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備註:此相片為2014年7月29日從「迎海」的上空以遙控直升機實景拍攝,並經由電腦圖像技術作畫面整合、連接、顏色修飾及模擬「迎海」整個發展項目包括所有期數(第一期至第五期)各幢住宅大樓於日後 建成的位置及外觀,以展示「迎海•星灣御」大約的四周環境。

Note: This photograph was taken on 29th July 2014 at mid-air above Double Cove by remote-controlled helicopter and has been integrated, calibrated, color fine-tuned and with the location and appearance of residential buildings for all the phases (Phase 1 to Phase 5) of Double Cove being simulated in the photograph with computerized imaging techniques to show the approximate surroundings of Double Cove Starview Prime.

A monumental development on a seldom-seen twin-cove peninsula

部分單位前臨海星灣、吐露港或平台層之室外游泳池

Some of the units overlook Starfish Bay, Tolo Harbour or the outdoor swimming pool on

the podium level

灣

Z 貼鄰珍罕大自然保育地域

Unmatched natural conservation area nearby

國際級建築設計大師Lord Richard Rogers首項香港創意作品 Master-architect Lord Richard Rogers' first Hong Kong creation

Master-architect Lord Richard Rogers first Hong Kong creation
「知海」製用発展項目内交替物質がUK421 000 000中、かタ

約148,000平方呎¹豪華住客會所Double Club及約5,600平方呎²住客會所「星曜會」 Luxury residents' clubhouse Double Club at approximately 148,000 sq.ft.¹ with the exclusive Club Stellar at approximately 5,600 sq.ft.²

了 贴鄰港鐵烏溪沙站;駕車約20分鐘³到達西九龍

Direct access from MTR Wu Kai Sha Station; just a 20-minute³ drive to West Kowloon

約2,400米⁴長單車徑,約1,800米⁴長緩跑徑

Approximately 2,400m cycling track and approximately 1,800m jogging path

國際級品牌廚房及浴室設備

World-class branded kitchen and bathroom provisions

先進智能家居系統

State-of-the-art home-automation system

專業體貼管理服務

Professional management with attentive care

環保設計及多元化戶型間隔選擇

Environmental design with diverse unit layout choices

乙 約100,000平方呎購物商場,「迎海薈」

Approximately 100,000 sq.ft. shopping mall, Double Cove Place

構註:1.「迎海」住客會所Double Club所有有上蓋遮蓋及沒有上蓋遮蓋的面積分別為129,792平方呎及18,460平方呎。此等面積於2014年6月20日由發展項目的認可人士根據最新經批准的建築圖則 提供。2.「迎海」住客會所「星曜會」之所有有上蓋遮蓋面積(約5,600平方呎)是由發展項目的認可人士於2014年8月14日根據最新經批准的建築圖則計算及提供。「星曜會」將位於發展項目 「迎海」的後續期數,當中提及的五個獨立休閒活動空間將按照不同使用時段收取費用,而此類休閒活動設施於該後續期數入伙時未必能即時使用,各項設施皆以該後續期數入伙時實際 提供及政府有關部門最後批准之圖則或所需之同意書或許可證為準。預計「星曜會」的實際使用日期約為2017年第三季或之後。3.於2013年6月10日至12日期間由獨立交通顧問評估及 計算得出。4.於2014年8月6日由發展項目的認可人士根據最新經批准的建築圖則計算及提供。

person for the development on 20th June 2014 on the basis of the latest approved building plans. 2.The total covered area (approximately 5,600 sq. ft.) of Club Stellar of Double Cove was calculated and provided by the authorized person for the development on 14th August 2014 with reference to the latest approved building plans. Club Stellar will be located at the subsequent phase of the development Double Cove and the use of all the five recreational facilities mentioned above is to be charged on a time slot basis and these recreational facilities may not be able to be used immediately upon handover of the units of that subsequent phase. The facilities of said subsequent phase mentioned above will be subject to the actual provisions upon handover and the final plans approved by relevant Government authorities or the consent letter or permit that are required. The anticipated date of use of Club Stella will be around the third quarter of 2017 or thereafter. 3.Assessed and calculated by an independent traffic consultant during the period between 10th and 12th June 2013. 4.Calculated and provided by authorized person for the development on 6th August 2014 on the basis of the latest approved building plans.

INTHE PRIME OF LIFE THE PEAK OF PERFECTION

- Double Cove is located on a remarkable natural peninsula with To Tau Bay (also known as Wu Kai Sha Beach) to the west, Starfish Bay to the east, and the Whitehead headland coast to the north. The development is surrounded on three sides by the serenity of Tolo Harbour
- Double Cove Starview Prime faces Starfish Bay and enjoys a picturesque of green and blue
- Wu Kai Sha Beach is the beach closest to any MTR station in Hong Kong. MTR Wu Kai Sha Station is just about 17 minutes' walking distance away1
- It is a mere 5-minute walk¹ from the main entrance of Double Cove to Wu Kai Sha Beach
- Wu Kai Sha Beach was selected by CNN (USA) as "Best Beach for Romantic Sunset" in 2010²

完美煉就

- 造
- 、於2010年,烏溪沙海灘更獲美國有線。由「迎海」正門入口步行前往烏溪沙海灘,6高溪沙海灘是全港最接近港鐵站的沙灘,「迎海•星灣御」前臨海星灣,蔚藍翠綠閱 灘 右 為 海星

灣

- 備註: 1. 由工作人員於2013年7月29日實地步行測試而計算得出。
- 2. 資料來源:www.metrohk.com.hk及http://zh.wikipedia.org(2013年7月31日)
- Note: 1. Estimated and calculated via the field test conducted by staff on 29th July 2013. 2. Source: www.metrohk.com.hk and http://zh.wikipedia.org (31st July 2013)

- Note: This photograph was taken on 29th July 2014 in mid-air at the outdoor car park of Lok Wo Sha Lane by remote-controlled helicopter and has been integrated, calibrated, color fine-tuned and with the location and appearance of residential buildings of Double Cove Phase 3 (Double Cove Starview Prime) and part of other phases of Double Cove being simulated in the photograph with computerized imaging techniques to show the approximate surroundings of Double Cove Starview Prime.

備註:此相片為2014年7月29日在落禾沙里之戶外停車場於高空以遙控直升機實景拍攝,並經由電腦圖像技術作畫面整合、連接、顏色修飾及模擬「迎海第三期」 (迎海•星灣御)及「迎海」部分其他期數之住宅大樓於日後建成的位置及外觀,以展示「迎海。星灣御」大約的四周環境。



備註:1. 白石陸岬沿海部分、海星灣和渡頭灣共有11.86公頃(約1,276,599平方呎)的土地被劃為「自然保育區」。資料來源:www.shatin.hk(2013年7月22日 2. 由工作人員於2013年7月29日實地步行測試而計算得出。

Note: 1. Whitehead headland coastal landscape, Starfish Bay and To Tau Bay form a total of 11.86 hectares (approximately 1,276,599 sq.ft.) of land zoned as 'Conservation Area'. Source: www.shatin.hk (22nd July 2013).

2. Assessed and calculated via field tests conducted by staff on 29th July 2013.

備註:此相片為2014年8月23日早上於「迎海」第19座16樓A室拍攝,並經由電腦圖像技術作畫面 整合、連接及顏色修飾處理。

Note: This photograph was taken at Flat A, 16/F, Block 19 of Double Cove on 23rd August 2014 and has been integrated, calibrated and color fine-tuned with computerized imaging techniques.

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- 被海水覆
 - 景致 華



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住宅大

CLOSE TO MTR WUKAISHA STATION MA ON SHAN BYPASS

吐露港 **TOLO HARBOUR** 迎海第三期 DOUBLE COVE PHASE 3 STARFISH BAY 吐露港 香港李寶椿聯合世界書院 TOLO HARBOUR Li Po Chun nited World College 帝琴灣二期 長庚 碼頭 Cheung Kang **以 島溪沙** WU KAI SHA 帝琴灣一期 烏溪沙 烏溪沙新村 銀湖天峰 Wu Kai Sha WUKAISHA New Village CHEUNG MUK TAU 烏溪沙青年新村 利安邨 海典居 Wu Kai Sha Youth Village 翠擁華庭 Lee On Estate 錦龍苑 雅典居 Villa Athena Kam Lung Court 富寶花園 馬鞍山郊野公園 Saddle Ridge Garder MA ON SHAN MA ON SHAN COUNTRY PARK 新港城中心 錦英苑 SUNSHINE CITY PLAZA

Double Cove is a large-scale peninsula-style residential development rarely seen in Hong Kong. Residents and visitors can access each residential tower via the public covered pedestrian walkway on the podium level, which connects directly to MTR Wu Kai Sha Station.

經港鐵烏溪沙站前往下列各站之估計時間 Estimated traveling time from MTR Wu Kai Sha Station to the following stations:

Kam Ying Court

約 7 人分鐘*到達九龍塘 About 26 minutes* to Kowloon Tong

約 スフ 分鐘*到達旺角 About 37 minutes* to Mong Kok

約 ◢ ◢ 分鐘*到達尖沙咀 About 44 minutes* to Tsim Sha Tsui

備註:此地圖經簡化處理及並非按照比例繪畫。

Note: This location map has been simplified and is not drawn to scale

備註:*資料來源:www.mtr.com.hk (2014年9月17日) Note: *Source: www.mtr.com.hk (17th September 2014)

ABOUTA 20-MINUTE* DRIVE TO WEST KOWLO

Double Cove not only lies in a serenity of a natural paradise, but also enjoys convenient freeway access and a host of transportation options.

從「迎海」駕車前往下列各區之估計時間 Estimated driving time from Double Cove to the following districts:

約12分鐘#「迎海」>沙田馬場 路線:「迎海」>馬鞍川繞道 >大老川经 約 **19** 分鐘#「迎海」>西貢碼頭 路線:「迎海」>西沙路>大網仔路>灣

路線:「迎海」>馬鞍山繞道>大老山公路> 吐露港公路 >沙田馬場 Double Cove to Sha Tin Racecourse in around 12 minutes# Route: Double Cove > Ma On Shan Bypass > Tate's Cairn Highway > Tolo Highway > Sha Tin Racecourse

○ 分鐘#「迎海」> 九龍塘浸會大學 路線:「迎海」>馬鞍山繞道>大老山公路> 獅子山隧道>窩打老道 >浸會大學 Double Cove to Hong Kong Baptist University

in around 19 minutes# Route: Double Cove > Ma On Shan Bypass > Tate's Cairn Highway > Lion Rock Tunnel > Waterloo Road > Hong Kong Baptist University

約23分鐘#「迎海」>機鐵九龍站 路線:「迎海」>馬鞍山繞道 >大老山公路

路線:「迎海」>馬鞍山繞道>大老山公路> 獅子山隧道公路>尖山隧道>西九龍公路>九龍站 Double Cove to MTR Kowloon Station in around 23 minutes# Route: Double Cove > Ma On Shan Bypass > Tate's Cairn Highway > Lion Rock Tunnel Road > Eagle's Nest Tunnel > West Kowloon Highway > Kowloon Station

路線:「迎海」>西沙路>大網仔路>普通道>

福民路>西貢碼頭 Double Cove to Sai Kung Pier in around 19 minutes# Route: Double Cove > Sai Sha Road > Tai Mong Tsai Road > Po Tung Road > Fuk Man Road > Sai Kung Pier

▶分鐘#「迎海」>西九龍奧海城

路線:「迎海」>馬鞍山繞道>大老山公路> 獅子山隧道公路>尖山隧道>西九龍公路>奧海城 Double Cove to Olympian City in around 20 minutes# Route: Double Cove > Ma On Shan Bypass > Tate's Cairn Highway > Lion Rock Tunnel Road > Eagle's Nest Tunnel > West Kowloon Highway > Olympian City

約 7 ○ 分鐘#| 迎海」>國際金融中心二期

路線:「迎海」>馬鞍山繞道>大老山公路> 獅子山隧道公路>尖山隧道>西九龍公路> 西區海底隧道>民寶街>金融街>國際金融中心二期 Double Cove to Two International Finance Centre in around 29 minutes# Route: Double Cove > Ma On Shan Bypass > Tate's Cairn Highway > Lion Rock Tunnel Road > Eagle's Nest Tunnel > West Kowloon Highway > Western Harbour Crossing > Man Po Street > Finance Street > Two International Finance Centre

備註:"於2013年6月10日至12日期間由獨立交通顧問評估及計算得出。行車時間需視乎駕駛當日之路面實際情況,並將有所差異。

Note: *Accessed and calculated by an independent traffic consultant during the period between 10th and 12th June 2013. The driving time will be varied and depended on the actual road conditions at the corresponding driving date.

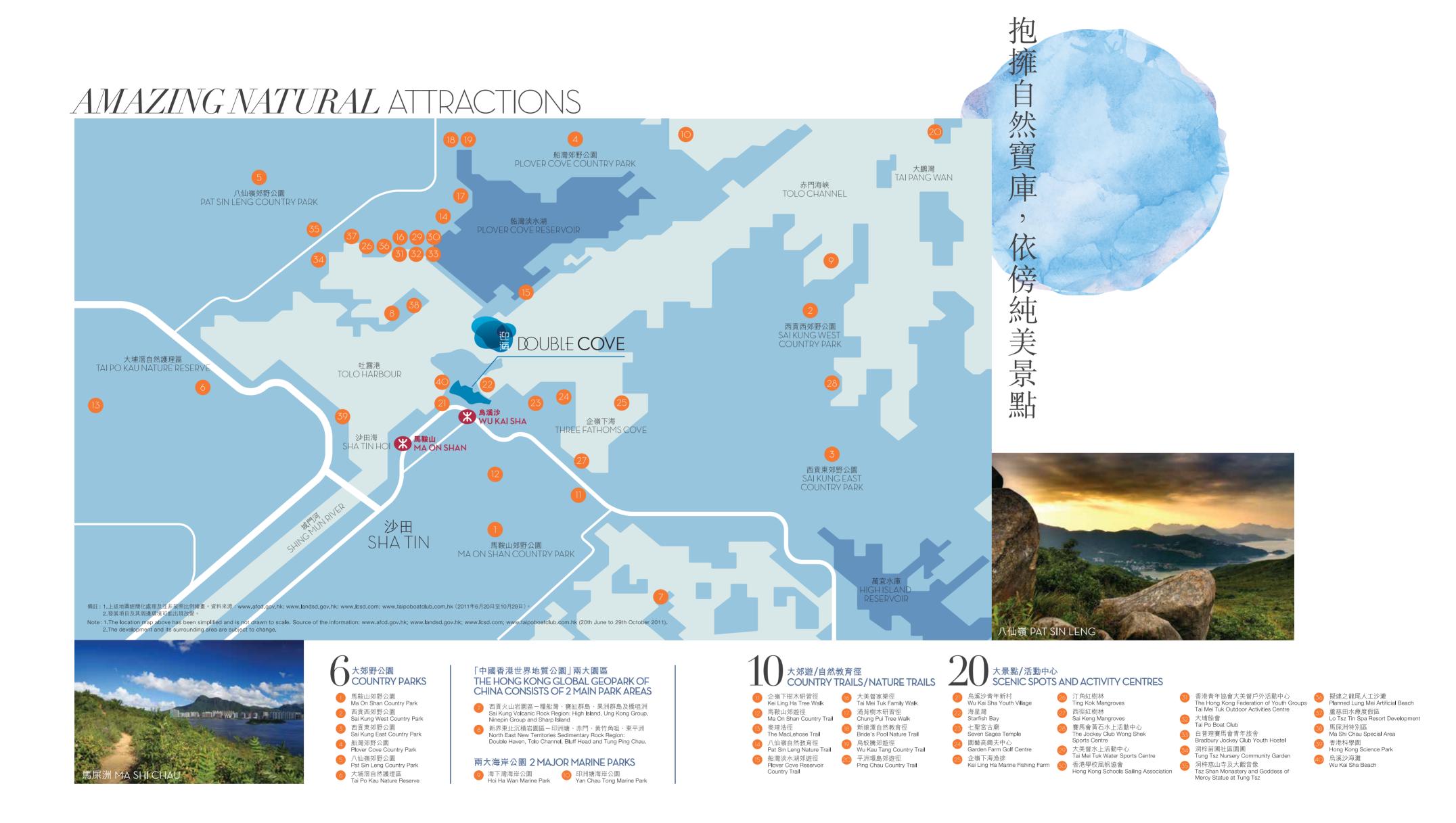
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用迎R 的 H 2 6 響 R R 設 得 女 建 計有皇築、建伊設 城築利計R A MASTERARCHITECT'S FIRST MASTERPIECE IN HONGKONG-規諾伯之的 劃貝二一首和爾世。席

Lord Richard Rogers, founding partner of Rogers Stirk Harbour + Partners, is one of today's most influential architects. Lord Rogers was knighted by Queen Elizabeth II for his professional achievements in 1991, and was made a life peer in 1996. He received the 2007 Pritzker Architecture Prize, often referred to as the Nobel Prize of architecture, in recognition of his outstanding achievements in architecture, urban planning and sustainable development.

In designing the facade of the development, Lord Richard Rogers selected a unique colour scheme he termed "Happy Colours", painting life at the sea front with a dramatic orange, supplemented with other shades of joy. To extend the contemporary visual language, the outer walls juxtaposed different materials to create a unique layering effect. What's more, the curtain wall design of the penthouses, the rectangular balconies of special units, and the ground-level garden houses all share the same transparent, modernist design philosophy, letting the joyful ambience flow seamlessly through the entire residence.



14

獎 封

LIVINGINAPARK



備註:此相片為2014年7月30日於「迎海」實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 30th July 2014 and has been color fine-tuned with computerized imaging technique.

'Living in a Park' — a lifestyle concept by Lord Richard Rogers for Double Cove

- An elevated park acts as the centrepiece of this large-scale residential project, sitting above the community, leisure and retail facilities
- A covered 24-hour public pedestrian walkway on the podium allows residents to move freely throughout the development. connecting each residential tower with MTR Wu Kai Sha Station around the clock. The podium is designed as part of the covers for the driveway underneath, separating the flow of pedestrians and vehicles, as well as fully utilizing available spaces to enhance the greenness of the environment
- The residential towers lie along the perimeter of the development in step-fashion from south to north, creating a larger sense of space and view for residents
- Other carefully considered design features include the Crystal Lobby, Outdoor Walkway, Sky Garden and the Double Cove Entrance Piazza

備註:此相片為2014年7月30日於「迎海」實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 30th July 2014 and has been color fine-tuned with

GREENAVIANDS

- Assessed by Hong Kong Building Environmental Assessment Method (BEAM) Society and granted with the highest provisional rating of Platinum Standard for Double Cove Phases 1, 2 & 3
- The first private residential development project in Hong Kong to garner a China Evaluation Standard for Green Building, with the highest 3-Star Rating, from the China Green Building (HK) Council
- Accredited by Hong Kong Green Building Council with Green Building Award 2012 Merit Award
- Best Landscape Award for Private Property Development 2014 Gold Award presented by Leisure and Cultural Services Department

袁

備註:此相片為2014年8月7日於「迎海」實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 7th August 2014 and has been color fine-tuned with

17

1 綠

ANART COLLECTION BY WORLD-FAMOUS ARTISTS, AT A TOTAL VALUE OF

To create an art collection that resonates with its pristine location, Double Cove commissioned artwork master planning consultant William Lim for further curatorial inspirations. The result is a collection that paid homage to the wondrous natural surroundings of the development. Themed "Symphony of Nature", these thought-provoking works explored the symbiotic relationship between man and nature, with topics ranging from sea, land to sky.

ARTPIECE BY RENOWNED TAIWANESE MODERNIST SCULPTOR



備註:此設計概念圖乃設計師的初步構思・其背景並非「迎海」的實際景觀・只供參考。賣方保留一切權利・按實際情況需要作出改動・而無須另行通知。 Note: This design concept is the preliminary idea generated by the designer and the background is not the actual scene of Double Cove and is for reference only. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

As an artist, Ju Ming draws inspiration not only from the world, but from the people around him, like his four grandchildren. The liveliness of the characters in this piece of work reflects the keen observations of the artist on the spirit of the younger generation. The four children walking on the balance beam may appear unstable in their gait, but they achieve their steps forward with much playful confidence. The youngest boy leads the others with cautious, steady steps, whilst the two elder sisters walk behind him in captured moments of joyous, childish playfulness. The young boy at the back of the pack appears as steady as his younger brother in the front, and together, they create a visual balance that stabilizes and unifies the entire structure. This sculpture is a vision of optimism, symbolizing the spirit of new life and youth that inspires one to move forward bravely.

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ARTPIECE BY RENOWNED HONG KONG ARCHITECT, INTERIOR DESIGNER AND ARTIST WILLIAM LIM A shool of fish swims in a vortex form, illustrating the power of the whole. This work was inspired.

A shoal of fish swims in a vortex form, illustrating the power of the whole. This work was inspired by the natural environment in which Double Cove is located, facing a natural cove where marine creatures live in harmony with their ecological environment. The number '8' in the centre of the piece doubles as the symbol for infinity in a work that is both elegant and dynamic.

生態,組 水中的游魚快樂地生活。成漩渦形態,均稱中顯出

備註:此設計概念圖乃設計師的初步構思,其背景並非「迎海」的實際景觀,只供參考。賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。

Note: This design concept is the preliminary idea generated by the designer and the background is not the actual scene of Double Cove and is for reference only. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

ARTPIECE BY RENOWNED HONG KONG INSTALLATION ARTIST KUM CHI KEUNG APPLE•FLOWERS

A serene, harmonious garden, adorned with the fruit of wisdom – an apple. The apple contains continuously blossoming flowers within, symbolizing the untamable energy of vitality and life.

備註:此相片為2014年7月30日於「迎海」住客會所 Double Club 實景拍攝,並經由電腦圖像技術作顏色修飾處理。

Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 30th July 2014 and has been color fine-tuned with computerized imaging technique.

港著名裝置藝術

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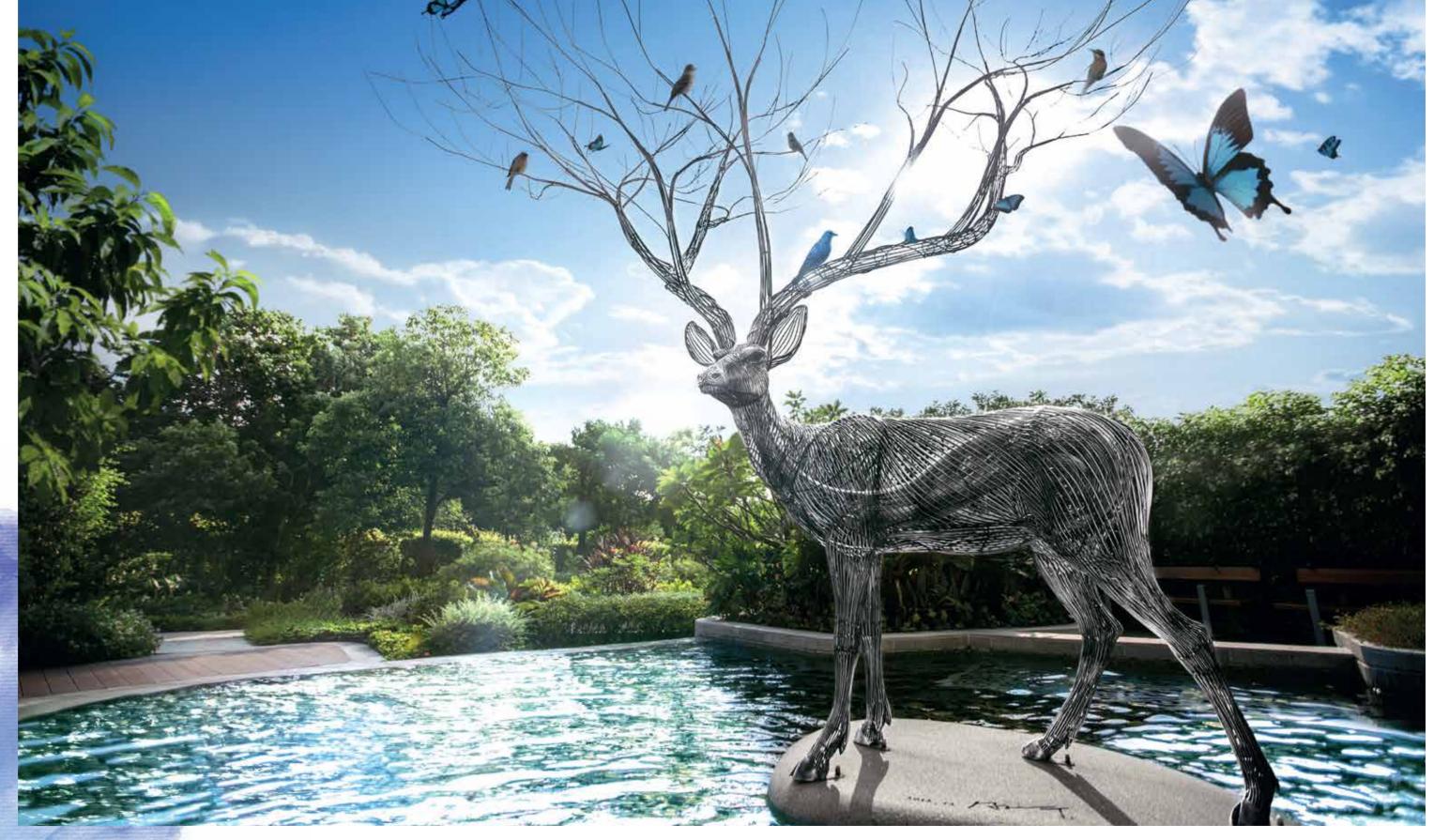
ARTPIECE BY RENOWNED KOREAN SCULPTOR MOON BYEONG DOO

Branch-like antlers combine fantasy and reality, while the use of braided metal in creating the animal's torso generates a rich sense of vitality. Moon's work transforms metal into organic, flowing forms - shaped by beauty, strength and flexibility.

文氏的作品化金屬為有機體,輕盈通透,盡顯剛柔並濟之美。此作品鹿長雙角如樹,以線條巧妙重塑獸畜肌肉,充滿幻想與現實意趣群,或知知,以線條巧妙重塑獸畜肌肉,充滿幻想與現實意趣,就是一個一個一個一個一個一個

口口

I HAVE BEEN DREAMING TO BE A TREE...



備註:此相片為2014年7月30日於「迎海」實景拍攝,並經由電腦圖像技術加入雀鳥及蝴蝶以增強畫面效果及作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 30th July 2014 and birds and butterflies were added and the color was fine-tuned with computerized imaging techniques to enhance the visual impact.

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鮮 住 活 力 U

CONTEMPORARY TERRACOTTA WARRIORS NO.8 BY INTERNATIONALLY— RENOWNED CHINESE ARTIST

As the centrepiece of the clubhouse lobby of Double Club, Yue Minjun's enigmatic "Contemporary Terracotta Warriors" greet residents as they enter its doors. Being one of the artist's most celebrated series of sculptures, these laughing figures are some of the most highly sought-after work on the international art market.



備註:此相片為2014年5月19日於「迎海」住客會所Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。

Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 19th May 2014 and has been color fine-tuned with computerized imaging technique.

備註:此相片為2014年7月30日於「迎海」實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 30th July 2014 and has been color fine-tuned with computerized imaging technique.

ARTPIECE BY SPANIARD ARTIST JAUME PLENSA—MEMORIA

Hailing from Spain, Jaume Plensa is known for his landmark sculptures and installations that enliven public spaces the world over. A towering figure at approximately 4 metres tall, "Memoria" is a humanroid sculpture constructed from characters from 9 different language scripts. It stands over the entrance of the clubhouse Double Club: a dramatic prelude to the lifestyle ahead.

會所 D O : 以名世 9名世 J E 種 為 界 A 素 R 同城 《偉壯麗。 於「迎海」住客 將高的 標式大型雕塑

班牙藝術

師

ARTPIECE BY RENOWNED



備註:此相片為2014年6月26日於「迎海」實景拍攝,並經由電腦圖 像技術作顏色修飾處理。

Note: This photograph was taken onsite at Double Cove on 26th June 2014 and has been color fine-tuned with computerized imaging technique.

備註:此相片為2014年7月30日於「迎海」實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 30th July 2014 and has been color fine-tuned with computerized imaging technique.

ARTPIECE BY RENOWNED HONG KONG DESIGNER FREEMAN LAU HORSES BY THE SEA





Note: This photograph was taken onsite at Double Cove on 26th June 2014 and has been color fine-tuned with computerized imaging technique.

香港著名雕塑家馮力仁作品 航海家 ARTPIECE BY RENOWNED HONG KONG SCULPTOR FUNG LIK YAN, KEVIN VOYAGER



技術作顏色修飾處理。

Note: This photograph was taken onsite at Double Cove on 19th May 2014 and has been color fine-tuned with computerized imaging technique.

香港著名雕塑家李展輝作品 都市水景 ARTPIECE BY RENOWNED HONG KONG SCULPTOR LEE CHIN FAI, DANNY WATERSCAPE



Note: This photograph was taken onsite at Double Cove on 26th June 2014 and has been color fine-tuned with computerized imaging technique.

香港著名雕塑家文鳳儀作品 綻囍 ARTPIECE BY RENOWNED HONG KONG SCULPTOR MAN FUNG YI DOUBLE HAPPINESS



備註:此相片為2014年6月26日於「迎海」實景拍攝,並經由電腦圖像 技術作顏色修飾處理。

Note: This photograph was taken onsite at Double Cove on 26th June 2014 and has been color fine-tuned with computerized imaging technique.

香港著名雕塑家曾章成作品 滿載 ARTPIECE BY RENOWNED HONG KONG SCULPTOR TSANG CHEUNG SHING, JOHNSON LOADS OF LOVE

|「迎海」 會 現 所代 D化 〇 設 U 計 B 概

生態的意識

空

- 住境界
- 瀟 灑

備註:1.「迎海」住客會所 Double Club 所有有上蓋遮蓋及沒有上蓋遮蓋的面積分別為 129,792平方呎及18,460平方呎。此等面積於2014年6月20日由發展項目的認可人士 根據最新經批准的建築圖則提供。 2. 迎海各期數(第一期至第五期)有上蓋及沒有上蓋的綠化總面積分別為約58,000平方呎

• Conceived and designed by famed Hong Kong architect and interior designer Steve Leung, the facilities seamlessly blend contemporary design with the natural environment of Double Cove, and are dedicated to enhancing a healthy and

• The approximately 148,000 sq. ft. Double Club, both covered and uncovered leisure space, together with the approximately 820,000 sq. ft. of covered and uncovered landscape area for the whole development of Double Cove, adds up to a total of approximately 960,000 sq.ft. of indoor and outdoor greenery

• Elegant and spacious, with floor-to-floor height at approximately 5.6 metres (approximately 18 ft. 4 in.), the dramatic lobby is the embodiment of exquisite taste, showcasing a sculpture collection by established international artists. Streamlined ceilings and simplified layouts create a clean line of sight to the outdoor

• Glass curtain walls let in the softness of natural light, shaping an open, crystal-like space with a heightened sense of serenity

eco-friendly lifestyle

pool area

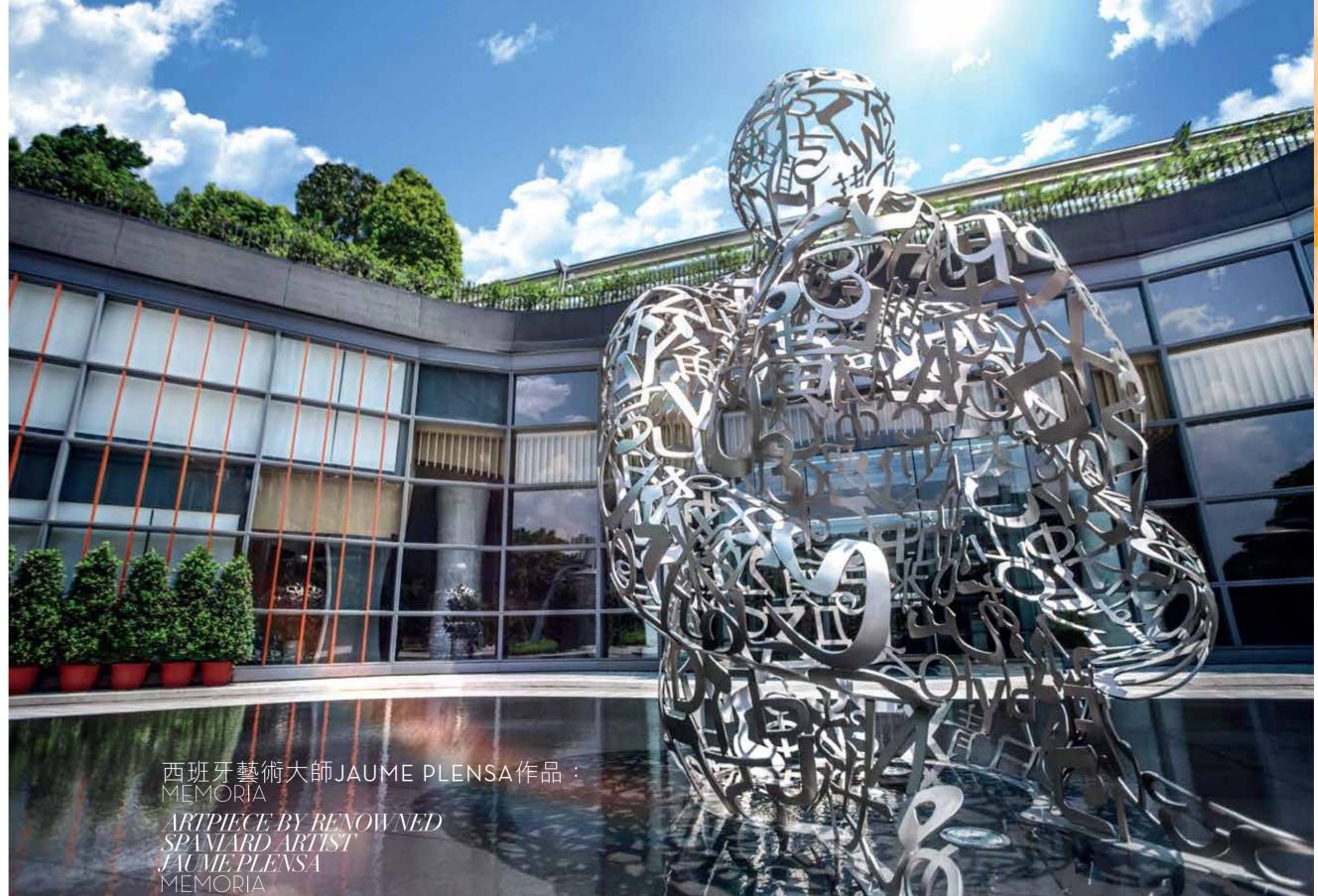
space plus recreational areas

DOUBLE CLUB 148,000 SQ.FT.,
APPROXIMATELY 148,000 SQ.FT.,

經批准的建築圖則提供。 Note: 1. The covered and uncovered areas of Double Club of Double Cove are 129,792 person for the development on 20th June 2014 on the basis of the latest approved building plans.

及約762,000平方呎,此等面積於2014年6月20日由發展項目的認可人士根據最新

2. The total covered and uncovered landscape areas for all the phases of Double Cove (Phase 1 to Phase 5) are approximately 58,000 sq.ft. and approximately 762,000 sq.ft. respectively, these areas were provided by authorized person for the development on 20th June 2014 on the basis of the latest approved building plans.



備註:此相片為2014年7月30日於「迎海」住客會所Double Club正門入口實景拍攝,並經由電腦圖像技術作顏色修飾處理。

Note: This photograph was taken onsite at the entrance of Double Club of Double Cove on 30th July 2014 and has been color fine-tuned with computerized imaging technique.

- Streamlined lake-pool design, with a total length of approximately 83 metres, including swimming pool and children's pool
- Design features include Shower of Fun, Shallow Pool and sunbathing deck
- Poolside Club available for parties and functions



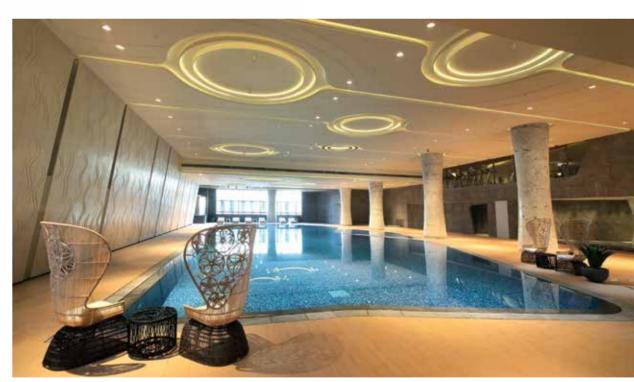
備註:此相片為2014年1月4日於「迎海」平台層(二樓)實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at the podium level (2/F) of Double Cove on 4th January 2014 and has been color fine-tuned with computerized imaging technique.

約

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室池大約 浴按B 室摩I讓 4馬賽克瓷磚1何天氣

兒 設 地



備註:此相片為2014年1月4日於「迎海」住客會所Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 4th January 2014 and has been color fine-tuned with computerized imaging technique.

APPROXIMATELY **J L** METRE

- Located on ground level, approximately 31 metres in length, heated and designed for all-weather swimming
- Contemporary pool design, with the use of Bisazza tiles from Italy
- Designed with Splash Pool, Jacuzzi and Water-Reflexology Pool
- Sauna and Steam Rooms are available in both male and female changing rooms

現代兵馬俑系列之八 ARTPIECE BY INTERNATIONALLY RENOWNED CHINESE ARTIST YUE MINJUN CONTEMPORARY TERRACOTTA WARRIORS-NO.8

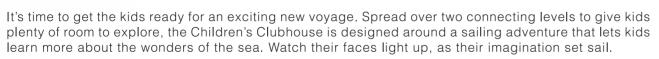
豪華住客會所大

約83米長

袁

A NAUTICAL FUNLAND THAT WIDENS YOUR CHILDREN'S IMAGINATION AND HORIZONS





- An approximately 4.5-metre extra-long enclosed circular slide connects the top and bottom levels, giving kids an exhilarating start to their adventure
- Giant whales are suspended on the ceiling, so you feel just like under the sea
- A climbing pipe connects to the upper level, with rock-climbing surface installed within to build strength as kids play
- The ocean creature zone feature lots of lovely toys
- Kinect game and theatre zone are also available for the enjoyment
- A library to change the pace, loaded with books to let inquisitive minds flex their muscles







備註:上述各相片均為2014年8月26日於「迎海」住客會所Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: All the photographs above were taken onsite at the residents' clubhouse Double Club of Double Cove on 26th August 2014 and have been color fine-tuned with computerized imaging technique.

航海主

繽紛保齡球場 BOWLING FUN

- 位於一樓,場內設計裝潢新穎,備有4條熒光保齡球道
- An exciting 4-lane neon-lit bowling alley featuring innovative interior design, located on the first floor



備註:此相片為2014年1月4日於「迎海」住客會所Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。

Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 4th January 2014 and has been color fine-tuned with computerized imaging technique.

健身天地 HEALTH GYM

- 位於一樓,面積約6,200平方呎
- 備有一系列先進健身器材,讓你鍛鍊身體
- Approximately 6,200 sq.ft. luxe gym, located on the first floor
- Advanced fitness equipment for perfect toning and strengthening

備註:此相片為2014年7月30日於「迎海」住客會所 Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。

Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 30th July 2014 and has been color fine-tuned with computerized imaging technique.



多功能運動場 SPORTS HALL

- 位於地面樓層,層與層之間高度約7米(近23呎),面積約7.300平方呎
- 可化身為籃球場或羽毛球場
- 以簡約優雅線條,拼湊出富有時代感的立體天花
- Located on ground floor. With floor-to-floor height at approximately 7m (around 23 ft.) and a floor area of approximately 7,300 sq.ft.
- Can be transformed to a basketball court or badminton courts
- Cutting-edge design, with simple and elegant three-dimensional ceiling



備註:此相片為2014年1月4日於「迎海」住客會所 Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 4th January 2014 and has been color fine-tuned with computerized imaging technique.

3D影院 3DTHEATRE

- 附設138吋大屏幕,高級影音設備及舒適座椅
- Equipped with 138-inch wide screen, state-of-the-art audio-visual equipment and first class seating



備註:此相片為2014年7月25日於「迎海」住客會所Double Club實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 25th July 2014 and has been color fine-tuned with computerized imaging technique.

主席宴會廳 GRAND BANQUET HALL

- 可筵開12席,亦可分成三間獨立房間
- 另設迎賓大堂及貴賓室
- Room for 12 tables. Can also be converted into three independent rooms
- Complete with Grand Reception and VIP Room



備註:此設計概念圖乃設計師的初步構思。賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。 Note: This design concept is the preliminary idea generated by the designer. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

夢想飛行駕駛艙 FLIGHT SIMULATOR

- 全港住宅屋苑罕見的模擬飛行駕駛遊戲, 讓住戶開展空中翺翔的非凡體驗
- An exciting entertaining and educational experience, rarely found in Hong Kong's residential developments.
 Step into the simulator cockpit and discover the freedom of flying



備註:此設計概念圖乃設計師的初步構思。賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。 Note: This design concept is the preliminary idea generated by the designer. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

迎海豪華住客會所 平面圖



- 1 兒童遊戲天地(地面) Kids Zone (G/F) 10 足部按摩池 Water Reflexology Pool 19 租用單車停泊區 Rental Cycle Park
- 2 女洗手間 Ladies' Lavatory
- 3 男洗手間 Men's Lavatory
- 4 乒乓球室 Ping Pong Room
- 5 多功能運動場 Sports Hall
- → 會所大堂 Clubhouse Lobby
- 7)會所接待處 Clubhouse Reception
- 8 室內恒溫泳池 Indoor Heated Pool
- 11 水力按摩池 Jacuzzi
- 12 女更衣室 Ladies' Changing Room 13 男更衣室 Men's Changing Room
- 14 蒸氣浴室 Steam Room
- 15 桑拿室 Sauna Room
- 16 女洗手間 Ladies' Lavatory
- 17) 男洗手間 Men's Lavatory
- 18 會議室 Conference Room

- 20 悦讀間 Think Tank
- 21) 喜閱廊 Reading Room
- 22 悠閒雅座 Organic Café

- 26 閒逸庭園 The Courtyard

- 23 桌球室 Billiards Room
- 24 派對廳 Party Fever

- 28 男洗手間 Men's Lavatory
- 29 女洗手間 Ladies' Lavatory
- 30 遊樂室 Game Centre
- 31 卡拉OK室 Karaoke Lounge
- 322 單車停泊區 Cycle Park
- 33 迎賓大堂 Grand Reception
- 25 寵物美容及水療中心 Pets Grooming and Spa Centre 34 主席宴會廳 Grand Banquet Hall
- 35 貴賓室 VIP Room



- 45 勁舞室 Dance Studio
- 37 拳擊台 Boxing Corner
- 38 健身天地 Health Gym
- 39 桑拿室 Sauna Room
- 40 蒸氣浴室 Steam Room
- 41 男更衣室 Men's Changing Room
- 42 女更衣室 Ladies' Changing Room
- 43 瑜伽/舞蹈室 Yoga/Dance Room
- 44 美藝工坊 Arts Studio

- 46 多功能活動室 Multi-Function Room 55 雷射迷宮 Lazer Maze
- 56 夢想飛行駕駛艙 Flight Simulator 47 私人訓練室 Private Training Room
- 48 水療中心接待處 Spa Centre Reception 57 四季庭園 Season Garden 58 男洗手間 Men's Lavatory
- 49 水療室 Spa Room 50 煮意坊 Culinary Centre
- 5〕 華麗演奏廳 Performance Hall

53 中樂練習室 Chinese Music Room

- 52 鋼琴室 Piano Room
- 61 繽紛保齡球場 Bowling Fun

59 女洗手間 Ladies' Lavatory

60 3D影院 3DTheatre

PODIUM(2/F) 平台(二樓)

62 兒童嬉水池 Splash World

63 日光曬台 Sun Deck

64 園林樹影戶外泳池 Outdoor Garden Pool

65 池畔貴賓廳 Poolside Club 660 水力按摩池 Jacuzzi

67 淺水池 Shallow Pool

備註:1.此等平面圖、透視圖、圖像經由簡化處理,只供參考。物業之整體設計、佈局或色系皆可能更改,詳細之訂正圖則以政府有關部門批准之圖則為準。所有相關間隔、設計、裝置 及裝修物料僅供參考,一切皆以入伙時提供之設備為準。2.「迎海」的管理服務或其他服務概由根據有關公契中獲委任的發展項目的管理人或根據服務合約(如有)而提供服務的第三者服務 供應商所提供。就其管理服務之收費、使用條款、營運時間、服務期限及服務的提供,管理人或第三者服務供應商可能根據公契、服務合約及其他相關法律文件所訂立的條款,自行酌情決 定。3.管理人將按照住戶之興趣及需要而提供各類型之住客休閒活動設施或活動項目,而上述各項設施或活動僅為管理人之構思建議,一切皆以入伙時實際提供及政府有關部門最後批准之 圖則或所需之同意書或許可證為準。4.服務供應商將按照實際情況而提供相應服務。5.各項休閒活動設施將按照不同使用時段收取費用。6.各項休閒活動設施於入伙時未必能即時使用。7.管理人保留絕對權利,因應實際情況,改變、修改、暫停或終止安排上述任何一項由管理人或服務供應商所安排的管理服務。此等任何一項管理服務的改變、修改、暫停或終止,將不構成或不應被視為任何違反承諾,及/或失實陳述等。 Notes: 1. These floor plans, perspectives or images have been simplified and are for reference only. The overall design, layout or color scheme of the development concerned may be

changed with all the plans subject to the final approval by relevant Government authorities. All layouts, designs, fittings and finishes shown are for reference only and subject to the final provisions upon completion. 2. The property management and other services at Double Cove will be provided by the manager of the development appointed under the relevant deed of mutual covenant in respect of the development or third-party service provider(s) under service contract(s) (if any). The management service charge, conditions of use, operation hours, service time limit and the availability of the management services may have to be determined by the manager or the third-party service provider(s) at its/their discretion according to, inter alia, the terms of the deed of mutual covenant, service contract(s) and other relevant legal documentation. 3. The manager will provide a range of relaxation facilities or activities to cater to the interests and needs of the residents. The facilities or activities listed above are just proposals of the manager and will be subject to the actual provisions upon handover and the final plans approved by relevant Government authorities or the consent letter or permit that required. 4. The service provider(s) will provide relevant services in accordance with actual circumstances. 5. The use of recreational facilities is to be charged on time slot basis. 6. The recreational facilities may not be able to be used immediately upon handover of the units. 7. The manager reserves the absolute right to alter, modify, suspend or cease to arrange any of the above lists of management service, whether it is arranged by the manage or third-party service providers, in accordance with the actual circumstances. Such alteration, modification, suspension or cessation of any of the above lists of management service shall not constitute or be constructed as any breach of promise and /or misrepresentation or otherwise.



尊貴會所 會

及在不受打擾的私--7米長「星映池」「概念的「星曜會」」「年曜會」 國度



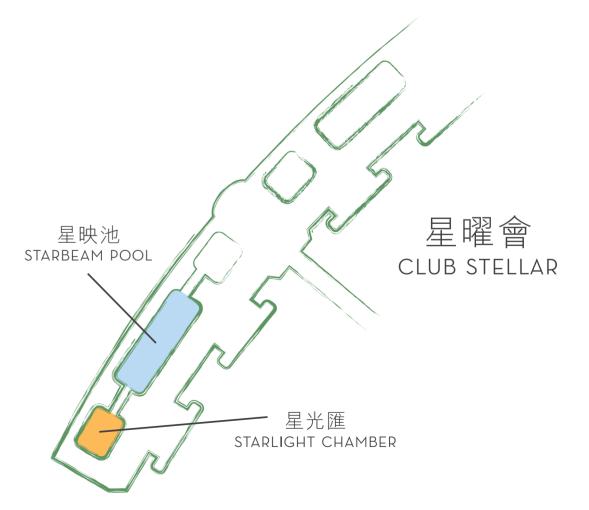
備註:1.此設計概念乃設計師的初步構思。賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。2.住客會所「星曜會」之所有有上蓋遮蓋面積(約5,600平方呎)是由發展項目的認可人士於2014年8月14日根據 最新經批准的建築圖則計算及提供。3.「星曜會」將位於發展項目「迎海」的後續期數,當中提及的五個獨立休閒活動空間將按照不同使用時段收取費用,而此類休閒活動設施於該後續期數入伙時未必能即時使用,各項 設施皆以該後續期數入供時實際提供及政府有關部門最後批准之圖則或所需之同意書或許可證為準。4.預計「星曜會」的實際使用日期約為2017年第三季或之後。5.此設計概念圖內顯示的景觀為2014年7月29日大約中午 期間於「迎海」平台層(2樓)日後興建的星光匯大約位置實景拍攝,以展示日後落成使用的星光匯的大約外望景觀,此相片並經由電腦圖像技術作畫面整合、連接及顏色修飾處理,僅供參考。發展項目「迎海」及其周邊

地區日夜可能已現改變 " 碳清留意 "

Notes: 1.The design concept is the preliminary idea generated by the designer. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice. 2.The total covered area (approximately 5,600 sq. ft.) of Club Stellar of Double Cove was calculated and provided by authorized person for the development on 14th August 2014 with reference to the latest approved building plans. 3. "Club Stellar" will be located at the subsequent phase of the development "Double Cove" and the use of all the five recreational facilities mentioned above is to be charged on time slot basis and these recreational facilities may not be able to be used immediately upon handover of the units of that subsequent phase. The facilities of the said subsequent phase mentioned above will be subject to the actual provisions upon handover and the final plans approved by relevant Government authorities or the consent letter or permit that required. 4.The anticipated date of use of "Club Stella" will be around the third quarter of 2017 or thereafter. 5.The view outside shown in the design concept was taken at the approximate location of Starlight Chamber to be constructed on the podium level (2/F) of Double Cove during or around noon time on 29th July 2014 to show the approximate view to be seen from Starlight Chamber after its completion and this photograph has been integrated, calibrated and color fine-tuned with computerized imaging techniques and is for reference only. Please note that there may be future changes to the Double Cove development and the surrounding areas.



The sea has always been associated with freedom, openness, and the utmost in relaxation. With the private yachting and maritime holidays as the main design theme, Club Stellar consists of 5 unique facilities that you can enjoy individually or in different combinations. Enjoy the ultimate in private entertaining with Starlight Chamber, a multifunction room right next to the approximately 17-metre long Starbeam Pool, offering both the exclusivity of a room on a luxury yacht, and the fun and romance of a star-lit poolside party.



此星曜會概念草圖僅供參考。 This concept sketch of Club Stellar is for reference only.

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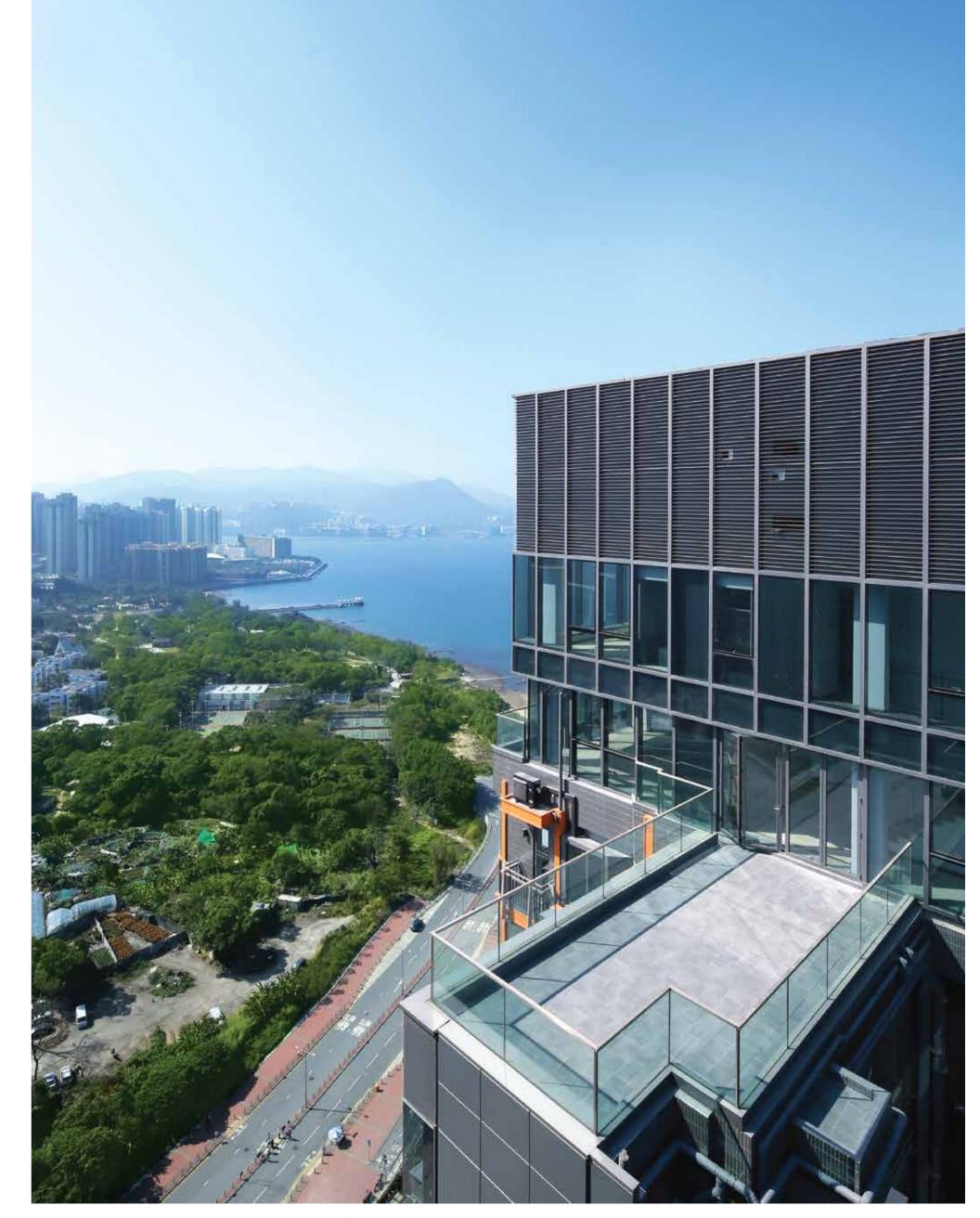


鑽幕海景天際屋設計概念 DESIGN CONCEPT OF PANORAMIC CRYSTAL SKYHOUSE

備註:此設計概念圖乃設計師的初步構思。賣方保留一切權利,按實際情況需要作出改動,而無須另行通知。 Note: This design concept is the preliminary idea generated by the designer. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

PANORAMIC CRYSTAL

- Only 10 duplex skyhouses are available two units per each residential tower, at
- Each unit is accessed by its own private lift lobby for unparalleled exclusivity
- Liberal use of glass curtain walls across both floors of the duplex creates an expansive panorama on three sides
- Each unit is designed with sky flat roofs, with built-in swimming pool for some of the flat roofs
- Each unit boasts 4 suites and store room
- The floor-to-floor height ranges from 3,250mm (10 ft. 7 in.) to 3500mm (11 ft. 5 in.)



備註:此相片為2014年1月18日於「迎海」第1座38樓E室望向第2座37及38樓B室實景拍攝,並經由電腦圖像技術作畫面整合、連接及顏色修飾處理。 Note: This photograph was taken from Flat E, 38/F, Block 1 looking to Flat B, 37/F & 38/F, Block 2 of Double Cove on 18th January 2014 and has been integrated, calibrated and color fine-tuned with computerized imaging techniques.

廣角露台特色單位



Note: This photograph was taken onsite at Double Cove on 23rd August 2014 and has been color fine-tuned with computerized imaging technique.

- Only 9 units are available two units per each residential tower on G/F and 1/F, except Block 25
- Designed with private garden and parking space
- Parts of the unit feature glass curtain wall that invites the surrounding greenery into the living space
- Choice of spatial layouts include 3 suites or 4 suites with store room(s)
- Floor-to-floor height ranges from 3250mm (10 ft. 7 in.) to 3500mm (11 ft. 5 in.)

備註:此相片為2014年8月7日於「迎海」實景拍攝,並經由電腦圖像技術作顏色修飾處理。 Note: This photograph was taken onsite at Double Cove on 7th August 2014 and has been color fine-tuned with computerized imaging technique.

RESIDENTIAL UNIT WITH JULIETTE BALCONY

智能家居系統

優化生活更環保

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Note: This photograph was taken onsite at the modified show flat at the sales office of Double Cove Phase 3 (Double Cove Starview Prime) on 11th September 2014 and has been color fine-tuned with computerized imaging technique.

Residents may use the 5" Tablet (Carrot Touch) or their smartphones downloaded with Carrot Home App, enabling the convenient control of the following provisions:

- Video intercom with visitors or caretaker
- Lighting, air-conditioning unit and electric curtain on/off and control at some designated parts of the unit (electric curtain to be provided and installed by the residents)
- Clubhouse facilities booking
- E-notices from management office
- Mailbox alert
- Wireless panic alarm button
- Lift call function (for Skyhouses only)

備註:此相片為2014年9月11日於「迎海第三期」(迎海•星灣御)展銷中心內的經改動示範單位實景拍攝,並經由 電腦圖像技術作顏色修飾處理。

47

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也足夠感 動 萬

TOPKITCHENWARE BRANDS THATELEVATE THE JOY OF LIVING

A discerning selection of the world's leading kitchenware brands, put together to impress both professionals and connoisseurs, and to add flavour to every single day.

標準住宅單位國際級品牌廚房設備

- 意大利FOLLINA CUCINE或意大利VARENNA高級套裝組合廚櫃
- 德國 MIELE 或法國 SCHOLTES 單爐頭及雙爐頭煤氣煮食爐
- 德國 MIELE 或法國 SCHOLTES 雪櫃
- 德國MIELE或意大利ELICA抽油煙機
- 德國MIELE或法國SCHOLTES微波焗爐 • 德國 MIELE或法國 SCHOLTES洗衣乾衣機
- 韓國JSA廚房LCD電視機
- 德國MIELE蒸爐、咖啡機、暖碟機、洗碗碟機及酒櫃 (只於第16座25樓至30 樓的A單位,第17座25樓至32樓的A單位,第22座25樓至33樓及35樓至36 樓的A單位,第23座25樓至33樓及35樓至38樓的A單位及第25座20樓至33 樓及35樓至38樓的A單位內提供)

複式住宅單位國際級品牌廚房設備

- 意大利VARENNA高級套裝組合廚櫃 德國MIELE蒸爐 (第16座
- 德國MIELE單爐頭及雙爐頭煤氣煮食爐
- 德國 MIELE 燒烤架
- 德國MIELE電磁爐
- 德國 MIELE 事櫃
- 德國 MIELE 抽油煙機
- 德國MIELE微波焗爐(只於第16座, 17座,22座及第25座地下及1樓的 A單位;第23座地下及1樓的 B單位內提供)
- 德國 MIELE 焗爐

- 第17座,第22座及第25座 地下及1樓的A單位;第23座 地下及1樓的B單位除外)
- 德國 MIELE 咖啡機
- 德國MIELE暖碟機
- 德國 MIELE 洗衣乾衣機
- 德國MIELE酒櫃 德國MIELE洗碗碟機
- 韓國JSA廚房LCD電視機

PREMIUM WORLD-CLASS KITCHENWARE IN STANDARD UNITS

- FOLLINA CUCINE (Italy) or VARENNA (Italy) kitchen cabinet
- MIELE (Germany) or SCHOLTES (France) single-burner and double-burner gas hob
- MIELE (Germany) or SCHOLTES (France) refrigerator
- MIELE (Germany) or ELICA (Italy) cooker hood
- MIELE (Germany) or SCHOLTES (France) microwave oven
- MIELE (Germany) or SCHOLTES (France) washer-dryer
- JSA (Korea) kitchen LCD TV
- MIELE (Germany) steam oven, coffee machine, plate warmer, dish washer and wine cellar (to be provided only in Flat A on 25/F to 30/F of Block 16, Flat A on 25/F to 32/F of Block 17, Flat A on 25/F to 33/F and 35/F to 36/F of Block 22, Flat A on 25/F to 33/F and 35/F-38/F of Block 23 and Flat A on 20/F to 33/F and 35/F to 38/F of Block 25)

DELUXE WORLD-CLASS KITCHENWARE IN DUPLEX UNITS

- MIELE (Germany) single-burner and
- MIELE (Germany) barbecue grill
- MIELE (Germany) induction hob MIELE (Germany) refrigerator
- MIELE (Germany) cooker hood
- MIELE (Germany) microwave oven (to be provided only inside Flat A, G/F & 1/F of Block 16, Block 17, Block 22 and • MIELE (Germany) dish washer
- MIELE (Germany) oven
- (except for Flat A on G/F & 1/F of Block 16, Block 17, Block 22 and Block 25; Flat B on G/F & 1/F of Block 23)
- MIELE (Germany) washer-dryer
- Block 25; Flat B, G/F & 1/F of Block 23) JSA (Korea) kitchen LCD TV

備註:1.有關上述各項廚房之設備,請參閱並以「迎海第三期」(迎海•星灣御)售樓説明書內之「裝置、裝修物料及設備」為準。2.賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的設備,便會安裝品質相約的設備。

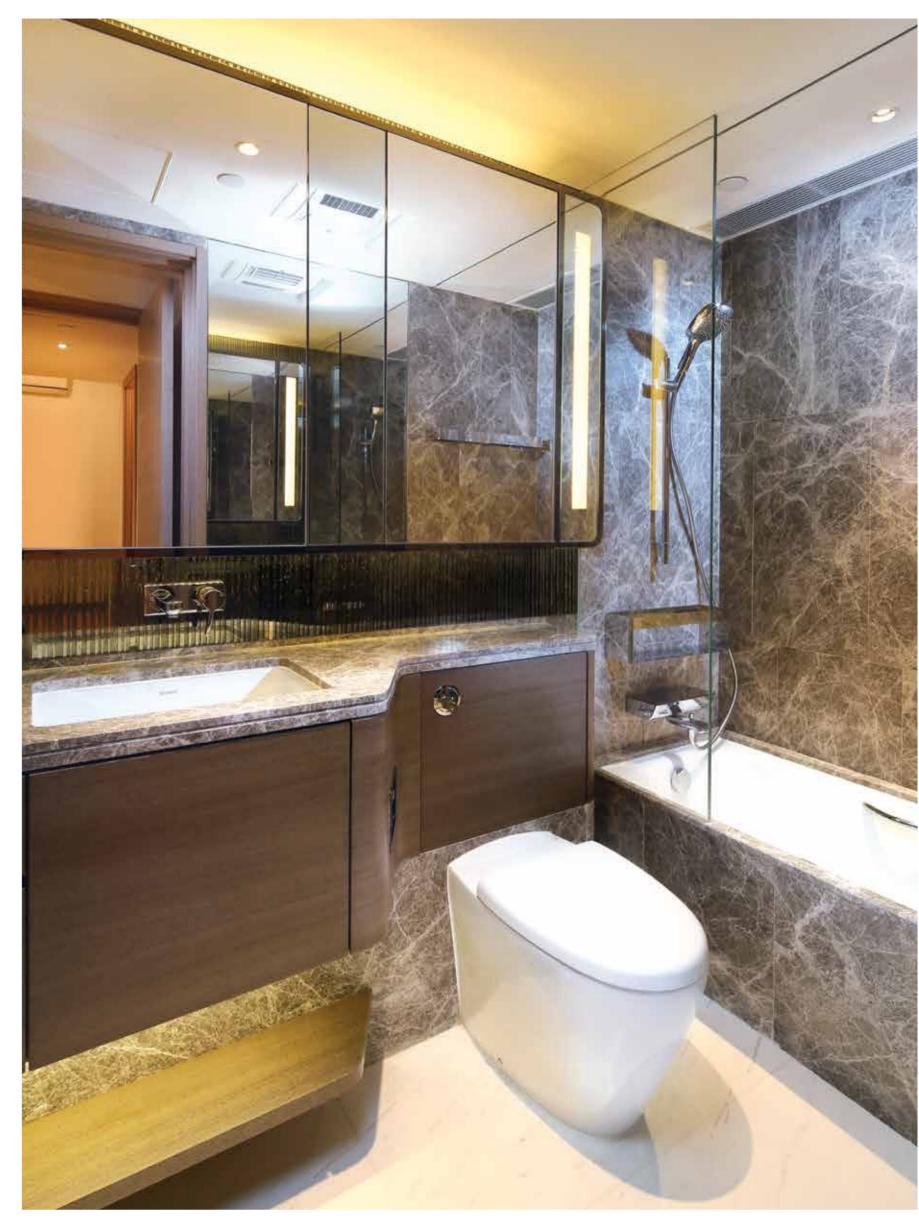
- VARENNA (Italy) premium kitchen cabinet MIELE (Germany) steam oven double-burner gas hob
 - MIELE (Germany) coffee machine • MIELE (Germany) plate warmer
 - MIELE (Germany) wine cellar

- 備註:此相片為2014年8月25日於「迎海第三期」(迎海•星灣御)展銷中心內的無經改動示範單位實景拍攝,並經由電腦圖像技術作顏色修飾處理。
- Note: This photograph was taken onsite at the unmodified show flat at the sales office of Double Cove Phase 3 (Double Cove Starview Prime) on 25th August 2014 and has been color fine-tuned with computerized imaging technique.

Notes: 1. For the details of kitchen provisions, please refer to the "Fittings, Finishes and Appliances" stated in the Sales Brochure of Double Cove Phase 3 (Double Cove Starview Prime). 2. The vendor undertakes that if appliances of the specified brand name or model number are not installed in the development, appliances of comparable quality will be installed.

名貴浴室 具) 締 造 口口

家 居



備註:此相片為2014年8月25日於「迎海第三期」(迎海・星灣御)展銷中心內的無經改動示範單位實景拍攝,並經由電腦圖像技術作顏色修飾處理。

Note: This photograph was taken onsite at the unmodified show flat at the sales office of Double Cove Phase 3 (Double Cove Starview Prime) on 25th August 2014 and has been color fine-tuned with computerized imaging technique.

LUXURIOUS BATHROOM AMENITIES THAT

Begin and end your day wrapped in luxury, in a bathroom created for both function and ultimate enjoyment.

標準住宅單位國際級品牌浴室設備

- 西班牙ROCA浴缸
- 德國 HANSGROHE 或德國 AXOR浴缸龍頭
- 德國 HANSGROHE 或德國 AXOR 花灑套裝
- 德國 HANSGROHE 淋雨式花灑
- 阿聯酋 RAK座廁
- 德國 DURAVIT或意大利 SCARABEO 洗面盆
- 德國 HANSGROHE 或德國 AXOR 洗面盆龍頭
- 韓國JSA浴室電視
- 日本PANASONIC暖風機

複式住宅單位國際級品牌浴室設備

- 英國 CLAYBROOK 或德國 DURAVIT 浴缸
- 意大利RITMONIO或德國AXOR或丹麥VOLA浴缸龍頭、花灑套裝及
- 德國 DURAVIT 座廁
- 意大利FLAMINIA或德國 DURAVIT或英國 CLAYBROOK或 意大利SCARABEO洗面盆
- 丹麥VOLA洗面盆龍頭
- 韓國JSA浴室電視
- 日本PANASONIC暖風機

PREMIUM BATHROOM PROVISIONS IN TYPICAL UNITS

- ROCA (Spain) bath tub
- HANSGROHE (Germany) or AXOR (Germany) bath tub mixer
- HANSGROHE (Germany) or AXOR (Germany) shower set
- HANSGROHE (Germany) overhead shower
- RAK (United Arab Emirates) water closet
- DURAVIT (Germany) or SCARABEO (Italy) wash basin
- HANSGROHE (Germany) or AXOR (Germany) wash basin mixer
- JSA (Korean) bathroom TV
- PANASONIC (Japan) thermal ventilator

DELUXE BATHROOM PROVISIONS IN DUPLEX UNITS

- CLAYBROOK (England) or DURAVIT (Germany) bath tub
- RITMONIO (Italy) or AXOR (Germany) or VOLA (Denmark) bath tub mixer, shower set and overhead shower
- DURAVIT (Germany) water closet • FLAMINIA (Italy) or DURAVIT (Germany) or CLAYBROOK (England) or SCARABEA (Italy) wash basin

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- VOLA (Denmark) wash basin mixer
- JSA (Korean) bathroom TV
- PANASONIC (Japan) thermal ventilator

備註:.有關上述各項浴室之設備,請參閱並以「迎海第三期」(迎海•星灣御) 售樓說明書內之「裝置、裝修物料及設備」為準,惟部分設備於「迎海第三期」(迎海•星灣御) 售樓說明書內因應條例所限而未有清楚列明其產品 名稱。2. 賣方承諾如該項目中沒有安裝指明的品牌名稱或產品型號的設備,便會安裝品質相約的設備。

Notes: 1. For the details of bathroom provisions, please refer to the "Fittings, Finishes and Appliances" stated in the Sales Brochure of Double Cove Phase 3 (Double Cove Starview Prime). Nevertheless, the product names of some of the provisions are not included in the Sales Brochure of Double Cove Phase 3 (Double Cove Starview Prime) due to statutory requirements. 2. The vendor undertakes that if appliances of the specified brand name or model number are not installed in the development, appliances of comparable quality will be installed.

RESTASSURED WITH PROFESSIONAL MANAGEMENT

牌物業管理公司 信

商提供之收費服務

VALUE-ADDED SERVICES PROVIDED BY MANAGEMENT OFFICE

- 24-hour concierge services
- Professional security service and late-night bodyguard arrangement
- Hotel bell-boy and morning-call services
- Master chef classes and cuisine workshops
- Calling of taxis, vans and trucks
- Mailing and poste-restante services
- Booking of flight, cruise and train tickets; subscriptions to newspapers and magazines; ordering of flowers, organic fruits and vegetables, and festival gifts
- Small tool loan services
- A variety of special-interest classes and outdoor activities

SERVICE PROVIDERS

- Luxury yacht charter arrangement
- Limousine arrangement
- 5-star hotel catering arrangement
- Spa and massage services arrangement
- Comprehensive pet-care services including beauty, swimming, health, dog-walking and training services arrangement, as well as pet-food/pet-requisite ordering services and veterinary services referrals

CHARGEABLE SERVICES PROVIDED BY

- 24-hour housekeeping and cleaning services arrangement
- Maid services and laundry arrangement
- Fine wine, cigar and coffee tastings

The management fee of each residential property is based on the number of management units* allocated to the residential property, which is expected to be approximately HK\$40.7 per management unit per month. Note: *The management units for each residential property have been set out in the deed of mutual covenant of the development.

Notes: 1. The property management and other services at Double Cove will be provided by the manager of the development appointed under the relevant deed of mutual covenant in respect of the development or third-party service provider(s) under service contract(s) (if any). The management service charge, conditions of use, operation hours, service time limit and the availabitity of management services, may have to be determined by the manager or the third-party service provider(s) at its/their discretion according to, inter alia, the terms of the deed of mutual covenant, service contract(s) and other relevant legal documentation. 2. The manager will provide a range of relaxation facilities or activities to cater to the interests and needs of the resident. The facilities or activities listed above are just proposals of the manager and will be subject to the actual provisions upon handover and the final plans approved by relevant Government authorities or the consent letter or permit that required. 3. The service provider(s) will provide relevant services in accordance with actual circumstances. 4. The use of recreational facilities is to be charged on a time slot basis. 5. The recreational facilities may not be able to be used immediately upon handover of the units. 6. The manager reserves the absolute right to alter, modify, suspend or cease to arrange any of the above lists of management service, whether it is arranged by the manage or third-party service providers, in accordance with the actual circumstances. Such alteration, modification, suspension or cessation of any of the above lists of management service shall not constitute or be constructed as any breach of promise and /or misrepresentation or otherwise.





A DISTRICT SCHOOL JETWORK THAT NURTURES OMORROW'S LEADERS

備註:此相片僅作參考。 Note: This photograph is for reference only. 「迎海」人傑地靈,四周名校林立,世界頂尖學府香港中文大學就在附近 更有多間著名小學、中學及國際學校亦近在咫尺。而深受家長歡迎 學童提供優質國際化雙語學習環境的「學之園」幼稚園,更選址「迎海 開設分校,優質教育加上自然環境,讓小朋友由起跑線一直領先。

With a large number of prestigious primary, secondary and international schools in the vicinity, and the Chinese University of Hong Kong close by, Double Cove is well positioned for grooming your children for the future. With a branch of the much-lauded kindergarten & bilingual nursery Learning Habitat soon-to-be opened within the development Double Cove among picturesque natural surroundings, your children are sure to enjoy the best possible start in life.

小學校網No.89

PRIMARY SCHOOL NET No. 89

馬鞍山聖若瑟小學 Ma On Shan St. Joseph's Primary School

培

育

精

英

九龍城浸信會禧年小學

KC Baptist Church Hay Nien Primary School 馬鞍山靈糧小學

Ma On Shan Ling Liang Primary School 香港道教聯合會純陽小學

HKTA Shun Yeung Primary School

吳氏宗親總會泰伯紀念學校 Ng Clan's Association Tai Pak Memorial School

基督教香港信義會馬鞍山信義學校 ELCHK Ma On Shan Lutheran Primary School

保良局莊啟程小學

PLK Chong Kee Ting Primary School

保良局雨川小學

PLK Riverain Primary School

馬鞍山循道衞理小學 Ma On Shan Methodist Primary School

聖公會馬鞍山主風小學

SKH Ma On Shan Holy Spirit Primary School

香港九龍塘基督教中華宣道會台山陳元喜小學 Christian Alliance Toi Shan H C Chan Primary School

沙田區中學

SECONDARY SCHOOLS AT SHATIN DISTRICT

浸信會呂明才中學 Baptist Lui Ming Choi Secondary School

佛教覺光法師中學 Buddhist Kok Kwong Secondary School

佛教黃允畋中學

Buddhist Wong Wan Tin College

明愛馬鞍山中學 Caritas Ma On Shan Secondary School

青年會書院

Chinese YMCA College 潮州會館中學

Chiu Chow Association Secondary School

基督書院

Christ College

香港九龍塘基督教中華宣道會鄭榮之中學 Christian Alliance Cheng Wing Gee College

香港中文大學校友會聯會陳震夏中學 CUHKFAA Chan Chun Ha Secondary School

東莞工商總會劉百樂中學

GCC&ITKD Lau Pak Lok Secondary School

梁文燕紀念中學(沙田) Helen Liang Memorial Secondary School (Shatin)

港九潮州公會馬松深中學 HK & KLN CCPA Ma Chung Sum Secondary School

香港浸會大學附屬學校王錦輝中小學

HKBU Affiliated School Wong Kam Fai Secondary & Primary School

香港中國婦女會馮堯敬紀念中學 HKCWC Fung Yiu King Memorial Secondary School

聖母無玷聖心書院

Immaculate Heart of Mary College

賽馬會體藝中學 Jockey Club Ti-I College

沙田蘇浙公學

Kiangsu-Chekiang College (Shatin)

天主教郭得勝中學

Kwok Tak Seng Catholic Secondary School

林大輝中學 Lam Tai Fai College

樂道中學 Lock Tao Secondary School

樂善堂楊葛小琳中學

Lok Sin Tong Young Ko Hsiao Lin Secondary School

馬鞍山聖若瑟中學 Ma On Shan St. Joseph's Secondary School

馬鞍山崇真中學

Ma On Shan Tsung Tsin Secondary School 五育中學

Ng Yuk Secondary School 五旬節林漢光中學

Pentecostal Lam Hon Kwong School 保良局朱敬文中學

Po Leung Kuk C W Chu College

保良局胡忠中學 Po Peung Kuk Wu Chung College

博愛醫院陳楷紀念中學 POH Chan Kai Memorial College

培僑書院

Pui Kiu College

沙田官立中學 Sha Tin Government Secondary School

沙田循道衛理中學

Sha Tin Methodist College 沙田培英中學

Shatin Pui Ying College

沙田崇真中學

Shatin Tsung Tsin Secondary School 聖公會林裘謀中學

SKH Lam Kau Mow Secondary School

聖公會曾肇添中學 SKH Tsang Shiu Tim Secondary School

聖羅撒書院

St. Rose of Lima's College

香港神託會培基書院 Stewards Pooi Kei College

Tak Sun Secondary School

台山商會中學 Toi Shan Association College

Tsang Pik Shan Secondary School

東華三院馮黃鳳亭中學

TWGHs Mrs. Fung Wong Fung Ting College 東華三院黃鳳翎中學

TWGHs Wong Fung Ling College

東華三院邱金元中學 TWGHs Yow Kam Yuen College

仁濟醫院董之英紀念中學

Yan Chai Hospital Tung Chi Ying Memorial Secondary School

區內國際學校

INTERNATIONAL SCHOOLS IN THE DISTRICT 香港李寶椿聯合世界書院

Li Po Chun United World College of Hong Kong

基督教國際學校 - 幼稚園

啓新書院 Renaissance College

備註:以上資料僅供參考,如有更改,請以教育局網頁最後公布為準。資料來源:www.chsc.hk及www.edb.gov.hk (2014年8月6日)

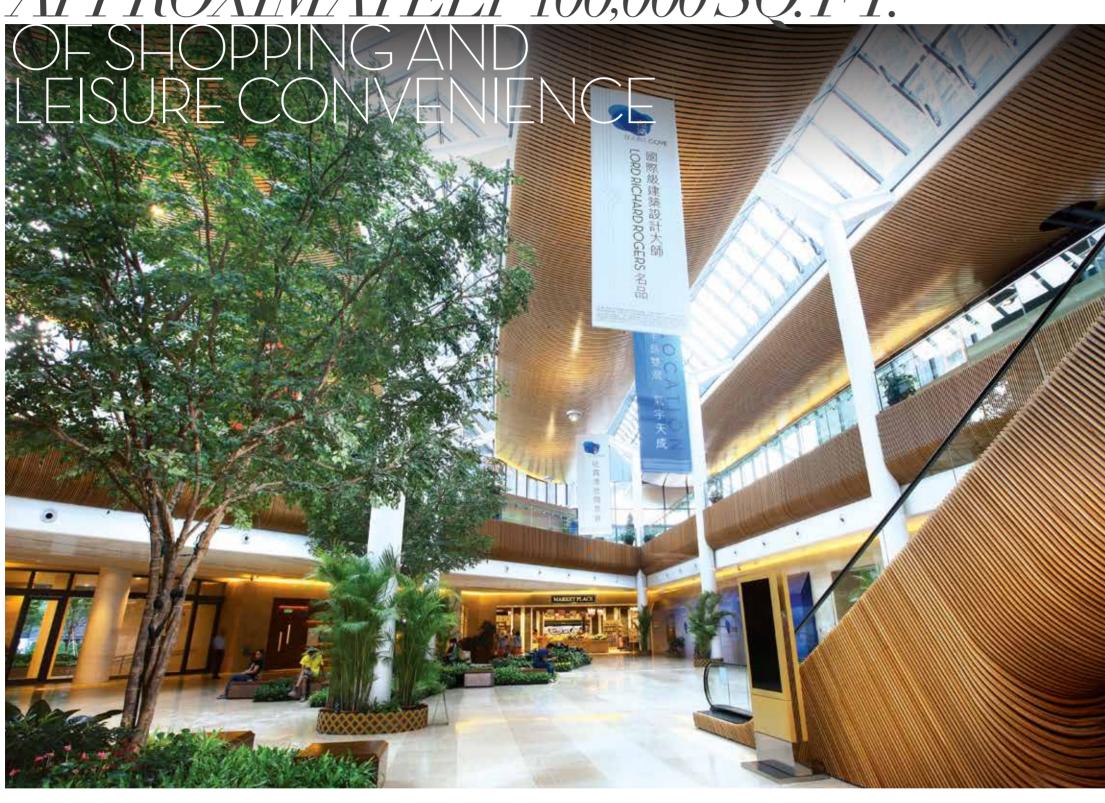
Note: The above information is for reference only where any change should subject to the latest announcement on the website of Education Bureau. Source: www.chsc.hk and www.edb.gov.hk (6th August 2014)

DOUBLE COVE PLACE APPROXIMATELY 100,000 SQ. FT. OF SHOPPING AND

100,00







Conveniently located at the south end of Double Cove, Double Cove Place is connected to MTR Wu Kai Sha Station with a covered public pedestrian walkway. With a plethora of trend-defining shops gathered under one roof, you are well positioned at the easy side of life.

- One of the most comprehensive shopping malls in the district, at approximately 100,000 sq.ft.
- A large collection of leading lifestyle specialists and merchants are waiting for your arrival, including Starbucks, Market Place by Jasons, Beidouweng Hotpot Cuisine, Diayuweng Roasted Goose and Seafood Restaurant, La Kaffa Café, Uchi coffee and 759 Store
- A spacious environment bathed in soft natural light, with an innovative Hybrid Ventilation System that greatly enhances energy economy
- The roof is furthered landscaped with trees and shrubs, fully integrating Lord Richard Rogers' design concept of 'Living in a Park'





















It took an international team to create the masterpiece that's Double Cove: contemplating every design possibility, crafting each individual detail.

精

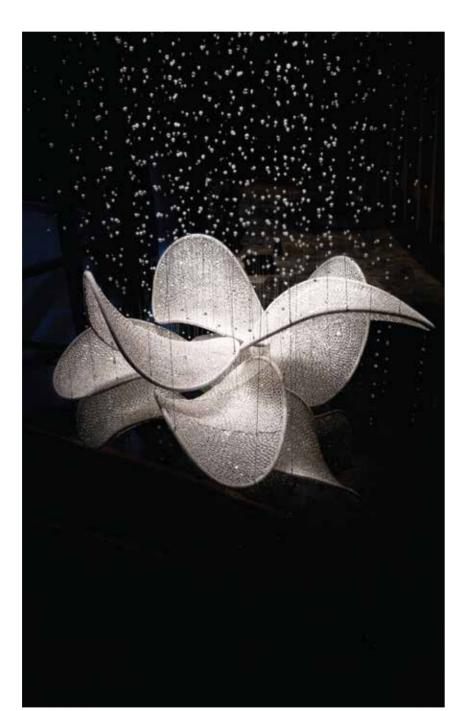
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備註:此相片為2014年6月7日於「迎海」住客會所Double Club實景拍攝,並經由電腦圖像技術作顏色

Note: This photograph was taken onsite at the residents' clubhouse Double Club of Double Cove on 7th June 2014 and has been color fine-tuned with computerized imaging technique.

01 AUTHORIZED PERSON / **ARCHITECT** 認可人士/建築師

Henry Lau King Chiu of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited 劉榮廣伍振民建築師事務所(香港)有限公司之 劉鏡釗建築師

DESIGN CONSULTANT 設計顧問

Rogers Stirk Harbour + Partners

INFRASTRUCTURAL CONSULTANT 基建顧問

AECOM Asia Company Ltd.

03

STRUCTURAL ENGINEER 結構工程師

Stephen Cheng Consulting Engineers Limited 鄭育麟顧問工程師有限公司

FAÇADE CONSULTANT 外牆立面顧問

Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

04

MECHANICAL & **ELECTRICAL ENGINEER** 機電工程師

J. Roger Preston Limited 澧信工程顧問有限公司

STRUCTURAL STEEL CONSULTANT 鋼結構顧問

AECOM Asia Company Ltd.

QUANTITY SURVEYOR 工料測量師

Langdon & Seah Hong Kong Limited 威寧謝香港有限公司

SITE FORMATION CONSULTANT 地盤平整顧問

• AECOM Asia Company Ltd.

 Hyder Consulting Limited 安誠工程顧問有限公司

06

LANDSCAPE ARCHITECT 園境規劃師

ADI Limited 雅博奧頓國際設計有限公司

PLANNING CONSULTANT 規劃顧問

Kenneth To & Associates Limited 杜立基規劃顧問有限公司

Aedas Interiors Ltd.

凱達室內設計有限公司

CLUBHOUSE AND INTERIOR DESIGNER 會所及室內設計師

SHOPPING ARCADE

INTERIOR DESIGNER

商場室內設計師

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Steve Leung Designers Ltd. 梁志天設計師有限公司

ENVIRONMENTAL DESIGN CONSULTANT 環保設計顧問

 Ove Arup & Partners Hong Kong Limited 奧雅納工程顧問

• GB Tech Consulting Limited 綠建科技顧問有限公司

 Allied Environmental Consultants Limited 沛然環境評估工程顧問有限公司

TRAFFIC & NOISE CONSULTANT 交通及噪音評估顧問 AECOM Asia Company Ltd.

LIGHTING CONSULTANT 燈光顧問

Pro-lit Company Ltd. 保力燈光設計有限公司

Summit Technology (Hong Kong) Limited 雲峰科技(香港)有限公司

MAIN SUPERSTRUCTURE CONTRACTOR 上蓋建築總承建商

BUILDING INFORMATION MODELING CONSULTANT 建築信息模擬顧問

• Heng Shung Construction Co. Ltd. 恒順建築有限公司

• Hip Hing Construction Co. Ltd. 協興建築有限公司

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FOUNDATION CONTRACTOR 地基承建商

Vibro (HK) Limited 惠保(香港) 有限公司

ARTWORK MASTER PLANNING CONSULTANT 藝術品規劃僱問

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William Lim of CL3 Architects Limited 思聯建築設計有限公司之林偉而先生

「迎海第三期」(迎海•星灣御)所位於的 街道名稱及門牌號數:鳥溪沙路8號 地區:馬鞍山 賣方就本發展項目期數「迎海第三期」 (迎海•星灣御)指定的互聯網湖站的 網址: www.double.cove.com.hk 本廣告/宣傳資料內載列的相片、圖像、 繪圖或素描顯示純屬 畫家對有關發展項目 之想像。有關相片、圖像、繪圖或素描 並非按照比例繪畫及/或可能經過電腦

修飾處理。準買家 如欲了解發展項目 的詳情,請參閱 售樓說明書。賣方 亦建議準買家到有 關發展地線作實地 考察,以對該發展 地盤、其周邊地區 環境及附近的公共 設施有較佳了解。

Street name and street number for Double Cove Phase 3 (Double Cove Starview Prime): No. 8 Wu Kai Sha Road District: Ma On Shan The address of the website designated by the vendor of this phase, Double Cove Phase 3 (Double Cove Starview Prime),

of the development: www. doublecove.com.hk The photographs, images, drawings or sketches shown in this advertisement/pro motional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the deve lopment site, its surrounding environment and the public facilities nearby.

賣方的控權公司 HOLDING COMPANIES OF THE VENDOR





發展項目的其他投資者 OTHER INVESTOR OF THE DEVELOPMENT



銷售代理 SALES AGENCIES



新世界地產代理有限公司

總寫字樓:香港中環金融街8號國際金融中心2期73樓 Head Office: 73/F, Two International Finance Centre, 8 Finance Street, Central, Hong Kong 電話 Telephone: 2908 8111 網址 Website: www.hld.com

總寫字樓:香港中環皇后大道中18號新世界大廈2期3A樓 Head Office: 3A Floor, New World Tower II, 18 Queen's Road, Central, Hong Kong 電話 Telephone: 3111 3888 網址 Website: www.nwd.com.hk

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賣方:豐收發展有限公司、嘉理有限公司、沛成發展有限公司、安豐發展有限公司及裕銀發展有限公司(亦為擁有人及其控權公司為恒基兆業 有限公司、恒基兆業地產有限公司、謙耀置業有限公司及偉輝發展有限公司);及駿星投資有限公司(亦為擁有人及其控權公司為新世界發展 有限公司及冠悦有限公司)。期數的認可人士:劉榮廣伍振民建築師事務所(香港)有限公司的劉鏡釗先生(劉鏡釗先生為劉榮廣伍振民建築師 事務所(香港)有限公司的董事)。期數的承建商:恒順建築有限公司及協興建築有限公司。賣方代表律師:胡關李羅律師行、任錦光律師行、 高李葉律師行及劉漢銓律師行。已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構:香港上海匯豐銀行有限公司及東方匯理銀行。 已為期數的建造提供貸款的任何其他人:恒基兆業地產代理有限公司、新世界金融有限公司、偉輝發展有限公司及圖域有限公司。盡賣方所知的 「迎海第三期」(迎海・星灣御)的預計關鍵日期:2016年3月31日。此預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

本廣告/宣傳資料內一切資料,須以政府相關部門最後批准之圖則及法律文件為準。賣方保留一切權利,按實際情況需要作出改動,而無須另行 通知。在本廣告/宣傳資料內所載列的描述、參考、相片、繪圖、圖像或其他資料,無論是否明訂或隱含,並不構成或不應被視為提供任何要約、 承諾、陳述或保證。此廣告由賣方或在賣方的同意下發布。 詳情請參閱售樓説明書。此廣告之印製日期:2014年9月25日。

Vendors: Harvest Development Limited, Carley Limited, Perfect Success Development Limited, Onfine Development Limited and Rich Silver Development Limited (also as the owners and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited and Wellfine Development Limited); and Regent Star Investment Limited (also as the owner and whose holding companies are New World Development Company Limited and Happy Champion Limited). Authorized person for the phase: Mr. Henry Lau King Chiu of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited. (Mr. Henry Lau King Chiu is a director of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited.) Building contractor for the phase: Heng Shung Construction Company Limited and Hip Hing Construction Company Limited. Vendors' Solicitors: Woo Kwan Lee & Lo, Yam & Company, Kao, Lee & Yip and Chu & Lau. Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the phase: The Hong Kong and Shanghai Banking Corporation Limited and Crédit Agricola Corporate and Investment Bank. Any other person who has made a loan for the construction of the phase: Henderson Real Estate Agency Limited, New World Finance Company Limited, Wellfine Development Limited and Capital Land Limited. To the best of the vendor's knowledge, the estimated material date for Double Cove Phase 3 (Double Cove Starview Prime) is 31st March 2016. Such date is subject to any extension of time that is permitted under the agreement for sale and purchase.

All information contained in this advertisement/promotional material shall be subject to the final plans approved by the relevant Government authorities and legal documentation. The vendor reserves the right to make modification and changes according to the actual circumstances without prior notice. The description, reference, photo, drawing, image or other information whatsoever in this advertisement/promotional material shall not constitute or be constructed as constituting any offer, promise, representation or warranty, whether expressed or implied. This advertisement is published by, or with the consent of, the vendor. Please refer to the sales brochure for details. Date of printing of this advertisement: 25th September 2014.

> 家・築 動 愛 恒基兆業地產