

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目第三期名稱 Name of Phase 3 of the Development	迎海·星灣御 Double Cove Starview Prime	期數(如有) Phase No.(if any)	第三期 Phase 3
發展項目位置 Location of Development	烏溪沙路8號 No.8 Wu Kai Sha Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)		1092	

印製日期 Date of Printing	價單編號 Number of Price List
27 November 2014	5

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
11 December 2014	5A	✓

第二部份：面積及售價資料 Part 2 : Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	23	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	16,428,000	173,630 (16,138)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	22	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	16,348,000	172,784 (16,059)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	21	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	16,269,000	171,949 (15,981)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	20	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	16,189,000 16,513,000	171,104 (15,903) 174,528 (16,221)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	19	A	94.706 (1,019) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	16,126,000	170,274 (15,825)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	18	A	94.588 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	16,031,000	169,482 (15,748)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	17	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	15,951,000 16,270,000	168,588 (15,669) 171,960 (15,982)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	16	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	15,872,000	167,754 (15,591)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	15	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	15,792,000 16,108,000	166,908 (15,513) 170,248 (15,823)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	12	A	94.615 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	15,713,000	166,073 (15,435)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	11	A	94.706 (1,019) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	15,648,000 15,961,000	165,227 (15,356) 168,532 (15,663)	-	3,697 (40)	-	-	-	-	-	-	-	-
16	10	A	94.588 (1,018) 露台 Balcony: 2.664(29); 工作平台 Utility Platform: 1.5(16)	15,554,000 15,865,000	164,439 (15,279) 167,727 (15,584)	-	3,697 (40)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	30	C	44.580 (480) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	8,275,000 8,440,000	185,621 (17,240) 189,323 (17,583)	-	-	-	-	-	-	-	-	-	
16	29	C	46.115 (496) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 1.434(15)	7,930,000 8,088,000	171,961 (15,988) 175,388 (16,306)	-	-	-	1.884 (20)	-	-	-	-	-	
16	28	C	47.418 (510) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,760,000 7,760,000	163,651 (15,216)	-	2.013 (22)	-	-	-	-	-	-	-	
16	27	C	47.418 (510) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,723,000 7,878,000	162,871 (15,143) 166,139 (15,447)	-	2.013 (22)	-	-	-	-	-	-	-	
16	26	C	44.580 (480) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,823,000 7,979,000	175,482 (16,298) 178,982 (16,623)	-	-	-	-	-	-	-	-	-	
16	25	C	48.428 (521) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 3.747(40)	8,165,000 8,328,000	168,601 (15,672) 171,967 (15,985)	-	-	-	-	-	-	-	-	-	
16	23	C	47.540 (512) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,790,000 7,946,000	163,862 (15,215) 167,143 (15,520)	-	2.013 (22)	-	-	-	-	-	-	-	
16	22	C	47.540 (512) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,607,000 7,759,000	160,013 (14,857) 163,210 (15,154)	-	2.013 (22)	-	-	-	-	-	-	-	
16	30	D	46.336 (499) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,939,000 8,098,000	171,335 (15,910) 174,767 (16,228)	-	1.525 (16)	-	-	-	-	-	-	-	
16	29	D	46.234 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,619,000 7,771,000	164,792 (15,299) 168,080 (15,604)	-	1.525 (16)	-	-	-	-	-	-	-	
16	28	D	46.287 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,582,000 7,734,000	163,804 (15,225) 167,088 (15,530)	-	1.525 (16)	-	-	-	-	-	-	-	
16	27	D	46.287 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,545,000 7,696,000	163,005 (15,151) 166,267 (15,454)	-	1.525 (16)	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	26	D	46.336 (499) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,524,000 7,674,000	162,379 (15,078) 165,616 (15,379)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	25	D	46.234 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,619,000 7,771,000	164,792 (15,299) 168,080 (15,604)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	23	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,567,000 7,719,000	163,912 (15,225) 167,205 (15,531)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	22	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,384,000 7,532,000	159,948 (14,857) 163,154 (15,155)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	21	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,347,000 7,494,000	159,147 (14,783) 162,331 (15,078)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	20	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,311,000 7,457,000	158,367 (14,710) 161,529 (15,004)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	19	D	46.222 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,289,000 7,435,000	157,695 (14,637) 160,854 (14,930)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	18	D	46.104 (496) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,222,000	156,646 (14,560)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	17	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,201,000 7,345,000	155,984 (14,489) 159,103 (14,779)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	16	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,164,000	155,182 (14,414)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	15	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,127,000	154,381 (14,340)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	12	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,091,000	153,601 (14,268)	-	1.525 (16)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	11	D	46.222 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,067,000	152,893 (14,191)	-	1,525 (16)	-	-	-	-	-	-	-	
16	10	D	46.104 (496) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,002,000	151,874 (14,117)	-	1,525 (16)	-	-	-	-	-	-	-	
16	9	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,979,000	151,175 (14,042)	-	1,525 (16)	-	-	-	-	-	-	-	
16	8	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,943,000	150,395 (13,970)	-	1,525 (16)	-	-	-	-	-	-	-	
16	7	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,906,000 7,044,000	149,594 (13,895) 152,583 (14,173)	-	1,525 (16)	-	-	-	-	-	-	-	
16	6	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,869,000	148,792 (13,821)	-	1,525 (16)	-	-	-	-	-	-	-	
16	5	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,833,000 6,969,000	148,013 (13,748) 150,959 (14,022)	-	1,525 (16)	-	-	-	-	-	-	-	
16	3	D	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,796,000 6,932,000	147,211 (13,674) 150,157 (13,948)	-	1,525 (16)	-	-	-	-	-	-	-	
16	30	E	46.336 (499) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	8,056,000 8,217,000	173,860 (16,144) 177,335 (16,467)	-	1,525 (16)	-	-	-	-	-	-	-	
16	29	E	46.234 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,730,000 7,885,000	167,193 (15,522) 170,545 (15,833)	-	1,525 (16)	-	-	-	-	-	-	-	
16	28	E	46.287 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,694,000 7,847,000	166,224 (15,450) 169,529 (15,757)	-	1,525 (16)	-	-	-	-	-	-	-	
16	27	E	46.287 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,657,000 7,810,000	165,424 (15,376) 168,730 (15,683)	-	1,525 (16)	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	26	E	46.336 (499) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,635,000 7,788,000	164,775 (15,301) 168,077 (15,607)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	25	E	46.234 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,729,000 7,883,000	167,171 (15,520) 170,502 (15,829)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	23	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,677,000 7,831,000	166,295 (15,447) 169,631 (15,757)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	22	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,494,000 7,644,000	162,331 (15,078) 165,580 (15,380)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	21	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,457,000 7,606,000	161,529 (15,004) 164,757 (15,304)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	20	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,421,000 7,569,000	160,749 (14,932) 163,955 (15,229)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	19	E	46.222 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,399,000 7,547,000	160,075 (14,857) 163,277 (15,155)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	18	E	46.104 (496) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,332,000 7,479,000	159,032 (14,782) 162,220 (15,079)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	17	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,311,000 7,457,000	158,367 (14,710) 161,529 (15,004)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	16	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,311,000 7,274,000	158,367 (14,710) 157,565 (14,636)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	15	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,237,000 7,382,000	156,764 (14,561) 159,905 (14,853)	-	1.525 (16)	-	-	-	-	-	-	-	-
16	12	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,201,000 7,345,000	155,984 (14,489) 159,103 (14,779)	-	1.525 (16)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	11	E	46.222 (498) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,179,000	155,316 (14,416)	-	1.525 (16)	-	-	-	-	-	-	-	
16	10	E	46.104 (496) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,114,000	154,303 (14,343)	-	1.525 (16)	-	-	-	-	-	-	-	
16	9	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,092,000 7,234,000	153,623 (14,270) 156,699 (14,555)	-	1.525 (16)	-	-	-	-	-	-	-	
16	8	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,055,000	152,821 (14,195)	-	1.525 (16)	-	-	-	-	-	-	-	
16	7	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,019,000 7,159,000	152,042 (14,123) 155,074 (14,404)	-	1.525 (16)	-	-	-	-	-	-	-	
16	6	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,982,000 7,122,000	151,240 (14,048) 154,273 (14,330)	-	1.525 (16)	-	-	-	-	-	-	-	
16	5	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,945,000 7,084,000	150,439 (13,974) 153,450 (14,254)	-	1.525 (16)	-	-	-	-	-	-	-	
16	3	E	46.165 (497) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	6,909,000 7,047,000	149,659 (13,901) 152,648 (14,179)	-	1.525 (16)	-	-	-	-	-	-	-	
16	30	F	43.831 (472) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	8,674,000 8,848,000	197,896 (18,377) 201,866 (18,746)	-	-	-	-	-	-	-	-	-	
16	29	F	44.708 (481) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 0.776(8)	8,169,000 8,332,000	182,719 (16,983) 186,365 (17,322)	-	-	-	1.505 (16)	-	-	-	-	-	
16	28	F	45.486 (490) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,947,000	174,713 (16,218)	-	2.000 (22)	-	-	-	-	-	-	-	
16	27	F	45.486 (490) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,909,000	173,878 (16,141)	-	2.000 (22)	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	26	F	43.831 (472) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	8,043,000 8,203,000	183,500 (17,040) 187,151 (17,379)	-	-	-	-	-	-	-	-	-	-
16	25	F	46.556 (501) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 2.624(28)	8,288,000 8,454,000	178,022 (16,543) 181,588 (16,874)	-	-	-	-	-	-	-	-	-	-
16	23	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,964,000 8,123,000	174,618 (16,220) 178,105 (16,544)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	22	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,774,000 7,929,000	170,453 (15,833) 173,851 (16,149)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	21	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,736,000 7,890,000	169,619 (15,756) 172,996 (16,069)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	20	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,698,000	168,786 (15,678)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	19	F	43.944 (473) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,825,000 7,982,000	178,068 (16,543) 181,640 (16,875)	-	-	-	-	-	-	-	-	-	-
16	18	F	46.687 (503) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 2.624(28)	8,002,000 8,162,000	171,397 (15,909) 174,824 (16,227)	-	-	-	-	-	-	-	-	-	-
16	17	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,584,000 7,735,000	166,287 (15,446) 169,597 (15,754)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	16	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,545,000	165,432 (15,367)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	15	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,507,000 7,658,000	164,598 (15,289) 167,909 (15,597)	-	2.000 (22)	-	-	-	-	-	-	-	-
16	12	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,469,000	163,765 (15,212)	-	2.000 (22)	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	11	F	43.944 (473) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,590,000 7,742,000	172,720 (16,047) 176,179 (16,368)	-	-	-	-	-	-	-	-	-	-
16	10	F	46.687 (503) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 2.624(28)	7,761,000 7,917,000	166,235 (15,429) 169,576 (15,740)	-	-	-	-	-	-	-	-	-	-
16	9	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,355,000	161,266 (14,980)	-	2,000 (22)	-	-	-	-	-	-	-	-
16	8	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,317,000	160,432 (14,902)	-	2,000 (22)	-	-	-	-	-	-	-	-
16	7	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,279,000	159,599 (14,825)	-	2,000 (22)	-	-	-	-	-	-	-	-
16	6	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,241,000	158,766 (14,747)	-	2,000 (22)	-	-	-	-	-	-	-	-
16	5	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,203,000 7,347,000	157,933 (14,670) 161,090 (14,963)	-	2,000 (22)	-	-	-	-	-	-	-	-
16	3	F	45.608 (491) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	7,165,000 7,309,000	157,100 (14,593) 160,257 (14,886)	-	2,000 (22)	-	-	-	-	-	-	-	-
16	28	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,995,000 13,255,000	172,551 (16,023) 176,004 (16,344)	-	2,838 (31)	-	-	-	-	-	-	-	-
16	27	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,933,000 13,191,000	171,728 (15,947) 175,154 (16,265)	-	2,838 (31)	-	-	-	-	-	-	-	-
16	26	G	72.768 (783) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	13,181,000	181,137 (16,834)	-	-	-	-	-	-	-	-	-	-
16	25	G	76.861 (827) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 4.093(44)	13,516,000 13,786,000	175,850 (16,343) 179,363 (16,670)	-	-	-	-	-	-	-	-	-	-

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	23	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,995,000 13,255,000	172,551 (16,023) 176,004 (16,344)	-	2.838 (31)	-	-	-	-	-	-	-	
16	22	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,684,000 12,938,000	168,422 (15,640) 171,794 (15,953)	-	2.838 (31)	-	-	-	-	-	-	-	
16	21	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,622,000 12,875,000	167,598 (15,564) 170,958 (15,875)	-	2.838 (31)	-	-	-	-	-	-	-	
16	20	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,560,000	166,775 (15,487)	-	2.838 (31)	-	-	-	-	-	-	-	
16	19	G	72.768 (783) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	12,551,000 12,802,000	172,480 (16,029) 175,929 (16,350)	-	-	-	-	-	-	-	-	-	
16	18	G	76.860 (827) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 4.092(44)	12,871,000 13,128,000	167,460 (15,563) 170,804 (15,874)	-	-	-	-	-	-	-	-	-	
16	17	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,374,000 12,621,000	164,305 (15,258) 167,585 (15,562)	-	2.838 (31)	-	-	-	-	-	-	-	
16	16	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,312,000	163,482 (15,181)	-	2.838 (31)	-	-	-	-	-	-	-	
16	15	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,250,000 12,495,000	162,659 (15,105) 165,912 (15,407)	-	2.838 (31)	-	-	-	-	-	-	-	
16	12	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,187,000 12,431,000	161,822 (15,027) 165,062 (15,328)	-	2.838 (31)	-	-	-	-	-	-	-	
16	11	G	72.768 (783) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16)	12,173,000 12,417,000	167,285 (15,547) 170,638 (15,858)	-	-	-	-	-	-	-	-	-	
16	10	G	76.860 (827) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: 1.5(16); 陽台 Verandah: 4.092(44)	12,483,000 12,732,000	162,412 (15,094) 165,652 (15,395)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元 · 每平方米 (元 · 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
16	9	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	12,001,000 12,241,000	159,353 (14,798) 162,539 (15,094)	-	2.838 (31)	-	-	-	-	-	-	-	
16	8	G	75.311 (811) 露台 Balcony: 2.059(22); 工作平台 Utility Platform: 1.5(16)	11,939,000 12,178,000	158,529 (14,721) 161,703 (15,016)	-	2.838 (31)	-	-	-	-	-	-	-	

(G) 建築期付款計劃：依照售價(100%)

Stage Payment Method : in accordance with the price (100%)

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署臨時買賣合約後90天內支付。
5% of purchase price : shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 85%：於賣方發出入伙通知信後起14天內支付。
85% of purchase price : shall be paid by the Purchaser within 14 days after the date on which the Vendor issues notice to complete.

優惠提供

Preferential Terms

「印花稅回贈」優惠

Reimbursement of Stamp Duty Benefit

買方於付清樓款後14天內，可獲賣方送贈相等於正式買賣合約訂定住宅物業成交價的3%固定金額作為「從價印花稅」金額回贈優惠（不論適用之計算印花稅率之多少）。

The Vendor shall give to the Purchaser within 14 days after full payment of purchase price of the residential property by the Purchaser a fixed sum equivalent to 3% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit for the reimbursement of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable).

「恒地會」會員或烏溪沙路8號迎海第一期之買家或迎海·星灣之買家或馬鞍山新港城第一、二、三或四期之住戶或海濤居之住戶或將軍澳新都城第一或二期之住戶或都會豪庭之住戶，如直接經由「恒基物業代理有限公司」（並非經由其他地產代理公司中介成交）購入此價單內發展項日期數之住宅物業單位，於簽立轉讓契入伙後可獲贈有關單位首18個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員或烏溪沙路8號迎海第一期之買家或迎海·星灣之買家或馬鞍山新港城第一、二、三或四期之住戶或海濤居之住戶或將軍澳新都城第一或二期之住戶或都會豪庭之住戶才可獲得此優惠）。

Any member of "Henderson Club" or purchaser of Double Cove Phase 1 or Double Cove Starview at No.8 Wu Kai Sha Road or resident of Phase 1, 2, 3 or 4 of Sunshine City or The Tolo Place in Ma On Shan or resident of Phase 1 or 2 of Metro City or The Metropolis in Tseung Kwan O who purchases any specified residential property in this price list of the phase of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given the management fees of the related unit for the period of first 18 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a member of "Henderson Club" or a purchaser of Double Cove Phase 1 or Double Cove Starview at No.8 Wu Kai Sha Road or resident of Phase 1, 2, 3 or 4 of Sunshine City or The Tolo Place in Ma On Shan or resident of Phase 1 or 2 of Metro City or The Metropolis in Tseung Kwan O in order to get this benefit.)

備註：Note：

- 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費\$7,500及自付有關額外費用。
If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of \$7,500 upon demand and all related extra expenses.
- 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.
- 有關該物業買賣之印花稅，概由買方支付。
All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.
- 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。
If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：恒基物業代理有限公司 / 中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀21測量行有限公司及旗下特許經營商 / 置業18物業代理有限公司 / 金豐易居國際置業代理有限公司 / 第一太平戴維斯住宅代理有限公司 / 戴德梁行有限公司。
請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: Henderson Property Agency Limited / Centaline Property Agency Limited / Midland Realty (International) Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Surveyors Limited and Franchisees / 18 Property Agency Limited / E-House International Estate Agency Limited / Savills Realty Limited / DTZ Debenham Tie Leung Limited. Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為：www.doublecove.com.hk。
The address of the website designated by the vendor for the development is: www.doublecove.com.hk .