

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	名日·九肚山 El Futuro	期數 (如有) Phase No. (if any)	---
發展項目位置 Location of Development	麗坪路18號 18 Lai Ping Road		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			266

印製日期 Date of Printing	價單編號 Number of Price List
11/5/26	8

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
12/6/26	8A	

第三部份：其他資料

Part 3 : Other Information

- 1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.
- 2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -
第 52(1)條 / Section 52(1)
在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。
A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.
第 53(2)條 / Section 53(2)
如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。
If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.
第 53(3)條 / Section 53(3)
如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。
If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase -
(i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.
- 3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.
- 4)(i) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

支付條款:

Terms of Payment :

(一) 360 天置業輕鬆付款計劃 - 照售價

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
3. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

(1) 360 Days Easy Payment Plan – The Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being a Further Deposit of the Transaction Price shall be paid within 30 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

(a) 「行路去中大 – 地靈人傑」優惠

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

“Walk to CUHK – A Blessed Land of Talents” Benefit

An extra 3% discount from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(b) 「過關超輕鬆 – 雙城生活」優惠

凡於 2026 年 5 月 15 日起 (包括該日) 簽署臨時買賣合約購買任何下列指定住宅物業(該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，每購買一個該等住宅物業可獲額外售價 3% 折扣。

第 1 座之 A 及 C 單位；

第 2 座之 A 及 C 單位。

“Borderless Ease – Dual City Life” Benefit

The Purchaser who signs the preliminary agreement for sale and purchase from (and inclusive of) 15 May 2026 to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered an extra 3% discount from the Price for each such residential property purchased.

Flats A & C of Tower 1;

Flats A & C of Tower 2.

(c) 「鄰近科學園 – 高端人才之選」優惠

簽署臨時買賣合約購買任何下列指定住宅物業(該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，每購買一個該等住宅物業可獲額外售價 3% 折扣。

第 2 座之 A、B 及 C 單位。

“Science Park Nearby – Preferred by Elite Talent” Benefit

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered an extra 3% discount from the Price for each such residential property purchased.

Flats A, B & C of Tower 2.

(d) 「指定單位優惠」

簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方：

- (a) 每購買一個下列指定住宅物業可獲額外售價 1.5% 折扣； 或
第 2 座 18 樓、19 樓、20 樓及 22 樓之 B 單位。
- (b) 每購買一個下列指定住宅物業可獲額外售價 3% 折扣； 或
第 2 座 21 樓之 C 單位。
- (c) 每購買一個下列指定住宅物業可獲額外售價 4% 折扣； 或
第 1 座 8 樓、15 樓、17 樓、20 樓及 23 樓之 A 單位；
第 1 座 15 樓及 20 樓之 B 單位；
第 2 座 15 樓、16 樓、18 樓及 21 樓之 A 單位。
- (d) 每購買一個下列指定住宅物業可獲額外售價 8% 折扣。
第 1 座 16 樓及 19 樓之 A 單位；
第 1 座 16 樓及 19 樓之 B 單位；
第 2 座 23 樓之 A 單位。

“Designated Units Benefit”

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered:

- (a) an extra 1.5% discount from the Price for each below designated residential property purchased; or
Flat B, 18/F, 19/F, 20/F & 22/F of Tower 2.
- (b) an extra 3% discount from the Price for each below designated residential property purchased; or
Flat C, 21/F of Tower 2.
- (c) an extra 4% discount from the Price for each below designated residential property purchased; or
Flat A, 8/F, 15/F, 17/F, 20/F & 23/F of Tower 1;
Flat B, 15/F & 20/F of Tower 1;
Flat A, 15/F, 16/F, 18/F & 21/F of Tower 2.
- (d) an extra 8% discount from the Price for each below designated residential property purchased.
Flat A, 16/F & 19/F of Tower 1;
Flat B, 16/F & 19/F of Tower 1;
Flat A, 23/F of Tower 2.

(e) 「明智必選」優惠

簽署臨時買賣合約購買任何下列指定住宅物業（該等住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內）之買方：

- (a) 每購買一個下列指定住宅物業可獲額外售價港幣\$480,000 折扣； 或
第 1 座 19 樓之 A 單位；
第 1 座 15 樓之 B 單位。
- (b) 每購買一個下列指定住宅物業可獲額外售價港幣\$580,000 折扣； 或
第 1 座 16 樓之 A 單位。
- (c) 每購買一個下列指定住宅物業可獲額外售價港幣\$680,000 折扣； 或
第 1 座 15 樓之 A 單位；
第 1 座 16 樓、19 樓及 20 樓之 B 單位。
- (d) 每購買一個下列指定住宅物業可獲額外售價港幣\$780,000 折扣； 或
第 1 座 17 樓之 A 單位。
- (e) 每購買一個下列指定住宅物業可獲額外售價港幣\$880,000 折扣。
第 1 座 20 樓及 23 樓之 A 單位。

“Smart Choice” Benefit

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) will be offered:

- (a) an extra HK\$480,000 discount from the Price for each below designated residential property purchased; or
Flat A, 19/F of Tower 1;
Flat B, 15/F of Tower 1
- (b) an extra HK\$580,000 discount from the Price for each below designated residential property purchased; or
Flat A, 16/F of Tower 1.
- (c) an extra HK\$680,000 discount from the Price for each below designated residential property purchased; or
Flat A, 15/F of Tower 1;
Flat B, 16/F, 19/F & 20/F of Tower 1.
- (d) an extra HK\$780,000 discount from the Price for each below designated residential property purchased; or
Flat A, 17/F of Tower 1.
- (e) an extra HK\$880,000 discount from the Price for each below designated residential property purchased.
Flat A, 20/F & 23/F of Tower 1.

(f) 見 4(iii)。

See 4(iii).

4)(iii) 可就購買發展項目中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益:

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development:

(a) 「提早成交大獎賞」優惠

如買方提前於簽署臨時買賣合約後 180 天內# 付清所有加付訂金、部分樓款及成交金額餘款，可獲賣方送出成交金額 3%之現金回贈，並於成交時直接作為支付部份成交金額餘款之用。詳情以相關交易文件條款及條件作準。
以賣方代表律師實際收到款項日期計算

“Early Completion Grand Reward” Benefit

A cash rebate of 3% of Transaction Price will be provided to the Purchaser and directly used for payment of part of the balance of the Transaction Price upon completion, if the Purchaser settles all further deposits, part payments and the remaining balance of the Transaction Price within 180 days# after signing the preliminary agreement for sale and purchase. Subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by Vendor's solicitors

(b) 「置業傢俱禮券」優惠

買方簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)，每購買一個(a)指定 4 房住宅物業可獲總價值港幣\$480,000 元之傢俱現金券 或 (b)指定 3 房住宅物業可獲總價值港幣\$380,000 元之傢俱現金券。該等指定住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約，方可獲得本優惠。上述傢俱現金券之使用(包括使用期限等)受相關提供者/供應商所訂之條款及條件限制。詳情以相關交易文件條款及條件作準。

指定 4 房住宅物業

第 1 座之 A 及 C 單位；
第 2 座之 A 及 C 單位 (第 2 座 21 樓 C 單位除外)。

指定 3 房住宅物業

第 1 座之 B 單位；
第 2 座之 B 單位 (第 2 座 22 樓 B 單位除外)。

不設 4 樓、13 樓、14 樓及 24 樓

“Home Purchase Furniture Coupons” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development) may be entitled to receive (a) furniture coupons at the total value of HK\$480,000, for each designated 4-bedroom residential property purchased or (b) furniture coupons at the total value of HK\$380,000, for each designated 3-bedroom residential property purchased. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase. The use of the aforesaid furniture coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant provider(s) / supplier(s). Subject to the terms and conditions of the relevant transaction documents.

Designated 4-bedroom residential property

Flats A & C of Tower 1 ;
Flats A & C of Tower 2 (Except Flat C, 21/F of Tower 2).

Designated 3-bedroom residential property

Flat B of Tower 1;
Flat B of Tower 2 (Except Flat B, 22/F of Tower 2).

4/F, 13/F, 14/F and 24/F are omitted.

(c) 「傢俬贈品」優惠

購買下列一單位之買方可免費獲贈下列展示於該住宅物業之傢俱和物件(「傢俬贈品」)。傢俬贈品將以放置於該住宅物業內或賣方決定之其他方式於該住宅物業買賣成交時以其成交時之狀況交予買方，賣方不會就任何傢俬贈品或其狀況、狀態、品質或性能，或其是否或會否在可運作狀態作出任何保證、維修、保養或陳述。賣方保留權利不時更改傢俬贈品。詳情以相關交易文件條款及條件為準。

“Gift Furniture” Benefit

The following furniture and objects displayed in a unit below(the “Gift Furniture”) will be provided to the purchaser of that residential property free of charge. The Gift Furniture will be delivered to the purchaser upon completion of the sale and purchase of that residential property by leaving the same in that residential property or by any other manner as the Vendor may decide in such condition as at completion. No warranty, repair, maintenance or representation whatsoever is given by the Vendor in any respect regarding any of the Gift Furniture or the condition, state, quality or fitness of any of the Gift Furniture or as to whether any of the Gift Furniture is or will be in working condition. The Vendor reserves the right to change the Gift Furniture from time to time. Subject to the terms and conditions of the relevant transaction documents.

第 2 座 21 樓 C 單位 Flat C, 21/F, Tower 2

Location 位置	Items 項目	Quantity 數量
Living Room / Dining Room 客廳/飯廳	1 Curtain 窗簾	1 set 組
	2 3 Seat Sofa 三座位梳化	1
	3 Coffee Table 茶几	1
	4 Marble Side Table 大理石茶几	2
	5 Leather Chair 皮椅	1
	6 Rug 地毯	1
	7 TV Unit 電視櫃	1
	8 Floor Lamp 座地燈	1
	9 Artwork 掛畫	2 sets 組
	10 Table Lamp 座枱燈	1
	11 Pendant Ceiling Lamp 吊燈	2
	12 Dining Table 餐桌	1
	13 Dining Chair 餐椅	4
	14 Bronze Console Table 青銅玄關桌	1
	15 Cabinet 櫃	1
	16 Dinner Plate and Bowl 餐盤和碗	4 sets 組
	17 Cutlery Set (Knife, Fork, Spoon) 餐具套裝 (刀、叉、勺)	4 sets 組
	18 Placemat 餐墊	4
	19 Napkin with Napkin Ring 餐巾連餐巾環	4 sets 組
	20 Wine Glass 酒杯	12
	21 Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	2
	22 Cushion 咕臣	5
	23 Blanket 毯子	1
	24 Whisky Tumbler 威士忌酒杯	4
	25 Coaster 杯墊	4
	26 Oblong Tray 長形托盤	2
	27 Candle Glass 玻璃蠟燭杯	4
	28 Wine Bottle 酒瓶	3
	29 Cael Tic Tac Toe 井字遊戲	1
	30 Jewel Box 首飾盒	2
	31 Storage Box 收納盒	1
	32 Halves Trinket Dish 半形飾品盤	2
	33 Book 書	7
	34 Decorative Ball 裝飾球	1
	35 Art Sculpture 藝術雕塑	2
	36 Wall Sculpture 牆壁擺設	1
	37 Shell Ornament 貝殼擺設	1
	38 Sculptural Vase 雕塑花瓶	1
	39 Photo Frame 相架	2
	40 Display Bowl on Marble Pillar 大理石柱上的展示碗	2
	41 Diffuser 香薰	1

Location 位置	Items 項目	Quantity 數量
Master Bedroom 主人睡房	42 Bed Frame with Mattress 床架連床褥	1
	43 Bedside Chest 床頭櫃	2
	44 Table Lamp 枱燈	2
	45 Mirror 鏡	1
	46 Rug 地毯	1
	47 3 Drawer Chest 三斗櫃	1
	48 Wardrobe 衣櫃	2
	49 Pendant Ceiling Lamp 天花吊燈	1
	50 Artwork 掛畫	1set 組
	51 Curtain 窗簾	1 set 組
	52 Duvet with cover 羽絨被連被套	1
	53 Fitted sheet 床單	1
	54 Pillow with Pillowcase 枕頭連枕頭套	5
	55 Cushion 咕臣	3
	56 Blanket 毯子	1
	57 Brass Tray 黃銅托盤	1
	58 Diffuser 香薰	1
	59 Photo Frame 相架	2
	60 Book 書	3
	61 Storage Box 儲物盒	2
	62 Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	1
	Master Bathroom 主人浴室	63 Face Towel 面巾
64 Hand Towel 手巾		1
65 Bath Mat 浴墊		1
66 Bath Sheet 浴巾		1
67 Soap Dispenser 皂液瓶		2
68 Soap Dish 肥皂碟		1
69 Artificial Plant 人造植物		2
70 Candle 蠟燭		2
71 Metal Stand Ornament 金屬支架擺設		1

第2座21樓C單位 Flat C, 21/F, Tower 2

Location 位置	Items 項目	Quantity 數量
Bedroom 1 睡房 1	72 Bed Frame with Mattress 床架連床褥	1
	73 Fitted sheet 床單	1
	74 Duvet with cover 羽絨被連被套	1
	75 Pillow with Pillowcase 枕頭連枕頭套	4
	76 Bedside Chest 床頭櫃	1
	77 Table Lamp 檯燈	1
	78 Artwork 掛畫	1
	79 Pendant Ceiling Lamp 天花吊燈	1
	80 Curtain 窗簾	1 set 組
	81 Closet With 2 Drawers 衣櫃連兩個抽屜	1
	82 Blanket 毯子	1
	83 Books 書	2
	84 Storage Box 儲物盒	1
	85 Jewel Box 首飾盒	1
	86 Clothes Hanger with Clothes 衣架連衣服	4
	87 Diffuser 香薰	1
	88 Cushion 咕臣	2
	Bedroom 2 睡房 2	89 Bookcase 書櫃
90 Pendant Ceiling Lamp 天花吊燈		1
91 Desk 書枱		1
92 Chair 椅子		1
93 Table Lamp 檯燈		1
94 Artwork 掛畫		1 set 組
95 Curtain 窗簾		1 set 組
96 Bookends 書擋		2 sets 組
97 Photo Frame 相架		2
98 Memo Tray 備忘錄托盤		1
99 Book 書		9
100 Pencil 鉛筆		3
101 Long Tray 長托盤		1
102 Round Storage Box 圓形收納盒		1
103 Globe 地球儀		1
104 Metal Stand Ornament 金屬支架擺設		1
105 Decorative Box 裝飾盒		2
106 Glass Bowl 玻璃碗		1
107 Art Sculpture 藝術擺設	4	
108 Vase 花瓶	1	
Bathroom 1 浴室 1	109 Face Towel 面巾	2
	110 Hand Towel 手巾	2
	111 Bath Mat 浴墊	1
	112 Bath Sheet 浴巾	1
	113 Soap Dispenser 皂液瓶	1
	114 Tumbler 杯	1
	115 Glass Box 玻璃盒	1
	116 Artificial Plant 人造植物	1
	117 Candle 蠟燭	2
	118 Crystal Sculpture 水晶雕塑	2

Location 位置	Items 項目	Quantity 數量
Bathroom 2 浴室 2	119 Face Towel 面巾	2
	120 Hand Towel 手巾	1
	121 Bath Mat 浴墊	1
	122 Bath Sheet 浴巾	1
	123 Soap Dispenser 皂液瓶	2
	124 Artificial Peony 人造牡丹	1
	125 Candle 蠟燭	1
Bedroom 3 睡房 3	126 Bed Frame with Mattress 床架連床褥	1
	127 Duvet with cover 羽絨被連被套	1
	128 Fitted sheet 床單	1
	129 Pillow with Pillowcase 枕頭連枕頭套	2
	130 Cushion 咕臣	2
	131 Closet With 2 Drawers 衣櫃連兩個抽屜	1
	132 Artwork 掛畫	1
	133 Full Length Mirror 全身鏡	1
	134 Desk with Mirror 檯連鏡	1
	135 Chair 椅子	1
	136 Table Lamp 檯燈	1
	137 Pendant Ceiling Lamp 天花吊燈	1
	138 Curtain 窗簾	1 set 組
	139 Photo Frame 相架	1
	140 Jewel Box 首飾盒	1
	141 Blanket 毯子	1
	142 Storage Box 儲物盒	1
	143 Clothes Hanger with Clothes 衣架連衣服	4
144 Diffuser 香薰	1	
145 Decorative Candle 裝飾蠟燭	1	
146 Sunglasses 太陽眼鏡	1	
147 Tissue Box 紙巾盒	1	
148 Crystal Canister 水晶罐	2	
Kitchen 廚房	149 Saucepan 平底鍋	1
	150 Skillet 炒鍋	1
	151 Storage Jar 儲物罐	3
	152 Sauce Holder 醬料架	1
	153 Wood Serving Board 木餐盤	1
	154 Prop - Baguette 道具 - 法國麵包	1
	155 Square Tray 方形托盤	1
	156 Cups 杯	2
	157 Mineral Water 礦泉水	3
	158 Book 書	3
159 Artificial Plant 人造植物	1	
160 Kitchen Utencil 廚房用具	6	

第 2 座 22 樓 B 單位 Flat B, 22/F, Tower 2

Location 位置	Items 項目	Quantity 數量
Living Room / Dining Room 客廳/飯廳	1 Curtain 窗簾	1 set 組
	2 Ceiling Light 天花燈	2
	3 Dining Table 餐台	1
	4 Dining Chair 餐椅	6
	5 Sofa 梳化	1
	6 Coffee Table 茶几	2
	7 TV Cabinet 電視地櫃	1
	8 Shoe Cabinet 鞋櫃	1
	9 Storage Cabinet 儲物櫃	2
	10 Decorative Book 裝飾書	6
	11 Hanging Painting 掛畫	4
	12 Cutlery set (Knife, Fork, Plate, Table Mat) 餐具套餐 (刀、叉、碟、餐墊)	6 sets 組
	13 Lamp-shaped Ornament 燈型擺設	1
	14 Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	1
	15 Candle with Holder 蠟燭連燭台	2
	16 Fruit Bowl with Fruit Ornament 水果盆連水果擺設	1 set 組
	17 Glass 玻璃杯	21
	18 Red Wine Decanter 紅酒醒酒瓶	1
	19 Diffuser 香薰	2
	20 Cushion 咕臣	6
	21 Art Ornament 藝術擺設	7
	22 Bowl 碗	3
	23 Carpet 地氈	1
	24 Photo Frame 相架	1
Bedroom 1 睡房 1	25 Curtain 窗簾	1 set 組
	26 Ceiling Light 天花燈	1
	27 Table 枱	1
	28 Chair 椅子	4
	29 Coffee Table 茶几	1
	30 Storage Cabinet 儲物櫃	1
	31 Decorative Book 裝飾書	45
	32 Storage Box 儲物盒	2
	33 Art Ornament 藝術擺設	7
	34 Painting 畫	1
Bedroom 2 睡房 2	35 Curtain 窗簾	1 set 組
	36 Ceiling Light 天花燈	1
	37 Bedside Table 床頭櫃	1
	38 Bed Frame with Mattress 床架連床褥	1
	39 Wardrobe 衣櫃	1
	40 Decorative Book 裝飾書	5
	41 Storage Box 儲物盒	2
	42 Clothes 衣服	2
	43 Bed Sheet 床單	1
	44 Quilt with Cover 被連被套	1
	45 Pillow with Pillowcase 枕頭連枕頭套	2
	46 Cushion 咕臣	3
	47 Hanger 衣架	7
	48 Photo Frame 相架	1
	49 Art Ornament 藝術擺設	1

Location 位置	Items 項目	Quantity 數量
	50 Hanging Painting 掛畫	1
	51 Vase 花瓶	1
	52 Basket 籃子	1
Master Bedroom 主人睡房	53 Curtain 窗簾	1 set 組
	54 Ceiling Light 天花燈	1
	55 Bedside Table 床頭櫃	1
	56 Desk 書枱	1
	57 Chair 椅子	1
	58 Bed Frame with Mattress 床架連床褥	1
	59 Wardrobe 衣櫃	1
	60 Tray 托盤	1
	61 Storage Box 儲物盒	2
	62 Slipper 拖鞋	1pair 對
	63 Clothes 衣服	3
	64 Hanger 衣架	3
	65 Bed Sheet 床單	1
	66 Quilt with Cover 被連被套	1
	67 Pillow with Pillowcase 枕頭連枕頭套	2
	68 Cushion 咕臣	4
	69 Bag 手袋	1
	70 Hat 帽子	1
	71 Perfume 香水	3
	72 Decorative Book 裝飾書	2
	73 Art Ornament 藝術擺設	4
Bathroom 2 浴室 2	74 Vase with Artificial Floral Decoration 花瓶連人造花卉擺設	2
	75 Shaving Set 剃鬚套裝	1 set 組
	76 Soap Dispenser 皂液瓶	1
	77 Tray 托盤	1
	78 Toothbrush Stand 牙刷座	1
	79 Dispenser 瓶	1
	80 Towel 毛巾	3
	81 Tray 托盤	3
Kitchen 廚房	82 Decorative Book 裝飾書	2
	83 Chopping Board 砧板	1
	84 Pepper Shaker 胡椒瓶	2
	85 Sugar and Salt Shaker 糖鹽瓶	1
	86 Pot 壺	2
	87 Glass 玻璃杯	3
	88 Art Ornament 藝術擺設	1
	89 Rack 掛架	1
	90 Whisk 打蛋器	1
	Bathroom 1 浴室 1	91 Vase with Artificial Floral Decoration 花瓶連人造花卉擺設
92 Towel 毛巾		2

(d) 「新居電器禮券」優惠

由 2026 年 5 月 15 日起(包括該日)獲簽署臨時買賣合約購買本價單所列之住宅物業之買方，每購買一個該等住宅物業可選擇享有下文其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，而一經揀選後便不得更改)：

- (1) 額外港幣\$200,000 元之售價折扣； 或
- (2) 總價值港幣\$200,000 元之豐澤禮券。該等住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款，方可獲得本優惠。上述豐澤禮券之使用(包括使用期限等)受相關供應商所訂之條款及條件限制，詳情以相關交易文件條款及條件作準。

“New Home New Appliances” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase from (and inclusive of) 15 May 2026 to purchase any residential properties listed in this price list shall be entitled to enjoy any one of the benefits set out below (the Purchaser must choose one of the benefits upon signing of the preliminary agreement for sale and purchase, and it cannot be changed after selected), for each such residential property purchased:

- (1) An extra discount of HK\$200,000 from the Price; OR
- (2) FORTRESS Coupons at the total value of HK\$200,000. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase. The use of the aforesaid FORTRESS Coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant supplier. Subject to the terms and conditions of the relevant transaction documents.

(e) 「免 24 個月管理費」優惠

由 2026 年 5 月 15 日起(包括該日)獲簽署臨時買賣合約購買下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方，每購買一個該等住宅物業可選擇享有下文其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠，而一經揀選後便不得更改)：

- (1) (a)指定 4 房住宅物業可獲額外港幣\$180,000 元之售價折扣 或 (b)指定 3 房住宅物業可獲額外港幣\$160,000 元之售價折扣； 或
- (2) 可享有由賣方代繳該住宅物業於簽署轉讓契後第 3 個月至第 26 個月(包括該 2 個月)之管理費。該等指定住宅物業之買方並必須依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款並完成交易，且必須妥為繳付該住宅物業於簽署轉讓契後首 2 個月之管理費，方可獲得本優惠。詳情以相關交易文件條款及條件作準。

指定 4 房住宅物業

第 1 座之 A 及 C 單位；
第 2 座之 A 及 C 單位。

指定 3 房住宅物業

第 1 座之 B 單位；
第 2 座之 B 單位。

不設 4 樓、13 樓、14 樓及 24 樓

“24 Months of Complimentary Management Fees” Benefit

If a Purchaser signs the preliminary agreement for sale and purchase from (and inclusive of) 15 May 2026 to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development), for each such residential property purchased, shall be entitled to enjoy any one of the benefits set out below (the Purchaser must choose one of the benefits upon signing of the preliminary agreement for sale and purchase, and it cannot be changed after selected):

- (1) (a) An extra discount of HK\$180,000 from the Price, for a designated 4-bedroom residential property purchased or (b) An extra discount of HK\$160,000 from the Price, for a designated 3-bedroom residential property purchased; OR
- (2) the Vendor will pay the management fee of such residential property purchased from the 3rd month to the 26th month (both months inclusive) after execution of the Assignment for the Purchaser. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price and to complete the sale and purchase in accordance with the dates stipulated in the agreement for sale and purchase and the Purchaser has duly paid the management fee of such residential property purchased for the first 2 months after execution of the Assignment. Subject to the terms and conditions of the relevant transaction documents.

Designated 4-bedroom residential property

Flats A & C of Tower 1;
Flats A & C of Tower 2.

Designated 3-bedroom residential property

Flat B of Tower 1;
Flat B of Tower 2.

4/F, 13/F, 14/F and 24/F are omitted.

(f) 「成交金額 90%[@] 第一按揭」安排

如買方有意提前於簽署臨時買賣合約後 180 天內# 付清所有加付訂金、部分樓款及成交金額餘款，買方可向賣方介紹之財務機構或賣方介紹之其他公司（「介紹之第一承按人」）申請最高達成交金額之 90%[@] 或物業估價（由介紹之第一承按人釐定）之 90%[@]（以較低者為準）之第一按揭（「第一按揭」）。第一按揭及其申請受以下條款及條件規限：

1. 買方必須於相關買賣合約指明付清樓價餘款之日起計最少 60 天前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。
2. 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。
3. 買方須以所購之發展項目住宅物業之第一法定按揭作抵押。
4. 第一按揭貸款年期最長為 30 年。
5. 第一按揭之年利率以介紹之第一承按人引用之最優惠利率(P)減 2% (P-2%)計算。P 為浮動利率，於本價單的發出日期 P 為每年 5.25%。最終按揭利率以介紹之第一承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述、承諾或保證。
6. 買方須每月供款，而利息由提款日起計算。
7. 第一按揭貸款及其相關擔保（如要）之法律文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及代墊付費用。
8. 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚第一按揭之按揭條款及條件、批核條件及申請手續。
9. 第一按揭條款及條件及批核條件僅供參考，介紹之第一承按人保留不時更改第一按揭條款及條件及批核條件的權利。
10. 有關第一按揭之按揭條款及條件以及申請之相關安排及批核一概以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況下賣方無需為此負責。不論按揭貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。賣方並無亦不得被視作就第一按揭之按揭條款及條件以及申請之相關安排及批核作出任何不論明示或隱含之陳述、承諾或保證。買方不得就由於或有關第一按揭的批核或不批核及/或任何第一按揭相關事宜而向賣方提出任何申索。

[@]在考慮決定最高貸款額時，會先從成交金額中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈(如有)及其它優惠(如有)的價值。

#以賣方代表律師實際收到款項日期計算

The arrangement of “first mortgage for 90% of Transaction Price[@]”

If the Purchaser intends to settle all further deposits, part payments and the remaining balance of the Transaction Price within 180 days# after signing the preliminary agreement for sale and purchase, the Purchaser may apply to the financial institution referred by the Vendor or any other company referred by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 90% of the Transaction Price[@] or 90% of the valuation of the Property[@] (as determined by the Referred First Mortgagee) (whichever is lower) (the “First Mortgage”). The First Mortgage and its application are subject to the following terms and conditions:

1. The Purchaser shall make a written application by the prescribed form to the Referred First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Purchase Price as specified in the relevant agreement for sale and purchase.
2. The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.
3. The First Mortgage shall be secured by a first legal mortgage over the residential property purchased in the Development.
4. The maximum tenor of the First Mortgage Loan shall be 30 years.
5. The annual interest rate of the First Mortgage shall be Prime Rate (P) quoted by the Referred First Mortgagee minus 2% per annum (P-2%). P is subject to fluctuation. P as at the date of issuance of this price list is 5.25% per annum. The final mortgage rate will be subject to final approval by the Referred First Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.
6. The Purchasers shall pay monthly instalments and interest will be accrued starting from the day of drawdown.
7. All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors’ firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).
8. The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the First Mortgage before choosing this arrangement.
9. The terms and conditions and approval conditions of the First Mortgage are for reference only, the Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage from time to time as it sees fit.
10. The terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the mortgage loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the full transaction price. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by Vendor in respect of the terms and conditions and the approval of applications and the relevant arrangements thereof for the First Mortgage. The Purchaser shall have no claim whatsoever against the Vendor as a result of or in connection with the approval or disapproval of the First Mortgage and/or any matters relating to the First Mortgage.

[@] The value of all cash rebates (if any) and other benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the Transaction Price in determining the maximum loan amount.

Subject to the actual date of payment(s) received by Vendor’s solicitors

(g) 「馬上有金好好景」優惠

由 2026 年 5 月 15 日起(包括該日)獲簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目其他不同價單內)之買方：

(i) 如買方依照臨時買賣合約簽署正式買賣合約並提前於簽署臨時買賣合約後 180 天內# 付清所有加付訂金、部分樓款及成交金額餘款，則可享有以下其中一項優惠 (買方必須於提早成交日期 30 天前通知賣方提早成交之確實日期並同時決定選用以下其中一項優惠，而一經揀選後便不得更改)：

- (a) 港幣\$280,000 之現金回贈，並於成交時直接作為支付部份成交金額餘款之用。詳情以相關交易文件條款及條件作準； 或
- (b) 價值約港幣\$300,000 元之足金金馬一個。上述金馬之提供受相關供應商所訂之條款及條件限制。詳情以相關交易文件條款及條件作準。

或

(ii) 如買方依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款及成交金額餘款，可獲賣方送出港幣\$280,000 之現金回贈，並於成交時直接作為支付部份成交金額餘款之用。詳情以相關交易文件條款及條件作準。

指定住宅物業

第 2 座 18 樓、19 樓、20 樓及 22 樓之 B 單位；
第 2 座 21 樓之 C 單位。

為免生疑，如買方已享有上述(i)之優惠，將不會同時享有上述(ii)之優惠，反之亦然。

以賣方代表律師實際收到款項日期計算

“Instant Gold. Bright Future” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase from (and inclusive of) 15 May 2026 to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Development):

(i) If the Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the Transaction Price within 180 days# after signing the preliminary agreement for sale and purchase, the Purchaser shall be entitled to enjoy any one of the benefits set out below (The Purchaser must notify the Vendor of the exact earlier completion date at least 30 days in advance, and at the same time decide on one of the following benefits. Once a choice has been made, it cannot be changed):

- (a) A cash rebate of HK\$280,000 and directly used for payment of part of the balance of the Transaction Price upon completion. Subject to the terms and conditions of the relevant transaction documents; OR
- (b) One solid Gold Horse in the value of approximately HK\$300,000. The provision of the aforesaid Gold Horse is subject to the terms and conditions prescribed by the relevant supplier. Subject to the terms and conditions of the relevant transaction documents.

OR

(ii) A cash rebate of HK\$280,000 will be provided by the Vendor and directly used for payment of part of the balance of the Transaction Price upon completion, if the Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the Transaction Price in accordance with the dates stipulated in the agreement for sale and purchase. Subject to the terms and conditions of the relevant transaction documents.

Designated Residential Property

Flat B, 18/F, 19/F, 20/F & 22/F, Tower 2;
Flat C, 21/F, Tower 2.

For the avoidance of doubt, if the buyer has already enjoyed benefit (i) above, he/she will not enjoy benefit (ii) above at the same time, and vice versa.

Subject to the actual date of payment(s) received by Vendor's solicitors

4)(iv) **誰人負責支付買賣發展項目中的指明住宅物業的有關律師費及印花稅：**

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Development:

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。
If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4)(v) **買方須為就買賣發展項目中的指明住宅物業簽立任何文件而支付的費用：**

Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭之律師費及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

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：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

賣方委任的代理：
Agent appointed by the Vendor:

長江實業地產發展有限公司
Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：
Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited
美聯物業代理有限公司 Midland Realty International Limited
利嘉閣地產有限公司 Ricacorp Properties Limited
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees
香港地產商有限公司及 其特許會員 Hong Kong Realty Association Limited & Chartered Members
云房網絡(香港)代理有限公司 Qfang Network (Hongkong) Agency Limited
香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members
佳誠物業顧問有限公司 Ka Shing Property Consultants Limited
富康盛地產顧問有限公司 Fu Hong Shing Property Consultant Limited
置業 2 地產代理有限公司 House 2 Property Agents Limited
新界村屋專門店物業代理有限公司 Village House Property Agency Limited
潤東置業(香港)有限公司 RUNDOLand (HK) Limited

請注意： 任何人可委任任何地產代理在購買發展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。

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.el-futuro.com.hk**

The address of the website designated by the vendor for the Development is: **www.el-futuro.com.hk**