

# 海譽 價目表

新界屯門青山灣段青榕街3號

# Crown by the Sea Price List

No. 3, Tsing Yung Street, Tuen Mun, New Territories

此價目表(分為1頁)屬於全部第3批供認購的單位。第3批供認購的單位總數為4個。

This is the price list of all units in the third batch put up for sale (1 Pages). The total number of units put up for sale in this third batch is 4.

樓層  Floor	單位  Unit	實用面積 (包括露台及 工作平台)			訂價 (建築期付款)	「現金或即時 按揭付款A」價	另		單位有蓋面積  (平方呎)	單位所分攤的 公用地方面積  (平方呎)	其他面積		冷氣機平台  (平方呎)	建築面積  (平方呎)	訂價 (建築期付款)	「現金或即時 按揭付款A」價	訂價 (建築期付款) (元)	「現金或即時按揭 付款A」價 (元)			
		Saleable Area (including balcony and utility platform)	(Balcony)	(Utility Platform)	實用面積呎價	實用面積呎價	窗台	冷氣機房			平台	花園 (於地下)			List Price (Construction Period Payment)	「Cash or Immediate Mortgage Payment Method (A)」Price			List Price (Construction Period Payment)	「Cash or Immediate Mortgage Payment Method (A)」Price	
					(平方呎)	(平方呎)	(平方呎)	(平方呎)													Bay window
					(sq.ft.)	(sq.ft.)	(sq.ft.)	(sq.ft.)			(sq.ft.)	(sq.ft.)			(sq.ft.)	(sq.ft.)			(sq.ft.)	(sq.ft.)	
10	B	1,026	27	16	\$9,001	\$8,641	68	---	1,094	282	---	---	32	1,376	\$6,711	\$6,443	\$9,235,000	\$8,866,000			
11	B	1,026	27	16	\$9,151	\$8,785	68	---	1,094	282	---	---	32	1,376	\$6,823	\$6,550	\$9,389,000	\$9,013,000			
18	B	1,026	27	16	\$10,057	\$9,654	68	---	1,094	282	---	---	32	1,376	\$7,499	\$7,198	\$10,318,000	\$9,905,000			
20	B	1,026	27	16	\$10,330	\$9,917	68	---	1,094	282	---	---	32	1,376	\$7,703	\$7,395	\$10,599,000	\$10,175,000			

準買家請參閱發展商所提供售樓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.

本價目表/付款辦法/有關之優惠隨時作出調整。All prices, payment terms and contents of this price list are for information only and are subject to change.

附註 (Remarks):

實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。

Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.

單位有蓋面積包括實用面積及窗台及冷氣機房面積。

Unit Covered Area includes the Saleable Area and areas of bay window and air-conditioning plant room.

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.

單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、

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 area etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).

單位樓面至樓面高度(以批准圖則為準)\*:

FLOOR-TO-FLOOR HEIGHT (based on the approved building plans):

1樓及5樓至23樓 - 約3.5米，廚房部分、浴室、廁所及工作平台之樓面至樓面高度約為2.45米至4.55米；

25樓 - 約3.675米，部分睡房、主人房及浴室之樓面至樓面高度約為3.375米；廚房部分、廁所及工作平台

之樓面至樓面高度約為2.45米至4.55米；26樓 - 約3.5米，廚房部分、廁所及工作平台之樓面至樓面高度

約為2.8米至4.375米；27樓 - 約3.325米

1/F & 5/F to 23/F - approx. 3.5m. Floor-to-floor height for part of the kitchen, bathroom, lavatory &

utility platform: approx. 2.45m - 4.55m. 25/F - approx. 3.675m. Floor-to-floor height for bedrooms, master bedroom

and bathrooms: approx. 3.375m; floor-to-floor height for part of the kitchen, lavatory & utility platform:

approx. 2.45m - 4.55m. 26/F - approx. 3.5m. Floor-to-floor height for part of the kitchen, bathroom,

lavatory & utility platform: approx. 2.8m - 4.375m. 27/F - approx. 3.325m.

\*指該樓層之石屎地台面與上一層石屎地台面之高度距離。

\*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.

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。

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.

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.

有關之建築圖則、分區計劃大綱圖、批地條款及已/待批核之大廈公契或附屬公契(如有)

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, Land Grant Conditions and the approved/draft Deed

of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s).

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)，請參閱發展商提供之

售樓說明書內所載批地條款、公用契約(如有)或大廈公契或附屬公契(如有)之相關條款。

For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer.

部份單位設有花槽。花槽面積不計算在實用面積、單位有蓋面積及建築面積內。

Some units have a flower box. The area of the flower box is not included in the calculation of Saleable Area,

Unit Covered Area and Gross Floor Area.

露台及工作平台為不可封閉之地方。

Balcony and Utility Platform are Non-enclosed Areas.

住宅單位設於1樓、5樓至27樓，不設4、13、14及24樓。

Residential Units are on 1/F, 5/F to 27/F; 4/F, 13/F, 14/F & 24/F are omitted.

1米(m) = 3.28呎(ft) 1平方呎(sq.ft) = 0.093平方米(sq.m.)

平面圖之尺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.

本頁內一切內容以英文版本為準，中文版本僅供參考。所有資料並依據買賣合約所訂為標準。

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 Agreement for Sale and Purchase.

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