



Towering Landmark Residence of World's Rich and Famous

摩天地標 國際名流公館

SKY31

8 Core Attributes of SKY31 SKY31八大核心價值





SKY31 — a soon-to-be-launched world-class condominium project professionally developed by Asia Continent & Development Co., Ltd.

Asia Continent & Development Co., Ltd. 以世界眼光、專業水平打造的高級公寓項目 SKY31，即將震撼上市。



Cambodia GDP per capita (1993-2015)

柬埔寨人均國內生產總值(1993-2015)

CAMBODIA GDP PER CAPITA

Annex (1) <http://www.eastviewgeconomics.com/cambodia/gdp-per-capita>

Cambodia Foreign Direct Investment, percent of GDP

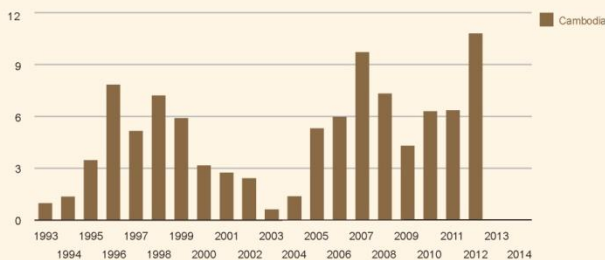
柬埔寨外國直接投資國內生產總值占比

Cambodia Foreign Direct Investment, percent of GDP: For that indicator, The World Bank provides data for Cambodia from 1993 to 2012.

The average value for Cambodia during that period was 5.7

percent with a minimum of 1.8 percent in 2003 and a maximum of 11.08 percent in 2012.

柬埔寨的外國直接投資，占國內生產總值的百分比。就這個指標，世界銀行提供了柬埔寨自1993年至2012年的數據。在此期間，柬埔寨的平均佔比為5.7%，最低佔比發生在2003年，為1.8%，最高佔比發生在2012年，為11.08%。



Cambodia Foreign Direct Investment, in dollars

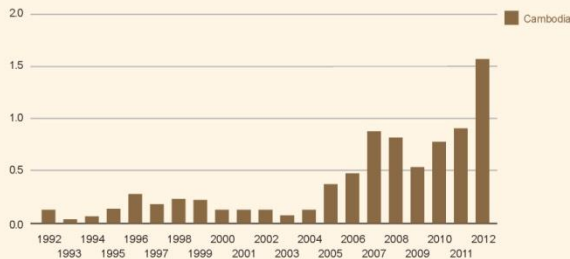
柬埔寨的外國直接投資（以美元計）

Cambodia Foreign Direct Investment, billion USD: For that indicator, The World Bank provides data for Cambodia from 1992 to 2012.

The average value for Cambodia during that period was 0.39 billion U.S. dollars with a minimum of 0.03 billion U.S.

dollars in 1992 and a maximum of 1.56 billion U.S. dollars in 2012.

柬埔寨的外國直接投資，以十億美元計。就這個指標，世界銀行提供了柬埔寨自1992年至2012年的數據。在此期間，柬埔寨的平均佔比為3.9億美元，最低佔比發生在1992年，為0.3億美元，最高佔比發生在2012年，為15.6億美元。



Cambodia, the land of investment hot spot with promising prospect

柬埔寨，投資熱土，前景無限

In 1999, Cambodia joined ASEAN.

In 2001, Cambodia amended its land law, legally recognised the status of freehold land title ownership.

In 2004, Cambodia joined WTO.

From 2003 to 2012, policies, rules and laws were introduced to encourage economic liberation and foreign investment.

In 2013, Singapore's Temasek Holdings entered Cambodia's banking industry.

Cambodia will be part of ASEAN Economic Community by the end of 2015 in order to liberate its market, to facilitate its economic trade in the region and to consolidate its expertise in this area.

1999年，柬埔寨加入東盟。

2001年，柬埔寨修改土地法，從法律上明確了房產的永久地產權。

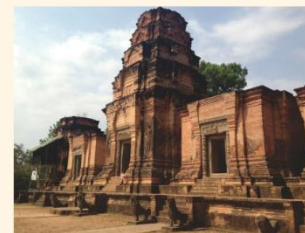
2004年，柬埔寨加入世界貿易組織。

2003-2012年，經濟開放及海外投資相關法律法規陸續推出。

2013年，新加坡淡馬錫集團進入柬埔寨銀行業。

2015年，柬埔寨將于年底前加入東盟經濟共同體，

開放市場，推動經濟一體化。



Phnom Penh, a land of immense opportunities

金邊，更多機遇

Phnom Penh, the capital of Cambodia,
is a hub for political, economic, cultural, transport and trading activities

In 2006, the Phnom Penh Special Economic Zone was established, attracting more than US\$90 million
worth of foreign investments and funds;

In 2012, the 20th ASEAN Summit was hosted by Phnom Penh, creating far more opportunities than before;

In the year 2010, the Foreign Investment in Real Property Act was enacted
and the real estate market has been experiencing strong growth since then, driving up property prices;
SKY31 will be an iconic landmark at Phnom Penh's gateway with ample room for capital appreciation.

金邊是柬埔寨的首都，是政治/經濟/文化/交通/貿易中心。
2006年，總投資達9千萬美元的金邊經濟特區成立，外資湧入；
2012年，第20屆東盟峰會在金邊舉行，機遇更多；
2010年推出《外國人不動產產權法》，房地產走勢火熱，房價節節高升；
SKY31，獨立金邊門戶地段，升值空間巨大，從容奠定未來！



06/07





Toul Kork's latent value knows no boundaries

潛力堆谷，錢景無限

Toul Kork district is strategically anchored between Phnom Penh's old town and new satellite town.

This historical district, which used to cater mainly to the well-to-do, is fast becoming a new hub filled with vibrant activities.

International hospitals, schools, apartments, banks, restaurants and multinational corporations are rushing to set their foot here.

More foreigners, expatriates and local high-net-worth individuals also opt to settle down in this district.

As a result, land and property prices are rising steadily at a rate of above 15% annually. Generally, most of the real estate researchers expect this growth rate to escalate further.

In the second and third quarters of 2014,

property prices rose 20% while transacted prices for private land was 30% higher in the Toul Kork district.

These figures show a proven tack record.

As SKY31 stands firm in Phnom Penh's Toul Kork district, the preservation of its value and capital appreciation are expected.

堆谷區位於金邊老城和新的衛星城之間，
作為一個傳統的富人區，現已成為新的中心區域。
國際性的醫院、學校、公寓、銀行和餐館等爭先進駐。
越來越多的外國高層人士和本地富豪選擇在堆谷區定居，
土地價格和房產價格以每年超過15%的速度持續上漲，
而衆多房地產專家相信，這個增速將會繼續加大。
2014年第二和第三季度堆谷區的房價上漲了20%，
民用地上漲了30%就是很好的說明。
SKY31坐落金邊堆谷區，盡得天時地利，
物業保值增值無憂，坐擁升值強勁等益！



A Symbol of Status and Luxury

身份標籤——奢侈品

Luxury goods may be pricy but convey the social status of its owners.

Private jets and chartered flights serve to uplift one's sense of accomplishment to greater heights.

Cruising on a private yacht in the open waters suggests the free-spirited life-style of the discerning.

To own and driving performance cars is an expression status and wealth.

Luxuries are a marque of prestige.

奢侈品的意義不僅在於貴，更是主人身份的象徵。
私人飛機，空中導航，有一種高高在上的優越感。
私家遊艇，縱橫大海，是主人財富和身份的象徵。
至尊建築，非凡人生，彰顯富豪們無出右的從容。
高檔奢侈品，代表著主人最輝煌的形象。



SKY31—A Trophy in Life

人生標籤——SKY31

A high-end apartment epitomises the paragon of life with its attributes of value, scarcity and capital appreciation.

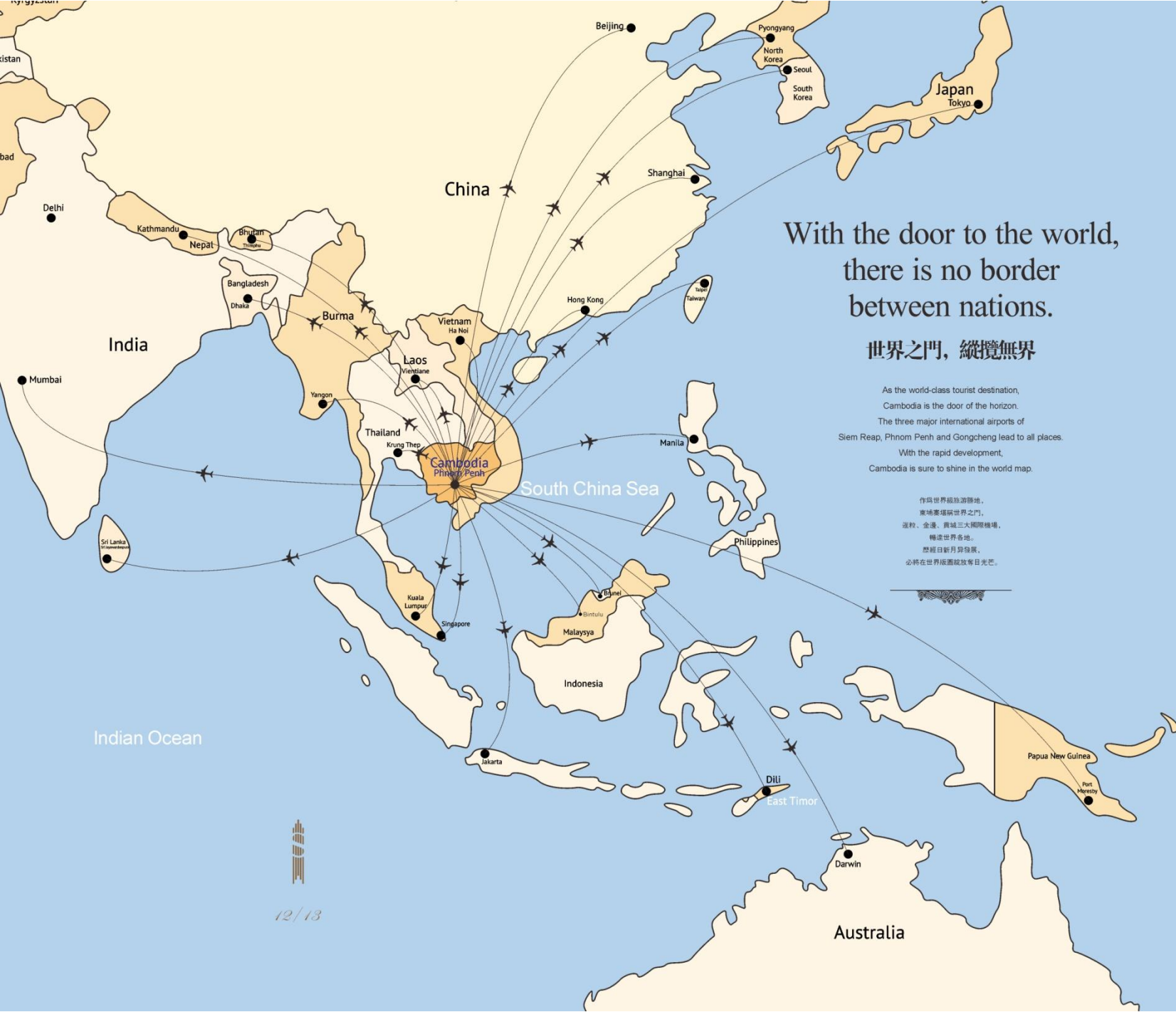
SKY31—this luxurious high-end development situated at a prime location in the heart of Phnom Penh central is a rare gem.

Enjoy the thoughtful amenities of sky pool, upmarket shopping centre, exclusive clubhouse and the likes all under one roof.

This is the one-and-only building that boasts a panoramic city view of Phnom Penh.

匹配人生的至尊象徵。
雲層豪宅；珍貴、稀缺、增值。
SKY31——豪宅奢侈品。
金邊中心鉅金地段，稀缺席位。
尊享空中泳池，國際商街，高檔會所等頂級配套。
在金邊，縱觀全城，僅此一棟！





With the door to the world,
there is no border
between nations.

世界之門，縱覽無界

As the world-class tourist destination,
Cambodia is the door of the horizon.
The three major international airports of
Siem Reap, Phnom Penh and Gongcheng lead to all places.
With the rapid development,
Cambodia is sure to shine in the world map.

作為世界級旅遊勝地，
柬埔寨堪稱世界之門，
暹粒、金邊、貢城三大國際機場，
輻達世界各地，
歷經日新月異發展，
必將在世界版圖綻放奪目光芒。





 金邊國際機場
Phnom Penh International Airport

1019

1928

Logos International School

Cambodia Gospel Bookroom
柬埔寨福音書房

City Golf Club
城市高爾夫俱樂部

Happy Farm Shop
開心農場商店

Toul Kork TV Station
塔谷電視台

Beijing International Academy
北京國際學院

Cambodia Public Bank
柬埔寨大華銀行

Milk Green Tea & Coffee
牛奶綠茶咖啡

Noblesse Residence
貴族公寓

Zaman University
 zaman 大學

Mittapheap Driving School
金邊友誼駕駛校

Toul Kork
塔谷區

One More Restaurant
「多一家」酒樓

Western University
西貢大學

Khema Clinic
赫瑪診所

Entrak Tevy High School
恩塔高爾中學

Western International School
西貢國際學校

Toul Kork Taxation Office
塔谷稅務局

National Institute of Public Health
國家公共衛生院

Toul Kok Primary School
塔谷小學

Total Gas Station
共有加油站

Toulkok Market
金邊塔谷市場

Royal Rattanak Hospital
皇家拉達納醫院

Limkokwing University of Creative Technology

Sensok International University Hospital

Ministry of Labor and Vocational Training

Institute of Foreign Languages (IFL)

Royal University of Phnom Penh

Mont Elizabeth Hospital

Cambodian Mekong University (CMU)

Cambodian Red Cross

Northbridge International School Cambodia (NISC)

Parkson Complex

Ministry of National Defense

General Department of Taxation

PANHA CHET University

Cherita Theatre

Toul Svay Prey High School

Chinese Embassy

Calmette Hospital

Ministry of Information

Phnom Penh Municipality

University of Health Sciences

Train station

Russia Blvd

The Peace Palace

Ministry of Tourism

Tea Mart

Olympic Stadium

Toul Sleng Genocide Museum

Mao Tse Young Blvd

Ministry of Agriculture Forestry and Fisheries

Ministry of Interior

Tonle Sap River

Phnom Penh Port

Ministry of Economy and Finance

National University of Management (NUM)

Ministry of Post and Telecommunications

Ang Duong Hospital

The Central Market

Ministry of Justice

National Museum

The Royal Palace

Ministry of Education, Youth and Sport

Botumrey Pagoda

Independence Monument

Softwano Primary and Secondary School

Pailin University of Cambodia (PUIC)

Ministry of Agriculture Forestry and Fisheries

Senate

Ministry of Interior

River Mekong

Tonle Sap River

Diamond Island



Veng Sang Blvd

1019

Veng Sang Blvd

Moskova Blvd

Shanouk Blvd

Shanouk Blvd

Shanouk Blvd

Shanouk Blvd

Shanouk Blvd

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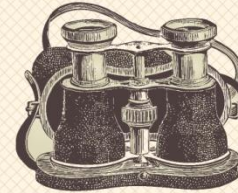
Shanouk Blvd

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Shanouk Blvd



SKY31



No.1 Luxurious Home in Phnom Penh 金邊豪宅NO.1

The first-ever tallest building with 31 storeys in Toul Kork district.
Building Phnom Penh's iconic landmark that redefines prestige and distinction.

31層建築，堆谷第一高度，超越以往。
打造金邊豪宅地標，成就最極致的尊貴。



16/17

New 31-Storey Landmark of Toul Kork

31層，堆谷新地標

SKY31 sits on a land measuring 2546m² with total gross floor area of 44181.7m², comprising a total of 230 units. So far, it is the only luxurious apartment project in the city centre that integrates residential, commercial and recreational uses all in one complex.

The ground-breaking new height of 31 storeys has also redefined the landmark in the Toul Kork district.

SKY31總占地面積2546m²，
總建築面積44181.7m²，總戶數230戶，
是集居住、商業、會所等於一體的城市中心高檔複合樓盤。
31層新高度，成爲堆谷第一高樓。



Total Land Area (m ²) 總用地面積 (m ²)		2546		
Total Built-up Area (m ²) 總建築面積 (m ²)		44181.7		
Including 其中	Gross Plot Ratio Floor Area (m ²) 計容建築面積 (m ²)		42666.98	
	Including 其中	Residential (m ²) 住宅 (m ²)	30252.3	
		Facility (m ²) 配套 (m ²)	Void Deck Clubhouse 架空會所	1349.56
			Car Park 停車場	9107.26
		Commercial 商業	1957.86	
	Excluded from Gross Plot Ratio Floor Area (m ²) 不計容建築面積 (m ²)		1514.72	
	Including 其中	Semi-basement Supermarket (m ²) 半地下超市 (m ²)	993.67	
	Semi-basement Utility Rooms (m ²) 半地下設備用房 (m ²)	521.05		
Plot Ratio 容積率		16.75		
Units in Total 總戶數		230		
Car parking lots 停車位		214		



Prime Location, Best Value

絕佳地段，黃金價值

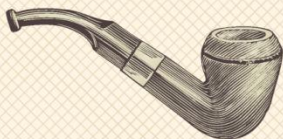


20/21

SKY31 is well-anchored in Phnom Penh's prime residential district
to become a collectible treasure.
Standing tall next to the city's main roads, it is a mere 20-minute ride to airport.
Formerly occupied by the Australian High Commission,
this is a prime location of the best value to own.

SKY31占據金邊高貴居住區，獨有一席，珍藏一生。
緊鄰城市主幹道，交通發達，20分鐘暢達機場。
澳大利亞使館原址，最佳地段，最佳價值典藏。





Premium and convenient amenities

高端配套，從容享受

In Phnom Penh central, amenities are conveniently located within easy reach.

The Central Market, Sorya Shopping Center, Raffles Hotel Le Royal, Royal University of Phnom Penh,

Toul Kok Primary School, Beijing International Academy

and many more quality amenities are accessible within the vicinity.

Another new shopping mall, Parkson Centre, is due to open for business by the end of 2015.

This is the second foreigner-run shopping centre in Cambodia,
with a massive floor area of about 70,000m², spread over 5 levels.

Parkson Centre is just one kilometre away from SKY31,

where you could enjoy one-stop services,

leisurely outings or endless shopping.

立足金邊中心，生活配套齊全。

The Central Market,

Sorya Shopping Center, Raffles Hotel Le Royal,

Royal University of Phnom Penh,

Toul Kok Primary School, Beijing International Academy

等購物、酒店、學校高端配套環繞，十分便捷。

2015年底，一個新的購物中心——百盛中心將盛大開幕。

這是柬埔寨第二個外國購物中心。

高5層，總面積達7萬平方米。

百盛中心距離SKY31僅1公里。

暢想一站式購物、休閒。





Single-tower luxury apartments are the trend in the international real estate market nowadays, often characterized by exorbitant prices and upmarket image.

Hong Kong's Opus is a single-tower luxury apartment block developed by Swire Properties in 2012 with a price tag of HKD80,000 per square foot, comprising facilities such as a private pool, roof-top pool, car park and fitness room all housed in one tower.

Le Nouvel Ardmore is another single-tower luxury apartment project by Singapore's Wing Tai Holdings. Located in Ardmore Park, it is a rare freehold prime site in Asia.

With a sky park, private swimming pool and fitness room all built within the tower, it is priced at about SGD4,500 per square foot.

SKY31 is Cambodia's version of a single-tower luxury apartment situated in Phnom Penh central, with a car park, clubhouse, apartments, sky pool and shops all built into one complex.

Almost all the necessary facilities in a conventional condominium development are built within a tower. This is now a trend in many of the region's affluent cities and Phnom Penh is no longer an exception.

單體豪宅代表著國際豪宅的最新流行趨勢，以其高雅的形象和高昂的價格聞名于世。

傲璽 (Hong Kong Opus)，香港太古地產于2012年落成的單體豪宅，

設有私人游泳池、天臺泳池、停車場和健身室等。

售價超過8萬港幣每平方尺。

嘉峰峇厘 (Le Nouvel Ardmore)，新加坡永泰控股2011年打造的頂級單體豪宅，

位於亞洲罕見的永久業權地段之——阿摩園，內設空中花園、私人泳池及健身室，售價約4500美元/m²。

SKY31，柬埔寨金邊中心高端單體豪宅，

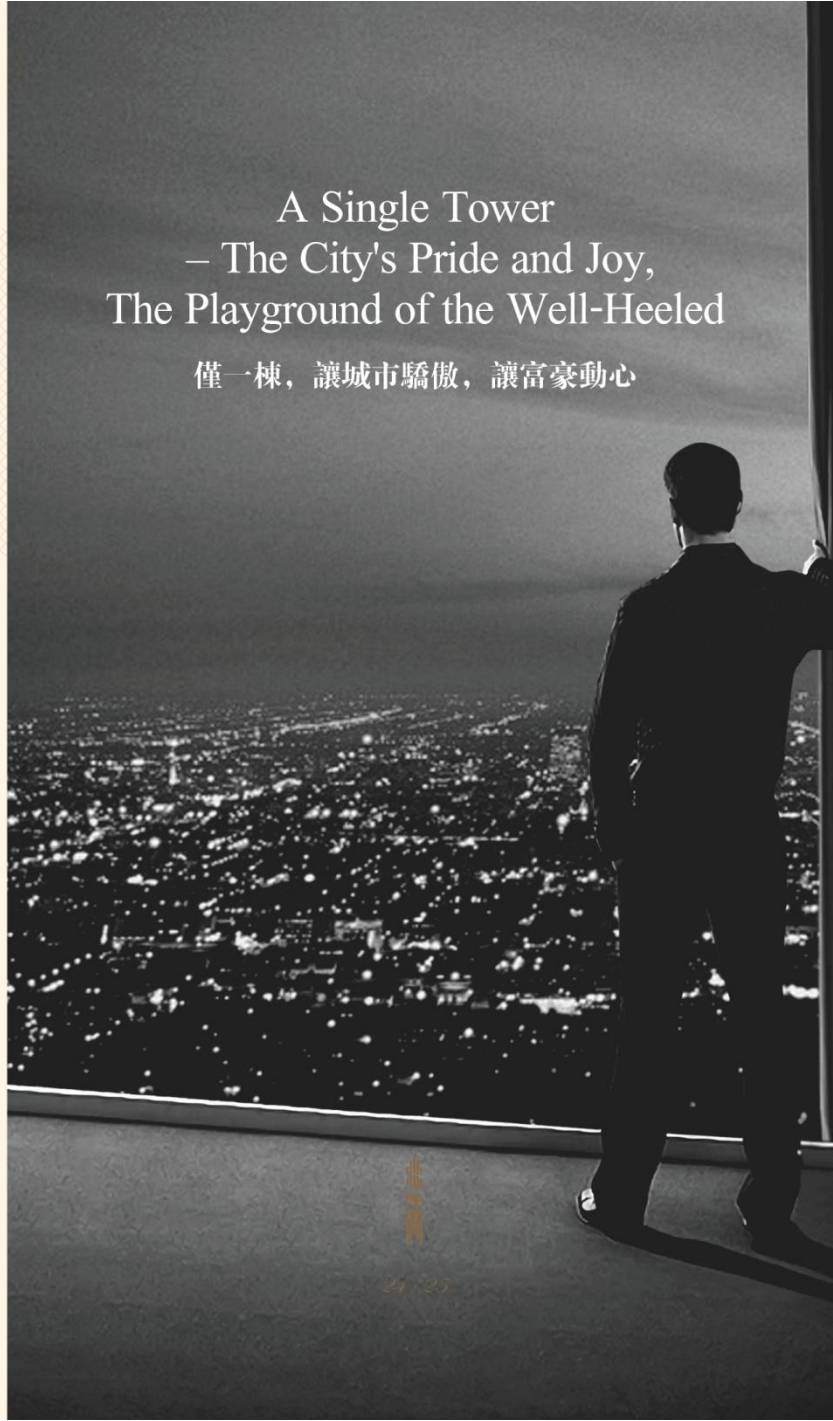
涵蓋商業、停車場、會所、住宅等，

空中天際泳池、陽光車庫一站式立體生活，領銜世界豪宅風尚。



A Single Tower – The City's Pride and Joy, The Playground of the Well-Heeled

僅一棟，讓城市驕傲，讓富豪動心





Easy Shopping Easy Life

社區商街，便捷生活

The semi-basement level of nearly 1,000m² will house a supermarket, and on the ground floor, a shopping centre offering a variety of products and services such as restaurants and retail outlets for fashion, jewellery, cosmetics, leather goods.

A wide variety of trendy goods will be made available at the door-step of homeowners for their selection.

半地下室和地面一層配套商業設施，
滿足餐飲、購物、交際等生活需求。
近1000m²半地下超市，將引進國際品牌超市。
地面一層為餐飲、服飾、珠寶、化妝品、皮具等國際商街，
業主足不出戶暢享潮流時尚。



New heights of care for your car

空中車庫，呵護愛車

A symbol of status, wealth and power, the developer of SKY31 ensures that your car is well-taken care of. Levels two to six comprise of 214 elevated parking lots, making up an almost 1 to 1 unit-lot ratio. Bathed in natural light and rising above nature, it is as if your car is having its own spa session.

車，是主人的外在名片，
您的愛車怎能缺少呵護？
SKY31項目2-6層設置空中停車場，
共計214個車位，近1：1車位比。
空中陽光車庫，通風採光，
格化優美，愛車盡享鮮氣SPA。





A Rendezvous of the International Community

國際會所，優雅人生



The spacious clubhouse measures 1,350m² and is located on the 7th floor. It is custom-made for homeowners, boasting a lounge for social activities, a bar, an outdoor swimming pool and a cityscape-viewing walkway.

Use of the lounge and bar is exclusive to homeowners who are encouraged to rest and relax in the tasteful ambience.

The walkway, with views of city, circumvents the clubhouse and caters to exercises, fitness routines, leisure and recreational purposes, and may double up as an observatory for guests and friends.

第7層空中會所，面積達1350m²，專為業主量身定製，
包括交際會所、酒吧、露天泳池和景觀步道等功能空間。
中心會所/酒吧：業主尊享，品酒放鬆，服務接洽兩相宜。
景觀步道：環會所而設，運動、健身、休閒的舒適空間。





Swim on top of the World 空中天際泳池，暢游天地間

SKY31 features a spectacular suspended outdoor pool specially for homeowners with their lifestyle in mind. Away from the hustle and bustle of crowded places, take a dive into a giant water tank suspended above ground and enjoy the spectacular views of sunrise and sunset on the horizon while the sounds of everyday life continue on the busy streets beneath you.

SKY31 為富豪精心打造空中天際泳池，係為尊貴業主服務。
離開忙碌與喧嘩，在城市上空盪漾，仰望天際美景，領銜一城繁華。



A VIP at any of the 230 Classy Homes

230席尊邸，豪門禮遇

The lowest units start from level 8 and at this height,
every apartment is well-lit with natural lighting and ventilated with natural air and wind.
2 and 4-Room apartments ranging from 96m² to 414m² are designed
to accommodate broad window openings in both north
and south directions to optimise the elements of nature on both ends for better fengshui.

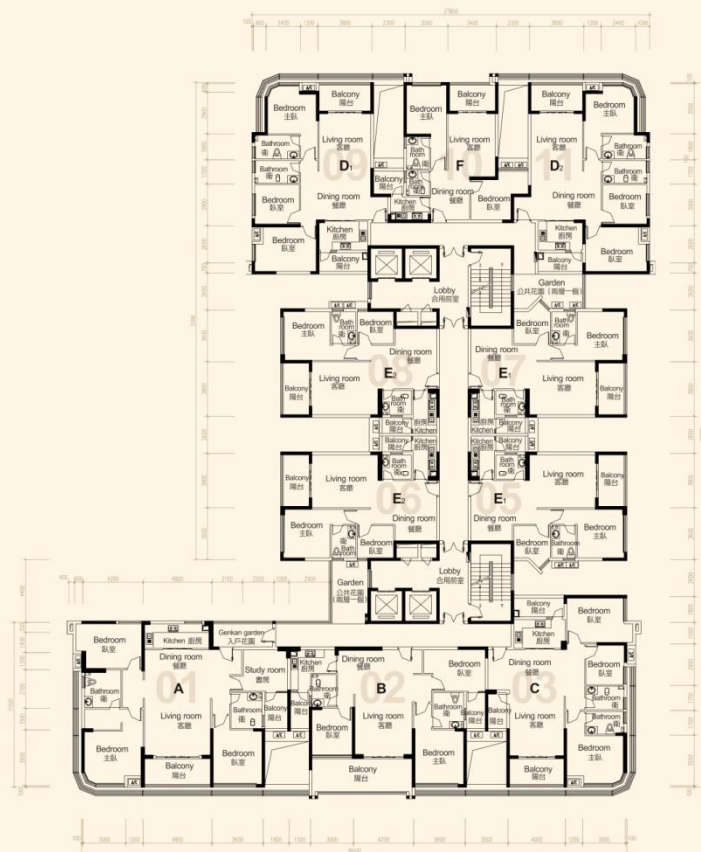
SKY31第8層以上為住宅，居高臨下，
360°環視無死角，視野開闊，全無遮擋。
采光、通風、納景皆一流，全方位擁抱自然天地。
96-414m²二至四房金牌戶型，南北通透，開間闊綽，
全明設計，陽光、美景完美融入家居生活。

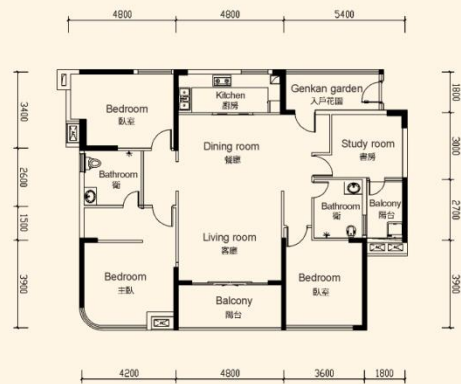


Standard Floor Layout Plans 標準層平面圖

Bigger balcony for B and F Type from 25th to 31st floor.

B、F戶型25—31層的陽臺尺寸變大





A(01)户型

Type A 4-Room,
build-up area 205.6m², build-in area 161.18m², common area 44.42m².

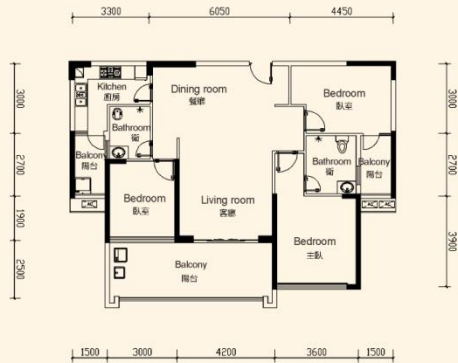
4房

建築面積205.6m² | 套內面積161.18m² | 公攤面積44.42m²

- North-south orientation, see-through broad window views big unit, fresh air-flow throughout the unit;
- Genkan garden welcomes you home, flowers and greenery within close reach;
- Large balcony next to the living room for breath-taking views of the city;
- Bright kitchen and clean baths with dry & wet areas separated, providing quality living;
- Private balcony attached to the study for natural light.
- Ensuite bath and walk-in wardrobe in master bedroom for maximum privacy.

- 南北通透開景大宅，清風雅氣室內穿流而過；
- 入戶花園悠遊轉家腳步，繁花綠草近在咫尺；
- 客廳大觀景陽臺，零距離親地城市美景；
- 明亮明窗，幹濕分明，彰顯生活品質；
- 套房配置空氣陽臺，和煦陽光陪伴閱讀心情；
- 主臥獨立衛浴和衣帽室相間，極致尊貴享受。





B(02)户型

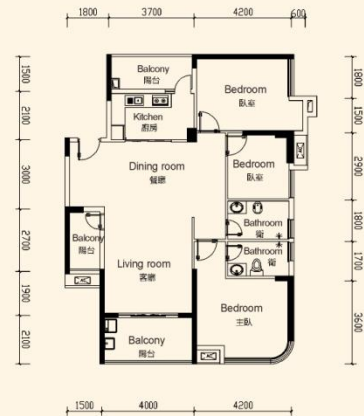
Type B 3-Room,
build-up area 161.18m², build-in area 126.36m², common area 34.82m².

3房

建築面積161.18m² | 套內面積126.36m² | 公攤面積34.82m²

- North-south orientation, see-through broad window views big unit, fresh air-flow throughout the unit;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
- 7.2 metre long large balcony outside living room and 1st bedroom for broader city view;
- Private balcony attached to 2nd bedroom ideal for one or two persons;
- Ensuite bath in master bedroom for maximum privacy.

- 南北通透兩層大宅，清風爽氣室內穿流而過；
- 獨立生活陽台與廚房一體，輕鬆變身大廚；
- 客厅、次卧外接7.2米大觀景陽台，視野非凡；
- 次卧配置精巧陽台，休憩時光美景作伴；
- 主臥獨立卫浴，私密而溫馨，只為尊貴主人而設。



C(03)户型

Type C 3-Room,
build-up area 153.72m², build-in area 120.51m², common area 33.21m².

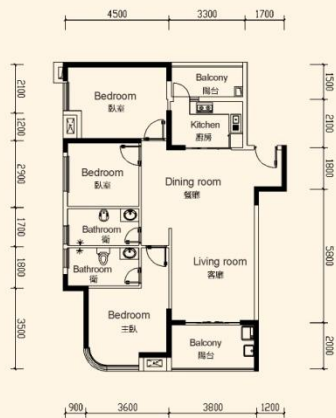
3房

建築面積153.72m² | 套內面積120.51m² | 公攤面積33.21m²

- Squarish configuration to minimise wastage of odd-angled spaces;
- Genkan for shoes, umbrellas, bags and other loose items;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
- Double-facing balcony at living room for broader city views from different angles;
- 270-degree curved full-height window in master bedroom for unobstructed city view from bed;
- Ensuite bath in master bedroom for maximum privacy.

- 方正格局，無浪費空間，善待生活每個角落；
- 入戶夾衣，完美安置鞋、帽、包等隨身衣物；
- 獨立生活陽台與廚房一體，輕鬆變身大廚；
- 客厅雙面觀景陽台，全方位多角度展現美景；
- 主臥270°弧形大開窗，隨時抵盡磅礴風景；
- 主臥獨立卫浴，私密而溫馨，奢華又舒適。





D(09\11)户型

Type D 3-Room.

D1(09): build-up area 141.77m², build-in area 111.14m², common area 30.63m².

D2(11): build-up area 140.60m², build-in area 110.22m², common area 30.38m².

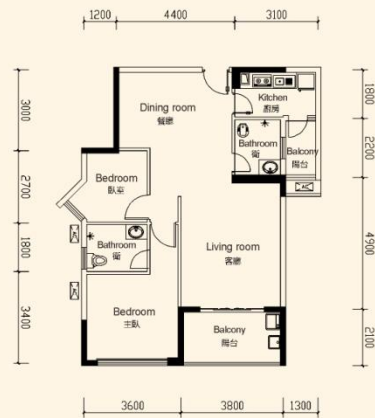
3房

D1(09): 三房 建築面積141.77m² | 套內面積111.14m² | 公攤面積30.63m²

D2(11): 三房 建築面積140.60m² | 套內面積110.22m² | 公攤面積30.38m²

- Genkan for shoes, umbrellas, bags and other loose items;
- Shared balcony for living and dining room;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
- 270-degree curved full-height window in master bedroom for unobstructed city view from bed;
- Attached bath in master bedroom for maximum privacy.

- 入戶玄關，完美安置鞋、帽、包等隨身衣物；
- 餐廳、客廳與起居陽臺相連，拉闊空間，廣納美景；
- 獨立生活陽臺與廚房一體，輕鬆享受美食；
- 主臥270°弧形大窗景，隨時探盡遠眺風景；
- 主臥獨立衛浴，私密而溫馨，奢華又舒適。



E1(05\07)户型

Type E1 2-Room.

build-up area 108.64m², build-in area 85.17m², common area 23.47m².

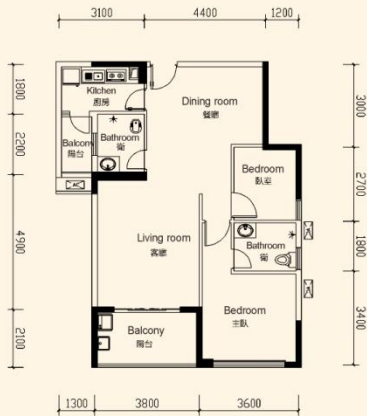
2房

建築面積108.64m² | 套內面積85.17m² | 公攤面積23.47m²

- Optimum configuration, spacious layout, well lit and well ventilated;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
- Segregate kitchen dining from bedrooms for quality living.
 - Balcony at living room as extended space;
- Ensuite bath in master bedroom for maximum privacy.

- 布局合理，通透開揚，采光一流，干濕分明；
- 獨立生活陽臺與廚房一體，輕鬆享受美食；
- 餐廚區域與臥室分離，动静分明，提升品質；
- 客厅推展觀陽台，室內空間無限延展；
- 主臥獨立衛浴，私密而溫馨，奢華又舒適。





E2(06\08)户型

Type E2 2-Room,

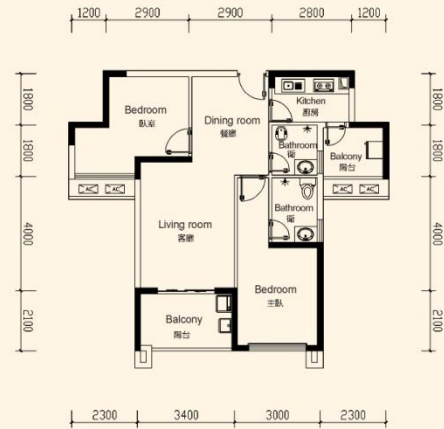
build-up area 107.55m², build-in area 84.31m², common area 23.24m².

2房

建築面積107.55m² | 套內面積84.31m² | 公攤面積23.24m²

- Optimum configuration, spacious layout, well lit and well ventilated;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
- Segregate kitchen dining area from bedrooms for quality living;
 - Balcony at living room as extended space;
- Ensuite bath in master bedroom for maximum privacy.

- 布局合理，透視開闊，采光一流，幹濕分明；
- 獨立生活陽臺與廚房一體，輕鬆烹飪美食；
- 餐廚區域與臥室分離，動靜分明，提升品質；
- 客廳採景陽臺，室內空間無限延展；
- 主臥獨立衛浴，私密而溫馨，豪華又舒適。



F(10)户型

Type F 2-Room,

build-up area 96.92m², build-in area 75.98m², common area 20.94m².

2房

建築面積96.92m² | 套內面積75.98m² | 公攤面積20.94m²

- Optimum configuration, spacious layout, well lit and well ventilated;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
 - Balcony at living room as extended space;
- Ensuite bath in master bedroom for maximum privacy.

- 布局合理，功能俱全，讓生活細節無處缺席；
- 獨立生活陽臺與廚房一體，燒烤分秒幸福；
- 客廳全景採景陽臺設計，室內室外都是你的世界；
- 主臥獨立衛浴，私密而溫馨，浪漫怡然。

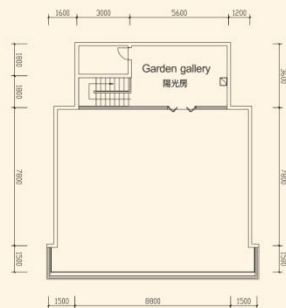




The First Floor | 複式一層



The Second Floor | 複式二層



The Third Floor | 複式三層

F(10)復式戶型

Type F Duplex, 3-Room,
build-up area 278.87m², build-in area 218.62m², common area 60.25m².

3房

建築面積278.87m² | 套內面積218.62m² | 公攤面積60.25m²

- Opulent duplex, optimum configuration, spacious layout;
- Independent function balcony adjoining the kitchen for heavy cooking and other uses;
 - Void living room and unsheltered balcony;
 - Ensuite baths for 2 master bedrooms;
- 4 balconies provide multi-angle views of the city and horizon;
 - Store-room and family area on second floor.

- 開揚複式，布局合理，通透開揚，大家風範；
- 獨立生活陽臺與廚房一體，烘培分秒準備；
- 中空客廳外掛全景空中陽臺，賞納天地靈氣；
- 雙主臥皆配獨立衛浴，私密而溫馨，浪漫怡然；
- 四陽臺，多角度全方位親近自然，集萃無限風光；
- 二層設有儲藏室和休閒廳，加些安逸，減些煩惱。



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