

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	名日・九肚山 El Futuro	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	麗坪路18號 18 Lai Ping Road		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			266

印製日期 Date of Printing	價單編號 Number of Price List
2/11/2020	5

修改價單(如有)

Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
28/12/2020	5A	
10/2/2021	5B	
28/2/2021	5C	
22/3/2021	5D	
28/3/2021	5E	
8/4/2021	5F	
15/4/2021	5G	
22/4/2021	5H	
29/4/2021	5I	
7/5/2021	5J	
13/5/2021	5K	
27/5/2021	5L	
30/5/2021	5M	
11/6/2021	5N	
17/6/2021	5O	
24/6/2021	5P	
29/6/2021	5Q	
8/7/2021	5R	
22/7/2021	5S	
5/8/2021	5T	
19/8/2021	5U	
2/9/2021	5V	
16/9/2021	5W	
23/9/2021	5X	
4/10/2021	5Y	
21/10/2021	5Z	
11/11/2021	5ZA	

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		價錢 Price
2/12/2021	5ZB	
14/12/2021	5ZC	
30/12/2021	5ZD	
31/1/2022	5ZE	
3/3/2022	5ZF	
29/4/2022	5ZG	
30/5/2022	5ZH	
26/7/2022	5ZI	
29/7/2022	5ZJ	
1/8/2022	5ZK	
8/8/2022	5ZL	
8/8/2022	5ZM	
26/8/2022	5ZN	
9/9/2022	5ZO	
13/10/2022	5ZP	
28/10/2022	5ZQ	
25/11/2022	5ZR	
28/12/2022	5ZS	
27/1/2023	5ZT	
25/2/2023	5ZU	
8/3/2023	5ZV	
28/3/2023	5ZW	
27/4/2023	5ZX	
7/5/2023	5ZY	
22/4/2024	5ZZ	
29/4/2024	5ZZA	✓
3/5/2024	5ZZB	✓
5/5/2024	5ZZC	
21/5/2024	5ZZD	✓

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修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
27/5/2024	5ZZE	
13/6/2024	5ZZF	
10/7/2024	5ZZG	
30/7/2024	5ZZH	
3/9/2024	5ZZI	
17/10/2024	5ZZJ	✓
17/2/2025	5ZZK	
3/6/2025	5ZZL	
18/6/2025	5ZZM	
7/7/2025	5ZZN	
28/7/2025	5ZZO	

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	5	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$15,683,000	223,586 (20,772)	---	---	---	---	---	---	---	---	---	---
1	5	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,483,000	223,356 (20,758)	---	---	---	---	---	---	---	---	---	---
1	5	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,047,000	223,624 (20,758)	---	---	---	---	---	---	---	---	---	---
1	19	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$16,801,000	239,525 (22,253)	---	---	---	---	---	---	---	---	---	---
1	19	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,233,000	239,336 (22,244)	---	---	---	---	---	---	---	---	---	---
1	19	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,768,000	239,672 (22,248)	---	---	---	---	---	---	---	---	---	---
1	20	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$16,899,000	240,922 (22,383)	---	---	---	---	---	---	---	---	---	---
1	20	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,300,000	240,764 (22,376)	---	---	---	---	---	---	---	---	---	---
1	20	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,832,000	241,097 (22,380)	---	---	---	---	---	---	---	---	---	---
1	21	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$16,998,000	242,334 (22,514)	---	---	---	---	---	---	---	---	---	---
1	21	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,366,000	242,170 (22,507)	---	---	---	---	---	---	---	---	---	---
1	21	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,895,000	242,499 (22,510)	---	---	---	---	---	---	---	---	---	---
1	22	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$17,097,000	243,745 (22,645)	---	---	---	---	---	---	---	---	---	---
1	22	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,433,000	243,597 (22,640)	---	---	---	---	---	---	---	---	---	---

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
1	22	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$10,960,000	243,946 (22,645)	---	---	---	---	---	---	---	---	---	---
1	23	D	70.143 (755) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$17,196,000	245,156 (22,776)	---	---	---	---	---	---	---	---	---	---
1	23	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,500,000	245,025 (22,772)	---	---	---	---	---	---	---	---	---	---
1	23	F	44.928 (484) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,023,000	245,348 (22,775)	---	---	---	---	---	---	---	---	---	---
1	25	D	69.182 (745) 露台 Balcony: --- 工作平台 Utility Platform: 1.500 (16)	\$17,806,000	257,379 (23,901)	---	---	---	---	---	---	28.443 (306)	---	---	---
1	25	E	46.934 (505) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$12,130,000	258,448 (24,020)	---	---	---	---	---	---	21.433 (231)	---	---	---
1	25	F	44.532 (479) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: ---	\$11,612,000	260,756 (24,242)	---	---	---	---	---	---	23.906 (257)	---	---	---
2	22	B		\$28,666,000	293,066 (27,223)	---	---	---	---	---	---	---	---	---	---
				\$21,084,000	215,552 (20,023)										
				\$21,717,000	222,023 (20,624)										
2	23	A		\$35,485,000	315,002 (29,254)	---	---	---	---	---	---	---	---	---	---
				\$27,828,000	247,031 (22,941)										
				\$28,663,000	254,443 (23,630)										

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台，工作平台及陽台(如有)) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
2	23	B	97.814 (1053)	\$29,211,000	298,638 (27,741)	---	---	---	---	---	---	---	---	---	---
			露台 Balcony: 3.420 (37)	\$23,903,000	244,372 (22,700)										
			工作平台 Utility Platform: ---	\$24,620,000	251,702 (23,381)										
2	23	C	113.892 (1226)	\$35,850,000	314,772 (29,241)	---	---	---	---	---	---	---	---	---	---
			露台 Balcony: 4.010 (43)	\$28,126,000	246,953 (22,941)										
2	25	B	97.814 (1053) 露台 Balcony: 3.420 (37) 工作平台 Utility Platform: ---	\$32,374,000	330,975 (30,745)	---	---	---	---	---	---	52.927 (570)	---	---	---
2	25	C	114.113 (1228) 露台 Balcony: 4.010 (43) 工作平台 Utility Platform: ---	\$40,646,000	356,191 (33,099)	---	---	---	---	---	---	69.013 (743)	5.164 (56)	---	---

第三部份：其他資料

Part 3 : Other Information

1)

準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

2)

根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, –

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

3)

實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

4)(i)

註: 於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

支付條款:

Terms of Payment :

(一) 「貸易借 9 成按揭付款計劃」 - 照售價減 0.5%
【不適用於第 1 座 8 樓、15 樓、17 樓及 20 樓之 A 單位、第 1 座 1 樓、15 樓、17-18 樓及 20 樓之 B 單位、第 1 座 17 樓之 C 單位、第 2 座 3 及 15 樓之 A 單位、第 2 座 16 樓之 B 單位及第 2 座 2 樓之 C 單位】

1.
- 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作日內簽署買賣合約。
2.
- 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
3.
- 成交金額 2% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
4.
- 成交金額 92% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

(1) “90% Mortgage Payment Plan” – 0.5% discount from the Price
【Not applicable to Flat A, 8/F, 15/F, 17/F & 20/F of Tower 1, Flat B, 1/F, 15/F, 17-18/F & 20/F of Tower 1, Flat C, 17/F of Tower 1, Flat A, 3/F & 15/F of Tower 2, Flat B, 16/F of Tower 2 and Flat C, 2/F of Tower 2】

1.
- 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2.
- 1% of the Transaction Price being a Further Deposit of the Transaction Price shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
3.
- 2% of the Transaction Price being a Further Deposit of the Transaction Price shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
4.
- 92% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 「180 天付款計劃」 - 照售價減 0.5%

【只適用於第 1 座 8 樓、15 樓、17 樓及 20 樓之 A 單位、第 1 座 1 樓、15 樓、17-18 樓及 20 樓之 B 單位、第 1 座 17 樓之 C 單位、第 2 座 3 及 15 樓之 A 單位、第 2 座 16 樓之 B 單位及第 2 座 2 樓之 C 單位】

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 90 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 180 天內繳付。

(2) “180 Days Payment Plan” – 0.5% discount from the Price

【Only applicable to Flat A, 8/F, 15/F, 17/F & 20/F of Tower 1, Flat B, 1/F, 15/F, 17-18/F & 20/F of Tower 1, Flat C, 17/F of Tower 1, Flat A, 3/F & 15/F of Tower 2, Flat B, 16/F of Tower 2 and Flat C, 2/F of Tower 2】

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being a Further Deposit of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

- (a) 見 4(i) 及 4(iii)。

See 4(i) and 4(iii).

- (b) 「智慧城市」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

“Smart City” Benefit

An extra 3% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

- (c) 「環保城市」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 4% 折扣。

“Eco-friendly city” Benefit

An extra 4% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

- (d) 「指定單位優惠」

簽署臨時買賣合約購買任何下列指定住宅物業或特定住宅物業(該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，(a) 每購買一個指定住宅物業可獲額外售價 2.5% 折扣 或 (b) 每購買一個特定住宅物業可獲額外售價 4.5% 折扣。

指定住宅物業

第 1 座 16 樓、19 樓及 23 樓之 A 單位。

特定住宅物業

第 1 座 16 樓及 19 樓之 B 單位。

“Designated Units Benefit”

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties or specified residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered (a) an extra 2.5% discount from the Price for each designated residential property purchased or (b) an extra 4.5% discount from the Price for each specified residential property purchased.

Designated residential properties

Flat A, 16/F, 19/F & 23/F of Tower 1

Specified residential properties

Flat B, 16/F & 19/F of Tower 1

(e) 「夏日限時百萬激賞」

凡於 2025 年 7 月 11 日至 2025 年 8 月 31 日期間（包括該兩天）簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方，(a) 每購買一個指定 3 房住宅物業可獲港幣 \$1,080,000 元之售價折扣 或 (b) 每購買一個指定 4 房住宅物業可獲港幣\$1,280,000 元之售價折扣。

指定 3 房住宅物業

第 1 座 1 及 15 樓之 B 單位；
第 2 座 16 樓之 B 單位。

指定 4 房住宅物業

第 1 座 8 及 15 樓之 A 單位；
第 2 座 3 及 15 樓之 A 單位； 第 2 座 2 樓之 C 單位。

“Summer Privileged Benefit”

The Purchaser who signs the preliminary agreement for sale and purchase between 11 July 2025 and 31 August 2025 (both dates inclusive) to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered (a) a discount of HK\$1,080,000 from the Price for each designated 3-bedroom residential property purchased or (b) a discount of HK\$1,280,000 from the Price for each designated 4-bedroom residential property purchased.

Designated 3-bedroom residential properties

Flat B, 1/F & 15/F of Tower 1 ;
Flat B, 16/F of Tower 2.

Designated 4-bedroom residential properties

Flat A, 8/F & 15/F of Tower 1 ;
Flat A, 3/F & 15/F of Tower 2 ; Flat C, 2/F of Tower 2.

(f) 「指定單位限時優惠」

凡於 2025 年 7 月 11 日至 2025 年 8 月 31 日期間（包括該兩天）簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方：

(a) 每購買一個下列指定住宅物業可獲額外售價 1% 折扣； 或

第 1 座 8 樓之 A 單位；
第 2 座 3 樓之 A 單位。

(b) 每購買一個下列指定住宅物業可獲額外售價 2.5% 折扣； 或

第 1 座 1 樓之 B 單位。

(c) 每購買一個下列指定住宅物業可獲額外售價 3% 折扣。

第 1 座 15 樓之 A 單位；第 1 座 15 樓之 B 單位；
第 2 座 15 樓之 A 單位；第 2 座 16 樓之 B 單位；第 2 座 2 樓之 C 單位。

“Designated Units Limited-Time Benefit”

The Purchaser who signs the preliminary agreement for sale and purchase between 11 July 2025 and 31 August 2025 (both dates inclusive) to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered:

(a) an extra 1% discount from the Price for each below designated residential property purchased; or

Flat A, 8/F of Tower 1 ;
Flat A, 3/F of Tower 2.

(b) an extra 2.5% discount from the Price for each below designated residential property purchased; or

Flat B, 1/F of Tower 1 ;

(c) an extra 3% discount from the Price for each below designated residential property purchased

Flat A, 15/F of Tower 1 ; Flat B, 15/F of Tower 1 ;
Flat A, 15/F of Tower 2 ; Flat B, 16/F of Tower 2 ; Flat C, 2/F of Tower 2.

(g) 「**節能生活**」指定優惠

簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方：

(a) 每購買一個下列指定住宅物業可獲額外售價 6% 折扣； 或

第 1 座 17 樓及 20 樓之 A 單位；
第 1 座 17 樓之 C 單位。

(b) 每購買一個下列指定住宅物業可獲額外售價 5% 折扣。

第 1 座 17-18 樓及 20 樓之 B 單位。

“Eco-conscious living” Benefit

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered:

(a) an extra 6% discount from the Price for each below designated residential property purchased; or

Flat A, 17/F & 20/F of Tower 1;
Flat C, 17/F of Tower 1.

(b) an extra 5% discount from the Price for each below designated residential property purchased.

Flat B, 17-18/F & 20/F of Tower 1.

(h) 「**綠色生活**」指定優惠

簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方，可獲額外售價 6% 折扣。

第 1 座 17 樓及 20 樓之 A 單位； 第 1 座 17-18 樓及 20 樓之 B 單位； 第 1 座 17 樓之 C 單位。

“Green Living” Benefit

An extra 6% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development).

Flat A, 17/F & 20/F of Tower 1; Flat B, 17-18/F & 20/F of Tower 1; Flat C, 17/F of Tower 1.

(i) 「**低碳生活**」指定優惠

簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方，可獲額外售價 8% 折扣。

第 1 座 17 樓及 20 樓之 A 單位； 第 1 座 17-18 樓及 20 樓之 B 單位； 第 1 座 17 樓之 C 單位。

“Low-carbon Living” Benefit

An extra 8% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development).

Flat A, 17/F & 20/F of Tower 1; Flat B, 17-18/F & 20/F of Tower 1; Flat C, 17/F of Tower 1.

4)(iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益:

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development:

(a) 「零印花稅」優惠 【不適用於「180 天付款計劃」】

(i) 受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅，上限為成交金額的 3.75%。若實際從價印花稅低於成交金額 3.75%，買方將可獲相關差額之現金回贈，並於成交時直接作為支付部份成交金額餘款之用。詳情以相關交易文件條款及條件作準。

以賣方代表律師實際收到款項日期計算

第 1 座之 B 單位；

第 2 座之 B 單位。

(ii) 受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清所購住宅物業每一期樓款及餘款#)，買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，賣方會代買方繳付所購之住宅物業所須就買賣合約繳付的從價印花稅，上限為成交金額的 4.25%。若實際從價印花稅低於成交金額 4.25%，買方將可獲相關差額之現金回贈，並於成交時直接作為支付部份成交金額餘款之用。詳情以相關交易文件條款及條件作準。

以賣方代表律師實際收到款項日期計算

第 1 座之 A 單位；

第 2 座之 A 及 C 單位。

不設 4 樓、13 樓、14 樓及 24 樓

“Stamp Duty” Benefit (Not applicable to “180 Days Payment Plan”)

(i) Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), a Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 3.75% of the Transaction Price). If the actual Ad Valorem Stamp Duty is less than 3.75% of the Transaction Price, the Purchaser may be entitled to have a cash rebate of the difference and directly used for payment of part of the balance of the Transaction Price upon completion. Details are subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by the Vendor’s solicitors.

Flat B of Tower 1;

Flat B of Tower 2.

(ii) Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price# according to the respective dates stipulated in the agreement for sale and purchase), a Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser for the purchase of the relevant residential property on the agreement for sale and purchase for the Purchaser (subject however to a cap of 4.25% of the Transaction Price). If the actual Ad Valorem Stamp Duty is less than 4.25% of the Transaction Price, the Purchaser may be entitled to have a cash rebate of the difference and directly used for payment of part of the balance of the Transaction Price upon completion. Details are subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by the Vendor’s solicitors.

Flat A of Tower 1;

Flats A & C of Tower 2.

4/F, 13/F, 14/F and 24/F are omitted.

(b) 【此優惠不適用於「180 天付款計劃」】

買方簽署臨時買賣合約購買本價單所列之住宅物業之買方，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，而一經揀選後便不得更改)：

(1) 額外售價 3% 折扣； 或

(2) 「成交金額 90%[@] 第一按揭」安排 【僅限於 2025 年 2 月 21 日起(包括該日)獲簽署臨時買賣合約購買之該等指定住宅物業。本優惠名額為 10 個，先到先得。】

買方可向 “Starcom Venture Limited” 或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 90%[@] 或物業估價（由介紹之第一承按人釐定）之 90%[@]（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下條款及條件規限：

1. 買方無須提供任何入息證明文件，但須提供介紹之第一承按人要求之其它證明文件。
2. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
3. 第一按揭年期為 2 年。
4. 買方無須通過壓力測試。
5. 買方必須於提取第一按揭後每個月償還相等於成交金額 0.3% 之部份本金予介紹之第一承按人，除此之外，買方無須於第一按揭年期期間就所提取之第一按揭貸款額支付任何其它本金或利息，惟買方須於第一按揭年期完結時或前還清所有第一按揭貸款額。
6. 所有第一按揭之文件必須由賣方指定之律師行辦理，並由買方負責有關律師費用及其他開支。
7. 如買方於提取第一按揭貸款日期後(1) 360 天內* 或 (2) 360 天後但 540 天內*付清第一按揭貸款額，可分別獲賣方送出 (1)成交金額 2.5% 之現金回贈；或 (2)成交金額 1% 之現金回贈。詳情以相關交易文件條款作準。
* 以介紹之第一承按人實際收到款項日期計算

買方於決定選擇此安排前，請先向介紹之第一承按人之服務代理公司 Padraic Finance Limited 查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。

第一按揭條款及條件及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及條件及批核條件的權利。

有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及或任何第一按揭相關事宜而向賣方提出任何申索。

[@] 在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

(This benefit is not applicable to “180 Days Payment Plan”)

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy any one of the benefits set out below (the Purchaser must choose one of the benefits upon signing of the preliminary agreement for sale and purchase, and it cannot be changed after selected):

(1) An extra 3% discount from the Price; OR

(2) The arrangement of “first mortgage for 90% of Transaction Price[@]” [Only applicable to residential properties purchased under preliminary agreements for sale and purchase signed on or after 21 February 2025. This benefit is subject to a quota of 10. First come first served.]

The Purchaser may apply to “Starcom Venture Limited” or any other company referred by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 90% of the Transaction Price[@] or 90% of the valuation of the property[@] (as determined by the Referred First Mortgagee) (whichever is lower) (the “First Mortgage”). The First Mortgage and its application are subject to the following key terms and conditions:

1. The Purchaser is not required to provide any income proof, but is required to provide other necessary documents upon request from the Referred First Mortgagee.
2. The First Mortgage shall be secured by a first legal mortgage over the residential property purchased in the Development.
3. The tenure of the First Mortgage is 2 years.
4. The Purchaser is not required to have the stress test.
5. The Purchaser shall repay part of the principal which is equivalent to 0.3% of the Transaction Price to the Referred First Mortgagee every month after the drawdown of the First Mortgage. Apart from this, the Purchaser is not required to repay any other principal or interest of the First Mortgage during the tenure of the First Mortgage, but the Purchaser shall repay all the principal of the First Mortgage within or at the end of the tenure of the First Mortgage.
6. All legal documents in relation to the First Mortgage must be prepared by the solicitors’ firm designated by the Vendor. All legal costs and other expenses incurred shall be paid by the Purchaser.
7. A cash rebate of (1) 2.5% of Transaction Price; or (2) 1% of Transaction Price will be provided to the Purchaser if the Purchaser settles the loan amount of the First Mortgage (1) within 360 days*; or (2) after 360 days but within 540 days* after the drawdown date of the First Mortgage loan respectively. Subject to the terms and conditions of the relevant transaction documents.
* subject to the actual date of payment(s) received by the Referred First Mortgagee

The Purchaser is advised to enquire with Padraic Finance Limited, the service agency of the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.

The terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to the First Mortgage.

[@] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

(c) 「高尖置業傢俱禮券」優惠 【不適用於選用上述 4(iii)(b)(2)段之「成交金額 90% 第一按揭」安排之買方】

買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，每購買一個(a)指定 4 房住宅物業可獲總價值港幣\$480,000 元之傢俱現金券 或 (b)指定 3 房住宅物業可獲總價值港幣\$380,000 元之傢俱現金券。該等指定住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約，方可獲得本優惠。上述傢俱現金券之使用(包括使用期限等)受相關提供者/供應商所訂之條款及條件限制。詳情以相關交易文件條款及條件為準。

指定 4 房住宅物業

第 1 座之 A 單位 (第 1 座 8 樓、17 樓及 20 樓之 A 單位除外)；
第 2 座之 A 及 C 單位 (第 2 座 21 樓 C 單位除外)。

指定 3 房住宅物業

第 1 座之 B 單位 (第 1 座 17-18 樓及 20 樓之 B 單位除外)；
第 2 座之 B 單位。

不設 4 樓、13 樓、14 樓及 24 樓

“Property Furniture Coupons” Benefit [Not applicable to the purchaser who chooses “The arrangement of “first mortgage for 90% of Transaction Price” of the above part 4(iii)(b)(2)]

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) may be entitled to receive (a) furniture coupons at the total value of HK\$480,000, for each designated 4-bedroom residential property purchased or (b) furniture coupons at the total value of HK\$380,000, for each designated 3-bedroom residential property purchased. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase. The use of the aforesaid furniture coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant provider(s) / supplier(s). Subject to the terms and conditions of the relevant transaction documents.

Designated 4-bedroom residential property

Flat A of Tower 1 (Except Flat A, 8/F, 17/F & 20/F of Tower 1) ;
Flats A & C of Tower 2 (Except Flat C, 21/F of Tower 2) ;

Designated 3-bedroom residential property

Flat B of Tower 1 (Except Flat B, 17-18/F & 20/F of Tower 1) ;
Flat B of Tower 2.

4/F, 13/F, 14/F and 24/F are omitted.

(d) 「傢俬贈品」優惠

購買下列一單位之買方可免費獲贈下列展示於該住宅物業之傢俱和物件(「傢俬贈品」)。傢俬贈品將以放置於該住宅物業內或賣方決定之其他方式於該住宅物業買賣成交時以其成交時之狀況交予買方，賣方不會就任何傢俬贈品或其狀況、狀態、品質或性能，或其是否或會否在可運作狀態作出任何保證、維修、保養或陳述。賣方保留權利不時更改傢俬贈品。詳情以相關交易文件條款及條件為準。

“Gift Furniture” Benefit

The following furniture and objects displayed in a unit below(the “Gift Furniture”) will be provided to the purchaser of that residential property free of charge. The Gift Furniture will be delivered to the purchaser upon completion of the sale and purchase of that residential property by leaving the same in that residential property or by any other manner as the Vendor may decide in such condition as at completion. No warranty, repair, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Gift Furniture or the condition, state, quality or fitness of any of the Gift Furniture or as to whether any of the Gift Furniture is or will be in working condition. The Vendor reserves the right to change the Gift Furniture from time to time. Subject to the terms and conditions of the relevant transaction documents.

第 2 座 21 樓 C 單位 Flat C, 21/F, Tower 2

Location 位置		Items 項目	Quantity 數量
Living Room / Dining Room 客廳/飯廳	1	Curtain 窗簾	1 set 組
	2	3 Seat Sofa 三座位梳化	1
	3	Coffee Table 茶几	1
	4	Marble Side Table 大理石茶几	2
	5	Leather Chair 皮椅	1
	6	Rug 地毯	1
	7	TV Unit 電視櫃	1
	8	Floor Lamp 座地燈	1
	9	Artwork 掛畫	2 sets 組
	10	Table Lamp 座枱燈	1
	11	Pendant Ceiling Lamp 吊燈	2
	12	Dining Table 餐桌	1
	13	Dining Chair 餐椅	4
	14	Bronze Console Table 青銅玄關桌	1
	15	Cabinet 櫃	1
	16	Dinner Plate and Bowl 餐盤和碗	4 sets 組
	17	Cutlery Set (Knife, Fork, Spoon) 餐具套裝 (刀、叉、勺)	4 sets 組
	18	Placemat 餐墊	4
	19	Napkin with Napkin Ring 餐巾連餐巾環	4 sets 組
	20	Wine Glass 酒杯	12
	21	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	2
	22	Cushion 咕臣	5
	23	Blanket 毯子	1
	24	Whisky Tumbler 威士忌酒杯	4
	25	Coaster 杯墊	4
	26	Oblong Tray 長形托盤	2
	27	Candle Glass 玻璃蠟燭杯	4
	28	Wine Bottle 酒瓶	3
	29	Cael Tic Tac Toe 井字遊戲	1
	30	Jewel Box 首飾盒	2
	31	Storage Box 收納盒	1
	32	Halves Trinket Dish 半形飾品盤	2
	33	Book 書	7
	34	Decorative Ball 裝飾球	1
	35	Art Sculpture 藝術雕塑	2
	36	Wall Sculpture 牆壁擺設	1
	37	Shell Ornament 貝殼擺設	1
	38	Sculptural Vase 雕塑花瓶	1
	39	Photo Frame 相架	2
	40	Display Bowl on Marble Pillar 大理石柱上的展示碗	2
	41	Diffuser 香薰	1

Location 位置		Items 項目	Quantity 數量
Master Bedroom 主人睡房	42	Bed Frame with Mattress 床架連床褥	1
	43	Bedside Chest 床頭櫃	2
	44	Table Lamp 枱燈	2
	45	Mirror 鏡	1
	46	Rug 地毯	1
	47	3 Drawer Chest 三斗櫃	1
	48	Wardrobe 衣櫃	2
	49	Pendant Ceiling Lamp 天花吊燈	1
	50	Artwork 掛畫	1set 組
	51	Curtain 窗簾	1 set 組
	52	Duvet with cover 羽絨被連被套	1
	53	Fitted sheet 床單	1
	54	Pillow with Pillowcase 枕頭連枕頭套	5
	55	Cushion 咕臣	3
	56	Blanket 毯子	1
	57	Brass Tray 黃銅托盤	1
	58	Diffuser 香薰	1
	59	Photo Frame 相架	2
	60	Book 書	3
	61	Storage Box 儲物盒	2
	62	Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	1
Master Bathroom 主人浴室	63	Face Towel 面巾	2
	64	Hand Towel 手巾	1
	65	Bath Mat 浴墊	1
	66	Bath Sheet 浴巾	1
	67	Soap Dispenser 皂液瓶	2
	68	Soap Dish 肥皂碟	1
	69	Artificial Plant 人造植物	2
	70	Candle 蠟燭	2
	71	Metal Stand Ornament 金屬支架擺設	1

第 2 座 21 樓 C 單位 Flat C, 21/F, Tower 2

Location 位置	Items 項目		Quantity 數量
Bedroom 1 睡房 1	72	Bed Frame with Mattress 床架連床褥	1
	73	Fitted sheet 床單	1
	74	Duvet with cover 羽絨被連被套	1
	75	Pillow with Pillowcase 枕頭連枕頭套	4
	76	Bedside Chest 床頭櫃	1
	77	Table Lamp 檯燈	1
	78	Artwork 掛畫	1
	79	Pendant Ceiling Lamp 天花吊燈	1
	80	Curtain 窗簾	1 set 組
	81	Closet With 2 Drawers 衣櫃連兩個抽屜	1
	82	Blanket 毯子	1
	83	Books 書	2
	84	Storage Box 儲物盒	1
	85	Jewel Box 首飾盒	1
	86	Clothes Hanger with Clothes 衣架連衣服	4
	87	Diffuser 香薰	1
	88	Cushion 咕臣	2
Bedroom 2 睡房 2	89	Bookcase 書櫃	1 set 組
	90	Pendant Ceiling Lamp 天花吊燈	1
	91	Desk 書枱	1
	92	Chair 椅子	1
	93	Table Lamp 檯燈	1
	94	Artwork 掛畫	1set 組
	95	Curtain 窗簾	1 set 組
	96	Bookends 書擋	2 sets 組
	97	Photo Frame 相架	2
	98	Memo Tray 備忘錄托盤	1
	99	Book 書	9
	100	Pencil 鉛筆	3
	101	Long Tray 長托盤	1
	102	Round Storage Box 圓形收納盒	1
	103	Globe 地球儀	1
	104	Metal Stand Ornament 金屬支架擺設	1
	105	Decorative Box 裝飾盒	2
	106	Glass Bowl 玻璃碗	1
	107	Art Sculpture 藝術擺設	4
	108	Vase 花瓶	1
Bathroom 1 浴室 1	109	Face Towel 面巾	2
	110	Hand Towel 手巾	2
	111	Bath Mat 浴墊	1
	112	Bath Sheet 浴巾	1
	113	Soap Dispenser 皂液瓶	1
	114	Tumbler 杯	1
	115	Glass Box 玻璃盒	1
	116	Artificial Plant 人造植物	1
	117	Candle 蠟燭	2
	118	Crystal Sculpture 水晶雕塑	2

Location 位置	Items 項目		Quantity 數量
Bathroom 2 浴室 2	119	Face Towel 面巾	2
	120	Hand Towel 手巾	1
	121	Bath Mat 浴墊	1
	122	Bath Sheet 浴巾	1
	123	Soap Dispenser 皂液瓶	2
	124	Artificial Peony 人造牡丹	1
	125	Candle 蠟燭	1
Bedroom 3 睡房 3	126	Bed Frame with Mattress 床架連床褥	1
	127	Duvet with cover 羽絨被連被套	1
	128	Fitted sheet 床單	1
	129	Pillow with Pillowcase 枕頭連枕頭套	2
	130	Cushion 咕臣	2
	131	Closet With 2 Drawers 衣櫃連兩個抽屜	1
	132	Artwork 掛畫	1
	133	Full Length Mirror 全身鏡	1
	134	Desk with Mirror 檯連鏡	1
	135	Chair 椅子	1
	136	Table Lamp 檯燈	1
	137	Pendant Ceiling Lamp 天花吊燈	1
	138	Curtain 窗簾	1 set 組
	139	Photo Frame 相架	1
	140	Jewel Box 首飾盒	1
	141	Blanket 毯子	1
	142	Storage Box 儲物盒	1
	143	Clothes Hanger with Clothes 衣架連衣服	4
	144	Diffuser 香薰	1
	145	Decorative Candle 裝飾蠟燭	1
Kitchen 廚房	146	Sunglasses 太陽眼鏡	1
	147	Tissue Box 紙巾盒	1
	148	Crystal Canister 水晶罐	2
	149	Saucepan 平底鍋	1
	150	Skillet 炒鍋	1
	151	Storage Jar 儲物罐	3
	152	Sauce Holder 醬料架	1
	153	Wood Serving Board 木餐盤	1
	154	Prop - Baguette 道具 - 法國麵包	1
	155	Square Tray 方形托盤	1
	156	Cups 杯	2
	157	Mineral Water 礦泉水	3
	158	Book 書	3
	159	Artificial Plant 人造植物	1
	160	Kitchen Utencil 廚房用具	6

第 1 座 8 樓 A 單位 Flat A, 8/F, Tower 1

Location 位置	Items 項目		Quantity 數量
Living Room / Dining Room 客廳/飯廳	1	Curtain 窗簾	1 set 組
	2	3 Seat Sofa 三座梳化	1
	3	Side Table 茶几	1
	4	Marble Coffee Table 石座茶几	2
	5	Floor Lamp 座地燈	1
	6	TV Base Cabinet 電視地櫃	1
	7	Chair 椅子	6
	8	Round Dining Table 圓形餐桌	1
	9	Sideboard 餐邊櫃	1
	10	Chandelier 吊燈	2
	11	Sensor Light 感應燈	2
	12	Rug 地毯	1
	13	Cushion 咕臣	7
	14	Sofa Felt 梳化毛氈	1
	15	Artwork 掛畫	2
	16	Painting 裝飾畫	1
	17	Book 書	9
	18	Diffuser 香薰	1
	19	Glass Vase 玻璃花瓶	2
	20	Decorative Plant 裝飾植物	1
	21	Candle Holder 蠟燭台	2
	22	Scented Candle 香薰蠟燭	2
	23	Vase with Artificial Flower Arrangement 花瓶連人造花卉擺設	3
	24	Rotating Ornament 旋轉擺設	1
	25	Ceramic Decorative Basin with Lid 帶蓋陶瓷裝飾盤	2
	26	Jewelry Basin 首飾盤	2
	27	Stone Platform 小石台	1
	28	Decorative Tray 裝飾托盤	1
	29	Plates 餐碟	12
	30	Napkin 餐巾	6
	31	Placemat 餐墊	6
	32	Tableware set (Chopstick, Chopstick Rest) 餐具套餐 (筷子、筷托)	6 sets 組
	33	Soy Sauce Dish 醬油碟	6
	34	Champagne Glass 香檳杯	6
	35	Red Wine Glass 紅酒杯	6
	36	Mirror 鏡	1
	37	Wine 紅酒	2
	38	Decanter Bottle 醒酒瓶	1
	39	Decanter Glass 醒酒杯	2
	40	Decorative Vase 裝飾花瓶	1

Location 位置	Items 項目		Quantity 數量
Master Bedroom 主人睡房	41	Curtain 窗簾	1 set 組
	42	Wardrobe 衣櫃	1
	43	Bed Frame with Mattress 床架連床褥	1
	44	Nightstand 床頭櫃	2
	45	Dressing Table 梳粧檯	1
	46	Chair 椅子	1
	47	Chandelier 吊燈	1
	48	Quilt with Cover 被連被套	1
	49	Pillow with Pillowcase 枕頭連枕頭套	2
	50	Cushion 咕臣	4
	51	Bedside Felt 床尾氈	1
	52	Bed Sheet 床單	1
	53	Tray 托盤	1
	54	Book 書	6
	55	Photo Frame 相架	2
	56	Table Lamp 檯燈	1
	57	Crystal Ornament 水晶擺設	1
	58	Artwork 掛畫	1
	59	Painting 裝飾畫	1
	60	Carpet 地氈	1
	61	Crystal Photo Frame 水晶相架	1
	62	Metal Jewellery Ornament 金屬首飾擺設	1
	63	Scented Candle 香薰蠟燭	1
	64	Vase with Artificial Flower Arrangement 花瓶連人造花卉擺設	1
	65	Leather Jewelry Ornament 皮質首飾擺設	1
Master Bathroom 主人浴室	66	Wooden Box with Cufflink 木盒連袖口鈕	1
	67	Comb 梳	1
	68	Metal Ornament 金屬擺設	2
	69	Skincare Product 護膚用品	5
	70	Ornament Shelf 飾物架	1
	71	Diffuser 香薰	1
	72	Hanger 衣架	9
	73	Clothes 衣服	12
	74	Seat Cushion 坐墊	1
	75	Hat 帽子	1
	76	Towel 毛巾	3
	77	Soap Dispenser 皂液瓶	2
	78	Box with Cotton Swab 盒連棉花棒	1
	79	Diffuser 香薰	2
	80	Scented Candle 香薰蠟燭	1
	81	Towel with Towel Buckle 毛巾連毛巾扣	1
	82	Metal Tray 金屬托盤	1
	83	Vase with Artificial Flower Arrangement 花瓶連人造花卉擺設	1

第 1 座 8 樓 A 單位 Flat A, 8/F, Tower 1

Location 位置	Items 項目		Quantity 數量
Bedroom 1 睡房 1	84	Chair 椅子	1
	85	Ceiling Lamp 天花燈	1
	86	Dumbbell with Rack 啞鈴連啞鈴架	1 set 組
	87	Yoga Mat 瑜伽墊	1
	88	Yoga Ball 瑜伽球	1
	89	Mirror 鏡	1
	90	Jump Rope 跳繩	1
	91	Gloves 手套	1
	92	Wall Hook 牆掛鉤	3
	93	Yoga Roller 瑜伽滾筒	1
	94	Doll Ornament 公仔擺設	2
	95	Laminate 層板	1
	96	Curtain 窗簾	1 set 組
	97	Cuhsion 咕臣	1
	98	Artwork 掛畫	1
	99	Display Stand 展示架	1
	100	Book 書	1
	101	Desk Lamp 檯燈	1
	102	Vase 花瓶	2
	103	Scented Candle 香薰蠟燭	1
	104	Fruit Ornament 水果擺設	2
Bedroom 2 睡房 2	105	Coral Crystal Ornament 珊瑚水晶擺設	1
	106	Crystal Candle Holder 水晶蠟燭台	1
	107	Curtain 窗簾	1 set 組
	108	Desk with Cabinet Bucket 書檯連櫃桶	1
	109	Chair 椅子	1
	110	Floor Lamp 座地燈	1
	111	Wall Cabinet 吊櫃	1
	112	Platform 地台	1
	113	Ceiling Lamp 天花燈	1
	114	Mirror 鏡	1
	115	Book 書	13
	116	Film Ornament 菲林擺設	5
	117	Camera Ornament 相機擺設	1
	118	Lens Ornament 鏡頭擺設	2
	119	Tic-tac-toe 井字遊戲	1
	120	Fruit Ornament 水果擺設	1
	121	Ceramic Vase 陶瓷花瓶	1
	122	Glass Vase 玻璃花瓶	1
	123	Bookends 書擋	1 set 組
	124	Ceramic Animal Ornament 陶瓷動物擺設	1
	125	Photo Frame 相架	1
	126	Cushion 咕臣	1
	127	Vase with Artificial Flower Arrangement 花瓶連人造花卉擺設	1
	128	Metal Animal Ornament 金屬動物擺設	1

Location 位置	Items 項目		Quantity 數量
Bedroom 3 睡房 3	129	Wardrobe with Desk 衣櫃連書檯	1
	130	Chair 椅子	1
	131	Curtain 窗簾	1 set 組
	132	Bed Frame with Mattress 床架連床褥	1
	133	Ceiling Lamp 天花燈	1
	134	Bed Sheet 床單	1
	135	Quilt with Cover 被連被套	1
	136	Pillow with Pillowcase 枕頭連枕頭套	2
	137	Cushion 咕臣	5
	138	Bedside Felt 床尾氈	1
	139	Artwork 掛畫	1
	140	Magnifier 放大鏡	1
	141	Book 書	3
	142	Photo Frame 相架	1
	143	Metal Animal Ornament 金屬動物擺設	1
	144	Hanger 衣架	2
Bathroom 1 浴室 1	145	Clothes 衣服	2
	146	Tie 領呔	1
	147	Towel 毛巾	1
	148	Vase with Artificial Flower Arrangement 花瓶連人造花卉擺設	1
	149	Soap Dispenser 皂液瓶	4
Bathroom 2 浴室 2	150	Diffuser 香薰	1
	151	Metal Tray 金屬托盤	1
	152	Scented Candle 香薰蠟燭	1
	153	Fragrance 香氛	1
	154	Tray 托盤	1
	155	Decorative Plant 裝飾植物	1
	156	Diffusing Shilian Fragrance Oil 擴香石連香氛精油	1 set 組
	157	Soap Dispenser 皂液瓶	1
Kitchen 廚房	158	Towel 毛巾	1
	159	Soup Pot 湯煲	2
	160	Soy Sauce Bottle 醬油瓶	3
	161	Three Tier Cake Dish 三層蛋糕碟	1
	162	Diffuser 香薰	1
	163	Pepper Shaker 胡椒瓶	3
	164	Sugar and Salt Shaker 糖鹽瓶	1 set 組
	165	Egg Beater 打蛋器	1
	166	Oil Brush 油掃	1
	167	Spatula 鍋鏟	1
	168	Curved Wooden Ornament 弧形木擺設	2
	169	Bowl 碗	3
	170	Kitchen Rack 廚具架	1
	171	Book 書	2
	172	Vase with Artificial Flower Arrangement 花瓶連人造花卉擺設	1
	173	Flower Pot with Decorative Flower 花盆連裝飾花卉	1

(e) 「名日明益你」優惠

凡於 2025 年 8 月 1 日至 2025 年 9 月 30 日期間（包括該兩日）簽署臨時買賣合約購買任何下列之指定住宅物業（下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方，每購買一個該等住宅物業，可選擇 -

- (i) 「半價車位」優惠 - 以支付額外樓價港幣\$1,250,000 元（「額外金額」）獲得一個價值港幣\$2,500,000 元之發展項目住客停車位（即該住客停車位之售價視作已包括在該指定住宅物業的成交金額加上額外金額內）； 或
- (ii) 「\$12,800 換名車」優惠 - 以支付額外樓價港幣\$1,262,800 元（「額外金額」）獲得一個價值港幣\$2,500,000 元之發展項目住客停車位（即該住客停車位之售價視作已包括在該指定住宅物業的成交金額加上額外金額內），並可享有總價值約港幣\$714,154 元之 DENZA D9 (尊貴型) 7 座位電動車一輛。該等住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約，並依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款，方可獲得本優惠。上述電動車之提供受相關供應商所訂明之條款及條件限制。詳情以相關交易文件條款及條件作準。

指定住宅物業

第 1 座 17 樓及 20 樓之 A 單位；
第 1 座 17-18 樓及 20 樓之 B 單位；
第 1 座 17 樓之 C 單位

- 註: (1) 買方在簽署臨時買賣合約時，必須決定及確認是否選擇本優惠及選用以上其中一項優惠。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。
- (2) 住客停車位以先到先得形式供選擇。凡選擇本優惠者，買方在簽署臨時買賣合約時必須決定及確認其選擇的住客停車位。有關指定住宅物業及住客停車位必須於同一份臨時買賣合約、同一份正式買賣合約及同一份轉讓契購買。
- (3) 為免生疑，如買方未能按臨時買賣合約簽署正式買賣合約，將不會獲得本優惠。詳情以相關交易文件條款及條件作準。
- (4) 為免生疑，於本價單第 4(ii)和(iii)節內，「成交金額」並不包括額外金額，唯題述支付成交金額餘款時「成交金額」則包括額外金額。

“Your Unmissable Offer” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase between 1 August 2025 and 30 September 2025 (both dates inclusive) to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development), for each such designated residential property purchased, may choose to have -

- (i) “50% Off Carpark Discount” Benefit - One residential parking space of the Development, which is valued HK\$2,500,000, by paying an additional purchase price of HK\$1,250,000 (the “Additional Amount”) (i.e. the Transaction Price of that designated residential property together with the Additional Amount will be regarded as inclusive of the price of that residential parking space).; OR
- (ii) “Unlock Your Luxury Ride: Add \$12,800” Benefit - One residential parking space of the Development, which is valued HK\$2,500,000, by paying an additional purchase price of HK\$1,262,800 (the “Additional Amount”) (i.e. the Transaction Price of that designated residential property together with the Additional Amount will be regarded as inclusive of the price of that residential parking space) and will be entitled to have a DENZA D9 (Advanced - FWD) 7-seater Electric Vehicle in the total value of approximately HK\$714,154, provided that such Purchaser shall sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and settle all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase. The provision of the aforesaid Electric Vehicle is subject to the terms and conditions prescribed by the relevant supplier(s). Details are subject to the terms and conditions of the relevant transaction documents.

Designated residential properties

Flat A, 17/F &20/F, Tower 1;
Flat B, 17-18/F & 20/F, Tower 1;
Flat C, 17/F, Tower 1.

Note: (1) The Purchaser must decide and confirm whether to choose this benefit and choose one of the benefits set out above upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.

- (2) The residential parking spaces are to be selected on a first come first served basis. In case of choice of this benefit, the Purchaser must decide and confirm his choice of the residential parking space upon signing of the preliminary agreement for sale and purchase. The designated residential property and its residential parking space must be purchased under one single preliminary agreement for sale and purchase, one single formal agreement for sale and purchase and one single assignment.
- (3) For the avoidance of doubt, if the Purchaser fails to sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, the Purchaser will not be entitled to this benefit. Subject to the terms and conditions of the relevant transaction documents.
- (4) For the avoidance of doubt, in sections 4(ii) and (iii) of this price list, “Transaction Price” does not include the Additional Amount Provided That when referring to the payment of the balance of Transaction Price, “Transaction Price” includes the Additional Amount.

4)(iv) 誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development:

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。
If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) 買方須為就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用:

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：
Agent appointed by the Vendor:

長江實業地產發展有限公司
Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：
Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited
美聯物業代理有限公司 Midland Realty International Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees
香港(國際)地產商會有限公司及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited
香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members
佳誠物業顧問有限公司 Ka Shing Property Consultants Limited
富康盛地產顧問有限公司 Fu Hong Shing Property Consultant Limited
置業 2 地產代理有限公司 House 2 Property Agents Limited
新界村屋專門店物業代理有限公司 Village House Property Agency Limited
潤東置業(香港)有限公司 RUNDO Land (HK) Limited

請注意： 任何人可委任任何地產代理在購買發展項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

6) 賣方就發展項目指定的互聯網網站的網址為: **www.el-futuro.com.hk**

The address of the website designated by the vendor for the Development is: **www.el-futuro.com.hk**