



NE  
NOVUM EAST  
君豪峰

DEVELOPMENT  
INFORMATION BROCHURE

發展項目資料介紹書



## THE H COLLECTION

全港首創地標式住宅系列

### 「君豪峰」

#### 寶馬山畔矚目新地標

THE H COLLECTION 住宅系列最新地標式時尚鉅作。  
建築設計活現都會時尚華麗感，住客享樂設施及住宅單位設備華美而實用，  
秉承系列中的創意、理念及特色，為港島東區增添悠然綠意生活。

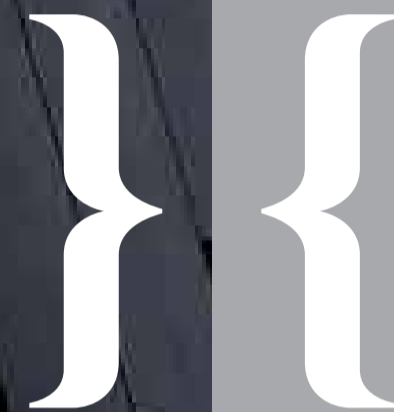
## NOVUM EAST

### ICONIC LANDMARK BY BRAEMAR HILL ISLAND EAST

The new masterpiece  
in THE H COLLECTION's landmark residence series,  
NOVUM EAST features elegant metropolitan architectural design,  
luxurious and functional resident recreational facilities and residential unit features.

NOVUM EAST carries the creativity,  
the style and the ideals of THE H COLLECTION,  
bringing a tastefully vibrant lifestyle to the Eastern District.

# WHAT IS THE H COLLECTION?



The H Collection，是一份超凡建築理念、是一種嶄新的城市生活模式、是全港首創的地標式住宅系列。

H，源自恒基兆業地產 Henderson Land，一個信譽與質素同樣備受肯定的標誌。建基香港逾四十多年，恒基兆業地產憑藉豐富經驗及非凡識見，屢創無出其右的建築精品，引領業界不斷向前。

H，更代表恒基兆業地產一直秉持的建築理念 - 執著於技術及細節、設計與功能相融，加上對創意、工藝及質素的敏銳觸覺，令我們於成就、創見、商譽，同步攀升。

Collection，是藝術珍藏的最高演繹；而恒基兆業地產 The H Collection，正是建築藝術的最高典範。追求崇高建築理念，以城市作畫布，無與倫比的建築為畫筆，於香港不同地區，繪畫各具特色的地標式住宅，組成猶如藝術館中的珍藏，同時，更展示出構建者與用家的超卓眼光。

The H Collection 的誕生，讓你體驗意想無限的生活空間，同時為香港樹立新的地標建築典範，創建都市生活新標準。

The H Collection is a unique portfolio of residences that puts its philosophy into practice by offering the ultimate in inspirational living.

As a signature property group for Henderson Land, everything we do is evident in our iconic emblem - the letter H. This initial represents our rich history, built upon more than four decades of development excellence - an unmatched track record that goes into each and every project making up our portfolio.

From our technical expertise, attention to detail to our pioneering view of form and function, from our creative focus to our enduring sense of craftsmanship - our reputation for innovation and success has grown with us.

The word Collection refers to art. This exemplifies our multi-faceted approach to our portfolio's properties. Each one has a unique style, yet at the same time all interact with each other like tasteful pieces in a gallery, supporting the curator's overall personal vision.

Our portfolio demonstrates our goal: to capture your imagination with landmark achievements in design. Thanks to The H Collection you can now experience inspired spaces and be part of an urban renaissance that is set to establish a new benchmark for Hong Kong living.

# SHAPING THE CITY WITH LANDMARK RESIDENCES

## 築地標 賞新活

格調交融品味、五光混和十色，多元、精彩，就是香港。每個社區都有其生活特質，恒基兆業地產深明這種多樣性，因此，The H Collection 全港首創地標式住宅系列，每項均散發著各自的魅力，融合該區獨特氛圍。

The H Collection 創新的都市生活標準，將人與人互相拉近，勢將成為不同地區的時尚典範。

無論追求型格、時尚、活力，還是悠然、幽靜、典雅的生活國度，The H Collection 每一住宅項目都能各適其適，將各區魅力展現極致，同時將你的個性與品味充分演繹。

投入 The H Collection 的新活形態，於形形色色的地標式住宅中，探索你夢寐以求的珍品，擁抱真正屬於你的天地。

Hong Kong is filled with vibrant colours, personalities and styles. Each evolving neighbourhood projects a unique character of the people who live there. Henderson Land recognizes this diversity. That's why every residence within our portfolio is different too, each possessing a unique and distinctive flavour, stemming from its immediate surroundings.

As a result The H Collection forms a community hub that brings people closer together to experience a new level of exquisite cosmopolitan living.

Whether you are drawn to a hip, lively neighbourhood or to quieter, more peaceful surroundings, you will find an exclusive, one of a kind urban residence that not only reflects the charms of the local area, but also your personality.

The H Collection invites you to explore the widest, most exceptional collection of properties out there and discover a place you can truly call your own.



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「君豪峰」設計概念圖  
Design concept of NOVUM EAST

「翰林峰」設計概念圖  
Design concept of NOVUM WEST

# TWIN MASTERPIECES

型品雙鉅作 傲踞港島東西

NE

NOVUM EAST

君豪峰

NW

NOVUM WEST

翰林峰



鰂魚涌  
QUARRY BAY



銅鑼灣  
CAUSEWAY BAY



中環  
CENTRAL



香港大學  
HKU



NE  
NOVUM EAST  
君豪峰

NW  
NOVUM WEST  
翰林峰

ERA-DEFINING MASTERPIECES  
GRACE ISLAND EAST AND WEST

劃時代雙鉅作 閃爍港島東與西

全新時尚名宅鉅作「君豪峰」，地理位置優越，型格聳立於英皇道，背靠寶馬山，部分高層住宅單位前迎維港迷人景致，後擁寶馬山群山怡人翠嶺。「君豪峰」盡擁悠然翠意，將成東區新亮點。

同時，港島皇后大道西「翰林峰」亦為西區帶來簇新面貌，兩大地標住宅建築散發型尚格調，相互輝映，瑰麗奪目。港島東、西將盛放無限璀璨，成就全新精品國度。

The newest masterpiece in contemporary residences, NOVUM EAST, sits atop a prime location of Hong Kong, King's Road, backed by Braemar Hill. Residents of some upper level units enjoy panoramic sea view while breathing in the natural atmosphere of the Eastern District's mountainside.

At the same time, the Western District's own masterpiece gives the opposite side of the island a new identity, reinvigorating the Western District with its contemporary design. The twin landmark residences resonate with one another, taking the spotlight as the lead of the new city rhythm.

備註：此相片為2017年3月2日於茶果嶺道上空以航拍器材實景拍攝，並經由電腦圖像技術作畫面整合、顏色修飾及以光束模擬「君豪峰」及「翰林峰」於日後建成之大致位置及四周環境。「君豪峰」及「翰林峰」的周邊地區日後可能出現改變，敬請留意。

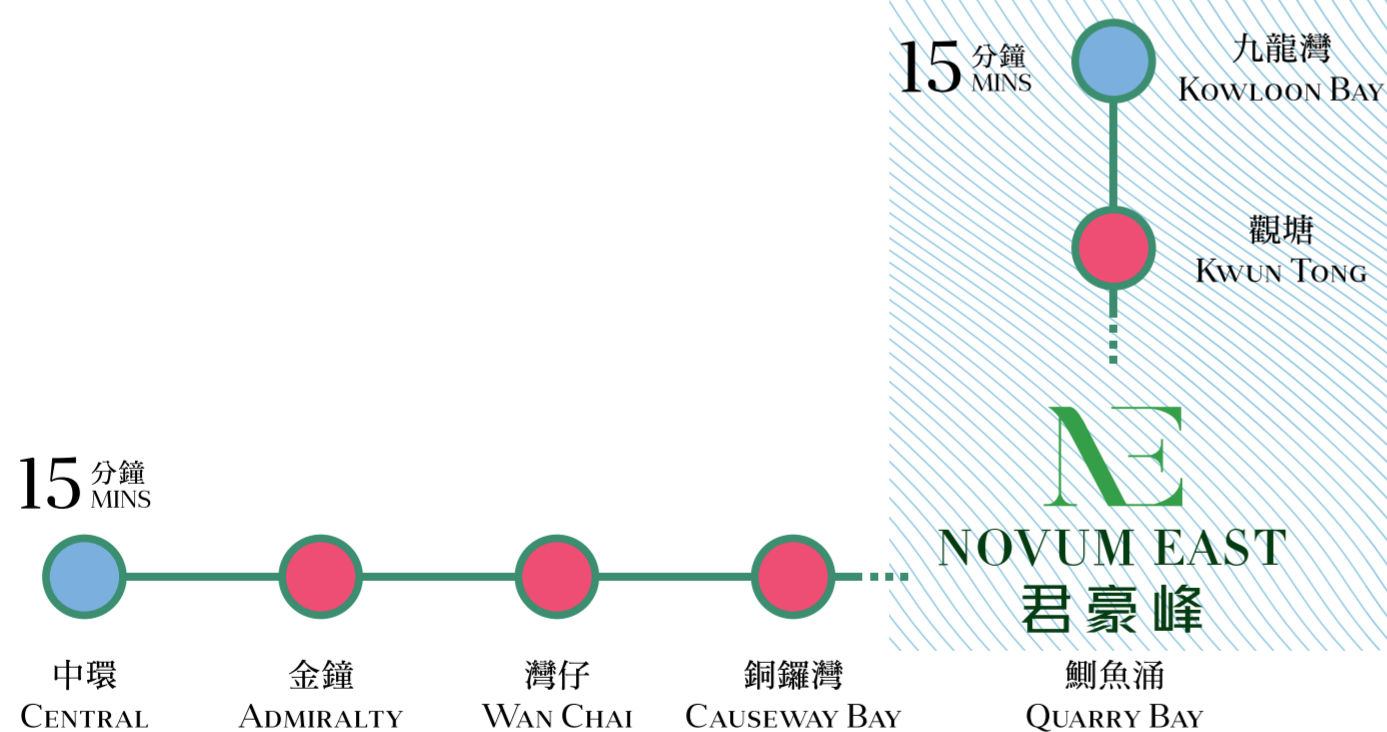
Remarks: This photograph was taken in mid-air at Cha Kwo Ling Road with drone on 2<sup>nd</sup> March 2017 and has been integrated, color fine-tuned with the location of the soon to be completed buildings of Novum East and Novum West being indicated by light beams with computerized imaging techniques to show the approximate surroundings of Novum East and Novum West. Please note that there may be future changes to the surrounding areas of Novum East and Novum West.

# PROXIMITY TO QUARRY BAY MTR STATION FULLY CONNECTED WITH THE CITY

## 毗鄰鰂魚涌港鐵站 優越連接城市核心

「君豪峰」傲踞英皇道港島交通樞紐，毗鄰鰂魚涌港鐵站，經港鐵約15分鐘<sup>1</sup>直達中環核心商業區，約5分鐘步程<sup>2</sup>即達港島東太古坊商貿樞紐。英皇道貴為港島主要幹線道路，就近東區海底隧道，更設有多綫巴士、小巴以及電車往返各區。

NOVUM EAST is located close to Quarry Bay Station. It only takes 15 minutes<sup>1</sup> to reach Central CBD through the MTR, with Taikoo Place in a 5-minute walking distance<sup>2</sup>. With public transport stations nearby, there is access to many districts all around. Car owners will find the Eastern Harbour Crossing a most convenient way to reach Kowloon.



<sup>1</sup> 資料來源 Source：港鐵網站 MTR Website [www.mtr.com.hk](http://www.mtr.com.hk) (2017年9月 September 2017)

<sup>2</sup> 由工作人員於2017年3月以點對點方式實地步行測試而計算得出。估計之步行時間需視乎測試當日之天氣、路面情況、步行路線及個人步速等而有所差異，只供參考。The estimated walking time was obtained and calculated via a point-to-point field test on March 2017 by contractor. The estimated walking time taken will be varied depending on the weather, road conditions, walking itinerary and individual walking pace etc. and such information is for reference only.

<sup>3</sup> 資料來源 Source：路政署網站 Highways Department Website [www.cwb-hyd.hk](http://www.cwb-hyd.hk) (2017年9月 September 2017)

沿中環及灣仔繞道由北角往中環僅約5分鐘車程<sup>3</sup>

Approx. 5-minute car ride from North Point to Central via Central – Wan Chai Bypass<sup>3</sup>



中環及灣仔繞道及東區走廊連接路預計於2018年年底至2019年第一季通車<sup>3</sup>，將貫通港島北岸的東西行的主要幹道，快速前往港九CBD核心區域。「君豪峰」於貴地段為區內精英之選，讓你盡握生活每分每秒。

Set to open at the end of 2018 to Q1 2019<sup>3</sup>, the Central – Wan Chai Bypass and Island East Corridor Link will provide even easier access to Central and the Kowloon business districts. NOVUM EAST is truly an elite choice, linking to all parts of the city.



# NE NOVUM EAST 君豪峰

## BIRD'S EYE VIEW OF NOVUM EAST 「君豪峰」鳥瞰位置

備註：此相片為2017年5月17日於賽西湖公園上空以航拍器材實景拍攝，並經由電腦圖像技術作畫面整合、顏色修飾及以光束模擬「君豪峰」的大約於日後建成之建約位置及四周環境。「君豪峰」的周邊地區日後可能出現改變，敬請留意。

Remarks: This photograph was taken in mid-air at Choi Sai Woo Park with drone on 17<sup>th</sup> May 2017 and has been integrated, color fine-tuned with the location of the soon to be completed buildings of NOVUM EAST being indicated by light beams with computerized imaging techniques to show the approximate surroundings of NOVUM EAST. Please note that there may be future changes to the surrounding areas of NOVUM EAST.



# BACKED BY THE PICTURESQUE BRAEMAR HILL OVERLOOKING THE GLAMOUR OF THE CITY

## 相鄰寶馬山 瑰麗繁華 頃刻可見

寶馬山，一隅華麗的平衡。從「君豪峰」沿柏架山道步入寶馬山群，頃刻可達。隨心、隨地，隨時相擁自然。山下繁華，港島優尚區域太古城、太古坊，不凡氣度，自然流露。著名食府林立，愉悅盡嚐環球美味。一山一區，繁華、靜謐，不同節奏，隨你擁有。

Braemar Hill, a celebration of life's balance. One step away from NOVUM EAST, the magnificent Braemar Hill brings the quietude of nature to your heart. Beneath the mountain is Hong Kong Island's bustling core of Taikoo Shing and Taikoo Place with a tasteful ambience. The world-class restaurants offer a slice of the globe on a plate, alongside large-scale integrated shopping malls. The best of both worlds is on offer: the bustling city life and the serene, quiet rhythm of nature.

### 「君豪峰」鄰近綠色遊樂路線： Nature trails near NOVUM EAST:

- 東區自然步道  
Eastern Nature Trail
- 康柏郊遊徑  
Hong Pak Country Trail
- 鯽魚涌緩跑徑  
Quarry Bay Jogging Trail
- 鯽魚涌樹木研習徑  
Quarry Bay Tree Walk
- 金督馳馬徑  
Sir Cecil's Ride
- 衛奕信徑第二段  
Wilson Trail Section 2

資料來源 Source：康樂及文化事務署 — 行山樂 Leisure and Cultural Services Department - Hiking Scheme (2017年9月 September 2017)



備註：此相片取自圖片庫租用的相片，相片並非展示發展項目的任何部分或實際景觀，僅供參考。  
Remark: This photograph was obtained from the stock photography library. It does not represent the actual scene of any part of the development and is for reference only.



備註：此等片為2017年4月21日於柏架山實景拍攝，並經由電腦圖像技術作顏色修飾。  
Remark: These photographs were taken at Mount Parker on 21st April 2017 and have been color fine-tuned.

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# NOVUM EAST

地標式時尚名宅 嶄新型格典範

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# BRILLIANT ARCHITECTURE WITH A SENSE OF CRAFT

## 內而外 型尚設計 顯赫不凡

「君豪峰」外觀、公用地方、住客會所及住宅單位廚房及浴室均由 VIA Architecture Limited (VIA) 匠心設計。

VIA的理念是通過卓越的建築與設計，致力提升生活及環境的質素。VIA更以多元化思維角度，匯聚創建美學與實用兼具的設計典範。

VIA的團隊並糅合「君豪峰」的地理位置、區域特色、新舊文化等，以「型格時尚奢華 Edgy Luxury」、「尚綠生態概念」、「幾何垂直設計元素」作主題，將每個平面構架成具美學性、幾何性、設計性的立體形態，展現都會形格風尚，刻劃社區型格新地標。

NOVUM EAST's façade, common areas, clubhouse for residents, kitchen and bathrooms of the residential units are masterminded by VIA Architecture Limited (VIA).

The motto of the VIA team is to make life and living environment better through architecture and design. Their team of architects, interior designers, landscape designers, lighting designers, graphic designers – forms a singular design unit to create modern and practical architectural icons.

Combining NOVUM EAST's prime location, district features and the mix of old and new cultures of the area, VIA brings forth the Edgy Luxury motif using a spectrum of materials to design a new community landmark residence.

### VIA 近年榮獲之部分獎項：

#### Awards recently won by VIA:

- 2015年亞太區室內設計大獎（設施/展覽空間）– Best 10  
Asia Pacific Interior Design Awards 2015 (Installation & Exhibition Space) – Best 10 Award
- 2015年亞太區室內設計大獎（樣板空間）– 優秀獎  
Asia Pacific Interior Design Awards 2015 (Sample Space) – Certificate of Excellence
- 2015年 Chivas 18 建築設計年獎 – 年度室內建築師  
Chivas 18 Architecture Awards 2015 – Interior Architect of the Year
- 2015年亞洲建設大獎（酒吧或餐廳）– 優秀獎  
A&D Trophy Awards 2015 (Bar or Restaurant) – Certificate of Excellence
- 2014年亞太區室內設計大獎（公共空間）– Best 10  
Asia Pacific Interior Design Awards 2014 (Public Space) – Best 10 Award
- 2013年透視設計大賞（住宅）– 優秀獎  
Perspective Awards 2013 (Residential) – Certificate of Excellence



備註：此相片取自圖片庫租用的相片，相片並非展示發展項目的任何部分或實際景觀，僅供參考。  
Remark: This photograph was obtained from the stock photography library. It does not represent the actual scene of any part of the development and is for reference only.



梁以立  
FRANK LEUNG  
VIA ARCHITECTURE  
創辦人 The Founder



「君豪峰」垂直綠化基座立面設計概念圖  
Design Concept for the Podium Façade of NOVUM EAST Entrance with Vertical Green



## MASTERPIECE WITH A TOUCH OF GREEN

### 國際級名師設計 構劃盛綠地標典範

從紐約大都會風格得到啟發，VIA的團隊為「君豪峰」萃取型格的米色及灰色系作主調，透過石材質感、木紋肌理、鏡面透射，各露台底部選用木紋鋁材，配合露台朝上的燈光設計，互相點綴生輝，讓整座大樓流露溫暖柔和的華麗光彩。

立面設計糅合環保元素，垂直綠化高約15米，將自然放到設計之上，延續至住客入口大堂時刻相迎，融合住客會所，與寶馬山自然翠綠相連相承，讓人和自然結合於空間。創造東區煥然尚綠新貌。

Inspired by New York metropolitan design elements, the expert design team at VIA chooses a main beige and grey colour scheme for Novum East, with matching tile texture and delicate timber looks. To add a touch of warmth, timber-pattern aluminum ceiling panels are installed to the underside of the balconies together with floor uplights, painting an ethereal glow on the building.

The façade design blends together a vertical garden of green elements including imposing approx. 15 metres green columns ushering in the entrance lobby that follows through to the green touches at the resident clubhouse to the natural mountain backdrop of Braemar Hill. People, nature and space are connected in a new light that shines in the East.



2017年 — 2018年亞太區房地產大獎  
香港綜合發展建築項目  
— 得獎者（君豪峰）

Asia Pacific Property Awards 2017 – 2018  
Mixed-use Development Hong Kong  
– Award Winner (Novum East)

「君豪峰」榮獲亞太區房地產大獎獎項，以表揚其卓越的設計、建築、室內設計以至市場推廣，處處完美構想，成就東區別格型尚新地標。

Novum East is one of the award winners of the Asia Pacific Property Awards that recognizes excellence in design, construction, interior design and marketing. The uncompromising commitment to quality sets Novum East to be the beacon of the Eastern District.

備註：此設計概念圖乃設計師的初步構思，賣方對其中展示之商業及餐飲用途並不作出任何不論明示或隱含之要約、陳述、承諾或保證，一切皆以入伙時實際情況為準。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。

Remark: This design concept is the preliminary idea generated by the designers. The vendor does not give any offer, representation, undertaking or warranty whether express or implied on the commercial and restaurant purposes shown therein which will be subject to the actual circumstances upon handover. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.



## VARIOUS LAYOUTS 多元化戶型

- 多款單位間隔選擇，設有開放式戶型、一睡房、兩睡房、兩睡房連儲物房等不同間隔。所有5樓至36樓住宅單位均設有露台，大部分住宅單位設有工作平台。  
Multiple unit types for selection: studios, one-bedroom, two-bedrooms, two-bedrooms with store room. All units on 5/F to 36/F are equipped with their own balcony and the majority of units are enhanced with utility platform.
- 所有戶型單位均以開放式廚房設計，盡納每寸生活空間。  
All units feature an open kitchen, optimizing interior space usage.
- 住宅單位層與層之間高度約為3.35米（近11呎）<sup>1,2</sup>，空間寬敞。  
The floor-to-floor height is measured at about 3.35 metres (approx. 11 feet)<sup>1,2</sup>, providing ample headroom.
- 整幢住宅大樓共設29層，提供464伙住宅單位。  
The project features a 29-storey residential tower, and provides 464 residential units in total.

備註：1. 36樓住宅單位除外，其層與層之間高度約為3.5米。2. 所述之層與層之間高度數值為於住宅單位內計算的比較眾數。各住宅單位的層與層之間高度或因應個別單位所處的樓層高度、間隔設計及建築結構而有所差異，並於同一住宅單位內或會包含不同數值，詳情請參閱「君豪峰」售樓說明書。3. 此設計概念圖乃設計師的初步構思，其背景並非「君豪峰」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。

Remarks: 1. Except for the units on 36/F where the floor-to-floor height is approx. 3.5 metres. 2. The floor-to-floor height mentioned above is the mode of all figures calculated within the residential property. The floor-to-floor height of each residential property may be varied due to difference in floor level, spatial layout and architectural structure and it may include different figures of floor-to-floor height within the same unit. Please refer to the sales brochure of NOVUM EAST for details. 3. This design concept above is the preliminary idea generated by the designers and the background is not the actual scene of NOVUM EAST and is for reference only. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.



「君豪峰」大樓外觀設計概念圖  
Design Concept for the Building Outlook of NOVUM EAST

# DISTINCTIVE ENTRANCE LOBBY SCULPTED IN STYLE

## 特色住客入口大堂 藝術 雕塑生活

「君豪峰」重視人的關係，將信箱設計成大堂內矚目的焦點。在藝術與實用性中找取平衡，利用線條勾劃出波浪形的特色牆設計，配以強烈的燈光效果，將木紋及不銹鋼的質感完美地襯托，大堂的空間感頓時立體呈現眼前。如藝術裝置的信箱體現「君豪峰」對住客生活細節的重視，建構出時尚生活的理想形態。別具雕塑感的住客信箱特色牆，成為設計核心，以棱角與線條演繹別樹一格的時尚。

時尚之門，早在大堂為你打開。

By driving the specially designed letter box into the lobby's focus, NOVUM EAST carries forth a balance between form and function, aesthetics and practicality. The lines forming detailed curves, the strong lighting and popping metal texture & wooden patterns bring the lobby to life instantly. NOVUM EAST's signature letter box exemplifies the refined lifestyle residents aspire to: sculptured with meticulously crafted detail, using edges and curves to create a visually stimulating experience for the residents.



地下入口大堂設計概念圖  
Design Concept for the Entrance Lobby on Ground Floor



牆身鋼材示意圖  
Inspiration for Steel Wall Finish



牆身石材示意圖  
Inspiration for Stone Wall Finish



雕塑感信箱特式牆示意圖  
Inspiration for Mailbox Feature Wall

備註：此等之設計概念圖及示意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。

Remark: These design concepts and inspiration are the preliminary ideas generated by the designers. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.



住宅電梯大堂設計概念圖  
Design Concept for the Residential Lift Lobby



電梯木面示意圖  
Inspiration for Wood Veneer  
Material for the Lift



牆身石材示意圖  
Inspiration for  
Stone Wall Finish Material



牆身金屬膠板示意圖  
Inspiration for Metal Plastic  
Laminate Wall Finish Material



## CHIC HOTEL-STYLE RESIDENTIAL LIFT LOBBIES

### 住客電梯大堂 酒店式設計 盡展時尚

住客電梯大堂的設計貫徹外觀的時尚風格，採用中性木石用色，以自然色系調和具未來感的燈光設計。

溫和，不失俐落；型格，不失暖感。

The residential lift lobby incorporates the metropolitan style of the building design.

A combination of natural shades, a material palette of subdued wooden trims, a diluted futuristic lighting creates a homey aesthetic with an edgy side to it.



# OPEN KITCHEN DESIGN

## 開放式廚房設計

### 生活空間 實用兼容

櫥櫃膠板  
Kitchen Cabinet Plastic Laminate

檯面石材  
Counter Top Stone Material

廚房的佈局是室內空間觀感及實用性的重要元素。

「君豪峰」所有住宅單位均選用開放式廚房設計，讓室內空間靈活多變。櫥櫃設計精妙，營造高雅時尚格調。櫥櫃及吊櫃的深度亦特別加強，以提供更多儲物及可用空間，另加設廚房小配件，每個細節以心設計，美觀與實用兼備。

Kitchens have become a statement of sense of space and practicality in interior design.

NOVUM EAST features open kitchens in all residential units, allowing flexibility in space usage. Our specially designed kitchen cabinets are chosen for its elegant attitude and are designed with a depth that provides ample storage space without taking away too much living space. Thoughtfully added accessories not only help decorate the space, but are also practical.

一幅玻璃的區隔，區別出另一天地。

酒店式戶型隔牆設計採用半採光磨砂玻璃設計，為住客將生活區與開放式廚房留下一道美學與功能兼備的間隔，大幅增強空間感，同時將內外的燈光調和及平衡。處處以生活的角度考量每個設計，滿足時尚生活的每個需求。

One sheet of glass, two distinguished spaces.

The special partition design of NOVUM EAST's studio units feature a delicate frosted glass panel between the residents' living area and the open kitchen. Both aesthetically sound and functional, this thoughtful touch not only contributes to the spaciousness of the unit but also balances the kitchen and living room lighting. No detail is too small for the best living environment.

## 住宅單位附贈之國際品牌廚房設備

### World-renowned branded kitchen appliances in residential units

「君豪峰」採用德國高級家電品牌西門子，不僅美觀與實用兼備，巧妙融入裝潢的格調，更重視環保節能，讓產品達到高效能、低耗電的雙贏標準。

NOVUM EAST uses appliances from the German brand Siemens. Not only are the appliances cleverly integrated into the interior design, but also they are environmentally friendly and adhere to energy efficiency and resource saving standards.

- 德國西門子嵌入式雪櫃  
Siemens (Germany) built-in fridge freezer
- 德國西門子微波爐  
Siemens (Germany) microwave oven
- 德國西門子抽油煙機  
Siemens (Germany) cooker hood
- 德國西門子嵌入式洗衣乾衣機  
Siemens (Germany) built-in washer-dryer
- 意大利 Mia Cucina 雙爐頭煤氣煮食爐  
Mia Cucina (Italy) double-burner gas hob
- 意大利 Latorre 冷熱水龍頭  
Latorre (Italy) hot and cold faucet

備註：1.有關上述各項廚房設備，請參閱並以「君豪峰」售樓說明書內之「裝置、裝修物料及設備」為準，惟部份設備於「君豪峰」售樓說明書內因應條列所限而未有清楚列明其產品名稱。2.上述之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。3.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。

Remarks: 1. For details of kitchen provisions, please refer to the "Fittings, Finishes and Appliances" stated in the Sales Brochure of NOVUM EAST. Nevertheless, the product names of some of the provisions are not included in the Sales Brochure of NOVUM EAST due to statutory requirements. 2. The design concept above is the preliminary idea generated by the designers. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice. 3. 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.

# I

## NTelligent Design of GERMAN QUALITY

### 德國質量 智慧凝於設計

# SIEMENS

優尚設計配合優質配備，生活享受從此提升了一個層次。西門子為德國高級家電品牌，產品設計不僅講求實用，更著重外在觀感，務求每一件產品都簡約同時精細。出色的室內設計襯以高雅型格的生活用品，每天的生活，都能品味智能家居的高逸示範。

Siemens home appliances set a new contemporary standard of living. The design of the brand's products pays attention to both form and function: they are practical and fine in detail and blend in seamlessly with the design of the interior. Siemens offers residents a intelligent solution to everyday life.



備註：西門子家電個別不同產品分別獲得以上獎項或認證。

Remark: Individual home appliances of the Siemens brand were awarded the above awards or certifications respectively.



備註：1.有關上述各項廚房設備，請參閱並以「君豪峰」售樓說明書內之「裝置、裝修物料及設備」為準，惟部份設備於「君豪峰」售樓說明書內因應條例所限而未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。

Remarks: 1. For details of kitchen provisions, please refer to the "Fittings, Finishes and Appliances" stated in the Sales Brochure of NOVUM EAST. Nevertheless, the product names of some of the provisions are not included in the Sales Brochure of NOVUM EAST 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.

# Q

## UALITY HOB FOR FAMILY MOMENTS TOGETHER

### 型尚煮食配套 凝聚天倫每一刻

# Mia Cucina

KITCHENS BY TOWNGAS

家的基礎，由餐桌上開始。

型尚意大利爐具Mia Cucina，由3kW及1.75kW兩種火力調控爐頭組成，配合黑色陶瓷玻璃面板設計，每隅細節顯露形格、高雅。形尚家庭生活，早在準備一刻，唯你優尚品味細味。

It's no secret that families are connected through meals together. Italian brand Mia Cucina offers stovetops of 3kW and 1.75kW power rating, with sleek black ceramic glass top designs for an elegant finish to a home's warm comfort food.



LaTorre

意大利 Latorre 冷熱水龍頭  
Latorre (Italy) sink mixer

# ELEGANT BATHROOM DESIGN FOR FULL RELAXATION

## 優逸浴室空間設計 盡情放鬆身與心

「君豪峰」住宅單位內的浴室以淋浴間設計，並於每一細節及運用均為住戶使用角度著想。洗手盆櫃及鏡櫃選用較溫暖的褐色木紋面板及淺灰色石材洗手盆櫃枱面，櫃內並配置儲物空間，設計巧具心思，令舒適的浴室空間散發著優雅格調。

Bathrooms in NOVUM EAST's residential units utilise shower compartments. Each bathroom was built for the comfort and convenience of the residents in mind: the use of warm colours like the brown wooden countertops and light gray basins, and the storage space in the cabinets are all design elements that exude an elegant style.

住宅單位附贈之國際品牌衛浴設施:

World-renowned branded bathroom fittings in residential units:

- 德國 Hansgrohe AXOR series by Patricia Urquiola 洗面盆龍頭及花灑套裝  
Hansgrohe(Germany) AXOR series by Patricia Urquiola and shower set
- 德國 Duravit Starck 3 Series 座廁  
Duravit (Germany) Starck 3 Series water closet
- 德國 Duravit 洗面盆  
Duravit (Germany) wash basin
- 其他配件包括毛巾架及廁紙架  
Other accessories include towel rack and toilet paper holder



浴室設計兼顧環保概念，特意選用節約用水的龍頭、浴室花灑頭、沖廁水箱，務求讓住客可享受環保、舒適的私密時光。

The bathroom design carefully considers the sustainability of the environment, choosing water saving mixers, shower heads and flushing tanks to ensure a greener and comfortable environment for our residents.



備註：

1.有關上述各項浴室設備，請參閱並以「君豪峰」售樓說明書內之「裝置、裝修物料及設備」為準，惟部份設備於「君豪峰」售樓說明書內因應條例所限而未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。

Remarks:

1. For details of bathroom provisions, please refer to the "Fittings, Finishes and Appliances" stated in the Sales Brochure of NOVUM EAST. Nevertheless, the product names of some of the provisions are not included in the Sales Brochure of NOVUM EAST 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.





# HANS GROHE SELECT SHOWER SET

## 尊尚淋浴設備 優越放鬆水流間



淋浴，以水流重新喚醒身體最深處。Hansgrohe Select 三段式變速按摩花灑，純白與鉻銀配合，展現形尚精品外型。3種不同沖噴按摩模式，配合 Select 輕鍵，隨心控制水流速度 EcoSmart 空氣流入裝置，以風和水的交匯，令水流帶有絲質質感。節水與清潔功能，細心體貼生活每處小節。一切如此用心，只因「君豪峰」細心考量你生活所需所想。

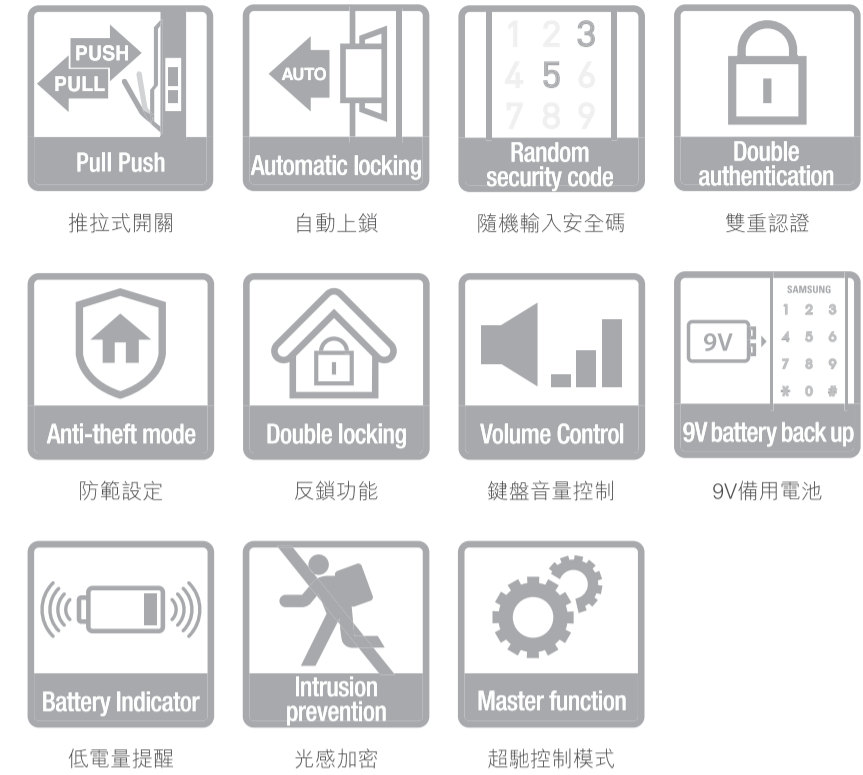
Hansgrohe Select Shower Set offers the fine massage shower with three spray types integrated into a sleek, pure white and chrome silver modern design. The air injection and EcoSmart technology of the shower guarantees a rain shower of a texture like silk. Equipped with cleaning and water-saving functions, NOVUM EAST's Hansgrohe Select Shower Set caters to the residents' need.



備註：1.有關上述各項浴室設備，請參閱並以「君豪峰」售樓說明書內之「裝置、裝修物料及設備」為準，惟部份設備於「君豪峰」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。  
Remarks: 1. For details of bathroom provisions, please refer to the "Fittings, Finishes and Appliances" stated in the Sales Brochure of NOVUM EAST. Nevertheless, the product names of some of the provisions are not included in the Sales Brochure of NOVUM EAST 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.



# STATE-OF-THE-ART DIGITAL DOOR LOCK 智能輕觸指紋鎖



「君豪峰」為你構建可靠的大門，保護你最重視的家與人，配備韓國三星智能輕觸指紋鎖，時尚外型，簡便操作，令生活無憂無慮。

輕觸設計，配以雙重加密保安系統，自設密碼、感應卡、指紋解鎖，三式開啟，隨你決定。一指一掃，簡單安全。手柄外型以人體力學為基礎，從外到內，顯赫非凡。

NOVUM EAST is enhanced with Samsung (Korean) smart fingerprint door lock with user-friendly access and stylish design for a safe and convenient life for you and your loved ones.

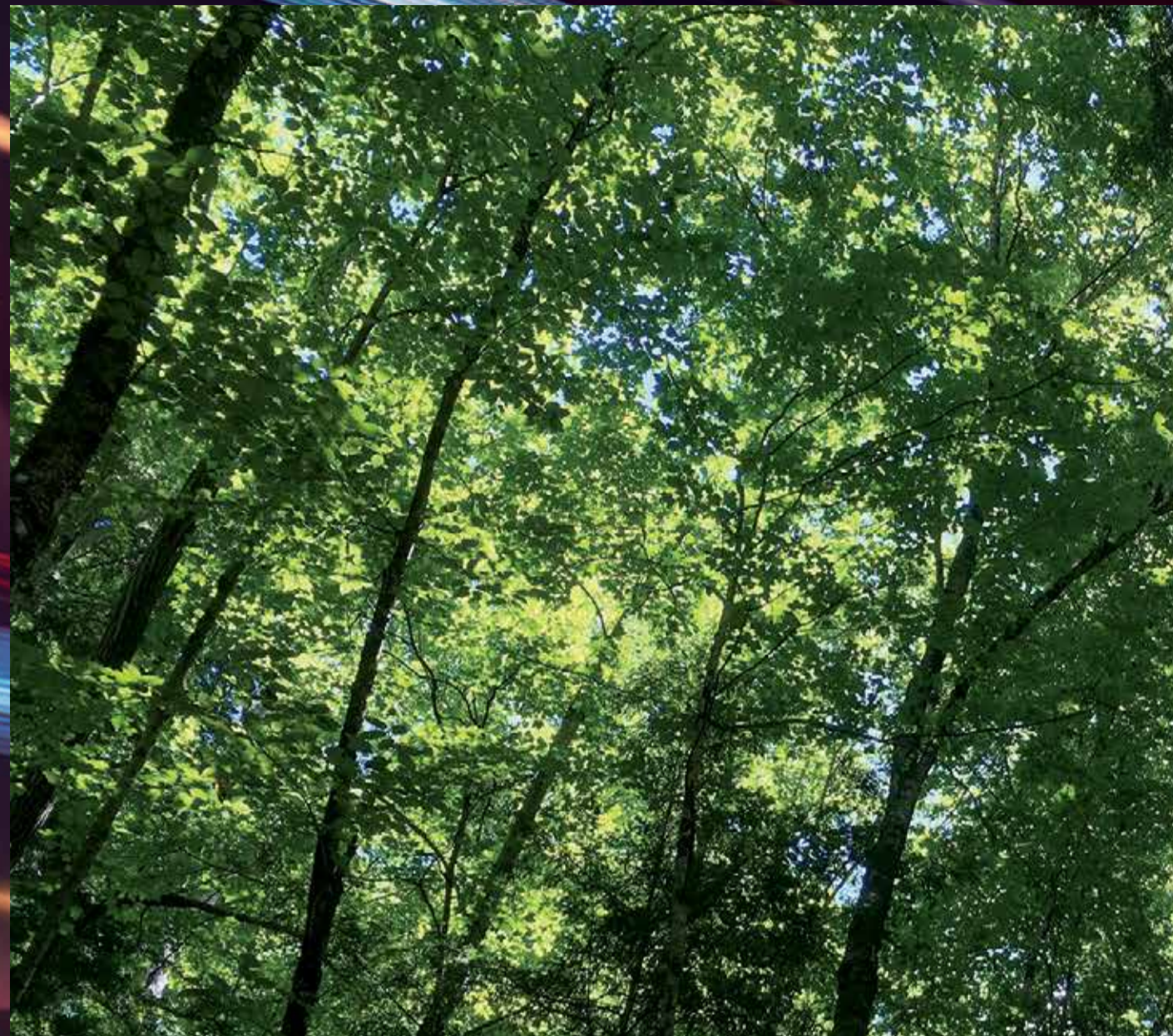
A double authentication system compatible with password, smart card and finger print access effectively prevents security leaks. Such system can unlock the door within a single second with a simple finger press on the scanner. Ergonomic design of the sleek handle adds to make the home safe and sound.



1. 輕觸顯示於顯示屏上的兩個隨機數字  
Tab in two-digit random security code displayed on the keypad
2. 輸入自設密碼  
Enter user access code
3. 隨機數字有效杜絕外來者以殘留指模推測密碼  
Random security code effectively prevents intruder from guessing the user access code with traces of user fingerprints



備註：所展示之大門鎖為參考相片。相片並非展示發展項目的任何部分或實際設備，僅作參考。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。  
Remark: The main door lock shown here is a reference photograph only. It does not represent the actual provision or any part of the development and is for reference only. The vendor undertakes that if appliances of the specified brand name or model number are not installed in the development, appliance of comparable quality will be installed.



# E

## CO-FRIENDLY MEASURES FOR A GREEN LIFESTYLE

### 環保建構 享受綠色生活

「君豪峰」除著重於每一建築細節及設計，亦注重可持續性及環保概念。「君豪峰」的環保建構，已於2016年率先取得由香港綠色建築議會頒發綠建環評1.1版（新建建築）之暫定銀級。獲此獎譽的項目需成功通過一系列嚴格環保準則，並強調可再生資源的發展及減少浪費能源、食水，以減低對四周環境的污染。

Every detail of NOVUM EAST was designed with sustainability and recyclability in mind. The design of NOVUM EAST now holds a BEAM Plus Provisional Silver rating (v. 1.1) by The Hong Kong Green Building Council. The strict criteria of the award put emphasis on the incorporation of renewable energy, as well as lowering the consumption and wastage of water and energy, reducing all types of pollution to the surrounding environment

「君豪峰」採用的環保建築措施包括：

The eco-friendly measures of NOVUM EAST include:

- 住宅大樓之外立面大部分選用以節能玻璃設計的玻璃幕牆，能有效阻隔太陽光能量中的紅外線及紫外光滲透但仍維持玻璃的良好採光性，令住宅單位室內之用電量降低，節省電費。

The façade of residential tower utilizes mainly an insulated **LOW-E** glass curtain wall design that effectively minimizes the amount of infrared and ultraviolet light in the sunlight passing through but maintains the letting of visible light in the glass, and hence reduce the electricity consumption of the residential units and save the electricity cost.

- 公用地方之照明、電力、空調、升降機及自動扶手電梯等系統均符合「香港建築物能源效益註冊計劃」之標準，當中包括自動照明控制系統、扶手電梯自動減速運作等。

Lighting, electricity, air conditioning, lift and escalator systems in common areas are conformed with the standards under the Energy Efficiency Registration Scheme for Buildings with measures including automatic lighting control system and energy optimizer for escalators.

- 各住宅單位均選用具備節約用水效能的水龍頭、浴室花灑頭及沖廁水缸。Every residential unit comes equipped with water efficient faucet, shower head and flushing cistern.

- 發展項目內的綠化面積（包括垂直綠化裝置）逾**3,500**平方呎，約佔地盤面積**20%**

Within the development, there is more than 3,500 square feet of green space, including vertical green, which accounts for 20% of the site area.

- 參與水務署之大廈優質供水認可計劃（食水）。

Participate in Water Supplies Department's Quality Water Supply Scheme for Buildings - Fresh Water.

備註：此等相片取自圖片庫租用的相片，相片並非展示發展項目的任何部分或實際景觀，僅供參考。

Remark: This photographs were obtained from the stock photography library. They do not represent the actual scene of any part of the development and are for reference only.



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EDGY LUXURY

生活態度 型格 時尚 奢華

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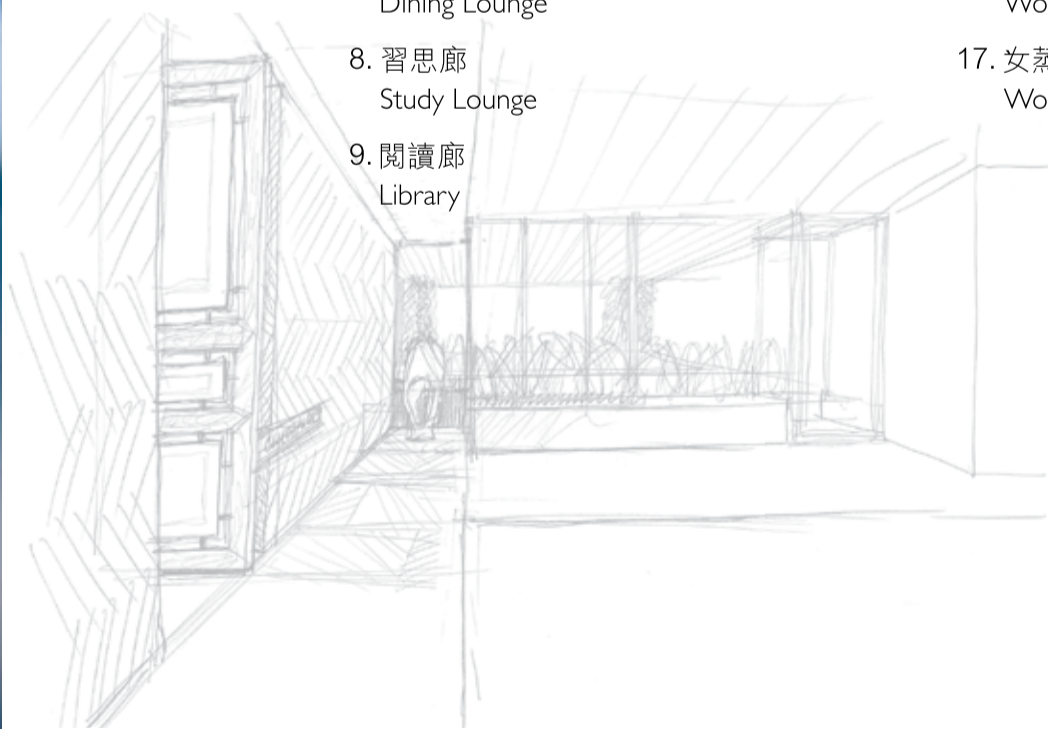
# TRENDY LIFE EXPERIENCES

## 潮流生活體驗 匯聚此間

位於2樓的尊逸住客會所，貫徹設計師VIA創建的「Edgy Luxury」主題概念。運用開放式通透佈局，融匯室內室外自然光線，糅合別樹一格設計，組合與別不同的歡聚空間，營造別具特色的多元閒適生活體驗。尊逸住客會所範圍內並設免費Wi-Fi覆蓋。

Located on the second floor, NOVUM EAST's resident clubhouse is a fine example of VIA's "Edgy Luxury" design theme. The facilities utilise an open and transparent layout to let in natural light, integrating stylish design elements and allowing our residents to experience the outdoors from the inside. The distinctive gathering spaces provide the residents with versatile leisure experiences. For our residents' convenience, free WiFi is provided and can be accessed throughout the resident clubhouse.

- |  |                                   |
|--|-----------------------------------|
| 1. 室外游泳池附設人造波浪噴嘴<br>Outdoor Swimming Pool with Jet | 10. 自家烹飪室<br>Homemade Kitchen     |
| 2. 日光曬台<br>Sundeck                                 | 11. 燒烤樂園<br>Barbecue Zone         |
| 3. 園林歡聚盛會區<br>Landscape Garden / Party Zone        | 12. 虛擬實境遊戲室<br>VR Game Room       |
| 4. 園林雅座<br>Garden View Seating                     | 13. 健身室<br>Gymnasium              |
| 5. 住客會所接待處<br>Resident Clubhouse Reception         | 14. 男更衣室<br>Men's Changing Room   |
| 6. 型格派對廳<br>Party Room                             | 15. 男蒸氣浴室<br>Men's Steam Room     |
| 7. 宴客廳<br>Dining Lounge                            | 16. 女更衣室<br>Women's Changing Room |
| 8. 習思廊<br>Study Lounge                             | 17. 女蒸氣浴室<br>Women's Steam Room   |
| 9. 閱讀廊<br>Library                                  |                                   |



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.「君豪峰」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、服務期限及管理服務的提供，管理人或第三者服務供應商可根據公契、服務合約及其他相關法律文件所訂立之條款，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.第三者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；室外游泳池需待有關之政府部門批出牌照方可使用。 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第三者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。

2樓住客會所平面圖

Resident Clubhouse Floor Plan (2/F)



Remarks: 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 Novum East 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, and the outdoor swimming Pool will be opened only after obtaining the licence from relevant Government authorities. 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 manager or third-party service providers, in accordance with actual circumstances. Such alteration, modification, suspension or cessation of any of the above lists of management service shall not constitute or be construed as any breach of promise and/or misrepresentation or otherwise.

# OUTDOOR OPEN SPACE FOR TOTAL RELAXATION

## 戶外開放空間 放鬆身心每寸每分

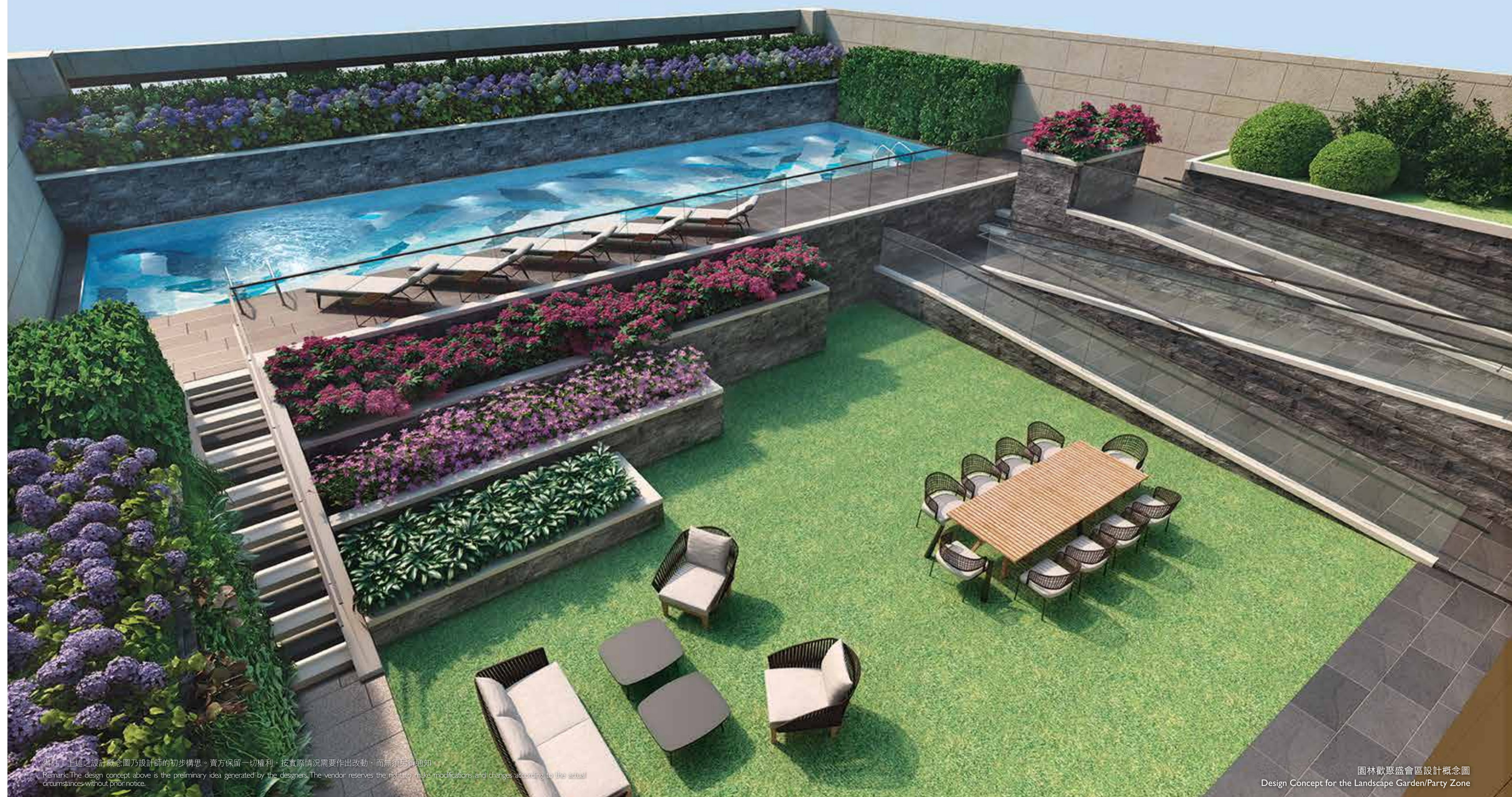
戶外，一隅放鬆專屬空間。園林歡聚盛會區貫連室外游泳池，或可與其他室內設施一併使用，休憩空間一體成形，樂享專屬歡聚時光。

在輕踏柔軟的草地後，一躍而入約20米長泳池。盡情的舒展身體，盡情的放鬆心情。

在百忙的生活間，有著寫意放空的時間。

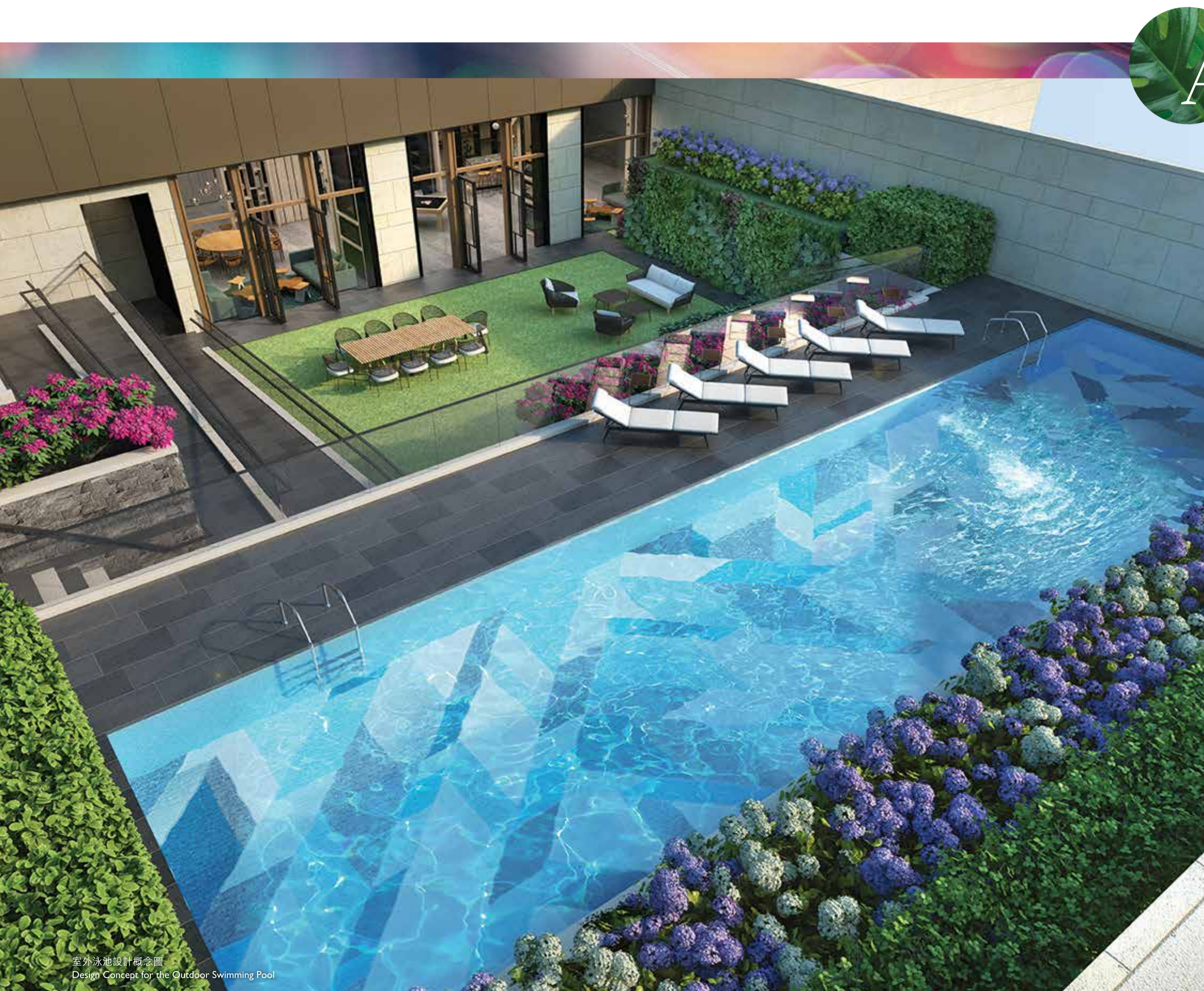
Relax in the outdoors in an exclusive space for yourselves. The landscape garden/party zone adjoining the outdoor swimming pool allows residents to enjoy the other outdoor facilities in its natural setting, or a private pool gathering.

After a relaxing walk on the grass, residents can head to the outdoor swimming pool of approximately 20 metres in length to unwind in the water. Letting go of the pressure of the city and enjoying life to the fullest.



備註：上述之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。  
Remark: The design concept above is the preliminary idea generated by the designers. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

園林歡聚盛會區設計概念圖  
Design Concept for the Landscape Garden/Party Zone



室外泳池設計概念圖  
Design Concept for the Outdoor Swimming Pool



## A 20M LONG OUTDOOR SWIMMING POOL TO WASH YOUR WORRIES AWAY

### 約20米長室外游泳池 逸然暢泳碧藍中

園林式設計室外游泳池長約20米，將繁忙市區化身為充滿自然氣息的綠化環境，讓各住戶可輕鬆浮沉暢泳，舒展身心。特設人造波浪，唯你兼享放鬆與鍛鍊身體每寸每分。

在悠閒時間裡，盡享酒店度假式生活。

Spanning across approx. 20m in length, the outdoor swimming pool is a natural green escape away from the urban city scene. Residents can unwind in the crystal clear water and enjoy the gentle manmade waves in relaxation. Swim in hotel-style leisure hours.

- 特設同區極罕逆流噴嘴。  
Resistance jet for the swimmers' entertainment rare in the neighbourhood.
- 設有優逸日光曬台。  
A sun terrace is located next to the swimming pool.
- 四周遍植樹木花卉，綠意盎然。  
Planters around the swimming pool create an urban oasis.
- 池底鋪砌幾何線條圖案並設燈光效果，暢泳享受與別不同。  
Geometric pool tile patterns and lighting effects create a unique swimming experience.
- 更衣室設有儲物櫃及蒸氣浴室。  
There are lockers and steam rooms in the changing rooms.

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。  
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Queenax The Corner 多功能訓練系統  
Queenax The Corner Training System



備註：此為參考相片。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。  
Remark: This is a reference photograph only. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.

# G YMNASIUM FOR ALL-ROUND TRAINING OF MIND AND BODY

## 健身室 全天候鍛煉身心

多元健身室將型格生活完美調和。地毯與天花的線條設計一致，四周日光陽臺及閒坐區迎進充沛日光，配備多元化先進健身及訓練器材24小時全天候開放\*，讓你隨時隨刻鍛鍊健康體魄。

The gymnasium features a clean design with resonating geometric floor and roof patterns, basked in ample daylight surrounded by outdoor deck and leisure seating. The gymnasium features multiple hi-tech training equipment and is open 24 hours\*, allowing one to keep fit any day any time.

### Queenax The Corner 多功能訓練系統 Queenax The Corner Training System

Queenax獨特的組合式訓練系統，富有原創性、可兼容及擴展。揉合戰繩、重量及伸展訓練等，可供四人同時使用。以特定的運動能力為目標，通過多種以自身重量、負重為主的高次數、快速、爆發力的動作增強自身的體能和運動能力，可改善專注力、耐力、力量、靈活性、爆發力、速度、協調性、敏捷性、平衡性和準確性10項身體要素。

Queenax is a special modular cross-fit training section that is original, extendable and compatible. It includes battle ropes, weight and stretch training for up to four users. It is a fast paced training that is done in short bursts multiple times against one's own body weight, in order to improve physical agility and 10 physical abilities: focus, stamina, strength, dexterity, momentum, speed, coordination, agility, balance and accuracy.

### 空中瑜伽設施 Aerial Yoga Facility

隨空中瑜伽設施伸展每分每寸，身心靈徹底同呼同吸。

Relax and breathe in total relaxation in our thoughtful aerial yoga zone.



\*各項休閒活動設施將按照不同使用時段收取費用。各項休閒活動設施於入伙時未必能即時使用。  
\*The use of recreational facilities is to be charged on time slot basis. The recreational facilities may not be able to be used immediately upon handover of the units.

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健身室設計概念圖  
Design Concept for the Gymnasium

# P RIVATE SPACE TO CHILL OUT TOGETHER

## 私密空間 輕鬆相聚每一刻

空間構築生活，灑滿園景的室內會所設施為你與家人、友人留下一個私密生活空間。多媒體娛樂、足球機、飛鏢、高級視聽器材，應有盡有。生活在此，關係從此更親密。

Build your comfort zone in the indoor clubhouse facilities with garden view, providing residents a design-orientated, private area to socialize with friends and family.

Equipped with multimedia entertainment, such as a football table, darts, premium visual and audio equipment for an enjoyable leisure break with loved ones.

### 型格派對廳

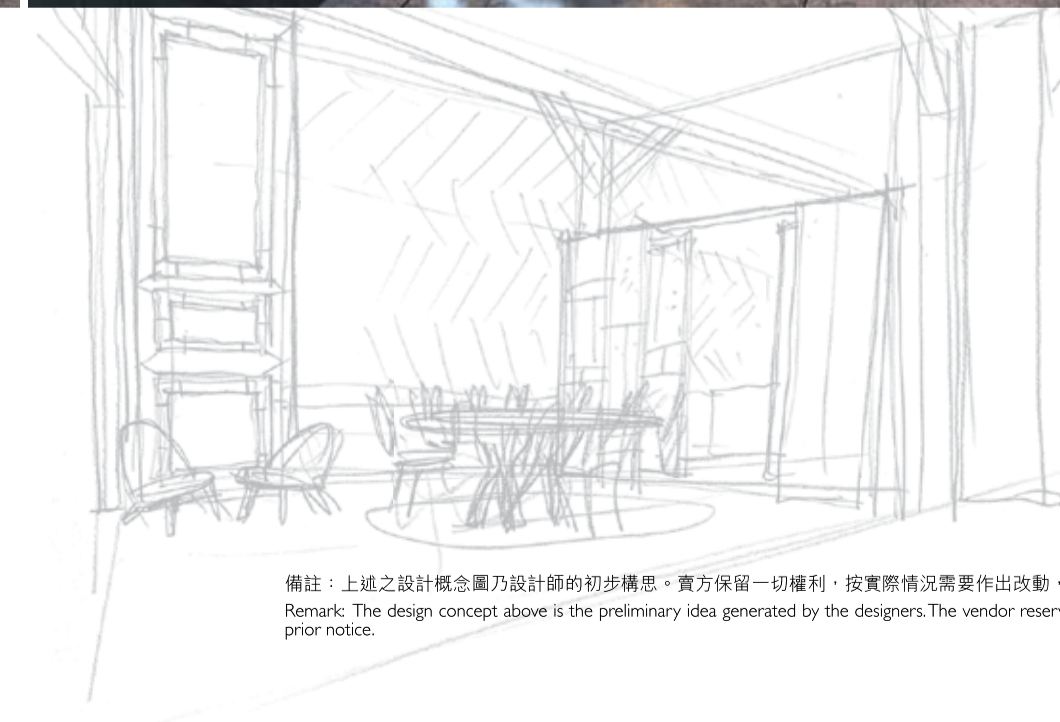
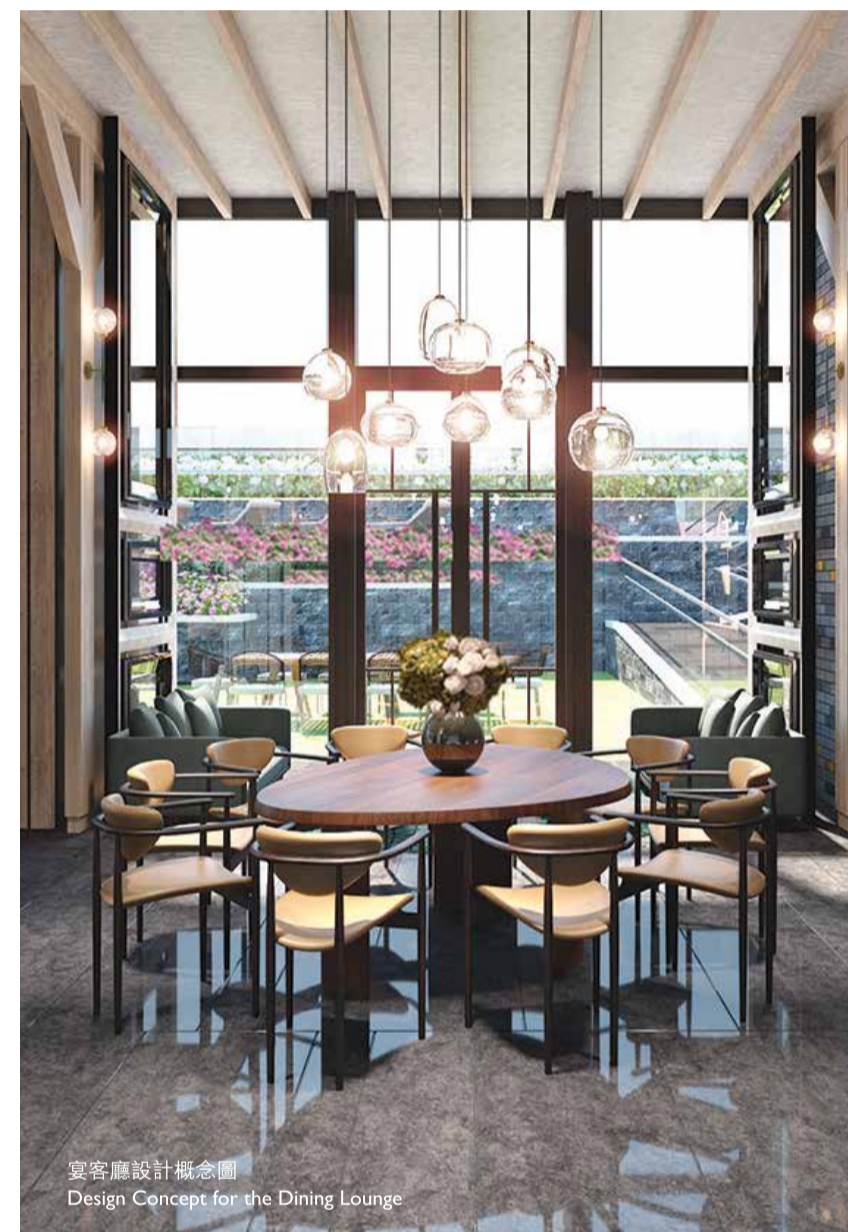
#### Party Room

- 落地玻璃門迎進充沛日光，前迎戶外綠化空間，氣氛優閒寫意。  
Glass curtain walls and French doors open the view to the outdoor sunshine and lawn, letting in the relaxing natural vibe.
- 採用半開放式設計，亦可化身為多用途房，別具彈性的空間間隔。  
A semi-open design that has the flexibility of a multi-purpose room, with space that can be rearranged.
- 設有可移動的家具及桌球枱等。  
Equipped with movable furniture and pool table.

### 宴客廳

#### Dining Lounge

- 設有可供約10人用餐的餐枱、高級視聽器材、備餐間、化妝間、舒適梳化。  
Equipped with up to 10-seater dining table, premium visual and audio equipment, kitchen, powder room and comfy seating.
- 可連接園林歡聚盛會區，適合不同類型的親朋聚會。  
Connected to the landscape garden/party zone, allowing for gatherings of different occasions.



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# EASE YOURSELF IN SERENITY

## 靜一靜 散發寫意悠閒

閒靜一刻，從格調中感受生活。多元休閒空間運用工業風的木樑為空間增添層次感，以啞色木飾板、深色金屬物料、天然石材等，拼湊牆身地板、精挑藝術裝置及壁畫，配搭具手感家具及柔和舒適的燈光，完美帶出Edgy Luxury的主題，營造別具特色的多元閒適生活體驗，讓住戶發掘更多不一樣的精彩生活。

The edgy luxury theme is perfectly executed through the juxtaposition of matted wood trims, dark metallic materials and natural stones used throughout the floorings and walls. Art pieces and murals, tactile furniture and the soft ambient lighting also work in tandem to create a unique experience for our residents to discover.

### 園林雅座

#### Garden View Seating

- 落地玻璃大窗設計，配合窗外園林景致，讓住戶享盡輕鬆寫意生活。  
Glass curtain wall view into the garden offers relaxing scenery for our residents.
- 設有舒適梳化，住戶可靜心看看書、報紙或雜誌。  
Equipped with comfy sofas, ideal for a session of quiet reading.

### 虛擬實境遊戲室

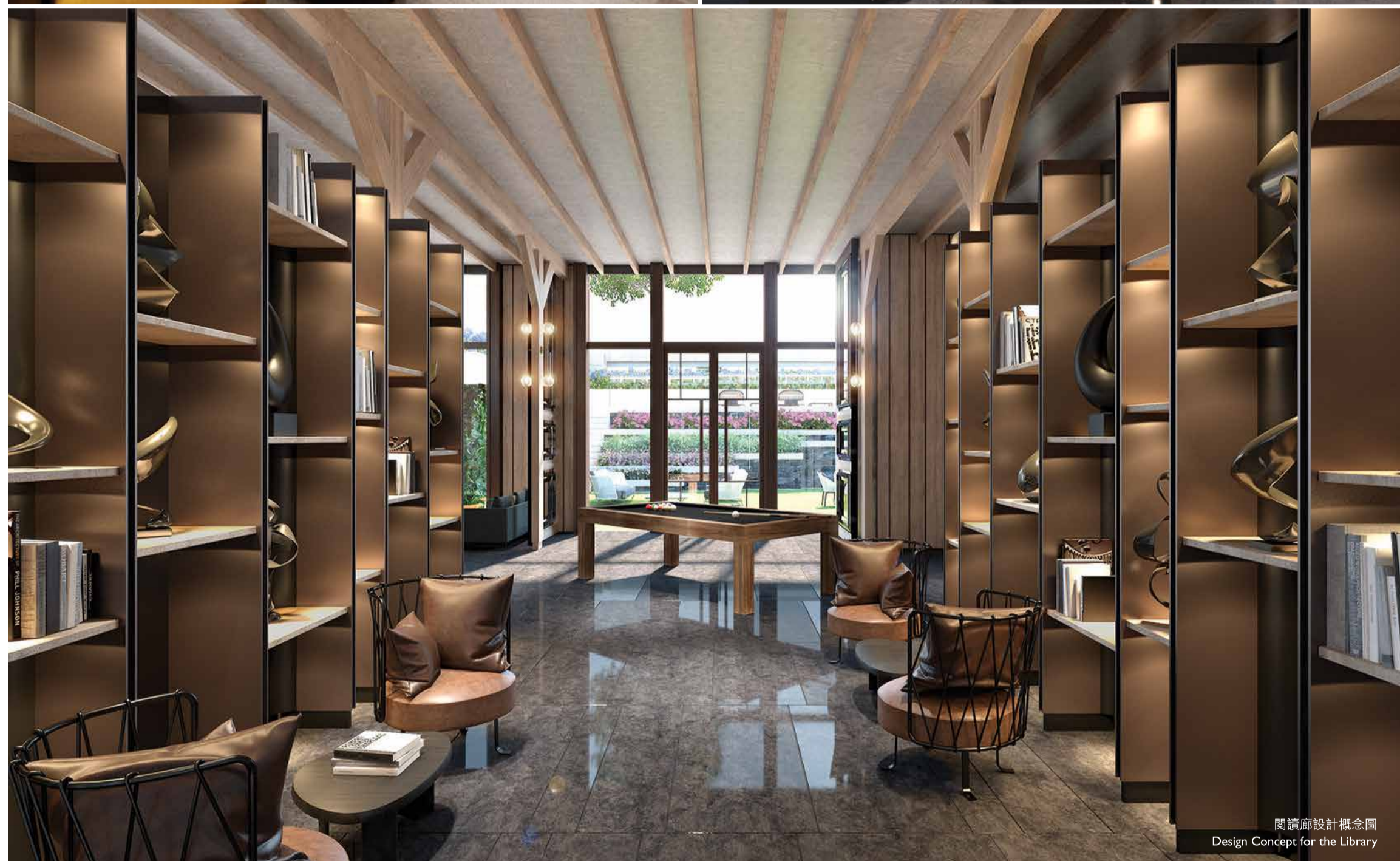
#### VR Game Room

- 多種高級視聽器材，昇華影音享受。  
Premium audio-visual equipment to delight the senses.
- 增設虛擬實境遊戲設備，呈獻與別不同的潮流生活玩意。  
Distinctive VR entertainment games for the trend-savvy.

### 習思廊及閱讀廊

#### Study Lounge and Library

- 設有舒適梳化的小型會議間及座椅，讓住戶靜享閱讀及交流的樂趣。  
Small conference area with comfortable sofa and seats provide a private space for reading and discussion.



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「君豪峰」英皇道基座入口設計概念圖  
Design Concept for the Podium Entrance on King's Road of NOVUM EAST



## DINING, LEISURE AND SHOPPING AT THE PODIUM FULFILL YOUR STYLISH NEEDS

### 同座型格飲食商匯 瞬間擁抱 時尚奢華

寸步間，生活所想所需，應有盡有。同座尊設綜合餐飲及購物商場，將一切時尚奢華剪裁到方圓之內。位於地面商匯的鄰近街道更設有公眾咪錶停車位。為你，準備生活貼心的每事每物。

Just one step away, inside the same block, sits NOVUM EAST's podium landmark dining and shopping hub with food, fashion and entertainment at the fingertips. The public meter car park spaces located on streets near the ground floor restaurants and shops ensure that this will be the latest hot spot in town.

備註：此設計概念圖乃設計師的初步構思，賣方對其中展示之商業及餐飲用途並不作出任何不論明示或隱含之要約、陳述、承諾或保證，一切皆以入伙時實際情況為準。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。

Remark: This design concept is the preliminary idea generated by the designers. The vendor does not give any offer, representation, undertaking or warranty whether express or implied on the commercial and restaurant purposes shown therein which will be subject to the actual circumstances upon handover. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice.



# EXCELLENT MANAGEMENT SERVICES OF THOUGHT AND CARE

## 優越管理服務 體貼窩心

追求盡善盡美的生活，專業、體貼、多元化的物業管理服務是不可或缺。「君豪峰」專享由「尊家管業有限公司」（「尊家」）提供卓越優質的管理服務。「尊家」是「恒益物業管理有限公司」（「恒益」）的附屬公司，並於2016年榮獲香港Q嘜優質服務計劃認證；其物業管理團隊融合創意與專業精神，提供一系列貼心的服務，令生活份外輕鬆寫意。

A professional, helpful and multi-faceted management service team is essential to creating a perfect home for our residents, which is why H-Privilege Limited is placed in charge to provide the best services we can offer. H-Privilege Limited is a subsidiary to Hang Yick Properties Management Ltd., and was officially recognised with Q-Mark in 2016 through the Hong Kong Q-Mark Service Scheme. Their professional property management team offers a mix of well-tailored services to make life comfy and at ease.

### 品味生活 Tasteful Lifestyle

- 24小時開放之健身中心  
24-hour operated gymnasium
- 地下入口大堂及住客會所無線寬頻上網  
Wi-fi service to be provided at the G/F entrance lobby and resident clubhouse
- 24小時禮賓服務  
24-hour concierge service
- 美酒品嚐分享會\*  
Arrangement of wine tasting\*
- 安排環保及義工活動  
Arrangement of environmental protection and volunteer activities
- 安排興趣班及康樂活動#  
Arrangement of interest classes and recreational activities#
- 節日環境佈置  
Festive ambience display

### 專業安心 Professional Care

- 住戶外遊登記及保安巡查  
Outbound travel registration and regular patrolling
- 家居檢查及小型維修服務#  
Home inspection and small maintenance services#
- 更換光管及信箱鎖服務#  
Fluorescent lamp and mailbox lock replacement service#
- 物品借用（包括雨傘、風筒、熨衫設備、鋁梯、旅行嘜、萬用插、手推車、摺椅、文具及小型家居維修工具等）  
Borrowing of items (including umbrellas, hairdryer, ironing equipment, ladder, suitcase, universal plug adapter, trolleys, folding chairs, stationery and small home maintenance tools, etc.)
- 物件報失及失物認領服務  
Lost and found services
- 與「僱員再培訓局」及專業團體協辦，提供短期家庭傭工、陪月及保健按摩服務等#  
Cooperates with the Employees Retraining Board and professional organizations to offer temporary domestic helper, post-natal care and massage services, etc.#
- 家居消防安全講座  
Seminar on fire prevention in the home
- 協助檢查家居消防裝置及設備#  
Assists in inspection of fire service installations and equipment in the home#
- 協助業戶初步檢查室內電力裝置故障服務  
Assists in initial inspection of household electrical device malfunction

### 時尚便捷 Stylish and Convenient

- 影印、打印及本地傳真服務\*  
Photocopying, printing and local fax service\*
- 借閱地圖、報章及雜誌  
Borrowing of maps, newspapers and magazines
- 提供往來鄰近交通資訊、毗鄰商戶消費優惠資訊  
Provision of information on commuting, shopping as well as dining offers nearby
- 協助轉介入伙前清潔服務及提供政府部門資訊  
Assistance in the referral of pre-occupancy household cleaning and providing government information
- 電召的士及貨車服務#  
Taxi and l truck hailing#
- 透過「尊家」手機應用程式提供業戶日常資訊，如大廈通告、物業資訊、會所設施預訂、生活資訊、娛樂資訊、手機購物、多項轉介服務等  
H-Privilege Limited phone App for property updates, including property announcements, property information, clubhouse facility booking, browsing other lifestyle information, entertainment, shop online and referral services, etc.
- 電子物流儲物櫃#  
E-Locker#

\*使用者須繳付物料費用

#由第三者服務供應商提供之收費服務

\*Material costs to be borne by users

#Chargeable services provided by third-party service providers

「恒益」多年來於業界屢獲獎項，而近年榮獲之獎項包括：  
Hang Yick has won numerous awards throughout the years, and its most recent awards include:

- 2011年至2016年期間連續四度獲頒僱員再培訓局人才企業嘉許計劃之人才企業—企業大獎  
Winner on 4 occasions between 2011 and 2016 for the Manpower Developer - Grand Prize under Manpower Developer Award Scheme by The Employees Retraining Board
- 2012年榮獲香港品牌發展局頒發香港服務名牌  
Garnered Hong Kong Top Service Brand Award from Hong Kong Brand Development Council in 2012
- 2006年起榮獲香港優質標誌局頒發香港Q嘜優質服務計劃之認證  
Q-Mark certified under The Hong Kong Q-Mark Service Scheme by Hong Kong Q-Mark Council since 2006



每個住宅物業的管理費應按照分配予該住宅物業的管理份數的數目\*計算，而預計每個住宅物業的每一管理份數的每月管理費約為港幣\$47.06。

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\$47.06 per management unit per month.

備註：\*每個住宅物業的管理份數數目相等於分配予發展項目中的每個住宅物業的不可分割份數的數目，而該不可分割份數已載列於發展項目的售樓說明書內之公契的摘要。

Remark: \*The number of management units for each residential property is equivalent to the number of undivided shares assigned to each residential property in the development. The number of undivided shares has been set out in the summary of deed of mutual covenant in the sales brochure of the development.



備註：1.「君豪峰」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、服務期限及管理服務的提供，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。2.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。3.第三者服務供應商將按照實際情況而提供相應服務。4.各項休閒活動設施將按照不同使用時段收取費用。5.各項休閒活動設施於入伙時未必能即時使用；室外游泳池需待有關之政府部門批出牌照方可使用。6.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。

Remarks: 1.The property management and other services at NOVUM EAST 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. 2.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. 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 time slot basis. 5.The recreational facilities may not be able to be used immediately upon handover of the units,and the outdoor swimming Pool will be opened only after obtaining the licence from relevant Government authorities. 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 manager or third-party service providers, in accordance with actual circumstances. Such alteration, modification, suspension or cessation of any of the above lists of management service shall not constitute or be construed as any breach of promise and/or misrepresentation or otherwise.

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# ISLAND EAST

港島東 傳統優尚地段

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# ISLAND EAST

## BRILLIANT PROSPECT

港島東 未來發展 輝煌可見

港島東坐擁商業核心區域，配合明日基建，未來發展，輝煌可見。太古坊商業區重建計劃、中環及灣仔繞道、甲級寫字樓相繼落成，繁華因素，早已命定。港島彌足珍貴，升值潛力顯著顯耀。

今刻投資，顯赫未來。

Sitting within the core business areas, Island East brims with the infrastructure of tomorrow. With the Taikoo Place Redevelopment Project, the new Central-Wanchai Bypass and upcoming Grade A Office Buildings, the district bustles with endless activity. Get your place in this treasured Island neighbourhood for its promising potential and brilliant prospect.



備註：此等相片取自圖片庫租用的相片，相片並非展示發展項目的任何部分或實際景觀，僅供參考。  
Remark: These photographs were obtained from the stock photography library. They do not represent the actual scene of any part of the development and are for reference only.



# A NEW CONTEMPORARY WAY OF LIVING

## 精品型格生活 饗宴 品味 時尚

「君豪峰」就近港島東傳統核心區域—太古城及太古坊，商業、娛樂、生活配套，萬有一匯。太古坊商業區域，多間外國企業進駐其中，精英薈萃。太古城生活區域：時尚名店、大型影院、著名餐廳、大型綜合商場……滿足你每個需求。居在此處，型格生活，頃刻綻放。

NOVUM EAST is situated in the heart of the Eastern District. From Taikoo Shing to Taikoo Place, there is business, entertainment and leisure, all within one step. Everything is in abundance: shopping, leisure, large-scale cinema, well-known restaurants, large-scale integrated shopping malls, meet one's every demand.

精品型格生活，從五感釋放。到精品餐廳細嚐環球美食，在海旁漫步一會兒，從海風中體會時尚與型格。「君豪峰」四周集結一眾著名食府、酒吧，生活，從此有了自己的性格。

NOVUM EAST stands proudly over the Eastern District where the vibrancy delights all the senses. Dining pleasures are in reach within a blink of an eye. The Eastern District's distinct cultural vibe, together with a relaxing seaside promenade, provides an impressive assembly of well-known restaurants, bars and lifestyles, each colouring contemporary life with their own character.



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Remark: These photographs were obtained from the stock photography library. They do not represent the actual scene of any part of the development and are for reference only.

# SCHOOL NETWORK FOR A BRIGHT FUTURE

## 學府群立 優尚培育明日未來

「君豪峰」位處港島東傳統名校網絡，從小學、中學到國際學校一應俱全。

讓小朋友在美好的栽培下成長，成就明日精英的一群。

NOVUM EAST, situated in the heart of the Eastern District, has access to some of the most sought-after schools from primary schools to international schools, letting students start on a promising school life.



備註：此等相片取自圖片庫租用的相片，相片並非展示發展項目的任何部分或實際景觀，僅供參考。

Remark: These photographs were obtained from the stock photography library. They do not represent the actual scene of any part of the development and are for reference only.

### 小學14校網部分優越選擇：

#### Major Choices in the Primary School Net 14:

- 北角循道學校  
Chinese Methodist School North Point
- 北角官立小學  
North Point Government Primary School
- 慈幼學校  
Salesian School
- 太古小學  
Taikoo Primary School
- 聖公會聖米迦勒小學  
SKH St Michael's Primary School
- 香港嘉諾撒學校  
Canossa School (Hong Kong)
- 滬江小學  
Shanghai Alumni Primary School
- 北角衛理小學  
North Point Methodist Primary School
- 佛教中華康山學校  
Buddhist Chung Wah Kornhill Primary School

### 港島區部分國際學校：

#### Selected International Schools on Hong Kong Island

- 韓國國際學校  
Korean International School
- 香港加拿大國際學校  
Canadian International School of Hong Kong
- 漢基國際學校  
Chinese International School
- 法國國際學校  
French International School
- 艾莎國際學校  
Carmel School Association Elsa High School
- 香港日本人學校中學部  
Hong Kong Japanese School - secondary section

### 東區區內部分著名中學：

#### Selected Renowned Schools in the Eastern District Secondary School Net:

- 庇理羅士女子中學  
Belilios Public School
- 張祝珊英文中學  
Cheung Chuk Shan College
- 聖馬可中學  
St. Mark's School
- 筲箕灣官立中學  
Shau Kei Wan Government Secondary School
- 香港中國婦女會學校  
Hong Kong Chinese Women's Club College
- 金文泰中學  
Clementi Secondary School
- 慈幼英文學校  
Salesian English School
- 衛理中學  
The Methodist Church HK Wesley College
- 港島民生書院  
Munsang College (Hong Kong Island)
- 中華基金中學  
The Chinese Foundation Secondary School
- 嘉諾撒書院  
Canossa 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.edb.gov.hk及家庭及學校合作事宜委員會網頁：www.chsc.hk (2017年9月)

Remark: The information above is for reference only where any changes should be subject to the announcement on the website of Education Bureau.

Source: www.edb.gov.hk and www.chsc.hk (September 2017)

「君豪峰」所位於的街道名稱及門  
牌號數：英皇道856號 地區：鰂魚  
涌 賣方就發展項目「君豪峰」指定  
的互聯網網站的網址：[www.novum  
east.com.hk](http://www.novum<br/>east.com.hk)

賣方：仲光有限公司(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Manho Investment Limited)。  
發展項目的認可人士：余蕭鍾建築師有限公司的鍾振球先生(鍾振球先生為余蕭鍾建築師有限公司的董事)。發展項目的承建商：恒順建築有限公司。賣方代表律師：  
中倫律師事務所。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「君豪峰」的預計關鍵日期：2019年4月30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。

「翰林峰」所位於的街道名稱及門  
牌號數：皇后大道西460號 地區：西  
營盤及上環 賣方就發展項目「翰林峰」  
指定的互聯網網站的網址：[www.novum](http://www.novum)

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。

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：2017年10月3日。

Street name and street number for  
Novum East: No.856 King's Road  
District: Quarry Bay The address of the  
website designated by the vendor for  
the development , Novum East: [www.  
novumeast.com.hk](http://www.novumeast.com.hk)

Vendor: Main Light 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 Manho Investment Limited). Authorized person for the development: Mr. Chung Chun Kau, Gary of Ie, Siu & Chung Architects Limited (Mr. Chung Chun Kau, Gary is a director of Ie, Siu & Chung Architects Limited). Building contractor for the development: Heng Shung Construction Company Limited. Vendor's solicitors: Zhong Lun Law Firm. 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 Novum East is 30th April 2019. Such date is subject to any extension of time that is permitted under the agreement for sale and purchase.

Street name and street number for Novum

West: No.460 Queen's Road West District:  
Sai Ying Pun and Sheung Wan The address  
of the website designated by the vendor  
for the development, Novum West: [www.  
novumwest.com.hk](http://www.novumwest.com.hk)

Vendor: Group Leader 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. Chung Chun Kau Gary of Ie, Siu & Chung Architects Ltd. (Mr. Chung Chun Kau Gary is a director of Ie, Siu & Chung Architects Ltd.). Building contractor for the development: China Overseas Building Construction Limited. Vendor's solicitors: Lo & Lo and Chung & Kwan, Solicitors. 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 Novum West is 16th September 2019. Such date is subject to any extension of time that is permitted under the agreement for sale and purchase.

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.

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: 3rd October 2017.

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

總辦事處：香港中環金融街8號國際金融中心二期73樓

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電話 Telephone: 2908 8111 網址 Website: <http://www.hld.com>

查詢熱線 Hotline: 2332 1000



「君豪峰」  
Novum East



「君豪峰」物業簡介  
Novum East  
Property Introduction



恒基兆業  
Henderson



The H Collection

「君豪峰」網址 Novum East Website: [www.novumeast.com.hk](http://www.novumeast.com.hk)

家 · 築 動 愛  
HOME. WHERE LOVE RESIDES.



**恒基兆業地產**  
**HENDERSON LAND**