



何文田馬坑涌道一號



此價目表提供12個單位供認購，全幢的單位總數為38個。 This is the price list of 12 units put up for sale. The total number of units for the entire building are 38.

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) Salesable Areas (including balcony and utility platform) (sq.ft.)	實用面積呎價 (港幣\$, 每平方呎) Unit Rate of Saleable Area (HK\$ per sq.ft.)	加 Plus 窗台(平方呎) Bay window (sq.ft.)	單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq. ft.)	單位其他面 積 (平方呎) Other Area of the Unit (sq. ft.)	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (港幣\$, 每平方呎) Unit Rate of Gross Floor Area (HK\$ per sq.ft.)	優惠價 (港幣\$) Preferential Price (HK\$)
23	A	450 (露台: 21)(工作平台: 16)	8,744	—	450	188	—	638	6,168	3,935,000
23	B	450 (露台: 21)(工作平台: 16)	—	—	450	188	—	638	—	已售
17	A	450 (露台: 21)(工作平台: 16)	8,289	—	450	188	—	638	5,846	3,730,000
17	B	450 (露台: 21)(工作平台: 16)	8,356	—	450	188	—	638	5,893	3,760,000
11	A	450 (露台: 21)(工作平台: 16)	8,062	—	450	188	—	638	5,687	3,628,000
11	B	450 (露台: 21)(工作平台: 16)	8,000	—	450	188	—	638	5,643	3,600,000
10	A	450 (露台: 21)(工作平台: 16)	8,000	—	450	188	—	638	5,643	3,600,000
10	B	450 (露台: 21)(工作平台: 16)	7,933	—	450	188	—	638	5,596	3,570,000
6	A	450 (露台: 21)(工作平台: 16)	7,738	—	450	188	—	638	5,458	3,482,000
6	B	450 (露台: 21)(工作平台: 16)	7,667	—	450	188	—	638	5,408	3,450,000
5	A	450 (露台: 21)(工作平台: 16)	7,667	—	450	188	—	638	5,408	3,450,000
5	B	450 (露台: 21)(工作平台: 16)	7,600	—	450	188	—	638	5,361	3,420,000

- 準買家請參閱發展商所提供的宣傳小冊子內有關上述資料之詳情。
Prospective purchasers please refer to the promotional booklet provided by the developer for further details of the above information.
- 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.

附註

- 實用面積包括露台(如有)、工作平台(如有)、玻璃幕牆(如有)及非結構預製外牆(如有)面積，但不包括窗台(如有)和冷氣機房(如有)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的外圍部份起計算。
Saleable Area includes areas of balcony (if any), utility platform (if any), curtain walls (if any) and non-structural prefabricated external wall (if any) but excludes the areas of bay window (if any) and A/C plant room (if any). Where a curtain wall forms part of the external wall of 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、窗台面積(如有)及冷氣機房(如有)。
Units Covered Area includes Saleable Area, the area of bay window (if any) and A/C plant room (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 Unit Covered Area and Apportioned Share of Common Area of the Unit.
- 單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、電梯機房、機電房、垃圾房、會所面積等(如有把面積計算在內)。
Apportioned Share of Common Area includes but not limited to lift lobbies, lift shafts, lift machine room, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the Unit).
- 住宅樓層由3樓開始本大廈不設4,13,14及24字樓。
Residential floors start from 3/F. There are no 4/F, 13/F, 14/F and 24/F.
- 高層單位之結構牆或柱較低層單位之結構牆稍薄，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 lower floors due to the reduced thickness of structural walls or columns on upper floors.
- 部份住宅單位之天花高度將會因應結構或建築上的需要而有差異。
The internal ceiling height within some units may vary due to structural or architectural design requirements.
- 露台(如有)工作平台(如有)和平台(如有)為不可封閉的地方。
Balconies (if any) or utility platforms (if any) and flat roofs are non-enclosed areas.
- 露台(如有)工作平台(如有)和平台(如有)內裝有公用喉管及/或機電設備。詳細資料請參考最新批准之建築圖則。
There are communal pipes or E & M services within the balconies (if any) or utility platform (if any) or flat roof (if any). For details, please refer to the latest approved building plans.
- 上述圖則僅供參考，並以政府相關部門最後批准之圖則為準。
All plans are for reference only and are subject to the final approval by the relevant Government Authorities.
- 本頁內一切內容以英文版為準及僅供參考。所有資料均依據正式買賣合約條款所訂為準。
All contents in this page are for reference only. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. In case of any discrepancy between English and Chinese version of the contents of this page, the former shall prevail.
- 有關之建築圖則、分區計劃大綱圖、政府租契及最新草擬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 latest draft DMC are available for free inspection at the sales office(s).



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