





33 KENNEDY RD





# Step up to a New Level

躍步峯境新章

Welcome to 33 Kennedy Road, a unique new investment and lifestyle opportunity located along one of Hong Kong's most historic and scenic thoroughfares lined with abundant greenery. A seamless blend of past and present, this is real estate that has everything. A terrific modern living environment, a convenient location right in the buzzing heart of Hong Kong yet within easy reach of tranquil nature and walking trails, and access to some of the city's most renowned schools. Situated in the established district of the East Mid-Levels of Wan Chai district, this is truly a step up to a new level of living.

歡迎蒞臨堅尼地道33號，坐落香港最具歷史底蘊，同時景致怡人的大道之上，四周綠意盎然，呈獻珍罕非凡的投資與生活新境地。無縫地融合昔日風華與當代魅力，此物業薈萃萬千，應有盡有。擁有卓越的現代生活氛圍，位處香港繁華心臟地帶，卻又毗鄰寧謐的自然景觀與悠然步道，多所香港頂尖學府亦近在咫尺。堅尼地道33號坐擁灣仔區東半山成熟社區，將帶領生活品質體驗至高峰境界，躍步人生璀璨新篇章。





Main Entrance Rendering <sup>2</sup> · 主入口模擬效果圖 <sup>2</sup>

33 KENNEDY ROAD 堅尼地道33號

*Main Entrance* 主入口



*Lee Tung Avenue*  
利東街

01

# Step into a Generational Legacy

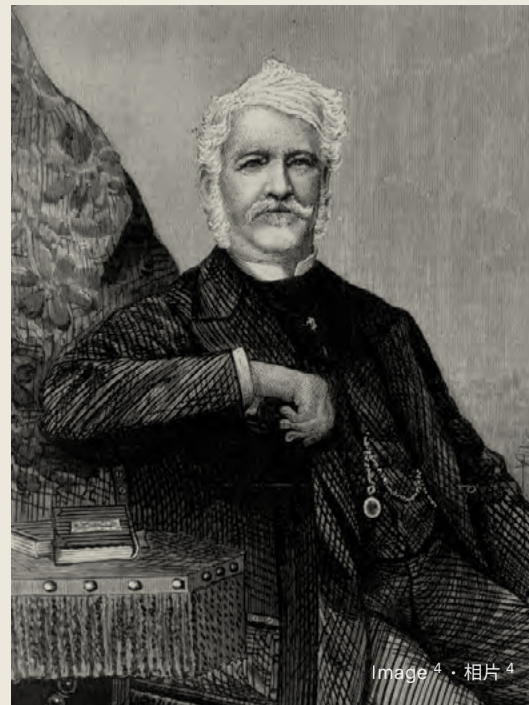
步入世代傳承



# A History of Family Trees

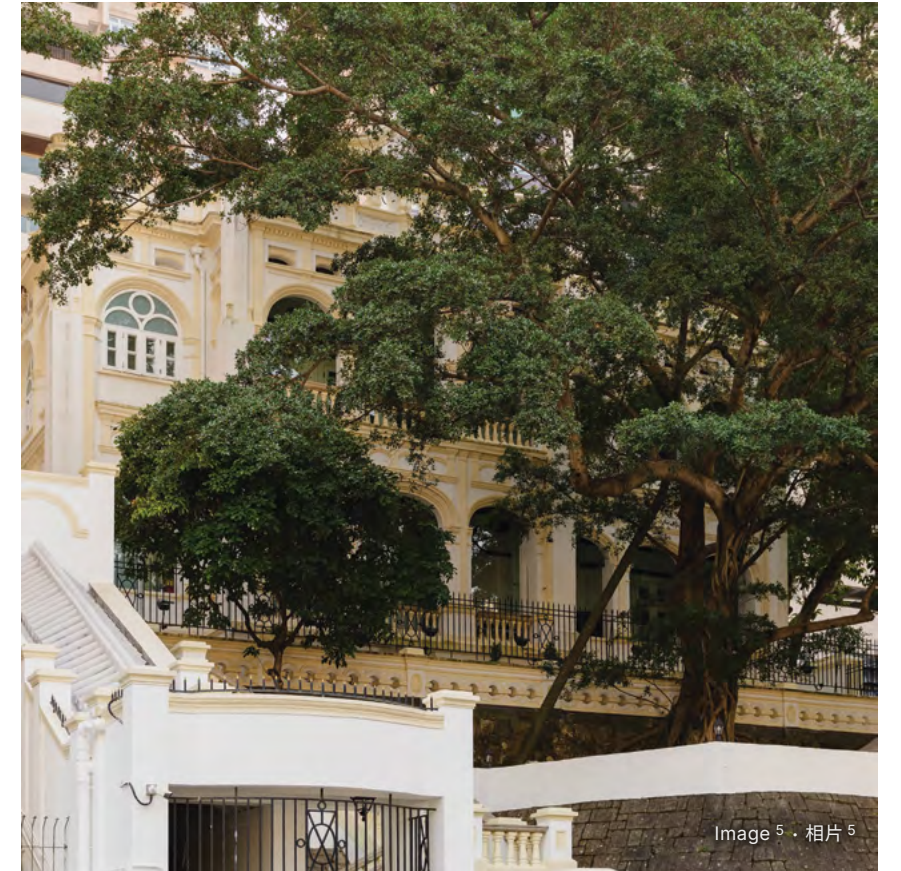
傳世名門，璀璨堅尼地道

For generations, Kennedy Road has been a home to legacy. Originally constructed towards the end of the 19th century and named after Arthur Kennedy, the 7th Governor of Hong Kong, it was the second major route from east to west on Hong Kong Island and is still a convenient and scenic through road today. Kennedy Road holds a prominent place in the city's rich history, and remnants of its past are still visible today. From the early 1920s onwards, the area was home to the residences of several prominent Chinese families, the descendants of whom became part of the fabric of Hong Kong society and business. Today, landmarks such as the Office of Former Chief Executives and the Hong Kong Visual Arts Centre on the fringe of Hong Kong Park, and St. Joseph's College, all add layers of prestige and nostalgia to this iconic address.



01

堅尼地道一直承載著世代傳承的無數傳奇，建於十九世紀末，以第七任港督堅尼地命名，為港島東至西行的第二條主要幹道，迄今仍是便捷且風光旖旎的要道。堅尼地道於香港過往輝煌歷史中佔重要一席，昔日風華軌跡至今依然可見，自上世紀二十年代初，多個華人望族相繼安居於此，其後代大多成為香港社會與商界的中流砥柱。沿途多個地標建築，包括毗鄰香港公園的前行政長官辦公室、香港視覺藝術中心，以及聖若瑟書院等，為此標誌式地段增添層層尊貴與韻味。



02

03



- 01 *Arthur Edward Kennedy,*  
*the 7th Governor of Hong Kong*  
第七任港督堅尼地爵士
- 02 *Office of Former Chief Executives*  
前行政長官辦公室
- 03 *Hong Kong Visual Arts Centre*  
香港視覺藝術中心



*Kennedy Road*  
堅尼地道

02

Step up to an  
Exceptional Investment  
Opportunity

躍升非凡投資良機



## City Life at Your Door, Nature on Your Doorstep

城中繁華在側，綠意寧謐相伴

This is a rare chance to own a unique modern property, the only recent new development for sale along Kennedy Road, within one of Hong Kong's most prestigious and historic neighbourhoods. As an investment, 33 Kennedy Road is exceptional in present-day Hong Kong. A central location just above the heart of a resurgent Wan Chai, yet within easy reach of tranquil nature settings and hiking trails, and eclectic and interesting retail outlets just steps away, as well as those serving all practical home needs. With prominent schools also close by, this all adds to a desirable residence that offers lasting value.

傲立於香港最富盛名且歷史悠久的社區之一，同為近年堅尼地道上唯一可供出售的全新發展項目，於此擁有一所如此獨一無二的現代物業，實屬難得機遇。就置業投資而言，堅尼地道33號在現今香港市場上尤為傑出。位置俯瞰新一代蓬勃發展灣仔的核心位置，卻同時毗鄰靜謐的大自然與遠足小徑，舉步之間，各類精品商店與日常所需一應俱全，周邊更匯聚多所著名學府，凡此種種，成就一方理想居停，彰顯歷久不衰的價值。



Exterior Rendering<sup>8</sup> · 外觀模擬效果圖<sup>8</sup>



St. Francis Yard  
進教園

03

Steps away from  
the Soul of the City

步履繁華核心





Blue House  
藍屋

## Above the City, Steps from Everything

城市脈動，舉步可達

At 33 Kennedy Road, you are literally located peacefully above, yet steps away from, the heart of Wan Chai. Below you, the revitalised Queen's Road East and new Wan Chai North, a delightful tapestry of local shops, restaurants and cultural sites, including the pedestrian-only Lee Tung Avenue, with its eclectic shops and eateries, with a Wan Chai MTR station entrance conveniently located within. The newly developed Hopewell Cluster, designed to serve all everyday home and family needs, is also close by.

位處堅尼地道33號坐享居高臨下的靜謐，但與灣仔心臟地帶亦僅咫尺之遙。腳下是煥然一新的皇后大道東與全新面貌的灣仔北，薈萃本地特色商店、餐廳與文化地標，編織成一幅令人陶醉的都市風情畫。漫步至行人專用的利東街，雲集各特色精品店與時尚餐飲，灣仔港鐵站出入口亦坐落其中，隨時輕鬆出行，旨在滿足居家生活一切日常所需而全新打造的 Hopewell Cluster，亦同樣是觸手可及。



Starstreet Precinct  
星街小區



*Spring Garden Lane*  
春園街



Image 12 · 相片 12

## All Roads Lead You to where it's All Happening

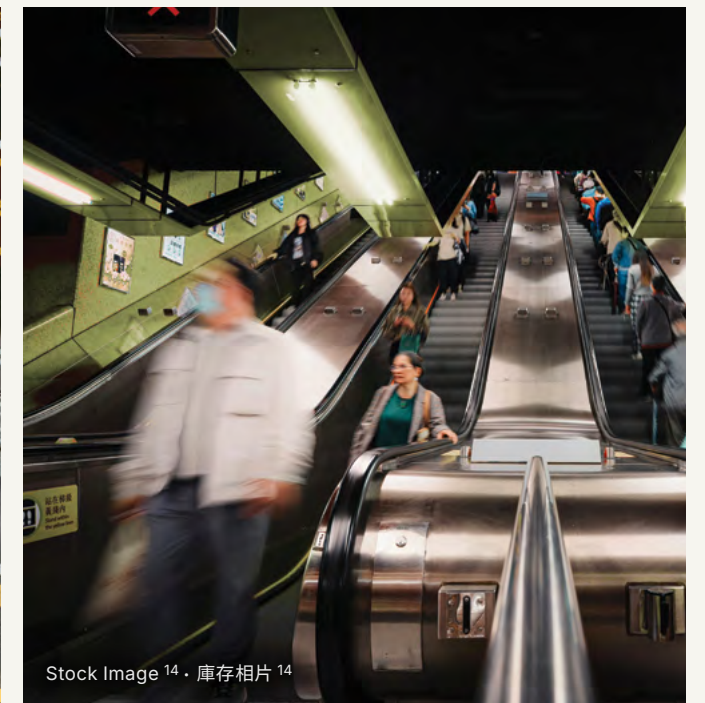
繁華匯聚，通達全城

With all its modernisation, this corner of Wan Chai has retained its traditional charm, with the local vibrancy and fresh produce of busy Wan Chai market situated within a network of streets. Go east by bus, tram or MTR, and minutes later you are in the thick of the endless shopping of Causeway Bay. Go west and you're just as close to the prestigious business addresses and malls of Admiralty and Central. Head north by foot and along footbridges, and you're soon at the harbour's edge. You could not wish for a more convenient address that offers the best of Hong Kong.

儘管經歷各式現代化發展，灣仔一隅依舊保留其獨特的傳統魅力，繁忙的灣仔市場坐落於縱橫交錯的街巷之中，新鮮食材應有盡有，洋溢著本土活力。向東而行，無論乘搭巴士、電車或港鐵，不消數分鐘，即可置身銅鑼灣的無盡購物天堂。向西而去，則可輕鬆直達金鐘與中環國際商業核心地段與高端商場。北行連接行人天橋，片刻之間，維港壯麗景色映入眼簾。能如此便捷又盡攬香港精粹，別無他處。



Image 13 · 相片 13



Stock Image 14 · 庫存相片 14



# 04

## Steps away from Your Child's Future

步 近 孩 子 未 來





# Live Close to Hong Kong's Most Prominent Schools

與香港頂尖學府為鄰

Every parent wants to give their child the best start in life possible. Wan Chai is home to one of Hong Kong's most renowned school networks (Primary School: Net 12, Secondary School: Wan Chai District School Net), including prestigious institutions such as Queen's College, St. Paul's Convent School, Marymount Secondary School, and Wah Yan College, Hong Kong. With alumni who have shaped Hong Kong's history, including influential figures like Robert Ho Tung and Shouson Chow, these schools represent a legacy of excellence. Families at 33 Kennedy Road benefit from this esteemed network, ensuring future generations are nurtured in an environment that fosters growth, achievement, and the pursuit of dreams. From 33 Kennedy Road, your child's future can only be brighter.

為子女謀求人生卓越之始，乃為人父母者共同宏願。而灣仔正坐擁香港最負盛名之學府校網（小學：12校網，中學：灣仔區校網），包括皇仁書院、聖保祿學校、瑪利曼中學及香港華仁書院等歷史悠久的著名學府，培育了無數傑出校友，在香港歷史上留下深遠影響，其中包括何東及周壽臣等舉足輕重的人物，彰顯其教育之卓越傳承。居於堅尼地道33號，您的孩子將置身於優質教育的核心地帶，在充滿啟發性的環境中茁壯成長，成就非凡的未來。



Primary School  
小學

Net 12  
12校網

<i>Boys' Schools</i>   男校	<i>Co-ed Schools</i>   男女校	
St. Joseph's Primary School 聖若瑟小學	Sir Ellis Kadoorie (Sookunpo) Primary School 官立嘉道理爵士小學	Li Sing Tai Hang School 李陞大坑學校
<i>Girls' Schools</i>   女校		
Marymount Primary School 瑪利曼小學	Hennessy Road Government Primary School 軒尼詩道官立小學	PLK Gold & Silver Exchange Society Pershing Tsang School 保良局金銀業貿易場張凝文學校
St. Francis' Canossian School 嘉諾撒聖方濟各學校	Hennessy Road Government Primary School (Causeway Bay) 軒尼詩道官立小學（銅鑼灣）	SKH St. James' Primary School 聖公會聖雅各小學
St. Paul's Primary Catholic School 聖保祿天主教小學	Buddhist Wong Cheuk Um Primary School 佛教黃焯菴小學	TWGHs Li Chi Ho Primary School 東華三院李賜豪小學
	Po Kok Primary School 寶覺小學	Precious Blood Primary School 寶血小學

Secondary School  
中學

Wan Chai District  
灣仔區

<i>Boys' Schools</i>   男校	<i>Girls' Schools</i>   女校	<i>Co-ed Schools</i>   男女校
Queen's College 皇仁書院	Marymount Secondary School 瑪利曼中學	Buddhist Wong Fung Ling College 佛教黃鳳翎中學
Wah Yan College, Hong Kong 香港華仁書院	St. Paul's Convent School 聖保祿學校	CCC Kung Lee College 中華基督教會公理書院
Hong Kong Tang King Po College 香港鄧鏡波書院	St. Paul's Secondary School 聖保祿中學	Concordia Lutheran School-North Point 北角協同中學
	The True Light School of Hong Kong 香港真光中學	Academy of Innovation (Confucius Hall) 孔聖堂禮仁書院
	St. Francis' Canossian College 嘉諾撒聖方濟各書院	S.K.H. Tang Shiu Kin Secondary School 聖公會鄧肇堅中學
	Hotung Secondary School 何東中學	Tang Shiu Kin Victoria Government Secondary School 鄧肇堅維多利亞官立中學
		TWGHs Lee Ching Dea Memorial College 東華三院李潤田紀念中學

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-list-wch.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。



Image 17 · 相片 17

01

01 *St. Joseph's Primary School*

聖若瑟小學

02 *Marymount Secondary School*

瑪利曼中學

02



Image 18 · 相片 18



*Hong Kong Park*  
香港公園

05

# Step into Nature's Embrace

步入自然懷抱



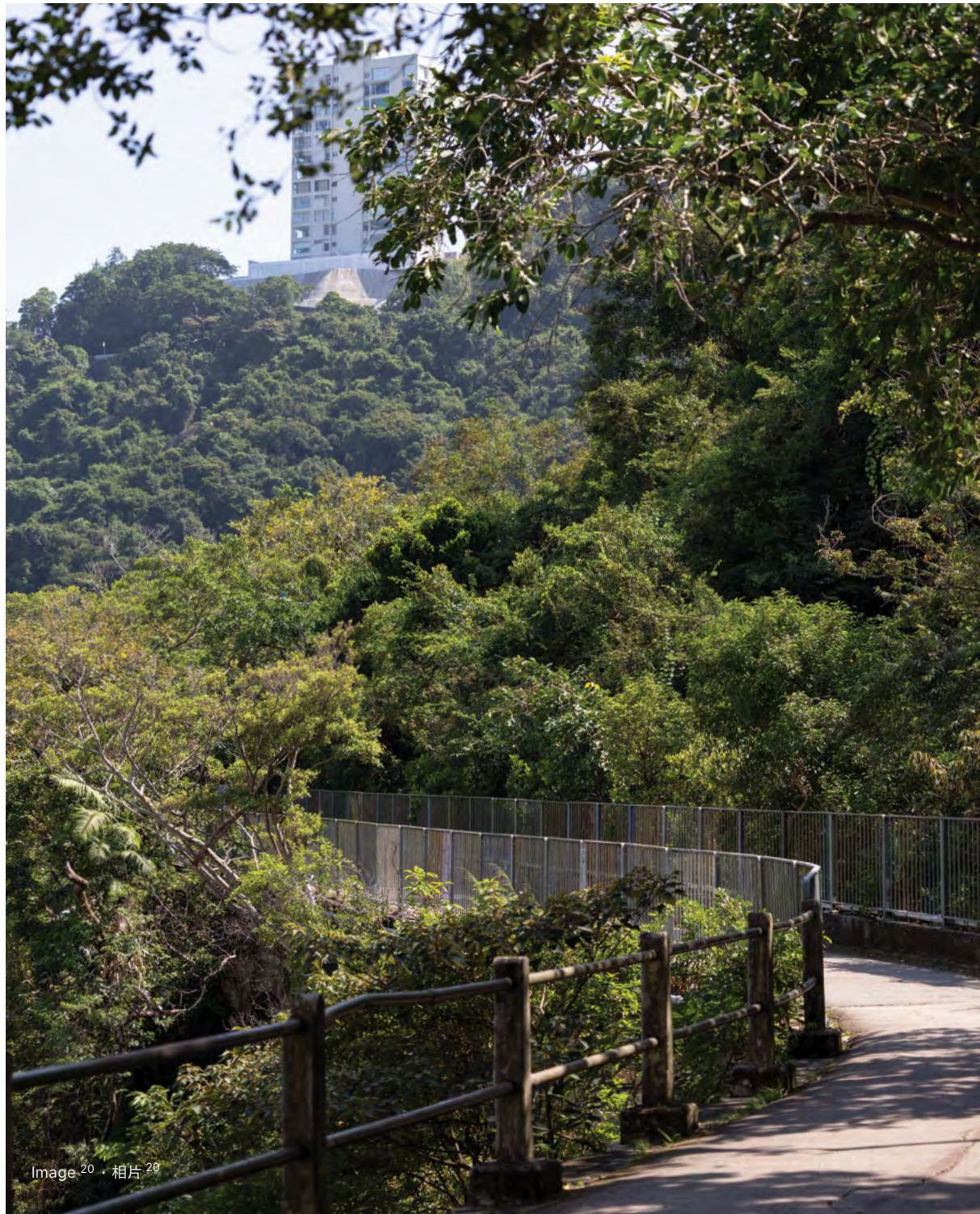


Image 20 · 相片 20

**BOWEN ROAD 寶雲道**  
*Fitness Trail 健身徑*

## A Healthier Life of Exceptional Beauty Awaits You

擁抱綠意，開啟健康生活

Vast areas of Hong Kong are blessed with abundant tranquil greenery with many leisurely walking trails. The location of 33 Kennedy Road offers you quick access to this as a short climb takes you up to the peaceful walking and jogging trail of Bowen Road, which at its full length goes all the way from Stubbs Road to Magazine Gap Road above Central, with detours that take you all the way up to Victoria Peak. Beauty is all around you, and if you don't feel quite so adventurous, a quiet walk along Kennedy Road will bring you to the tranquility of Hong Kong Park, with its aviary, children's play areas and fishponds.

香港綠意盎然，擁有眾多靜謐步道，為都市生活帶來難得的平衡。堅尼地道33號坐擁絕佳位置，讓您輕鬆連接這片自然天地。舉步而上，即可抵達寧靜怡人的寶雲道健身徑，這條全長從司徒拔道延伸至中環以上的馬己仙峽道的綠蔭步道，不僅適合慢跑健行，更有小徑通往太平山頂，讓人盡享無與倫比的壯麗景致。若您偏愛更悠然的散步時光，沿堅尼地道信步前行，即可到達香港公園，綠意環抱，內有觀鳥園、兒童遊樂區及靜謐水景。



Image 21 · 相片 21





## 33 KENNEDY ROAD 堅尼地道33號

### HEALTH FACILITIES 健康護理

- 01 RUTTONJEE HOSPITAL 律敦治醫院  
266 Queen's Road East, 皇后大道東266號
- 02 TANG SHIU KIN HOSPITAL 鄧肇堅醫院  
282 Queen's Road East, 皇后大道東282號
- 03 H.K. SANATORIUM & HOSPITAL 養和醫院  
2 Village Road, 跑馬地山村道2號
- 04 ST. PAUL'S HOSPITAL 聖保祿醫院  
2 Eastern Hospital Road, 東院道2號

### NATURE & RECREATION 自然與休閒

- 05 BOWEN RD FITNESS TRAIL 寶雲道健身徑
- 06 WAN CHAI GAP ROAD 灣仔峽道
- 07 WAN CHAI SPORTS GROUND 灣仔運動場  
20 Tonnochy Road, 杜老誌道20號
- 08 HONG KONG PARK 香港公園  
19 Cotton Tree Drive, 紅棉路19號
- 09 TAMAR PARK 添馬公園  
Harcourt Road, 夏慤道
- 10 VICTORIA PARK 維多利亞公園  
1 Hing Fat Street, 興發街1號

- 11 VP SWIMMING POOL 維多利亞公園游泳池  
Victoria Park, 維多利亞公園
- 12 SCAA 南華體育會  
88 Caroline Hill Road, 加路連山道88號
- 13 HK CENTRAL LIBRARY 香港中央圖書館  
66 Causeway Road, 高士威道66號
- 14 HAPPY VALLEY RECREATION GROUND 跑馬地遊樂場  
Sports Road, 體育路

### CLUBS 俱樂部

- 15 HK FOOTBALL CLUB 香港足球會  
3 Sports Road, 體育道3號
- 16 THE HK JOCKEY CLUB 香港賽馬會  
Wong Nai Chung Road, 黃泥涌道
- 17 C.C.C. 紀利華木球會  
188 Wong Nai Chung Road, 黃泥涌道188號
- 18 INDIAN RECREATION CLUB 印度遊樂會  
63 Caroline Hill Road, 加路連山道63號
- 19 CRC 香港中華遊樂會  
123 Tung Lo Wan Road, 銅鑼灣道123號
- 20 RHKYC 香港游艇會  
Kellett Island, 奇力島





# Step Inside Your New Living Style

步入悅居新境





Image 24 · 相片 24

ENTRANCE LOBBY 入口大堂  
LG2/F 地下層2樓



CITY VIEW\* 城市景觀\*

20/F 樓 Flat East 單位

## Designed to Impress, Inside and Out

內外皆非凡，設計盡顯匠心

More than simply a new development, 33 Kennedy Road represents a step up in lifestyle-enhanced design, embodying a modern architectural vision. Featuring a pleated façade that maximises both light and panoramic views, it offers a unique perspective on the surrounding landscape\*. Its exterior utilises modern materials such as sleek aluminium panels and full-height curtain walls, lending a distinctive character to the serene neighbourhood. Within, the development embraces natural materials, such as warm-coloured timber and natural stone, providing a comforting contrast to the contemporary exterior. This thoughtful combination fosters a welcoming atmosphere for both residents and visitors, enhancing the overall experience of this innovative living space.

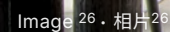
堅尼地道33號不僅是一座全新住宅發展項目，更象徵著居住美學的新層次，展現當代建築的非凡視野。建築外觀採用獨特的折疊立面設計，巧妙折射光影，最大化引入自然光線與開闊景觀，讓住戶從不同角度欣賞周邊優美景致\*。外立面運用現代鋁質飾板與全景玻璃幕牆，為寧靜的社區增添獨特個性。步入室內，則擁抱自然元素，精選溫潤的天然木材與石材，與現代外立面形成舒適的對比。這種精心平衡的設計，塑造出富有親和力的居住空間，為住戶與來訪者帶來創新的感官體驗，成就獨一無二的生活美學。

\* This is only a general description of the surrounding environment of the Development and does not imply that all units enjoy the relevant views at the same time. The view is affected by the number of floors, orientation and surrounding buildings and the environment in which the unit is located, and may not be applicable to all units, and the surrounding buildings and environment may change from time to time. The Vendor 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. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied (whether related to view or not) in respect of the view and surrounding environment and buildings of the Development.

\* 上述僅為發展項目周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方建議準買家到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。賣方對發展項目之景觀及周邊環境及建築物並不作出任何不論明示或隱含之要約、陳述、承諾或保證（不論是否有關景觀）。



*Living Room and Dining Room* 客/飯廳



One-bedroom 一房



**20樓 NORTH 單位 (一房)**

The dimensions of the furniture set out above are for reference only. 上述所列之家具尺寸僅供參考。

Remarks:

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.

備註：

1. 以上所列面積以1平方公尺=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，請參閱售樓說明書。





Image 27 · 相片27

FURNITURE LIST 家具清單

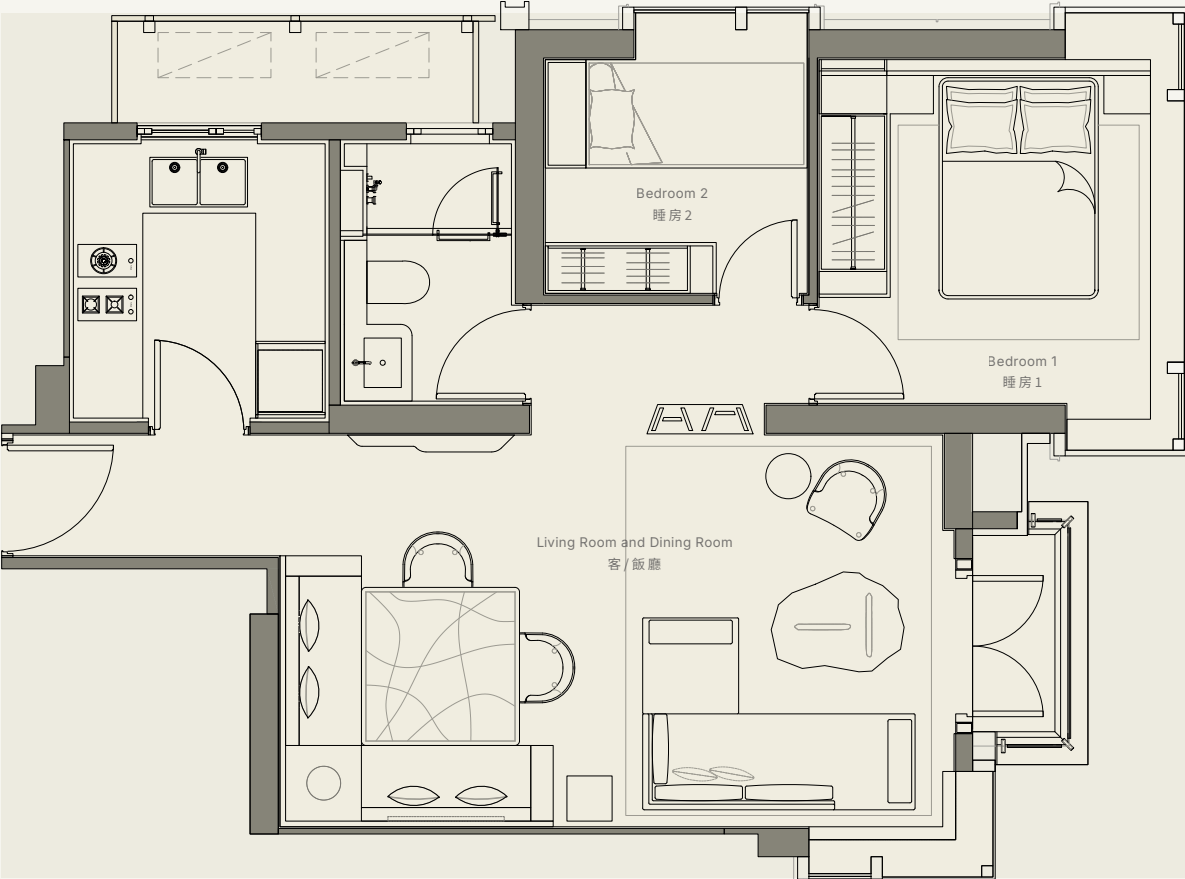
20/F FLAT EAST (TWO-BEDROOM)  
20樓 EAST 單位 (兩房)

Living Room and Dining Room 客/飯廳	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)	Bedroom 1 睡房 1	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)
Dining Table 餐桌	1400	1400	Bed 床	1890	1350
Dining Chair 餐椅	540	530	Headboard 床頭板	2335	40
Sofa 沙發	1700	2410	Night Stand 床頭櫃	340	400
Armchair 扶手椅	730	770	Built-in Wardrobe 嵌入式衣櫃	1775	600
Sidetable 邊桌	400	400	Rug 地毯	1900	2135
Coffee Table 茶几	885	1175			
Rug 地毯	2700	3270	<b>Bedroom 2</b> <b>睡房 2</b>	<b>Length (mm)</b> <b>長 (毫米)</b>	<b>Width (mm)</b> <b>寬 (毫米)</b>
Console Table 玄關桌	150	1480	Bed 床	1890	920
Open Shelf 開放式層架	260	940	Built-in Cabinet 床頭櫃	960	360
Built-in Dining Banquette 嵌入式餐椅座位	2400	2370	Built-in Wardrobe 嵌入式衣櫃	1515	450
Plinth 底座	400	400			

The dimensions of the furniture set out above are for reference only.  
上述所列之家具尺寸僅供參考。

20/F FLAT EAST | 20樓 EAST 單位

Two-bedroom 兩房



Remarks:

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

備註:

- 以上所列面積以1平方公尺=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。
- 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。
- 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。
- 有關住宅物業平面圖的詳情，請參閱售樓說明書。

SALEABLE AREA  
實用面積  
(including balcony, utility platform and verandah, if any)  
包括露台、工作平台及陽台(如有)

663 ft<sup>2</sup>  
平方呎

BALCONY  
露台

22 ft<sup>2</sup>  
平方呎

This furniture layout plan is for reference only.  
此家具佈局圖僅供參考。





FLAT SOUTH 單位  
Master Bedroom 主人睡房

FURNITURE LIST 家具清單

20/F FLAT SOUTH (THREE-BEDROOM)  
20樓 SOUTH 單位 (三房)

Living Room and Dining Room 客/飯廳	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)	Bedroom 1 睡房 1	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)
Dining Table 餐桌	2000	2000	Bed 床	1830	1200
Dining Chair 餐椅	450	530	Headboard 床頭板	2485	250
Sofa 沙發	1930	2470	Night Stand 床頭櫃	300	570
Armchair 扶手椅	710	750	Built-in Wardrobe 嵌入式衣櫃	2437	600
Sidetable 邊桌	380	380	Rug 地毯	2280	2220
Coffee Table 茶几	820	820			
Rug 地毯	3270	2900			
Open Shelf 開放式層架	260	1325	Bedroom 2 睡房 2	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)
Plinth 1 底座 1	400	400	Bed 床	1890	920
Plinth 2 底座 2	400	400	Headboard 床頭板	1480	120
			Night Stand 床頭櫃	300	420
			Built-in Wardrobe 嵌入式衣櫃	1365	600
Master Bedroom 主人睡房	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)	Utility Room 工作間	Length (mm) 長 (毫米)	Width (mm) 寬 (毫米)
Bed 床	2000	1500	Bed 床	1795	750
HeadBoard 床頭板	2585	50			
Night Stand 床頭櫃	395	440			
Built-in Wardrobe 嵌入式衣櫃	1615	600			
Rug 地毯	2180	2380			
Vanity Chair 梳妝凳	450	450			
Dressing Table 梳妝枱	670	1065			
Plinth 底座	400	400			

The dimensions of the furniture set out above are for reference only.  
上述所列之家具尺寸僅供參考。

20/F FLAT SOUTH | 20樓 SOUTH 單位  
Three-bedroom 三房



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

- 備註：
- 以上所列面積以1平方公尺=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。
  - 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。
  - 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。
  - 有關住宅物業平面圖的詳情，請參閱售樓說明書。





Image 29 · 相片 29

FLAT SOUTH 單位

Living Room and Dining Room 客/飯廳





FLAT SOUTH 單位  
Master Bathroom 主人浴室



FLAT EAST 單位  
Kitchen 廚房



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. For details of the Development, please refer to the sales brochure.  
賣方承諾如發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。有關發展項目的詳情，請參閱售樓說明書。



## A P&T Group Design

P&T Group 設計



Designed by the acclaimed P&T Group, this landmark residence marries contemporary elegance with the lush greenery of its surroundings. The building's sleek design features floor-to-ceiling windows and expansive balconies, inviting residents to immerse themselves in sweeping views—from the serene slopes of Bowen Hill to the vibrant urban landscapes of Happy Valley and Jardine's Lookout.

這座地標式住宅發展項目的建築設計由著名的巴馬丹拿集團 (P&T Group) 精心打造，將現代優雅風格與周邊蔥鬱綠意完美融合。地標式的建築設計簡約流暢，單位貼心採用落地窗與寬敞的露台設計，讓住戶能隨時盡享壯麗景致，從寶雲山的靜謐山巒，以至跑馬地及渣甸山的城市風光，均盡收眼底。





# Design & Spatial Vision

## 設計與空間塑造

by Norman Chan

Norman Chan studied architecture and design at the Rhode Island School of Design in Providence, Rhode Island (BFA BArch 1985) and the Graduate School of Architecture, Planning & Preservation at Columbia University in New York. In 1981, he also studied at the Institute of Architecture and Urban Studies in New York founded by Peter Eisenman. He returned to Hong Kong in 1986 and subsequently worked for a number of architectural offices before starting BTR WORKSHOP in 1995. He has served as a visiting critic and guest lecturer at the School of Design at the Hong Kong Polytechnic University and as an adjunct professor of architecture at the School of Architecture at the Chinese University of Hong Kong. In 2007, he was invited to be a juror for the bi-annual Design Awards held by the Hong Kong Designers Association.

陳樂文先生曾於1981年在Peter Eisenman所創辦之建築及城市發展研究學院研習。1985年，陳樂文於美國羅德島設計學院取得建築系學士，其後再於美國紐約哥倫比亞大學建築規劃研究所攻讀建築。陳樂文於1986年回港，爾後服務於多家建築師事務所，至1995年創辦BTR WORKSHOP。陳樂文曾於香港理工大學設計學院任客席講師及客席評審，又曾於香港中文大學建築學院任副教授一職。2007年獲香港設計師協會委任為該年度設計大獎之評審員。



### NORMAN CHAN

*Interior Designer & Decorated Flat Interior Designer*  
室內設計師 & 裝修單位室內設計師



### ELLA BRIDGLAND

*Decorated Flat Interior Designer*  
裝修單位室內設計師

# Interior Artistry & Lifestyle Refinement

## 室內裝飾與藝術顧問

by Studio Ella

The interior concept of 33 Kennedy Road is inspired by its rich heritage, creating a harmonious blend of connectivity and serenity. The decorated flats are designed to reflect the individuality of their residents, injecting warmth and character through the thoughtful curation of furniture, art, and objects with an emphasis on creating a sense of "home". By combining classic sophistication with modern aesthetics, the interiors showcase exquisite craftsmanship, embodying a distinguished and timeless lifestyle.

堅尼地道33號的室內設計靈感源自其深厚的歷史底蘊，營造出兼具連繫感與寧靜氛圍的和諧空間。裝修單位精心打造，以展現住戶的獨特品味，透過精選的家具、藝術品與擺設，注入溫度與個性，讓居所真正散發「家」的氛圍。設計糅合經典優雅與現代美學，彰顯卓越工藝，演繹一種歷久彌新的尊貴生活方式。





# Step into a Private World of Fitness & Relaxation

步入專屬天地，悅享健康生活





Image 34 . 相片 34

CLUBHOUSE 會所  
*Gym Room* 健身室





Exterior Rendering <sup>35</sup> · 會所外觀模擬效果圖 <sup>35</sup>

CLUBHOUSE 會所  
*Exterior View of the Clubhouse* 會所外觀









Stock Image 37 · 庫存圖片 37

## Work Out or Dine In, All Needs Catered For

活力時刻，雅逸相伴

When you are not out and about enjoying the neighbourhood taking in some scenic exercise, all the facilities you need for fitness and relaxation are right at home. A well-equipped gym where even the busiest residents can find time to stay in shape, while quiet moments for work, study or simply chilling out can be enjoyed in the lounge. Your meetings for business or leisure can make use of the function room, with a dedicated private kitchen which opens onto a spacious balcony, designed for you to gather family and friends to socialise and entertain.

當您漫步歸來，或結束戶外運動後，家中已備齊健身與休閒設施，讓您隨時保持活力與放鬆身心。設備完善的健身室助您輕鬆保持健康生活，靜謐休閒廳則是理想的工作、學習與放鬆空間。無論是商務會晤或閒暇聚會，皆可善用多功能房。配備專屬廚房，與寬敞陽台相連，讓聚會與款待更顯從容自在。



# About the Developers

關於發展商



Fu Hop Investment Co. Ltd. operates as an investment company found in 1962 by Chung's Brothers (one of the earliest founders in property development). Initially known in developing industrial buildings during Hong Kong's industrial development golden age, the company has adapted to changes in the real estate market by diversifying its portfolio in residential, commercial and hotel sectors.

富合置業有限公司由鍾氏兄弟於1962年創立，成為一間香港物業投資發展公司（乃本港最早期的地產發展商之一）。當年集團抓緊香港工業發展的黃金機遇，主力興建多項工業樓宇之餘，更將其地產發展策略不斷壯大，參與發展各類型住宅、商業及酒店發展項目一直至今。



The Development Studio ("TDS") is a real estate developer based in Hong Kong with a focus on high quality residential and commercial projects. Its mission is to turn the ordinary into the extraordinary through creative design and thoughtful marketing. TDS was formed by Keith Kerr in 2009 in order to share his extensive experience in real estate with a younger generation with a vision to create a 'boutique' development company focusing on a range of high quality residential and commercial projects. Keith Kerr is President of the Real Estate Developers Association of Hong Kong.

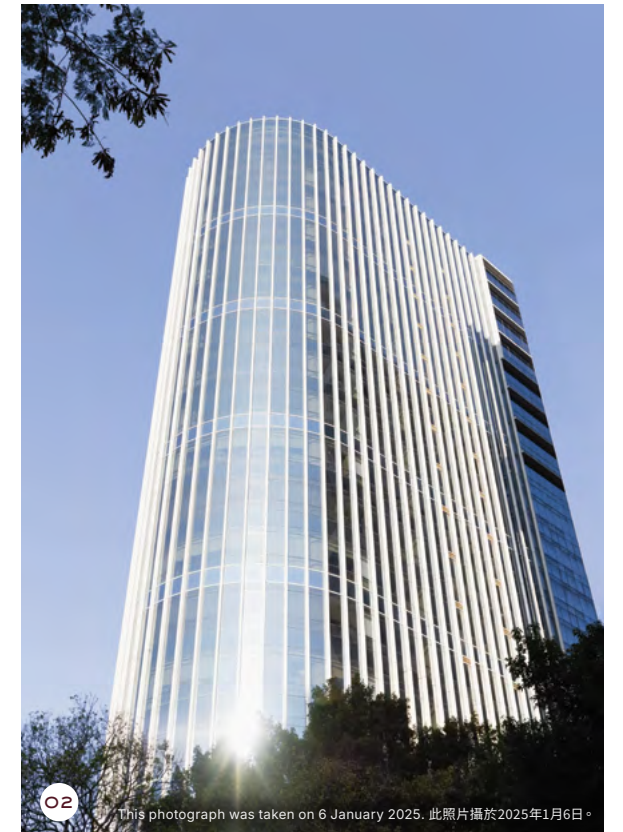
The Development Studio (TDS) 是一家位於香港的房地產開發商，專注於高品質的住宅和商業項目。其使命是通過創意設計和周到的市場推廣，將平凡變為非凡。TDS 由 Keith Kerr 於 2009 年成立，旨在與年輕一代分享其在房地產領域的豐富經驗，並銳意創建一家專注於一系列優質住宅及商業項目的「精品」發展公司。Keith Kerr 現任香港地產建設商會會長。



This photograph was taken on 6 January 2025. 此照片攝於2025年1月6日。



Rendering 模擬效果圖



This photograph was taken on 6 January 2025. 此照片攝於2025年1月6日。



This photograph was taken on 5 December 2023. 此照片攝於2023年12月5日。

- 01 16A The Nautilus 南灣道 16A 號  
03 125 Repulse Bay Road 淺水灣道 125 號  
(Under construction) (興建中)

- 02 HKSH Eastern Building 養和東區大樓  
04 42 Tung St. 上環東街 42 號











## REMARKS

29. The photograph was taken at Flat South on 20/F of the Development on 6 June 2025. The photograph has been edited and processed with computerized imaging techniques and is for reference only. The view is affected by the number of floors, orientation and surrounding buildings and the environment in which the residential property is located, and may not be applicable to all residential properties, and the surrounding buildings and environment may change from time to time. The photograph 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.
30. 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.
31. 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.
32. The photograph was taken in the vicinity of the Development on 6 June 2025 and has been edited and processed with computerized imaging techniques and is for reference only. It shall not be taken as depicting or representing any part of the Development or the actual view from any part of the Development. Please note that the surrounding environment, buildings and facilities of the Development may change from time to time. The photograph shall not constitute or be construed as giving any offer, representation, undertaking or warranty, whether express or implied, by the Vendor. The facilities and buildings in the photograph are located in the vicinity of the Development but are not necessarily within the district in the Outline Zoning Plan as the Development or directly adjacent to 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. For details of the Development, please refer to the sales brochure.
33. The photograph is a stock image and is not taken at the Development or by making direct reference to the Development and has been edited and processed with computerized imaging techniques and is for reference only. It shall not be taken as depicting or representing any part of the Development or the actual view from any part of the Development. Please note that the surrounding environment, buildings and facilities of the Development may change from time to time. The photograph 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.
34. The photograph was taken at the Clubhouse of the Development on 6 June 2025. The photograph has been edited and processed with computerized imaging techniques and is for reference only. The view is affected by the number of floors, orientation and surrounding buildings and the environment in which the residential property is located, and may not be applicable to all residential properties, and the surrounding buildings and environment may change from time to time. The photograph 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 opening hours and use of the facilities of the clubhouse of the Development are subject to any relevant laws, land grant, deed of mutual covenant, terms of use of the clubhouse and the actual onsite condition. These facilities may not be available for use at the time of handover of the residential properties in the Development and may be subject to additional charges.
35. 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. The opening hours and use of the facilities of the clubhouse of the Development are subject to any relevant laws, land grant, deed of mutual covenant, terms of use of the clubhouse and the actual onsite condition. These facilities may not be available for use at the time of handover of the residential properties in the Development and may be subject to additional charges.
36. The photograph was taken at the Clubhouse of the Development on 6 June 2025. The photograph has been edited and processed with computerized imaging techniques and is for reference only. The view is affected by the number of floors, orientation and surrounding buildings and the environment in which the residential property is located, and may not be applicable to all residential properties, and the surrounding buildings and environment may change from time to time. The photograph 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 opening hours and use of the facilities of the clubhouse of the Development are subject to any relevant laws, land grant, deed of mutual covenant, terms of use of the clubhouse and the actual onsite condition. These facilities may not be available for use at the time of handover of the residential properties in the Development and may be subject to additional charges.
37. The photograph is a stock image and is not taken at the Development or by making direct reference to the Development and has been edited and processed with computerized imaging techniques and is for reference only. It shall not be taken as depicting or representing any part of the Development or the actual view from any part of the Development. Please note that the surrounding environment, buildings and facilities of the Development may change from time to time. The photograph 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.

## 備註

29. 照片於2025年6月6日於發展項目 20 樓的 South 單位拍攝。照片經電腦修飾處理，僅供參考。景觀受住宅物業所處層數、座向及周邊建築物及環境影響，並非適用於所有住宅物業，且周邊建築物及環境會不時改變。照片並不構成或被詮釋為賣方作出任何明示或暗示的要約、陳述、承諾或保證。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。有關發展項目的詳情，請參閱售樓說明書。
30. 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佈局或平面圖。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。
31. 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佈局或平面圖。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。
32. 照片於2025年6月6日在發展項目附近拍攝，經電腦修飾處理，僅供參考。照片不應被視為描繪或代表發展項目的任何部分，或發展項目任何部分之實際景觀。請注意，發展項目的周邊環境、建築物及設施可能會不時改變。照片不構成或不得被詮釋為賣方作出任何不論明示或暗示之要約、陳述、承諾或保證。照片中的設施及建築物位處發展項目附近，但並不一定與發展項目位處同一分區計劃大綱圖之區域內或直接毗鄰發展項目。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。有關發展項目的詳情，請參閱售樓說明書。
33. 照片乃庫存圖片，並非於發展項目拍攝或以發展項目為依據製作。照片經電腦修飾處理，僅供參考。照片不應被視為描繪或代表發展項目的任何部分，或發展項目任何部分之實際景觀。請注意，發展項目的周邊環境、建築物及設施可能會不時改變。照片不構成或不得被詮釋為賣方作出任何不論明示或暗示之要約、陳述、承諾或保證。賣方建議準買家到有關發展地盤實地考察，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。有關發展項目的詳情，請參閱售樓說明書
34. 照片於2025年6月6日於發展項目的會所拍攝。照片經電腦修飾處理，僅供參考。照片並不構成或被詮釋為賣方作出任何明示或暗示的要約、陳述、承諾或保證。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。有關發展項目的詳情，請參閱售樓說明書。發展項目會所之設施的開放時間及使用受相關法律、批地文件、公契條款、會所使用守則及現場環境狀況限制。設施於發展項目住宅物業交樓時未必能即時啟用，及或需額外收取費用。
35. 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佈局或平面圖。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。發展項目會所之設施的開放時間及使用受相關法律、批地文件、公契條款、會所使用守則及現場環境狀況限制。設施於發展項目住宅物業交樓時未必能即時啟用，及或需額外收取費用。
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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:  
**Board Profit Limited** and **Come First 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 of T.K.Tsui & Associates Ltd.**

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.

This advertisement is published by the Vendor or is published with its consent.

Date of printing/ production: 25 July 2025

賣方:  
**祥陞有限公司** 及 **首達有限公司**

賣方之控權公司:  
**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:  
**崔德剛建築工程師樓有限公司之林少棠先生**

其以其專業身份擔任經營人、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**

就發展項目中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的名稱:  
**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/ 製作日期：2025 年 7 月 25 日



SCHEDULE AN  
APPOINTMENT  
安 排 預 約







FU HOP INVESTMENT CO. LTD.

**tds**  
the  
development  
studio

FOR ENQUIRIES 垂詢詳情

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[33kennedyroad.com.hk](http://33kennedyroad.com.hk)