



晉嶺-九龍西洋菜北街289號 ("發展項目")  
Sevilla Crest - No. 289 Sai Yeung Choi Street North, Kowloon ("the Development")

價目表 Price List

第一批可供出售的單位總數共30個。此21個單位為第一批可供出售的單位(總數共30個)的百分之70之第二張價單。

There are 30 units for sale in the First Batch. This is the 2nd price list for units in the First Batch. The 21 units listed below in this pricelist are 70% of units available for sale in the First Batch (30 units).

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 & utility platform) (sq. ft.)	實用面積呎價 (元, 平方呎) Unit Rate of Saleable Area (\$ per sq. ft.)	另 窗台 (平方呎) Bay Window (sq. ft.)	單位有蓋面積 (平方呎) Unit Covered Area (sq. ft.)	單位所攤分的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq. ft.)	其他面積 Other Areas		建築面積 (平方呎) Gross Floor Area (sq. ft.)	建築面積呎價 (元, 平方呎) Unit Rate of Gross Floor Area (\$ per sq. ft.)	訂價(元) List Price (\$)
							平台 (平方呎) Flat Roof (sq. ft.)	天台 (平方呎) Roof (sq. ft.)			
21	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	18,419	13	229	88	-	-	317	12,492	3,960,000
20	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	18,233	13	229	88	-	-	317	12,366	3,920,000
19	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	18,047	13	229	88	-	-	317	12,240	3,880,000
18	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	18,000	13	229	88	-	-	317	12,208	3,870,000
17	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	17,674	13	229	88	-	-	317	11,987	3,800,000
15	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	17,349	13	229	88	-	-	317	11,767	3,730,000
12	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	17,163	13	229	88	-	-	317	11,640	3,690,000
11	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	16,977	13	229	88	-	-	317	11,514	3,650,000
10	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	16,837	13	229	88	-	-	317	11,420	3,620,000
9	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	16,605	13	229	88	-	-	317	11,262	3,570,000
8	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	16,605	13	229	88	-	-	317	11,262	3,570,000
7	A	430 (露台 Balcony: 22), (工作平台 Utility Platform: 16)	14,337	27	458	176	-	-	633	9,739	6,165,000
	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	16,326	13	229	88	-	-	317	11,073	3,510,000
	C	429 (露台 Balcony: 22), (工作平台 Utility Platform: 16)	14,111	27	456	175	-	-	632	9,579	6,053,800
5	A	430 (露台 Balcony: 22), (工作平台 Utility Platform: 16)	14,051	27	458	176	-	-	633	9,545	6,042,000
	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	16,093	13	229	88	-	-	317	10,915	3,460,000
	C	429 (露台 Balcony: 22), (工作平台 Utility Platform: 16)	13,841	27	456	175	-	-	632	9,396	5,938,000
3	A	430 (露台 Balcony: 22), (工作平台 Utility Platform: 16)	13,914	27	458	176	-	-	633	9,452	5,983,000
	B	215 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	15,953	13	229	88	-	-	317	10,820	3,430,000
	C	429 (露台 Balcony: 22), (工作平台 Utility Platform: 16)	13,720	27	456	175	-	-	632	9,313	5,886,000
2	B	199 (露台 Balcony: 0), (工作平台 Utility Platform: 16)	17,839	13	213	81	49	-	294	12,075	3,550,000

\* 準買家請參閱賣方所提供售樓說明書內有關上述資料之詳情。

\* 本價目表 / 付款辦法 / 有關之優惠隨時調整, 恕不另行通知。

附註:

- 實用面積包括露台(如有)及工作平台面積(如有), 但不包括其他面積(如有或冷氣機平台面積(如有), 請參閱售樓說明書內之「發展項目中的住宅物業的面積」有關「實用面積」及「其他面積」之定義。
- 單位有蓋面積包括實用面積及窗台(如有)及冷氣機房面積(如有)。
- 單位所攤分的公用地方面積只包括2/F至33/F住宅樓層的公用地方, 並不包括地下入口大堂, 一樓之康樂設施, 電梯槽, 垃圾及物料回收房, 消防喉轆和其他寬免建築面積之地方(除加闊的升降機大堂外)。
- 建築面積包括單位有蓋面積及單位所攤分的公用地方面積。
- 住宅樓層由2樓開始, 不設4、13、14及24字樓。
- 單位層與層之間的高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離): 2樓- 32樓所有單位約3.15米; 33樓所有單位約3.85米。
- 每個住宅物業的樓板(不包括灰泥)的厚度: 約125毫米至180毫米。
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計的需要而有所差異。
- 承力結構牆以粗黑線表示。
- 層數較高單位由於結構牆較低層單位稍薄, 因而室內空間或會稍為增多。
- 部份住宅之客廳、睡房及/或走廊之假天花內均裝有冷氣及/或其他機電設備。
- 露台、工作平台及天台內可能裝有公用喉管及/或其他機電設備。
- 分體式冷氣機之外機設於大廈外牆冷氣機平台及/或工作平台的天花。
- 部份樓層外牆及窗戶設有建築裝飾及/或燈光裝飾, 而部分單位之窗戶、露台及工作平台的欄河設計略有不同。
- 露台及工作平台不可被全部或部份封閉或封密。
- 圖中所有量度單位為建築結構呎吋, 僅供參考。有關單位之詳細尺寸, 準買家可於售樓處免費查閱建築圖則之副本。
- 平面圖上所顯示的形象裝置符號, 例如浴缸、洗手盆、坐廁、爐具等, 只作一般性標誌, 其真實設計、形狀及大小, 以交樓時物業所附的裝置為準。
- 完工後住宅單位實際內外尺寸將會與平面圖中所標示的尺寸有少許差異, 此乃因為裝修物料已經裝上及行業內普遍接受之建築偏差所造成。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 有關之建築圖則、分區計劃大綱圖、政府租契及大廈公契草稿或附屬公契草稿(如有)等各項文件之副本, 均可向售樓處免費查閱。
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有), 請參閱售樓說明書內之「大廈公契摘要」及/或「政府租契摘要」及/或「公共設施及公眾休憩用地的資料」。
- 準買家請參看設置於售樓處之物業模型及其有意購買單位之外觀及建築特色, 特別是屬於或影響該單位之建築特色。該物業模型僅供參考, 一切以屋宇署、地政總署及/或政府相關部門最後批准之圖則為準。
- 賣方亦建議準買家到該發展地盤作實地考察, 以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。
- 所有資料均依據買賣合約所訂為準。中英文版本如有歧義, 以英文版本為準。

\* Prospective purchasers should refer to the sales brochure provided by the Vendor for further details of the above information.

\* All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

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Remarks:

- Saleable Area includes areas of Balcony (if any) and Utility Platform (if any) but does not include Other Areas (if any) or area of Air-conditioning Platform (if any). Please refer to the definition of "Saleable Area" and "Other Areas" in "Area of residential properties in the development" of the sales brochure.
- Unit Covered Area includes the Saleable Area and areas of Bay Window (if any) and Air-conditioning Plant Room (if any).
- The Apportioned Share of Common Area includes the public area from 2/F to 33/F, excluding G/F entrance hall, 1/F recreational facilities, lift shaft, refuse storage & material recovery room, hose reel and other G.F.A. exempted area etc (except wider lift lobby).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Residential floors start from 2/F. There are no 4/F, 13/F, 14/F and 24/F in the Development.
- 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. 3.15m for all 2/F-32/F units; approx. 3.85m for all 33/F units.
- The thickness of the floor slabs (excluding plaster) of each residential property: approx. 125mm to 180mm.
- The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- Structural walls are represented by thick solid lines.
- The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
- There are ceiling bulkheads at the living/dining rooms, bedrooms and/or corridor of some residential units for enclosing the air-conditioning system and/or M&E services.
- There may be communal pipes and/or M&E services within the balconies, utility platforms and roofs.
- Outdoor units of the split type air-conditioners are installed on the external air-conditioning platform and/or ceiling level of utility platform.
- Architectural and/or lighting features are installed on the external walls and windows of some of the floors. The design of some of the windows, balcony balustrades and utility platform balustrades may vary.
- Balconies and utility platforms must not be enclosed in whole or in part.
- The dimensions of the floor plans are all structural dimensions and are for reference only. For detailed unit/compartment dimension, copies of General Building Plan are available at the sales office for free inspection.
- Symbols of fittings shown on the floor plans, such as bathtub, sink, water closet, stove, etc, are for general indication only. The actual design, shape and size of such fittings will be subject to actual provisions upon handover.
- The actual internal and external dimensions of the residential units after finishing will have slight variations from those shown on the floor plans as a result of the materials used for finishing and the tolerance commonly accepted by the construction industry.
- All plans are subject to final approval by the relevant Government authorities.
- Copies of the related Building Plans, Outline Zoning Plans, Land Grant and the draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office.
- For details of the management/maintenance responsibilities of the public open space and the public facilities of the Development (if any), please refer to the "Summary of Deed of Mutual Covenant" and/or "Summary of Land Grant" and/or "Information on Public Facilities and Public Open Space" in the sales brochure.
- Prospective purchasers are also requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development especially those of or affecting the flats they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department, the Lands Department, and/or other relevant Government authorities.
- The Vendor advises the prospective purchasers to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- All the information shall be subject to the terms and conditions of the Agreement for Sale and Purchase. Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail.

銷售代理  
Sales Agent



遠東發展有限公司  
Far East Consortium International Ltd.

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