

銷售代理 Sales Agent:



恒基物業代理有限公司
HENDERSON PROPERTY AGENCY LIMITED

牌照號碼 Licence No.: C-001811

展銷中心 Exhibition Centre

九龍尖沙咀彌敦道132號美麗華廣場一期5樓
L5, Mira Place One, 132 Nathan Road, Tsim Sha Tsui, Kowloon

開放時間：上午10時30分至下午8時
Opening Hours : 10:30am to 8:00pm

查詢熱線 Hotline : 8202 8777



「南津•迎岸」



「南津•迎岸」
物業簡介



恒基兆業



The H Collection

「南津•迎岸」網址 Website of South Walk • Aura: www.southwalkaura.com.hk

家·築動愛
HOME, WHERE LOVE RESIDES.



恒基兆業地產
HENDERSON LAND



THE H COLLECTION

全港首創地標式住宅系列

SOUTH WALK • AURA
南津•迎岸



平面圖
Floor Plan

**LIFE IS
HAPPENING**
港島南生活進行式

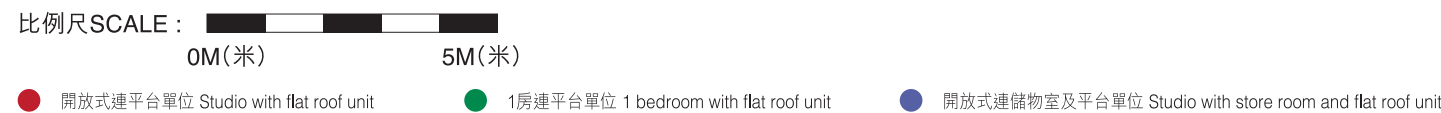
LAYOUT PLAN OF THE DEVELOPMENT



由發展項目的認可人士提供的該等建築物及設施的預計落成日期為2019年10月31日。
The estimated date of completion of these buildings and facilities, as provided by the authorized person for the development is 31st October 2019.

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

2ND FLOOR PLAN



備註:

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般較低層的內部面積稍大。
2. 有關各樓面平面圖中各住宅單位的外部及內部尺寸及部份設於外牆之建築裝飾詳情，請參閱售樓說明書。上述所有樓面平面圖、實用面積及其他項目的面積只供參考。詳情請參閱售樓說明書。
3. 平台空白位置為供維修大廈設備使用的公用地方。
4. 平台面積屬該住宅物業其他指明項目的面積(不計算入實用面積)。

Notes:

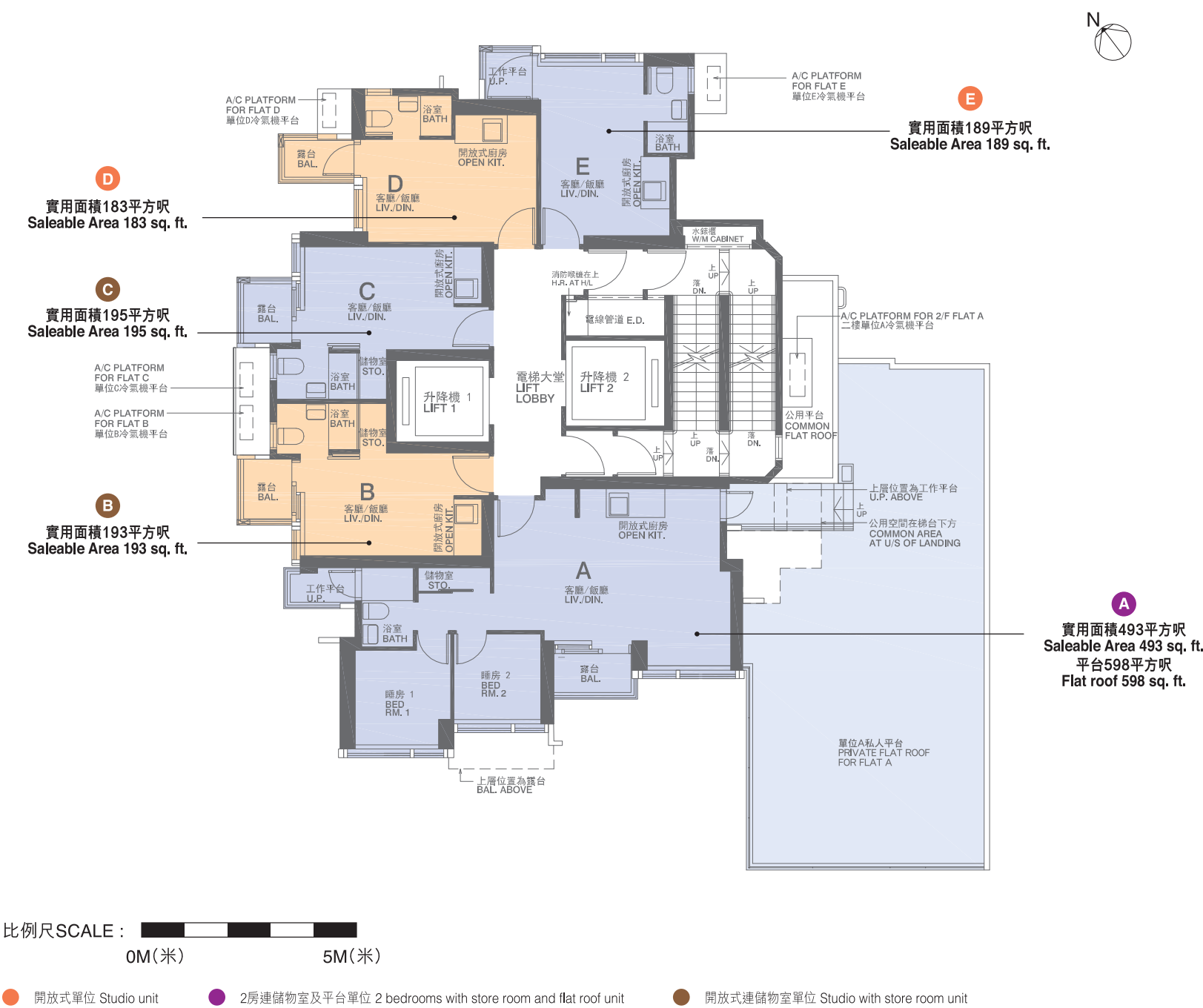
1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the Sales Brochure for details.
3. Blank areas on the flat roof are common area for building facility maintenance.
4. Flat roof area is the area of other specified items (not included in the saleable area).

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

3樓平面圖

3RD FLOOR PLAN

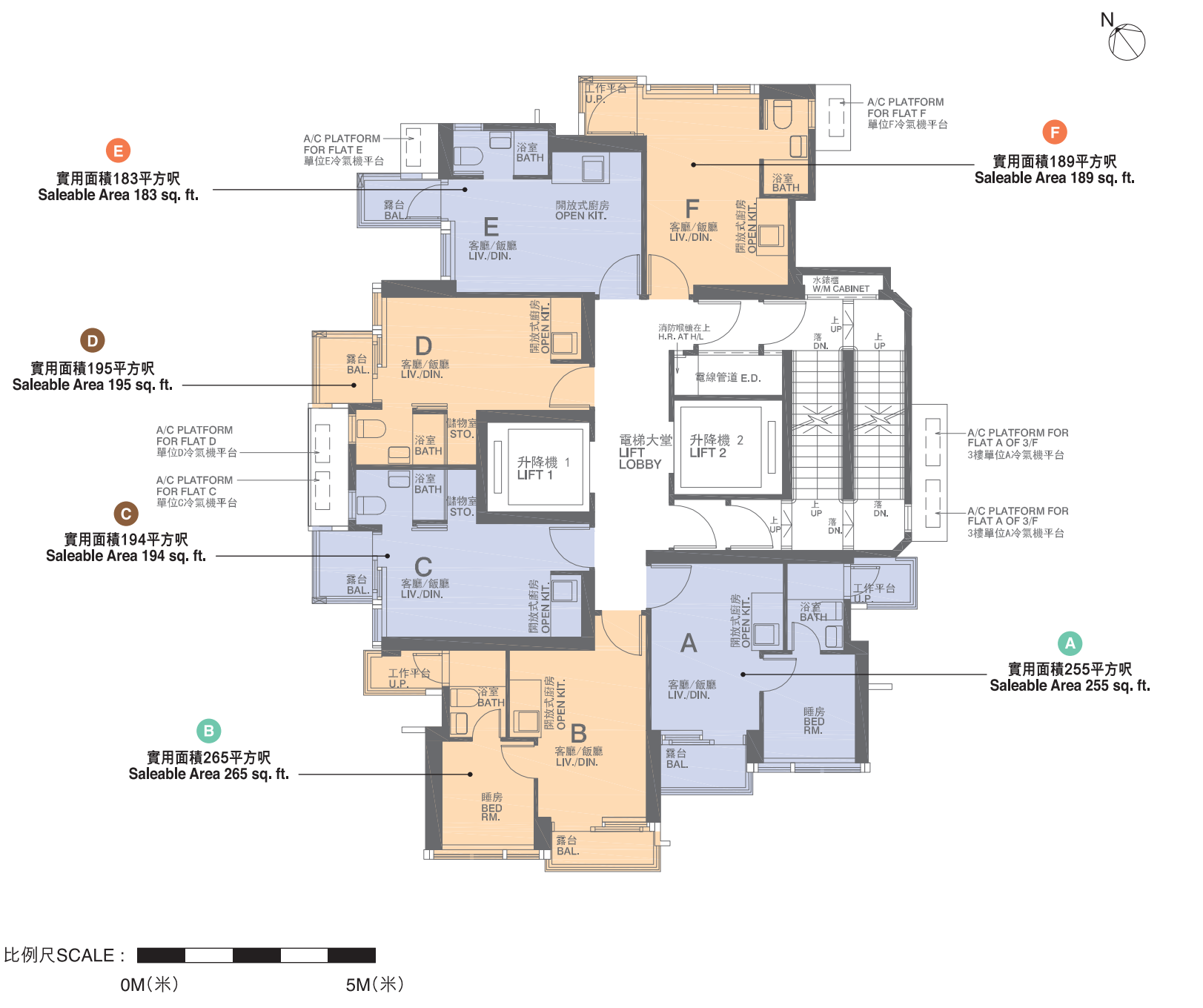


備註: 1. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般較低層的內部面積稍大。
2. 有關各樓面平面圖中各住宅單位的外部及內部尺寸及部份設於外牆之建築裝飾詳情, 請參閱售樓說明書。上述所有樓面平面圖、實用面積及其他項目的面積只供參考。詳情請參閱售樓說明書。
3. 平台空白位置為供維修大廈設備使用的公用地方。
4. 平台面積屬該住宅物業其他指明項目的面積(不計算入實用面積)。

Notes: 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the Sales Brochure for details.
3. Blank areas on the flat roof are common area for building facility maintenance.
4. Flat roof area is the area of other specified items (not included in the saleable area).

5樓平面圖

5th FLOOR PLAN



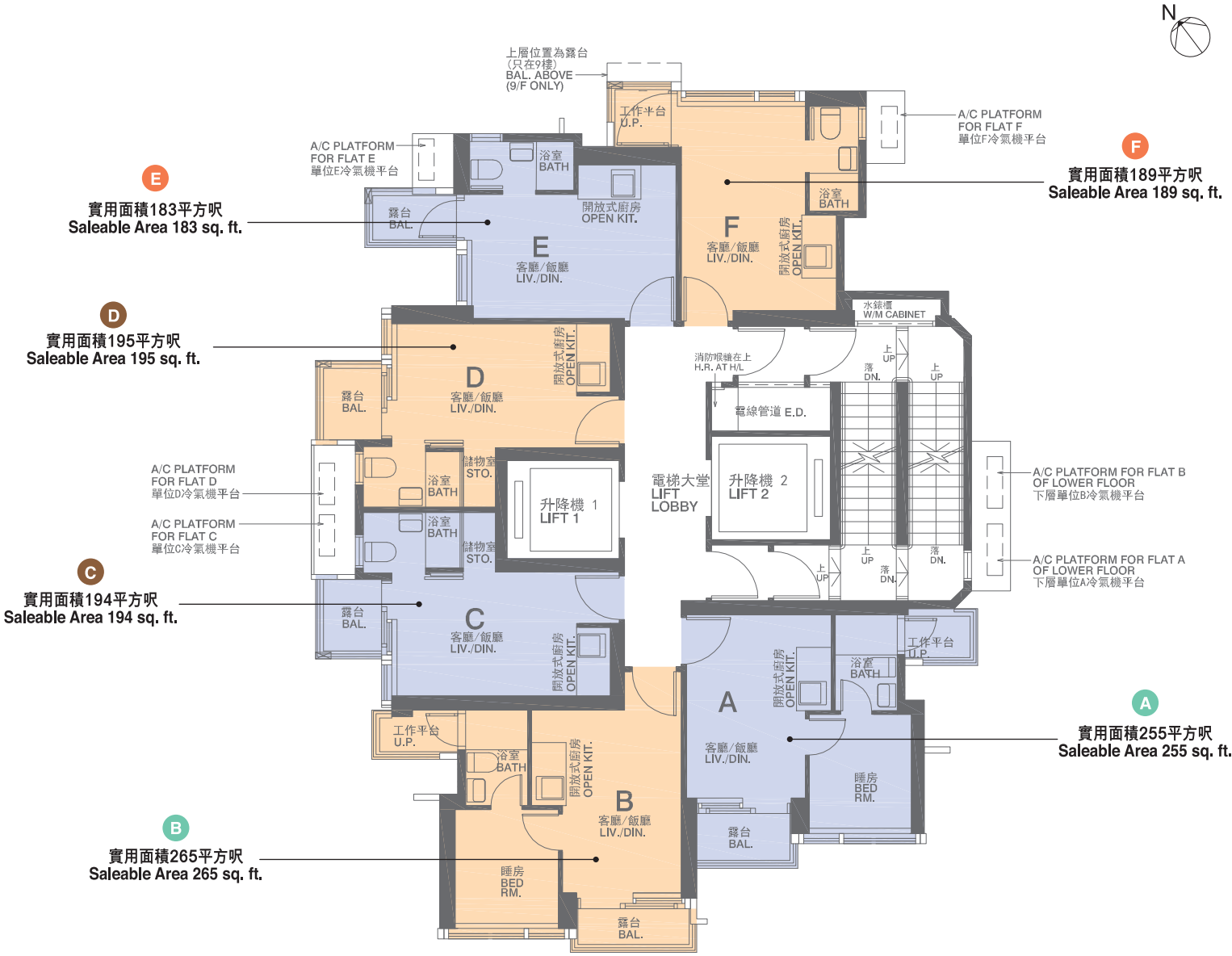
備註: 1. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般較低層的內部面積稍大。
2. 有關各樓面平面圖中各住宅單位的外部及內部尺寸及部份設於外牆之建築裝飾詳情, 請參閱售樓說明書。上述所有樓面平面圖、實用面積及其他項目的面積只供參考。詳情請參閱售樓說明書。

Notes: 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the Sales Brochure for details.

發展項目的住宅物業的樓面平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

6樓至9樓平面圖
6TH-9TH FLOOR PLAN

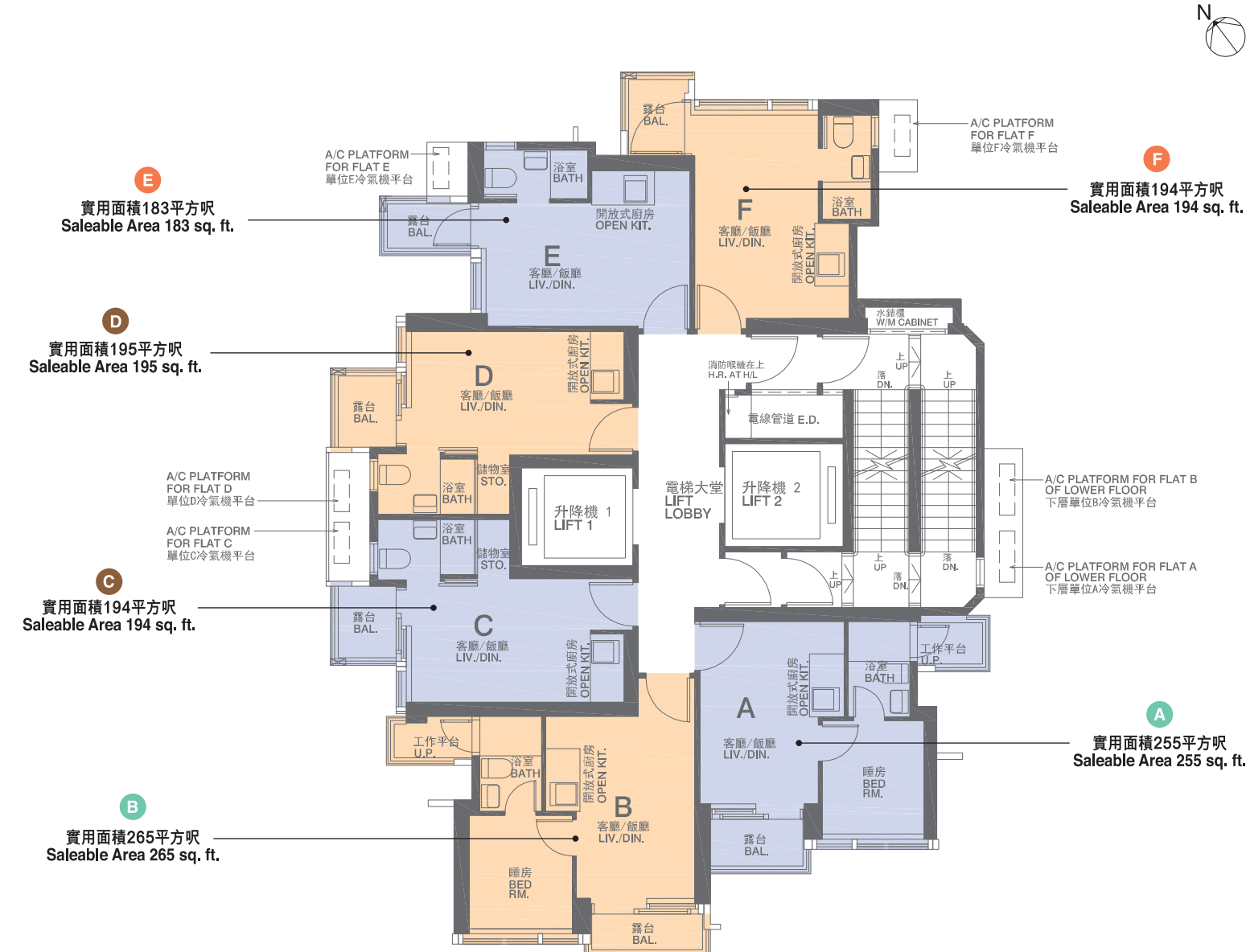


比例尺SCALE : 0M(米) 5M(米)

● 開放式單位 Studio unit ● 開放式連儲物室單位 Studio with store room unit ● 1房單位 1 bedroom unit

備註: 1. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般較低層的內部面積稍大。
2. 有關各樓面平面圖中各住宅單位的外部及內部尺寸及部份設於外牆之建築裝飾詳情, 請參閱售樓說明書。上述所有樓面平面圖、實用面積及其他項目的面積只供參考。詳情請參閱售樓說明書。
Notes: 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walks on the upper floors.
2. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the Sales Brochure for details.

10樓至12樓、15樓至23樓及25樓至28樓平面圖
10TH-12TH, 15TH-23RD & 25TH-28TH FLOOR PLAN



比例尺SCALE : 0M(米) 5M(米)

● 開放式單位 Studio unit ● 開放式連儲物室單位 Studio with store room unit ● 1房單位 1 bedroom unit

備註: 1. 因住宅物業的較高樓層的結構牆的厚度遞減, 較高樓層的內部面積, 一般較低層的內部面積稍大。
2. 有關各樓面平面圖中各住宅單位的外部及內部尺寸及部份設於外牆之建築裝飾詳情, 請參閱售樓說明書。上述所有樓面平面圖、實用面積及其他項目的面積只供參考。詳情請參閱售樓說明書。
Notes: 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walks on the upper floors.
2. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the Sales Brochure for details.

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT

29TH FLOOR PLAN

Unit A (Blue): 實用面積314平方呎 / Saleable Area 314 sq. ft. (excluding 112 sq. ft. flat roof). Includes: 客廳/飯廳 LIV./DIN., 開放式廚房 OPEN KIT., 浴室 BATH., 睡房 BED RM., 露台 BAL., 露台 BAL. COVER, 單位A私人平台 PRIVATE FLAT ROOF FOR FLAT A.

Unit B (Orange): 實用面積195平方呎 / Saleable Area 195 sq. ft. Includes: 客廳/飯廳 LIV./DIN., 開放式廚房 OPEN KIT., 浴室 BATH., 露台 BAL., 露台 BAL. COVER.

Unit C (Blue): 實用面積195平方呎 / Saleable Area 195 sq. ft. Includes: 客廳/飯廳 LIV./DIN., 開放式廚房 OPEN KIT., 浴室 BATH., 露台 BAL., 露台 BAL. COVER.

Unit D (Orange): 實用面積183平方呎 / Saleable Area 183 sq. ft. Includes: 客廳/飯廳 LIV./DIN., 開放式廚房 OPEN KIT., 浴室 BATH., 露台 BAL., 露台 BAL. COVER.

Common Areas: 升降機 1 LIFT 1, 升降機 2 LIFT 2, 電梯大堂 LIFT LOBBY, 消防喉嚨在上 H.R. AT H/L, 電線管道 E.D., 水錶櫃 W/M CABINET, 露台 BAL., 露台 BAL. COVER, 露台 BAL. COVER.

Other Labels: A/C PLATFORM FOR FLAT C 單位C冷氣機平台, A/C PLATFORM FOR FLAT B 單位B冷氣機平台, A/C PLATFORM FOR FLAT D 單位D冷氣機平台, A/C PLATFORM FOR FLAT E 單位E冷氣機平台, A/C PLATFORM FOR 28樓單位B冷氣機平台, A/C PLATFORM FOR 28樓單位A冷氣機平台.

● 開放式單位 Studio unit
 ● 開放式連儲物室及天台單位 Studio with store room and roof unit
 ● 1房連平台及天台單位 1 bedroom with flat roof and roof unit

Notes: 1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walks on the upper floors.
2. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the Sales Brochure for details.
3. Blank areas on the flat roof are common area for building facility maintenance.
4. Flat roof area is the area of other specified items (not included in the saleable area).

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● 開放式連儲物室及天台單位 Studio with store room and roof unit ● 1房連平台及天台單位 1 bedroom with flat roof and roof unit

備註:

1. 有關各樓面平面圖中各住宅單位的外部及內部尺寸及部份設於外牆之建築裝飾詳情，請參閱售樓說明書。上述所有樓面平面圖、實用面積及其他項目的面積只供參考。詳情請參閱售樓說明書。
2. 天台空白位置為供維修大廈設備使用的公用地方。
3. 天台面積屬該住宅物業其他指明項目的面積(不計算入實用面積)。
4. 有關天台的位置在該發展項目經建築事務監督批准的建築圖則上列為私人平台，實際上其用途為天台，而其面積將以天台計算。

Notes:

1. For the details of all external and internal dimension of all units, and details of some features on external wall, please refer to the Sales Brochure. The above floor plan, saleable area and area of other items are for reference only, please refer to the sales brochure for details.
2. Blank areas on the roof are common area for building facility maintenance.
3. Roof area is the area of other specified items (not included in the saleable area).
4. For the location of the roof, it was specified as private flat roof in the general building plans of the development approved by the Building Authority. In practice, it is a roof and its area is calculated under the roof.

樓平平面圖圖例

LEGENDS OF FLOOR PLANS

A/C PLATFORM	= 冷氣機平台 Air-conditioner platform	H/L	= 高位 High level
A/C PLINTH	= 冷氣機台 Air-conditioner plinth	H.R.	= 消防喉轆 Hose reel
A/C UNIT	= 冷氣機 Air-conditioner unit	H.V. SWITCH GEAR RM.	= 高壓電制房 High voltage switch gear room
BAL.	= 露台 Balcony	LIV./DIN.	= 客飯廳 Living and dining room
BAL. COVER	= 露台上蓋 Cover for balcony	OPEN KIT.	= 開放式廚房 Open kitchen
BATH	= 浴室 Bathroom	STO.	= 儲物室 Store room
BED RM.	= 睡房 Bedroom	TX RM.	= 變壓器房 Transformer room
DN.	= 落 Down	W/M CABINET	= 水錶櫃 Water meter canbinet
E.D.	= 電線管道 Electric riser duct	U.P.	= 工作平台 Utility platform
EL DUCT	= 電槽 Electrical duct	U.P. COVER	= 工作平台上蓋 Cover for utility platform
EMERGENCY GENERATOR RM.	= 緊急發電機房 Emergency generator room	U/S	= 在下方 Underside

備註：
1. 部分住宅物業的露台、工作平台、平台、天台或外牆或設有外露之公用喉管，或外牆裝飾皮內藏之公用喉管。
2. 部分住宅物業內之部分天花或有跌級樓板，用以安裝上層之機電設備或配合上層之結構、建築設計及/或裝修設計上的需要。
3. 部分住宅物業內或設有假陣或假天花用以安裝冷氣喉管及/或其他機電設備。
4. 樓面平面圖所列之數字為毫米標示之建築結構尺寸。
5. 各住宅物業的樓面平面圖內所展示之裝置及設備的圖標如浴缸、洗面盆、座廁、淋浴間、洗滌盆、櫃(如有)等乃根據最新經批准的建築圖則擬備，其形狀、尺寸、比例或與實際提供的裝置及設備存在差異，僅供示意及參考之用。
Notes:
1. Common pipes exposed or enclosed in cladding may be located at the balcony, utility platform, flat roof, roof or external wall of some residential properties.
2. There may be sunken slabs at some parts of the ceiling inside some residential properties for the installation of mechanical and electrical services of the floor above or due to the structural, architectural and/or decoration design requirements of the floor above.
3. There may be ceiling bulkheads or false ceiling inside some residential properties for the installation of air-conditioning conduits and/or other mechanical and electrical services.
4. The dimensions of the floor plans are all structural dimensions in millimeter.
5. Those icons of fittings and appliances shown on the floor plans of residential properties like bathtubs, wash basins, water closets, shower cubicles, sink units, cabinets (if any) etc. are prepared in accordance with the latest approved building plans. Their shapes, dimensions, scales may be differed from the fittings and appliances actually provided and they are for indication and reference only.

「南津·迎岸」所位於的街道名稱及門牌號數：田灣街12號 地區：香港仔及鴨脷洲 賣方就發展項目「南津·迎岸」指定的互聯網網站的網址：www.southwalkaura.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盤作實地考察，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 South Walk • Aura : No.12 Tin Wan Street District : Aberdeen and Ap Lei Chau The address of the website designated by the vendor for the development, South Walk • Aura : www.southwalkaura.com.hk The photographs, images, drawings or sketches shown in this advertisement / promotional 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 development site, its surrounding environment and the public facilities nearby.

賣方：遠民有限公司(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、Good Time Limited及Broadwin Int'l Limited)。發展項目的認可人士：劉榮廣伍振民建築師事務所(香港)有限公司的歐建棟先生(歐建棟先生為劉榮廣伍振民建築師事務所(香港)有限公司的董事)。發展項目的承建商：恒順建築有限公司。賣方代表律師：胡關李羅律師行。已為發展項目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：不適用。已為發展項目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。盡賣方所知的「南津·迎岸」的預計關鍵日期為2019年10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。詳情請參閱售樓說明書。此廣告之印製日期： 2018年3月19日。

Vendor: Asia Manor Limited (also as the owner and whose holding companies are Henderson Development Limited, Henderson Land Development Company Limited, Mightymark Investment Limited, Good Time Limited and Broadwin Int'l Limited). Authorized person for the development: Mr. Au Kin Tung of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited (Mr. Au Kin Tung is a director of Dennis Lau & Ng Chun Man Architects & Engineers (H.K.) Limited). Building contractor for the development: Heng Shung Construction Company Limited. Vendor’s solicitor: Woo Kwan Lee & Lo. Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Not Applicable. Any other person who has made a loan for the construction of the development: Henderson Real Estate Agency Limited. To the best of the vendor’s knowledge, the estimated material date for South Walk • Aura is 31st October 2019. 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 relevant Government authorities and legal documentation. The vendor reserves the right to make modifications and changes according to actual circumstances without prior notice. The description, reference, photograph, drawing, image or other information whatsoever in this advertisement/ promotional material shall not constitute or be construed as constituting any offer, promise, representation or warranty, whether express 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: 19th March 2018