

33 KENNEDY RD



FU HOP INVESTMENT CO. LTD.

tds
the
development
studio

33 Kennedy Road
堅尼地道33號



33

躍步峯景新章 STEP UP TO A NEW LEVEL

*Exceptional Opportunities to own a piece of
Hong Kong's most prestigious and historic neighbourhoods.*

坐擁香港頂級名區，傳承歷史珍稀良機。

Remarks¹ The image displays a rendering drawing representing an artist's impression of the relevant part of the Development after completion and is not a photograph taken at the Development nor is it drawn to scale. It has been edited and processed with computerised imaging techniques. This image is provided for reference only and not intended to display the final appearance or layout of the Development (or any part thereof) or the view or environmental outlook from any unit of the Development. The Vendor reserves all rights to modify the Development (or any part thereof) in accordance with the latest building plans approved by the relevant government authorities from time to time. All (if any) design, layout, architecture, fittings, material, finishes, appliances, furniture, art piece, lighting, equipment, facilities, colouring, gardening, landscapes, plants, trees, etc. are only displayed in this advertisement for reference only and may not be present at the Development or in its vicinity or accurately reflect the actual situation or the layout or floor plans of the Development. This image shall not constitute or be construed as giving any offer, representation, undertaking or warranty, whether express or implied, by the Vendor. For details of the Development, please refer to the sales brochure.

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備註¹ 此圖像顯示的模擬效果圖純屬畫家對發展項目相關部分日後落成後之想像，並非於發展項目拍攝的照片，亦並非按照比例製作。圖像經電腦修飾處理，僅供參考，並不反映發展項目的最終外觀或布局（或其中的相關部分），或由發展項目的任何單位的外望之景觀或周邊環境。賣方保留權利根據相關政府部門不時批准之最新建築圖則修改發展項目及其任何部分。所有（如有）設計、布局、建築、裝置、用料、裝修物料、設備、家具、藝術品、燈光、器材、設施、顏色、園藝、園景、植物、樹木等僅供參考，並不一定會在發展項目或其附近出現或準確反映發展項目的實際情況或布局或平面圖。圖像並不構成亦不得詮釋為賣方作出任何不論明示或隱含之要約、陳述、承諾或保證。有關發展項目之詳細資料，請參閱售樓說明書。

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FOR ENQUIRIES 垂詢詳情

灣仔堅尼地道33號
33 Kennedy Road, Wan Chai
+852 6934 6943
living@33kennedyroad.hk
www.33kennedyroad.com.hk



SCHEDULE AN
APPOINTMENT
安排預約

Remarks¹ · 備註¹

Flat NORTH 單位 (ONE-BEDROOM 一房)



Flat EAST 單位 (TWO-BEDROOM 兩房)



Flat SOUTH 單位 (THREE-BEDROOM 三房)



18/F Floor Plan
十八樓樓面平面圖



1. The areas as specified above have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

2. The saleable area and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

3. 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.

4. For details of the floor plan of the relevant residential property, please refer to the sales brochure.

1. 以上所列面積以1平方公呎=10.764平方英尺的換算率換算為平方英尺，並四捨五入至最接近的整數平方英尺。

2. 實用面積及露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》第8條計算，而其他指明項目的面積(未計入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算。

3. 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，一般比較低樓層的內部面積稍大。

4. 有關住宅物業平面圖的詳情，請參閱樓樓說明書。

33 KENNEDY ROAD INFORMATION 堅尼地道 33 號資料簡介			
Address 地址	33 Kennedy Road 堅尼地道 33 號	TYPE 戶型	SALEABLE AREA ^B 實用面積 ^B (sq. ft. 平方呎)
No. of Residential Units 住宅單位數目	71 (One-Bedroom 一房: 23) (Two-Bedroom 兩房: 23) (Three-Bedroom 三房: 23) (Duplex 複式: 2)	Flat North on 1/F - 27/F ^C (1-Bedroom) 1樓 - 27樓 ^C North 單位 (一房)	360
No. of Blocks 座數	1 Block 1 座	Flat East on 1/F - 27/F ^C (2-Bedroom) 1樓 - 27樓 ^C East 單位 (兩房)	663
No. of Storeys 樓層總數	28 Storeys (excluding Roof, Upper Roof & Top Roof) 28 層 (不包括天台、上層天台及頂層天台)	Flat South on 1/F - 27/F ^C (3-Bedroom) 1樓 - 27樓 ^C South 單位 (三房)	1033
Floor-to-Floor Height ^A (mm) 層與層之間高度 ^A (毫米) (2/F - 26/F ^C 2 樓至 26 樓 ^C)	Flat North 單位 3150, 3150#, 3150@, 3150^ Flat East 單位 3150, 3150#, 3150@, 3150^, 3150* Flat South 單位 3150, 3150#, 3150!, 3150◇, 3150^	Duplex on 28/F & 29/F (3-Bedroom) 28樓及29樓複式單位 (三房)	1276-1562
Clubhouse 會所	On LG1/F and G/F 設於地下層1樓及地下	The areas as specified above have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot. 以上所列面積以1平方公呎=10.764平方英尺的換算率換算為平方英尺，並四捨五入至最接近的整數平方英尺。	
No. of Parking Spaces 停車位數目	Loading and Unloading 上落貨：1 Motorcycle 電單車：2		

Inclusive of the sunken depth of the sunken slab on the floor of this floor 50(mm)
@ Inclusive of the sunken depth of the sunken slab on the floor of this floor 200(mm)
◇ Inclusive of the sunken depth of the sunken slab on the floor of this floor 250(mm)
! Inclusive of the sunken depth of the sunken slab on the floor of this floor 300(mm)
^ Inclusive of the sunken depth of the sunken slab on the floor of this floor 350(mm)
* Inclusive of the sunken depth of the sunken slab on the floor of this floor 450(mm)

包括本層地台跌級樓板之跌級深度50 (毫米)
@ 包括本層地台跌級樓板之跌級深度200 (毫米)
◇ 包括本層地台跌級樓板之跌級深度250 (毫米)
! 包括本層地台跌級樓板之跌級深度300 (毫米)
^ 包括本層地台跌級樓板之跌級深度350 (毫米)
* 包括本層地台跌級樓板之跌級深度450 (毫米)

- A. The floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor of each residential property.
每個住宅物業的層與層之間的高度指該層之石屎地台面與上一層石屎地台之高度距離。
- B. The saleable area and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
實用面積及露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》第8條計算，而其他指明項目的面積(未計入實用面積)是按照《一手住宅物業銷售條例》附表2第2部計算。
- C. 4/F, 13/F, 14/F and 24/F are omitted.
不設4樓、13樓、14樓及24樓。

CLUBHOUSE 會所

The fully equipped gym keeps you active, while the lounge offers a quiet space to work or unwind. The function room, with its private kitchen and spacious balcony, is perfect for meetings or gatherings, ensuring effortless entertaining.

設備齊全的健身房讓您隨時保持活力，休息室則是靜享工作或放鬆的理想空間。多功能廳配備專屬廚房，連通寬敞露台，適合舉辦會議或聚會，盡享自在款待時光。

- Function Room 多功能廳
- Lounge 休息室
- Kitchen 廚房
- Gym 健身房



Remarks² · 備註²



Remarks² · 備註²

WAN CHAI NEIGHBOURHOOD 灣仔社區



TRANSPORT 交通

- WAN CHAI MTR STATION EXIT A3**
灣仔港鐵站 A3 出口 — 6 mins 分鐘 (approx. 約)
- WU CHONG HOUSE BUS STOP**
胡忠大廈巴士站 — 4 mins 分鐘 (approx. 約)
- THE ZENITH BUS STOP**
尚翹峰巴士站 — 4 mins 分鐘 (approx. 約)
- PHOENIX COURT MINIBUS STOP**
鳳凰閣小巴士 — 1 min 分鐘 (approx. 約)
- JOHNSTON ROAD TRAM STOP**
莊士敦道電車站 — 5 mins 分鐘 (approx. 約)
- WAN CHAI FERRY PIER**
灣仔碼頭 — 20 mins 分鐘 (approx. 約)

EDUCATION 教育

- ST. JOSEPH'S PRIMARY SCHOOL & COLLEGE**
聖若瑟小學及中學
- MARYMOUNT PRIMARY & SECONDARY SCHOOL**
瑪利曼小學及中學
- ST. PAUL CONVENT SCHOOL & PRIMARY SECTION**
聖保祿學校及小學部
- QUEEN'S COLLEGE**
皇仁書院

SHOP & DINE 購物及用餐

- 01 STAR STREET PRECINCT 星街小區**
Sun, Moon, Star Street, 日街,月街,星街
- 02 HOPEWELL CLUSTER**
Hopewell Mall 合和商場
Wu Chung House 胡忠大廈
QRE Plaza, GARDENEast, 163 QRE
Queen's Road East, 皇后大道東
- 03 LEE TUNG AVENUE 利東街**
200 Queen's Road East, 皇后大道東 200號
- 04 SHIP STREET 船街**
Ship Street, 船街

^A Source of information: <https://www.info.gov.hk/gia/general/202101/05/P2021010500747.htm?fontSize=1>(reference date: 16 May 2025) ; <https://www.info.gov.hk/gia/general/201904/10/P2019041000591.htm?fontSize=1>(reference date: 16 May 2025). The Vendor does not warrant the accuracy of the above website, and whether the above website is the latest version, and the contents are for reference only. The details of the proposed subway/footbridge in this advertisement (including but not limited to the implementation, location, design and completion time, etc.) are subject to the final decision of the Government. The Vendor makes no offer, representation, undertaking or warranty, whether express or implied, in respect thereof.
資料來源: <https://www.info.gov.hk/gia/general/202101/05/P2021010500747.htm?fontSize=1>(參考日期: 2025年5月16日) ; <https://www.info.gov.hk/gia/general/201904/10/P2019041000591.htm?fontSize=1>(參考日期: 2025年5月16日)。賣方並不保證上述網址之準確性及是否最新修訂版，內容僅供參考。本廣告內載列的擬建中的隧道/行人天橋的詳情(包括但不限於落實、位置、設計及竣工時間等)均以政府最終決定為準。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
Source of the location map: www.google.com.hk/maps. The drawing is not drawn to scale and has been edited and processed with computerized imaging techniques. It is simplified and does not show all the streets, buildings and facilities in the vicinity of the Development. All information and images on the drawing are for reference only. The drawing shall not constitute or be construed as giving any offer, representation, undertaking or warranty, whether express or implied by the Vendor. 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. For details of the Development, please refer to the sales brochure. The above walking time is provided based on google map (reference date: 7/5/2025) and the stated time is for reference only. The actual time may vary subject to peak hours, routes, pedestrian flow, weather, actual traffic conditions and/or personal factors and other relevant circumstances, and may take longer time and the details may be different from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whether express or implied.
以上地圖資料來源為Google Maps。繪圖不按照比例繪畫，經電腦修飾處理，並無顯示發展項目附近的所有道路、建築物及設施。繪圖一切資料及圖像僅供參考。繪圖不構成亦不得詮釋或賣方作出的任何不論明示或隱含之要約、承諾、陳述或保證。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。有關發展項目之詳細資料，請參閱售楼說明書。上述步行時間是根據Google Map提供(參考日期: 2025年5月7日)，所述時間僅供參考。實際時間受繁忙時段、路線、人流、天氣、實際交通情況及/或個人因素及其他相關情況等限制而有所不同，所需時間可能較長，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
With reference to the official website of the School List by District of Education Bureau (<https://edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-listwch.html>), the above-mentioned primary schools, secondary schools and international schools are located in Wan Chai district (reference date: 16 April 2025). Information on the school net of the Development is subject to the announcements by the Education Bureau from time to time. For more information, please refer to the website of the Education Bureau.
根據教育局分區學校名冊網頁(<https://edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-wch.html>)，以上所列之小學、中學及國際學校均位於灣仔區。(參考日期: 2025年4月16日)。發展項目的校網資料以教育局不時公佈為準。詳情請參閱教育局網站。

District: Wan Chai | Name of Street and Street
Number of the Development: 33 Kennedy Road |
The website address designated by the Vendor for the
Development: 33kennedyroad.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.

區域：灣仔 | 發展項目的街道名稱及門牌號數：
堅尼地道 33 號 | 賣方就發展項目指定的互聯網
網站的網址：33kennedyroad.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。

Vendor: Come First Limited and Board Profit Limited | Holding company of the Vendor: Afterglow Holdings Limited, Brilliant Wave Limited, TDS Partners Limited, Circumwealth Company Limited and Fu Hop Investment Company, Limited | Authorized Person for the Development: Mr. Lam Siu Tong | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: T.K. Tsui & Associates Ltd. | Building Contractor for the Development: Ching Lee Engineering Limited | The firm of solicitors acting for the Vendor in relation to the sale of residential properties in the Development: Johnson Stokes & Master | Authorized institution that has made a loan or has undertaken to provide finance for the construction of the Development: Hang Seng Bank Limited | Any other person who has made a loan for the construction of the Development: Afterglow Holdings Limited and Fu Hop Investment Company, Limited | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. Please refer to the sales brochure for details. Date of Printing: 23 May 2025
賣方：首達有限公司及祥隆有限公司 | 賣方的控股公司：Afterglow Holdings Limited、Brilliant Wave Limited、TDS Partners Limited、致運達有限公司及富合置業有限公司 | 發展項目的認可人士的姓名或名稱：林少棠 | 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：崔德剛建築工程師樓有限公司 | 發展項目的承建商：正利工程有限公司 | 就發展項目的住宅物業的出售而代表賣方行事的律師事務所：孖士打律師行 | 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：恒生銀行有限公司 | 已為發展項目的建造提供貸款的任何其他人：Afterglow Holdings Limited 及富合置業有限公司 | 賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。詳情請參閱售樓說明書。本廣告由賣方發布或在賣方的同意下發布。印製日期：2025年5月23日