s).
- 住宅單位樓面至樓面高度 (指該樓層之石屎地台面對上一層石屎地台面之高度距離): 約2.9米至3.12米。詳情請參閱發展商提供之售樓說明書內「物業設計用途」。
Residential unit floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): approx. 2.9M to 3.12M, stated in the "Design and Purposes of the Building" section of the sales brochures provided by the developer.
- 層數較高之單位會由於承重結構牆較低層者略薄，柱體均略小，因而室內面積或會稍為增多。
The internal areas of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government authorities.
- 本價目表/付款辦法/有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.
- 有關本發展項目之公眾休憩用地/設施之管理/維修責任，請參閱發展商提供之售樓說明書內「參考資料」所載政府租契/公用契約/大廈公契之相關條款。
For details of the management/maintenance responsibilities of the public open space/facilities of the development, please refer to the relevant terms of the Government Lease/Dedication/Deed of Mutual Covenant stated in the "Reference Information" section of the sales brochures provided by the developer.
- 住宅層由3字樓開始起計，總住宅層數為21層。住宅層不設4、13、14及24字樓。
Residential floors starts from 3/F and there are 21 residential storeys. Floor numbering of 4/F, 13/F, 14/F and 24/F are omitted.
- 部份樓層外牆範圍設有建築裝飾。
Architectural features are on external walls of some of the floors.
- 部份住宅單位之天花高度或會因應假天花/假陣內需裝置之冷氣喉管及其他機電設備及/或上層單位之地台跌級，或結構設計需要而有所差異。
The internal ceiling height of unit may varies on false ceiling and bulkheads for the installation of air-conditioning system and E & M services, and/or due to sunken slab at above unit, or structural design requirements.

付款辦法·歡迎選擇

於選定單位時先付臨時定金港幣\$280,000，並在簽署臨時買賣合約時補足樓價之5%。
請備銀行本票抬頭：“羅文錦律師樓”或“LO & LO, SOLICITORS”。
本樓按揭由發展商之「特約銀行」承做，只提供予第一手私人名義買家。
*單位一經選定後，任何更換單位要求將不獲接受。

(A) 首期一成 四十五天內即供付款：依照訂價減8%(92%)

1. 樓價10%：於落定後五天內到律師樓簽署正式買賣合約時付清(臨時定金在內扣除)；
2. 樓價90%：於落定後四十五天內付清。

(B) 首期一成 一百二十天內即供付款：依照訂價減7%(93%)

1. 樓價10%：於落定後五天內到律師樓簽署正式買賣合約時付清(臨時定金在內扣除)；
2. 樓價90%：於落定後一百二十天內付清。

(C) 首期一成 即供第二按揭：依照訂價減6%(94%)

只提供予第一手私人名義買家

1. 樓價10%：於落定後五天內到律師樓簽署正式買賣合約時付清(臨時定金在內扣除)；
2. 樓價90%：於落定後六十天內付清；「特約銀行」提供即供首按；並由「發展商」安排財務公司提供第二按揭(第二按揭金額最高為樓價二成，首按加二按合共提供不超過樓價九成按揭)，買家於落定後六十天內起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減2%(P-2%p. a.)計算，其後全期按優惠利率計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立。

(D) 建築期付款計劃 首期一成 六十天內付半成 一百二十天內付半成 入伙付八成：依照訂價(100%)

1. 樓價10%：於落定後五天內到律師樓簽署正式買賣合約時付清(臨時定金在內扣除)；
2. 樓價5%：於落定後六十天內付清；
3. 樓價5%：於落定後一百二十天內付清；
4. 樓價80%：於賣方發出入伙通知信起十四天內付清。

*買家於簽契交易前，如需更改付款辦法，必須得本公司事先同意，並須繳付手續費\$7,500及自付有關額外費用(如補充合同、厘印費差額等)。

「特約銀行」視乎申請人之情況及選擇之付款辦法而考慮貸款額或貸款條件，貸款額或需根據銀行/財務公司估值(如與樓價不同)及減除優惠項目(如適用)而釐訂，請逕與各有關銀行/財務公司接洽；如申請未獲銀行接納，買家得需選擇其餘之付款辦法，屆時以所選擇之付款辦法及其有關折扣再行計算樓價及付款金額，並須繳付手續費\$7,500。

備註：

- a. 以私人名義(包括個人名義或聯名)訂購者，有關訂購人士需帶本人身份證親臨辦理訂購手續。
 - b. 以有限公司名義訂購者，經辦人需為公司授權辦理訂購及簽署臨時買賣合約之人士，同時並需帶備公司商業登記證、董事名冊及會議記錄之影印副本各一，親臨辦理訂購手續。
 - c. 臨時定金及其餘款項均逕交賣方指定律師行。
 - d. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。
 - e. 買方倘逾期不到律師行繳付到期樓款及辦理簽約手續，賣方除有權將該樓宇轉賣外，並有權從買方已交之定金中扣除樓價百份之五作手續費，同時該臨時合約亦告無效。
 - f. 採用上述A、B或D付款辦法之買家，其承購單位之按揭安排，本公司不作任何承諾。
 - g. 採C付款辦法者，於簽署臨時買賣合約前，必須自行瞭解有關銀行及財務公司之按揭貸款條件，並必須經發展商指定律師行辦理，而買家申請第一按揭貸款時必須向銀行透露其有需要向「發展商」之財務有限公司申請第二按揭貸款。
 - h. 有限公司名義買家如辦理按揭貸款需由其董事及/或股東提供私人擔保完成交易，而該擔保人必須為發展商及銀行同意接受者。
 - i. 由於大廈的建築結構牆高低樓次厚度不同，高層單位之內部面積一般較低層之同一款單位稍大，本公司已於售價上作出適當調整配合。
 - j. 任何情況下，買家只能以轉售(sub-sale)方式出售單位，本公司不會協助買家以「轉名」方式出售單位。
 - k. 賣方保留出售或不出售任何個別單位之權利，訂購人毋得異議。
1. 價格及付款辦法如有更改，恕不另行通告。

*註：若買方選用發展商所聘用之律師行為共同代表律師，所有有關買賣合約及樓契之律師費用(除地契/公契印証費、註冊費、圖則費及其他實際支出款項外)，均由發展商負責支付。一切有關按揭及其他之費用，均由買方負責。

曉蒼 / HIGH PACE

No.33 CARPENTER ROAD, KOWLOON CITY
九龍城賈炳達道33號

銷售代理：



恒基物業代理有限公司
HENDERSON PROPERTY AGENCY LIMITED

總寫字樓：香港中環金融街8號國際金融中心2期73樓 電話：2908 8111

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