



九龍太子道西123號
No. 123 Prince Edward Road West, Kowloon

價單 Price List

第二批可供出售的單位 Second Batch of Units Available for Sale

第二批可供出售的單位總數共2個 全幢的單位總數為60個 There are 2 units available for sale in the Second Batch. The total number of units for the entire building is 60.

(製表日期20/12/2011)

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 (港元，每平方呎) Unit Rate of Saleable Area (HK\$ per sq. ft.)	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.)	其他面積 (平方呎) Other Areas (sq. ft.)		建築面積 (平方呎) Gross Floor Area (sq. ft.)	建築面積 (港元，每平方 呎) Unit Rate of Gross Floor Area (HK\$ per sq. ft.)	訂價(港元) Price (HK\$)
						天台 (平方呎) (Roof sq. ft.)	平台 (平方呎) (Flat Roof (.sq. ft.)			
39	B	670 (Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	20,215	670	263	396	—	933	14,517	13,544,000
5	A	693 (Balcony 露台 : 22) (Utility Platform 工作平台 : 16)	17,749	693	272	—	360	965	12,746	12,300,000

準買家請參閱發展商所提供售樓說明書內有關上述資料之詳情。

Prospective purchasers please refer to the Sales Brochure provided by the Developer for further details of the above information.

本價單/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.

附註 REMARKS:

- 實用面積包括露台(如有)，及工作平台(如有)，但不包括其他面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆外圍部份起計算。
Saleable Area includes area of balcony (if any) and utility platform (if any), but does not include Other Areas. Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.
- 單位有蓋面積包括實用面積及窗台面積(如有)及冷氣機房面積(如有)。
Unit Covered Area includes Saleable Area and area of bay window (if any) and air-conditioning plant room (if any).
- 單位所分攤的公用面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房及會所面積等等(如有把面積計算在內)
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse, etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit.)
- 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 Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 有關之建築圖則、分區計劃大綱圖、批地條款、最新草擬的大廈公契等各項文件之副本、均可於售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plan, Land Grant Conditions and the latest draft of the DMC are available for free inspection at the sales office.
- 單位樓面至樓面高度(指該樓層之石屎地台與上一層石屎地台之高度距離)約3.15米
Floor-to-floor height (refers 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). Approximately 3.15M.
- 部份住宅單位之天花高度將因應其結構，建築設計及/或裝修設計上的需要而有差異。部份住宅單位之假天花內裝置有冷氣及/或其他機電設備。
The internal ceiling height within some residential units may vary due to structural, architectural and/or decoration design requirements. There are ceiling bulkheads in some residential units for enclosing the air-conditioning system and/or M&E services.
- 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(如適用)。
The internal space 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. (if applicable).
- 分體式冷氣機的冷凝器設於冷氣機平台(如適用)。
The condensers of the split-type A/C are installed on A/C platforms (where applicable).
- 部份單位的露台及/或工作平台側外牆裝飾板內藏公用去水渠。
Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some flats.

11. 部份樓層外牆或露台(如有)、工作平台(如有)及平台(如有)內可能裝有喉管建築裝飾及/或其他機電設備，其位置請參考有關建築圖則。
There may be pipes, architectural features and/or M & E services on the external walls of some of the floors or within the balconies (if any), utility platforms (if any) and flat roofs (if any). Please refer to the relevant Building Plans for their location.
12. 露台(如有)、工作平台(如有)為不可封閉之地方。
Balconies (if any) and Utility Platforms (if any) are Non-enclosed Area.
13. 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.
14. 平面圖之呎規所列數字為建築結構呎吋僅供參考。
The dimensions of the floor plans are all structural dimensions and are for reference only.
15. 在此建議各準買家親身到訪物業發展項目、以充分了解地盤現場周圍環境及地方及鄰近公共設施，以及清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於影響準買家欲購買的住宅單位的建築裝飾。
住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。
Prospective purchasers are also advised to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and areas and the public facilities nearby as well as the physical appearances and/or architectural feature of the Development, especially those of or affecting the residential units they intend to purchase. Views of residential units are subject to and may be affected by the surrounding buildings and the location of the units itself.
16. 本頁內一切內容以英文版為準，中文版僅供參考。所有資料以正式買賣合約條款所訂為準。
Contents of this page shall be based on the English version and the Chinese version is for reference only. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase.