



CHINESE ESTATES  
HOLDINGS LIMITED

華人置業集團

查詢熱線：6221 2388 傳真號碼：2862 7779

26/F MASSMUTUAL TOWER, 38 GLOUCESTER ROAD, WANCHAI, HONG KONG  
香港灣仔告士打道三十八號美國萬通大廈廿六樓



MANHATTAN  
avenue

No.255 Queen's Road, Central, Hong Kong





LOCATION



# In Sync with the City's Pulse

# Live the Vivacity

## of Bright Lights, Big City

與都會節奏同步  
活出生活真色彩



Strategically located in the heart of Hong Kong Island with Central's business hub just a stone's throw away, Manhattan Avenue lets you optimise every minute of the day. Fusing cosmopolitan shopping arcades and designer boutiques with neighbouring Soho and Lan Kwai Fong hotspots, life at Manhattan Avenue keeps

you pumping with the city's heartbeat around the clock.

Manhattan Avenue 位處於港島都會核心的中環商業區，讓日理萬機的您能盡握分秒。此外區內大型都會級商場及名店林立，更鄰近 SOHO 區及蘭桂芳兩大消閒熱點，居於 Manhattan Avenue 能讓您二十四小時緊貼都會品味節奏。





## Close Proximity to **MTR Station** Core of Easy Connection

**毗鄰地下鐵路車站**  
坐擁港島心臟地帶

Situated on Queen's Road Central, Manhattan Avenue enjoys convenient proximity to the MTR and access to numerous bus and minibus lines for efficient commute throughout Hong Kong Island. Being at the core of the island's transportation network translates into equally accessible connections to Kowloon, major highways to the New Territories, and the Airport via the Cross Harbour Tunnel and Western Harbour Crossing. Manhattan Avenue

is the consummate choice for this generation of movers and shakers.

Manhattan Avenue 座落皇后大道中，毗鄰地鐵站外，另備有多條巴士及小巴線，貫通港島東西，交通網絡四通八達。除了是港島東西區交通道路匯聚之處外，經紅磡隧道及西隧更可連接各主要幹線，往返九龍、新界及機場快捷方便，是新一代金融才俊首選居停。



# Exclusive Community and Facilities

## a Beautiful Property, a Beautiful Life

中環SOHO近在咫尺  
活出都市生活新體驗

Manhattan Avenue is the chic quarters of the hip and happening, those who are the essence of this dynamic metropolitan culture. It is located in the prestigious district that dictates Hong Kong's business prosperity and quality living. Surrounding its posh residence are celebrated buildings such as The Landmark, Pacific Place and The Western Market, it-spots such as Lan Kwai Fong, The

Fringe Club, and The Urban Council's Cultural and Recreation Centre, plus a myriad of hangouts, theme restaurants, high-end boutiques and theatres. The finest things in life are at your fingertips.

社會精英，緊貼都市脈搏。Manhattan Avenue 所在地 - 中區，正是體驗國際潮流、文化及藝術的焦點。卜居於此無論消費優閒或生活所需都一應俱全，繽紛呈現。

SOHO at Large

More than  
an Experience,  
it's a Lifestyle

With its distinguished address, Manhattan Avenue lets you live and breathe international trends, culture and art, fully immersed in the best of life's offerings...

For the elite circle of go-getters like yourself with "Work Hard Play Hard" as your motto, a few minutes walk to Soho is great news. Renowned for its wide selection of restaurants, bars and clubs, Soho and Lan Kwai Fong constitute a popular haven for mixing, mingling and chilling with friends after a hard day's work.

貴為年輕才俊，「Work Hard Play Hard」必然是你的生活宗旨。由Manhattan Avenue 往 SOHO 區只需數分鐘，區內名店林立，繁忙工作過後，相約三五知己品嚐國際級美食，亦可於夜店林立的蘭桂芳把酒盡興，感受最精彩的歌舞昇平，夜夜笙歌，消除工作帶來的緊張情緒。





# 6-Star Concierge Services

Heeding the Details that Matter to You



CONCIERGE SERVICE



六星級禮賓服務  
照顧生活每一細節



Manhattan Avenue is managed by Perfect World Company Limited, a reputable and experienced industry practitioner. It also provides impeccable 6-star concierge services, tending to every detail of your living needs. Think elite services for the urban elite.

Manhattan Avenue 由經驗豐富的忠信物業管理有限公司提供專業管理服務，更提供六星級禮賓服務，照顧您生活的每一細節，特顯閣下貴為都會精英的尊貴身份。



# Private Clubhouse, Precious Moments

An Oasis Amidst the Hustle and Bustle

**M**anhattan Avenue offers a private clubhouse in the core of Central's flurry, where space and solitude is a priceless luxury. Unparalleled facilities include a well-equipped gym, a bar, and a party room . . . unwind, enjoy and take pleasure in premium personal time.



**寸金尺土的大都會中心地段**  
留一片閒逸的會所私人空間

Manhattan Avenue 擁有豪華的私人會所，在寸金呎土的中區，這一片私人空間可說彌足珍貴。在忙裡偷閒的日子，可安心享用會所的各式設施，如健身室、清談吧、私人派對室，讓緊貼時代脈搏的節奏得以舒緩下來。





# Exceptional School Network

The Breeding Ground of  
our Brilliant Next Generation



位處全港最佳名校網  
從小培育步上青雲路

## 幼稚園

嘉諾撒聖心幼稚園 救恩學校 聖士提反小學暨幼稚園  
高主教書院 聖安多尼中英文小學暨幼稚園 禮賢會學校

## 小學

英皇書院同學會小學 聖保羅男女小學 嘉諾撒聖心學校  
聖公會基恩小學 聖保羅書院小學 聖士提反女子中學附屬小學 聖嘉勒小學 高主教書院小學部 聖安多尼學校 救恩學校 聖類斯小學

## 中學

英皇書院 聖保羅男女中學 聖士提反女子中學 高主教書院 聖類斯中學 聖若瑟英文書院 英華女學校 聖嘉勒女書院

## 大學

香港大學

Manhattan Avenue lies at the heart of the highest calibre school network in Hong Kong, boasting distinguished establishments that nurture future elites from kindergarten to university.

Manhattan Avenue 位處香港最優越的校網區，名校林立，一條龍的名校網，讓孩子走上畢直的青雲路。

# Aesthetic Design Contemporary Living Space

為您細選潮流精華  
創造時尚生活空間

Discover a home that incorporates tasteful trends and reflects a cultured, privileged lifestyle.

Manhattan Avenue is the ultimate prototype with each unit in perfect proportion - a 9-ft high ceiling and an environmentally friendly balcony to enrich personal living space. Furnished with splendid imported materials, Manhattan Avenue also provides a special cable network for residents to create private home theatres, a distinctive advantage that makes chic living possible.

怎樣的居停才叫緊貼潮流時尚，反映新生代都會精英的生活品味？Manhattan Avenue 可以為您作最貼切的演繹。住宅單位間格設計方正實用，樓底特高，更特設環保露台，令室內空間倍增。除精挑細選的高級進口材料外，Manhattan Avenue 更預留網絡供業主設置私人家庭影院之用，締造出難以抗拒的時尚生活空間。





Club House Plan 會所平面圖



• 此圖僅供參考。  
For Reference Only.

SCALE 0 16.5 33 49.5 66M

3rd Floor Plan 3樓平面圖



- 住宅層數由5至31樓，共25層。(不設13、14及24樓)
- 平面圖之尺規所列之呎吋僅供參考。
- 單位301及303均附設平台。單位3101及3103均附設天台。
- 以上之平面圖僅供參考。詳細訂正圖則以屋宇署及地政署之最後審批為準。

The Floor plans are for reference only. All plans subject to the final approval by the Buildings Department and the Lands Department.

SCALE 0 16.5 33 49.5 66M



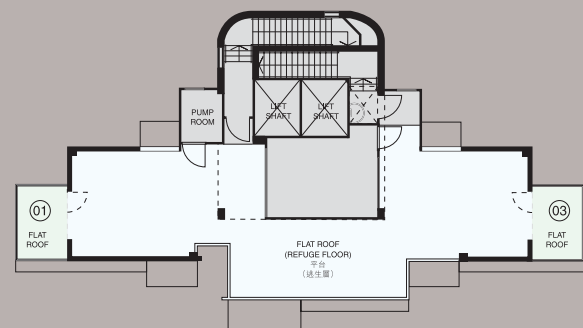
## 5<sup>th</sup>-31<sup>th</sup> Floor Plan ( without 13<sup>th</sup>, 14<sup>th</sup> & 24<sup>th</sup> Floor )

5 至 31 樓平面圖 ( 不設13、14及24樓 )



## Roof & Upper Roof Floor Plan

天台及上層天台平面圖



### 參考資料

物業名稱：Manhattan Avenue  
地址：皇后大道中253-265號  
地段：內地段99號的部份(即A段1號分段，A段2號分段，A段之餘段，E段，F段及餘段)  
地盤面積：約424.553平方米  
年期：由1918年6月26日計924年  
發展商：棋傑有限公司  
律師樓：麥堅時律師行  
建築師：DESIGN 2 (HK) LTD.  
結構工程師：黃柏林建築工程師有限公司  
機電工程師：湯瑪士(香港)有限公司  
總承建商：偉工有限公司  
買賣合約訂定之預計建築完成日期：2004年8月31日

### 發展設計用途

用途限制：私人住宅/商業  
單位總數：75個住宅單位及3個商舖單位  
座數：1座  
住宅層數：25層  
3至31樓  
(不設4、13、14、24樓)

樓層高度：2.975米(3至30樓)  
(兩地台間距離) 3.050米(31樓)

康樂設施：設施包括健身室、遊樂室、閱讀室及平台花園

### 建築材料及設備說明

#### (A) 公用地方

- 大廈外牆：鋪砌高級瓷磚及人造麻石，入口外牆鋪砌優質花崗石。
- 入口大堂：地台鋪砌優質進口花崗石、石灰石，牆身以優質進口石灰石、頂級木材及玻璃牆板配襯，裝置石膏板假天花及華麗燈飾，並設有空調系統。

- 住宅電梯：地台及牆身鋪砌優質進口再造雲石磚及瓷磚，配襯櫟木板裝飾，玻璃牆板，安裝石膏板假天花及現代燈飾。
- 電梯：兩部高速電梯，電梯廂內鑲進口石灰石、花崗石、雲石、玻璃、不銹鋼及木材裝飾。
- 信箱：大堂設有住戶專用之華麗信箱。
- 保安系統：由專業物業管理公司負責，提供日夜24小時管理及保安服務。大廈入口裝有訪客對講機、防盜密碼門鎖及智能咭識別系統。每住宅單位備有對講機連警鐘。另電梯內及大堂入口均設有閉路電視。

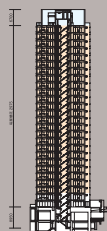
#### (B) 住宅單位

- 門攝：各住宅大門用櫟木面實心木門，裝妥氣鼓、防盜眼、防盜扣及名廠BONCO門鎖。睡房及浴室用櫟木面夾板門，配名廠BONCO門鎖，部份浴室門附有百頁。廚房用櫟木面實心門，門身鑲有長方格玻璃，配氣鼓及名廠BONCO門鎖。所有門框及封口線均為櫟木製造。
- 客/飯廳及睡房：地台鋪砌已預先處理之長條櫟木地板，附櫟木牆腳線。內牆及天花均髹上等乳膠漆。
- 露台/工作平台/平台(如適用)：地台鋪砌進口高溫磚。
- 廚房：地台鋪砌進口高溫磚，牆身鋪砌不銹鋼及高級瓷磚至假天花，裝置鋁質假天花配天花燈。高級廚櫃組合全套連MONTELLI廚櫃面、不銹鋼洗滌盆及意大利LA TORRE冷熱水龍頭，附送TGC三頭嵌入式玻璃面煤氣煮食爐，WHIRLPOOL抽油煙機、雪櫃、洗衣乾衣機及NATIONAL抽氣扇。另裝妥洗衣乾衣機來去水喉位。

- 浴室：地台鋪砌優質高溫瓷磚，牆身鋪砌優質瓷磚至假天花；裝置鋁質假天花配天花燈。附設淋浴間、名廠KOHLER坐廁及ART CERAM洗手面盆連花崗石檯面雜物櫃，配意大利高級CARLO FRATTINI水龍頭及花灑龍頭，另備有浴室大鏡、廁紙架、毛巾架、毛巾環、掛衣勾及抽氣扇。各A、C單位安裝TGC煤氣熱水爐，各B單位則安裝電熱水爐。
- 窗戶：全屋窗戶採用電鍍厚料鋁窗框連雙層透明玻璃(除廚房、浴室、工作平台及平台)。浴室選用磨砂玻璃(如適用)。
- 窗台：全部窗台以優質雲石鋪砌。
- 電話及天線：客/飯廳及所有睡房均裝置電話插座、公共電視天線及收音機天線插座，大廈並預設衛星電視之設施。
- 機電裝置：裝置入牆暗線燈位及插座。
- 音響設備：客廳預留環迴音響後置揚聲器喇叭線暗喉位。
- 水喉：冷、熱食水喉全用銅喉。
- 冷氣機：客/飯廳及B單位所有睡房裝置NATIONAL分體式冷氣機，各A、C單位睡房裝置NATIONAL窗口式冷氣機。
- 煤氣供應：煤氣供應予廚房煮食爐及A、C單位浴室熱水爐。
- 水電錶：錶房內均裝有每戶專用獨立水、電錶。獨立煤氣錶則設於各單位廚房內。

印刷日期：2003年8月5日

上述所有中文譯本僅供參考，一切內容以英文版為準，書內一切資料，均以政府最後批准之圖則及法律文件為依據。本售樓書內之相片及插圖僅作參考或示範之用。部份圖片經由電腦模擬處理，所有資料根據正式買賣合約為準。發展商保留修改物業設計，規格訂明、特色、平面圖、用料及範圍以內所有設施用途之權利而毋須事先通知。部份康樂設施於入伙時未必能即時啟用。



- 住宅層數由5至31樓，共25層。(不設13、14及24樓)
- 平面圖之狀態所列之呎吋僅供參考。
- 單位301及303均附設平台。單位3101及3103均附設天台。
- 以上之平面圖僅供參考。詳細訂正圖則以屋宇署及地政署之最後審批為準。

The Floor plans are for reference only. All plans subject to the final approval by the Buildings Department and the Lands Department.



Nos. 253-265 Queen's Road Central, Hong Kong

Reference

Name of Development:	Manhattan Avenue
Address	: Nos. 253-265 Queen's Road Central, Hong Kong
Lot No.	: Subsection 1 of Section A, Subsection 2 of Section A, The Remaining Portion of Section A, Section E, Section F and The Remaining Portion, of Inland Lot No. 99
Site Area	: 424,553 square meters (about)
Lease Term	: 924 years commencing from 26th June 1918
Developer	: Fame Winner Limited
Solicitor	: Baker & McKenzie
Architect	: Design 2 (HK) Limited
Structural Engineer	: Wong Pak Lam & Associates
Building Services Engineer	: Thomas Anderson & Partners (H.K.) Limited
Main Contractor	: Wecon Construction & Engineering Limited

Anticipated Date of Completion stated in the Agreement for Sale & Purchase : 16th April 2004

Design of Development

User Restriction	: Private Residential / Commercial
No. of Units	: 75 residential units & 3 retail units
No. of Towers	: 1
No. of Residential	: 25 storeys 3/F - 31/F (excluding 4/F, 13/F, 14/F, 24/F)
Ceiling Height (floor to floor)	: approx. 2.975 m (3/F - 30/F) approx. 3.050 m (31/F)
Recreational Facilities	: Fitness room, games room, reading room and podium garden

Fittings & Finishes Schedule

(A) Common Areas

1. External Walls : Finished with high quality ceramic tiles and artificial granite tiles and main entrance lobby portion finished with high quality granite.
2. Main Entrance Lobby : Floor finished with granite and limestone. Walls finished with limestone, glass panel and wood panel. Ceiling finished with plaster board suspended ceiling with lighting installed. Lobby is air-conditioned.
3. Typical Lift Lobbies : Floor finished with reconstituted marble and homogeneous tiles. Walls finished with rectified edge ceramic tiles, glass panel and wood panel. Ceiling finished with plaster board suspended ceiling with lighting installed.

4. Lifts : 2 passenger lifts serving the tower with interior finished with limestone, granite, marble, glass panel, stainless steel panel and wood panel.
5. Letter Box : Exclusive splendid letter box for each unit.
6. Security System : Managed by vigilant professionals, provide 24 hours management and security services. Secret code intercom / visitor panel with smart card access control installed at main entrance. Each residential unit has a door phone with panic alarm connecting to the main entrance. CCTV cameras are installed in lifts and main entrance and connected to caretaker counter.

(B) Residential Units

1. Doors : Entrance door is solid core, veneered with beech wood, fitted with concealed door closer, magic eye viewer, door guard and BONCO lockset. Bedrooms and bathroom doors are hollow core, veneered with beech wood and fitted with BONCO lockset. (Bathroom door with louvre as necessary). Kitchen door is solid core with glass viewing panel, veneered with beech wood and fitted with over-head door closer and Bonco lockset. All door frames are made of beech wood with architrave.
2. Living / Dining Room & Bedrooms : Floor finished with pre-finished long strip beech wood & Bedroom flooring and beech wood skirting. Plastered walls and ceiling finished with emulsion paint.
3. Balcony / Utility Platform / Flat Roof. (if applicable) : Floor finished with imported homogeneous tiles.
4. Kitchen : Floor finished with imported homogeneous tiles. Walls finished with stainless steel panel and high quality ceramic tiles up to aluminum suspended ceiling with lighting installed. High quality kitchen cabinet completed with MONTELLI solid material counter top, stainless steel sink and Italian LA TORRE sink mixer, TGC 3 burner glass surface built-in gas hob. WHIRLPOOL exhaust hood, refrigerator, washer/dryer and NATIONAL exhaust fan. Water supply and drainage point for washer/dryer are provided.
5. Bathroom : Floor finished with high quality homogeneous tiles. Walls finished with high quality ceramic tiles up to aluminum suspended ceiling with lighting installed. Bathroom is equipped with high quality shower tray. KOHLER water closet and ART CERAM wash basin with granite counter top storage cabinet.

Other fittings include tempered glass shower cubicle door and partition. Italian CARLO FRATTINI basin mixer and shower mixer with German KLUDI shower set, mirror, paper holder, towel bar, towel ring, cloth hook and exhaust fan. TGC gas water heater is provided at Flat A & C and electric water heater is provided at Flat B.

6. Windows : Natural anodized aluminum window frame with double layer clear glass for all windows except kitchen, bathroom, utility platform and flat roof. Obscured glass for bathroom, if applicable.
7. Bay Windows : All bay window sills are finished with high quality marble.
8. Telephone & Aerials : Telephone points, Communal TV/FM and Satellite TV points are available in living / dining rooms and all bedrooms.
9. Electrical Installation : Concealed conduit wiring with adequate lighting and power points.
10. Hi Fi Surround Sound : Concealed conduit for rear speakers connection is Provision provided in living room.
11. Pipes : Copper pipes for hot and cold water.
12. Air Conditioner : National split type air-conditioners are provided in living/dining rooms of all flats and all bedrooms at Flat B. National window type air-conditioners are provided in all bedrooms at Flat A and C.
13. Town Gas Supply : Gas supply pipes are connected to built-in hob in kitchen for all flats and water heater in bathroom for Flat A and C.
14. Meters : Separate meters for potable water and electricity are provided in separate meter rooms, and separate meter for town gas in kitchen of each flat.

Note : The Developer reserves the right to substitute other materials of comparable quality and standard for the intended materials as listed in the above Fittings and Finishes Schedule.

In case of discrepancy between the English version & Chinese version of the contents in this sales brochure, the English version shall prevail. All information given in this brochure is subject to final Government approved plans and documentation.

Photos and perspectives in this brochure are for reference or identification purpose only. Some of the photos have been enhanced by computer graphics. All information shall be subject to the terms and conditions of the formal Agreement for Sale and Purchase.

The Developer reserves the right to make modifications and changes to the building design, specifications, features, floor plans, materials and the intended use of all facilities without prior notice. Some recreational facilities may not be available immediately upon occupation.

Salient Points of Deed of Mutual Covenant and Management Agreement

1. One Deed of Mutual Covenant and Management Agreement (the "DMC") will be entered into in respect of the Building.
2. Residential Common Parts will include the Recreational Facilities, lift lobbies, staircases and other areas or facilities intended for the common use and benefit of the Owners and occupiers of different Flats.
3. Building Common Parts will include those parts of the Building or facilities in the Building which are for the common use and benefit of the Owners and occupiers of the Flats and the Commercial Units.
4. Each Owner has to observe the following covenants:
  - a. Not to make any structural alteration to any part of the Building which will interfere with or affect the rights of any other Owner.
  - b. Not to enclose any balcony, utility platform or flat roof forming part of a Flat.
  - c. Not to do anything which will alter the external appearance of the Building except with the Manager's prior written consent.
  - d. Not to use his Unit for any illegal or immoral purpose or activity.
  - e. To notify the Manager on ceasing to be the Owner of any undivided share in the Building and the Land and notify the Manager of the name and address of the new Owner.
  - f. Not to install any air-conditioning units in any window or external wall enclosing a Flat, other than at places designated for such purpose without the prior written consent of the Manager.
  - g. Not to use a Flat other than for private residential use.
  - h. Not to use a Commercial Unit other than for a purpose permitted from time to time by the Land Grant and the law provided that a Commercial Unit should not be used as a pawn shop, mahjong school, funeral parlour, coffin shop, temple, Buddhist hall, or any activity or purpose related to funeral, burial, cremation or any form of ancestor worship or a ceremony known as "Ta Chai" (打齋) or for any offensive trade.
  - i. To comply with the Land Grant and all laws applicable to his Unit or the use of or any activity which may be carried out in his Unit.
5. Perfect World Company Limited will be appointed as the first Manager of the Building. The initial term

of appointment will be 2 years from the date of the DMC, unless the Manager resigns or the initial term is terminated by the Owner's Committee or the Owners' Corporation in the manner provided in the DMC. The Manager's Remuneration will not exceed 15% of the total Management Expenses necessarily and reasonably incurred.

6. The amount of Monthly Management Fees payable by an Owner is determined by reference to the Budget for each Financial Year. The contribution by each Owner depends on the number of Management Shares allocated to his Unit in the DMC Monthly Management Fees are payable monthly in advance.
7. Each Owner should pay to the Manager the following amounts before taking possession of his Unit :
  - a. Management Fee Deposits : 3 months' Monthly Management Fees for the first Financial Year
  - b. Advance Payment of Monthly Management Fee : 2 months' Monthly Management Fees for the first Financial Year
  - c. Common Utilities Deposits : Not exceeding 2 months' Monthly Management Fee according to present estimate
  - d. Special Fund contribution : 2 months' Monthly Management Fees for the first Financial Year
  - e. Debris Removal Charge (Flats only) : 1 month's Monthly Management Fees for the first Financial Year
8. Each Owner should refund to the developer any water and electricity deposits paid by the developer for the Owner's Unit.

Note: Capitalized terms in this section should have the meanings given in the DMC. The latest draft of the DMC is available for inspection at the sales office. Copies may be provided on payment of copying charges. For details, please refer to the full script of the latest draft DMC.

Salient Points of Government Lease

1. The development is held under the Government Lease for the entire Inland Lot No. 99.
2. The Government Lease prohibits the carrying out of certain "noisy, noisome or offensive trade or business" (more particularly described in the Government Lease) without the previous licence of the Government.
3. The Government Lease requires the payment of a reasonable share of the costs of making, building, supporting, repairing and amending roads, pavements, channels, fences, party walls, draughts, private or public sewers, and drains for Inland Lot No. 99 or any part thereof in common with other nearby or adjoining premises.

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