

THE MORGAN 31 CONDUIT ROAD

5A GARDEN RESIDENCE 平台花園大宅

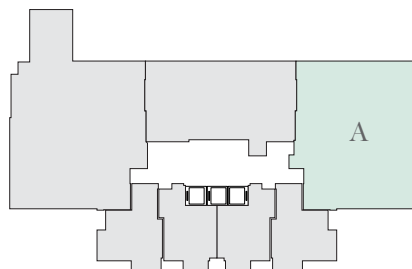
3 Bedrooms with 2 Ensuities and Walk-in Closet,
2 Flat Roofs
三房兩套(連衣帽間)及雙平台

Saleable Area
實用面積

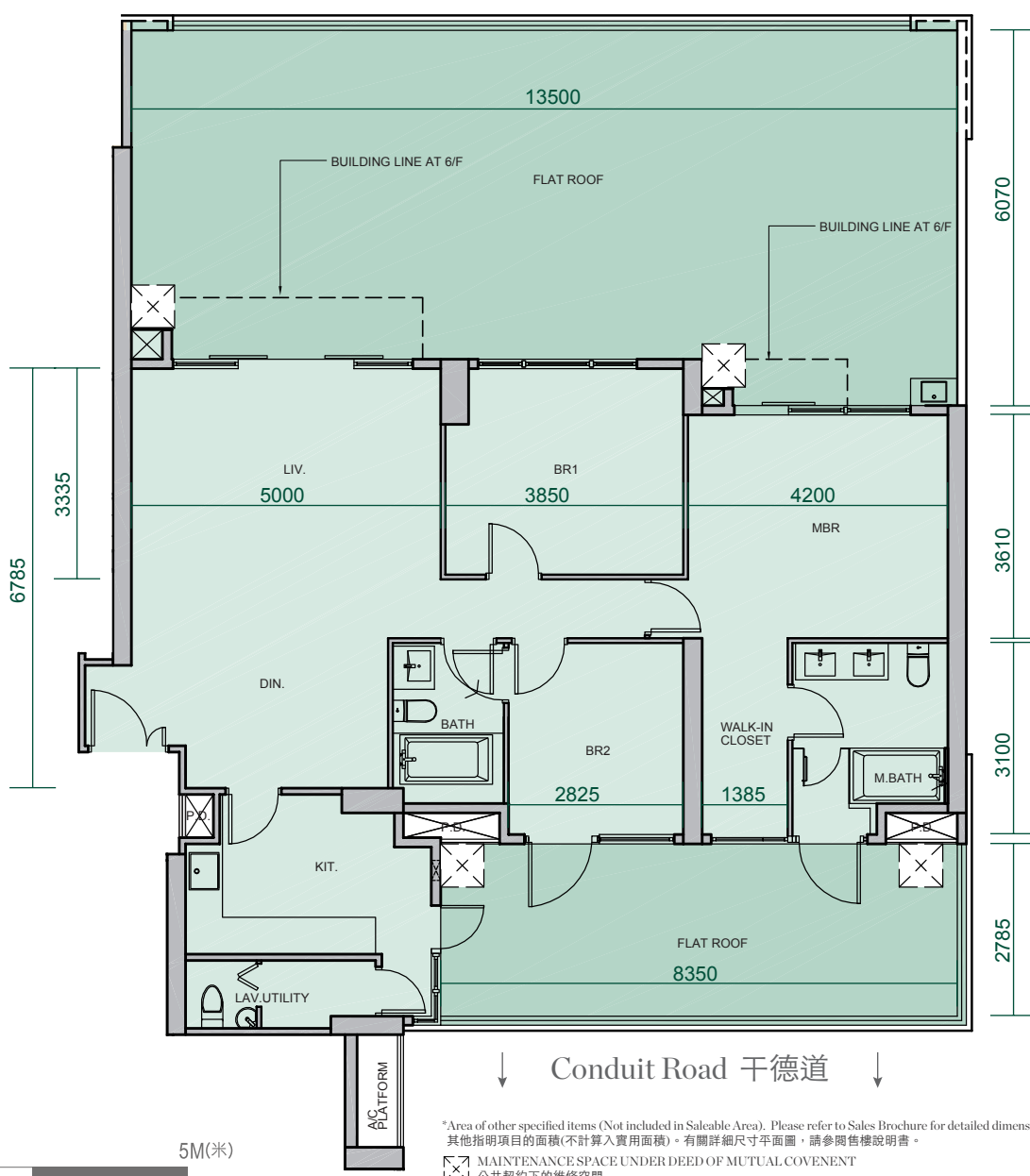
1,236 sq. ft.
平方呎

Flat Roof*
平台

1,022 sq. ft.
平方呎



↑ Victoria Peak 太平山 ↑



*Area of other specified items (Not included in Saleable Area). Please refer to Sales Brochure for detailed dimension floorplan of the Development.
其他指明項目的面積(不計算入實用面積)。有關詳細尺寸平面圖,請參閱售樓說明書。

MAINTENANCE SPACE UNDER DEED OF MUTUAL COVENENT
公共契約下的維修空間

District: Mid-levels West Name of the street and Street Number: 31 Conduit Road Website: www.themorgan.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.

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Vendor: Grand Whole Limited | Holding company of the vendor: Perfect System Holdings Limited, Global Top Group Ltd and Dynamic Sky Holdings Limited | Authorized person: Mr. Chan Wan Ming of P&T Architects and Engineers Limited | Building contractor: Hip Hing Construction Company Limited | Solicitors for the vendor: Mayer Brown JSM | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Hang Seng Bank Limited, The Hongkong and Shanghai Banking Corporation Limited, The Bank of East Asia, Limited, Dah Sing Bank Limited, United Overseas Bank Limited, CTBC Bank Co., Ltd. | Any other person who has made a loan for the construction of the Development: Not applicable | Estimated material date for the Development as provided by the authorized person for the Development: 30 November 2016 | Prospective purchasers should make reference to the sales brochure for details of the Development. | This advertisement is published by the vendor or under the consent of the vendor. | Date of Printing: 1 April 2016 賣方: 豐泰有限公司 | 豐泰之附屬公司: Perfect System Holdings Limited, Global Top Group Ltd及Dynamic Sky Holdings Limited | 獲權項目之認可人士: 包馬外建築及工程師有限公司 | 建築項目的承建商: 廣興建築有限公司 | 發售該項目中的住宅物業的註冊代表處實力行實律師: 打士打律師行 | 已為發展項目的建造提供貸款或已承諾為該建造提供融資的即可機構: 恒生銀行有限公司、香港上海滙豐銀行有限公司、東亞銀行有限公司、大新銀行有限公司、中國信託商業銀行股份有限公司 | 已為發展項目的建造提供貸款的公司: 不適用 | 由發展項目的認可人士提供的該項目的預計開工日期: 2016年11月30日 | 賣方建議準買家如欲了解發展項目的詳情,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。 | 印刷日期: 2016年4月1日

THE MORGAN 31 CONDUIT ROAD

5B GARDEN RESIDENCE 平台花園大宅

3 Bedrooms with 1 Ensuite and 3 Walk-in Closets,
Flat Roof

三房一套(連三衣帽間)及平台

Saleable Area

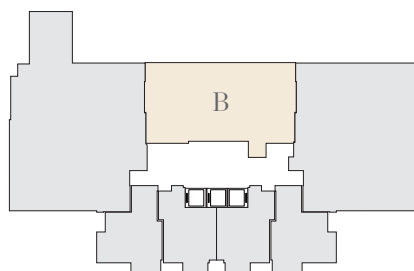
實用面積

Flat Roof*

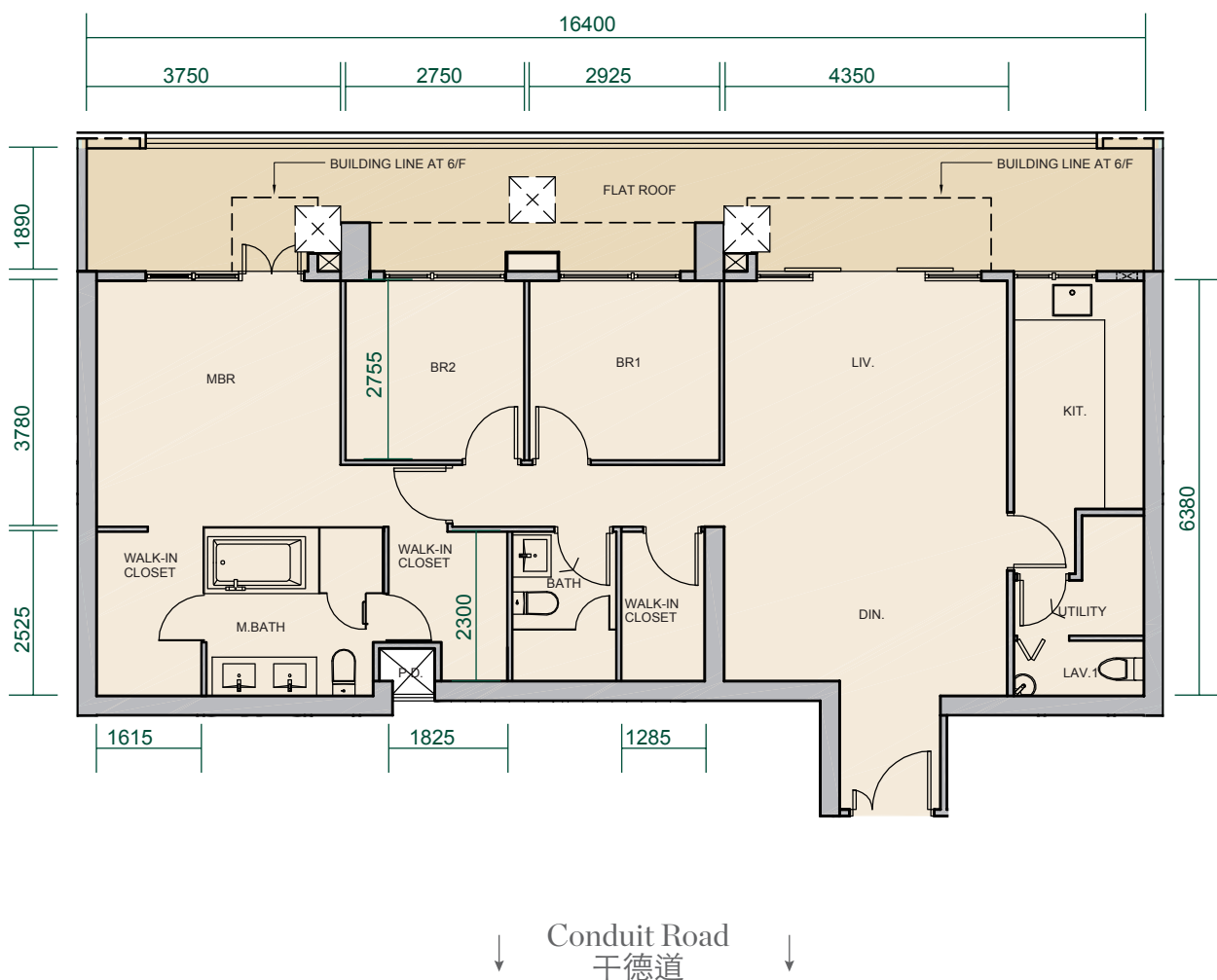
平台

1,234 sq. ft.
平方呎

305 sq. ft.
平方呎



Victoria Peak
太平山



Conduit Road
干德道



0 5M(米)

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公共契約下的維修空間

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THE MORGAN 31 CONDUIT ROAD

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4 Bedrooms with 2 Ensuities and Walk-in Closet,
2 Flat Roofs

四房兩套 (連衣帽間)及雙平台

Saleable Area

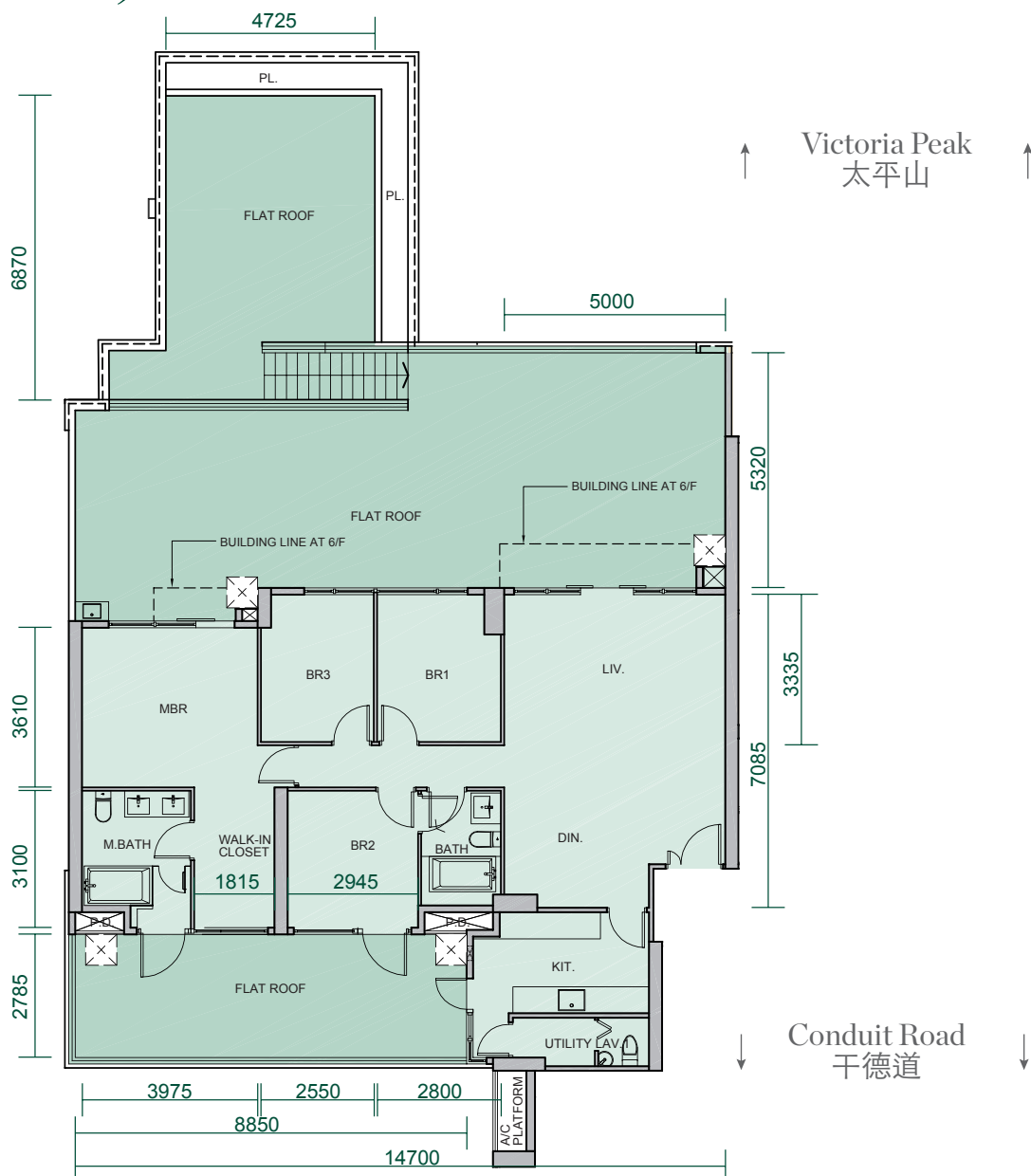
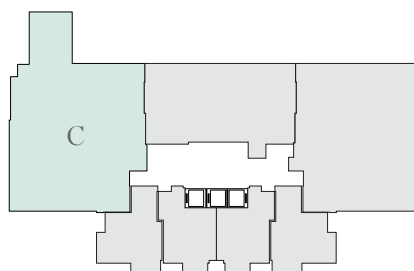
實用面積

Flat Roof*

平台

1,332 sq. ft.
平方呎

1,376 sq. ft.
平方呎



0 5M(米)

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MAINTENANCE SPACE UNDER DEED OF MUTUAL COVENANT
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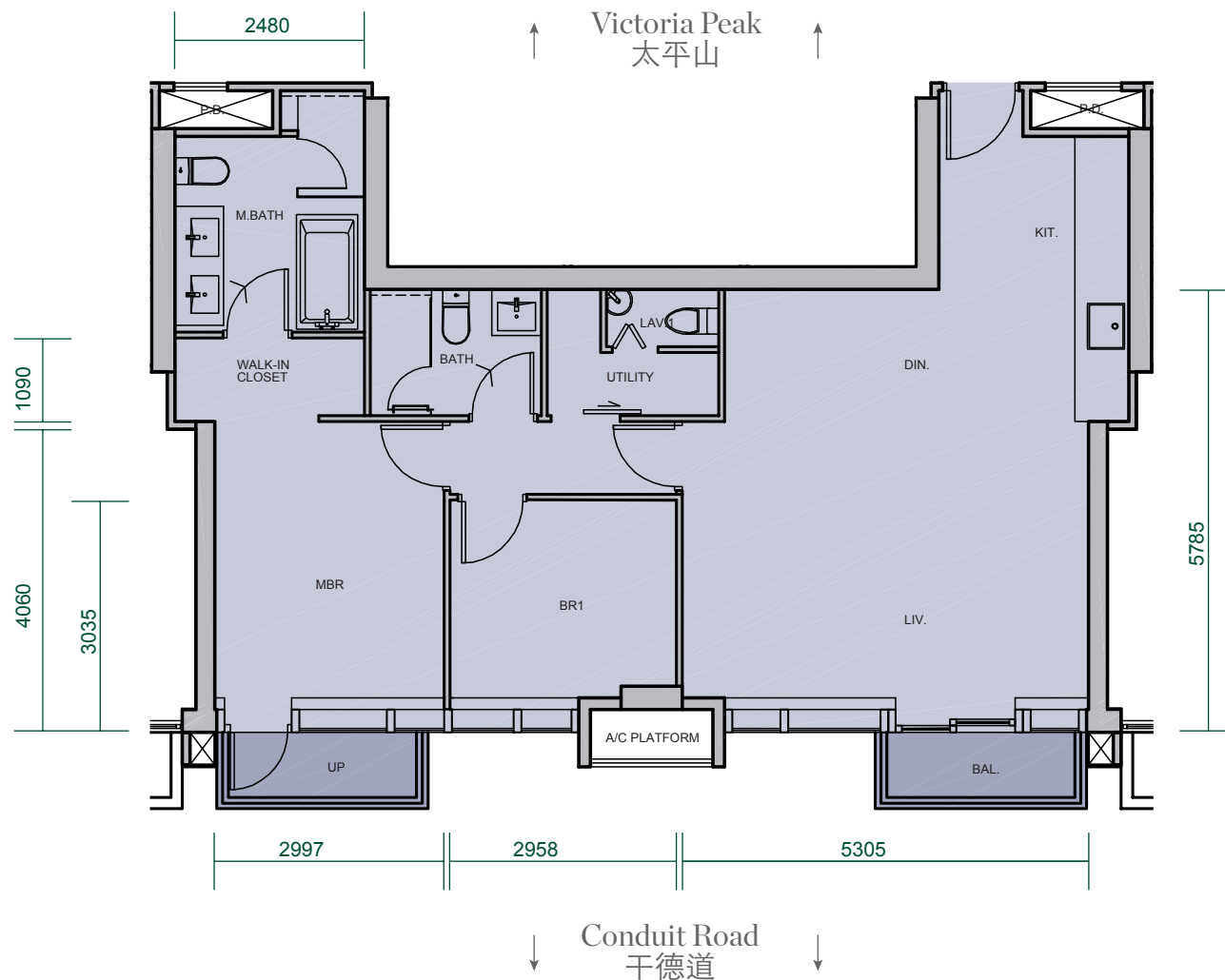
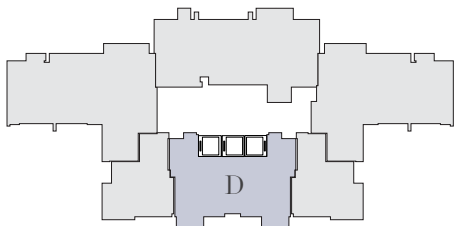
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THE MORGAN 31 CONDUIT ROAD 27D

2 Bedrooms with 1 Ensuite and Walk-in Closet
兩房一套 (連衣帽間)

Saleable Area
實用面積

973 sq. ft.
平方呎



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THE MORGAN 31 CONDUIT ROAD

28C GARDEN DUPLEX 花園複式尚宅

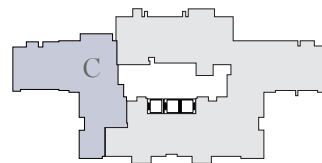
4 Bedrooms with 3 Ensuites and 2 Walk-in Closets,
1 Flat Roof
四房三套 (連雙衣帽間) 及平台

Saleable Area
實用面積

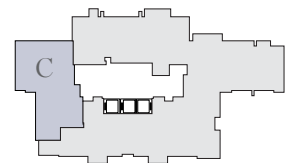
2,343 sq. ft.
平方呎

Flat Roof*
平台

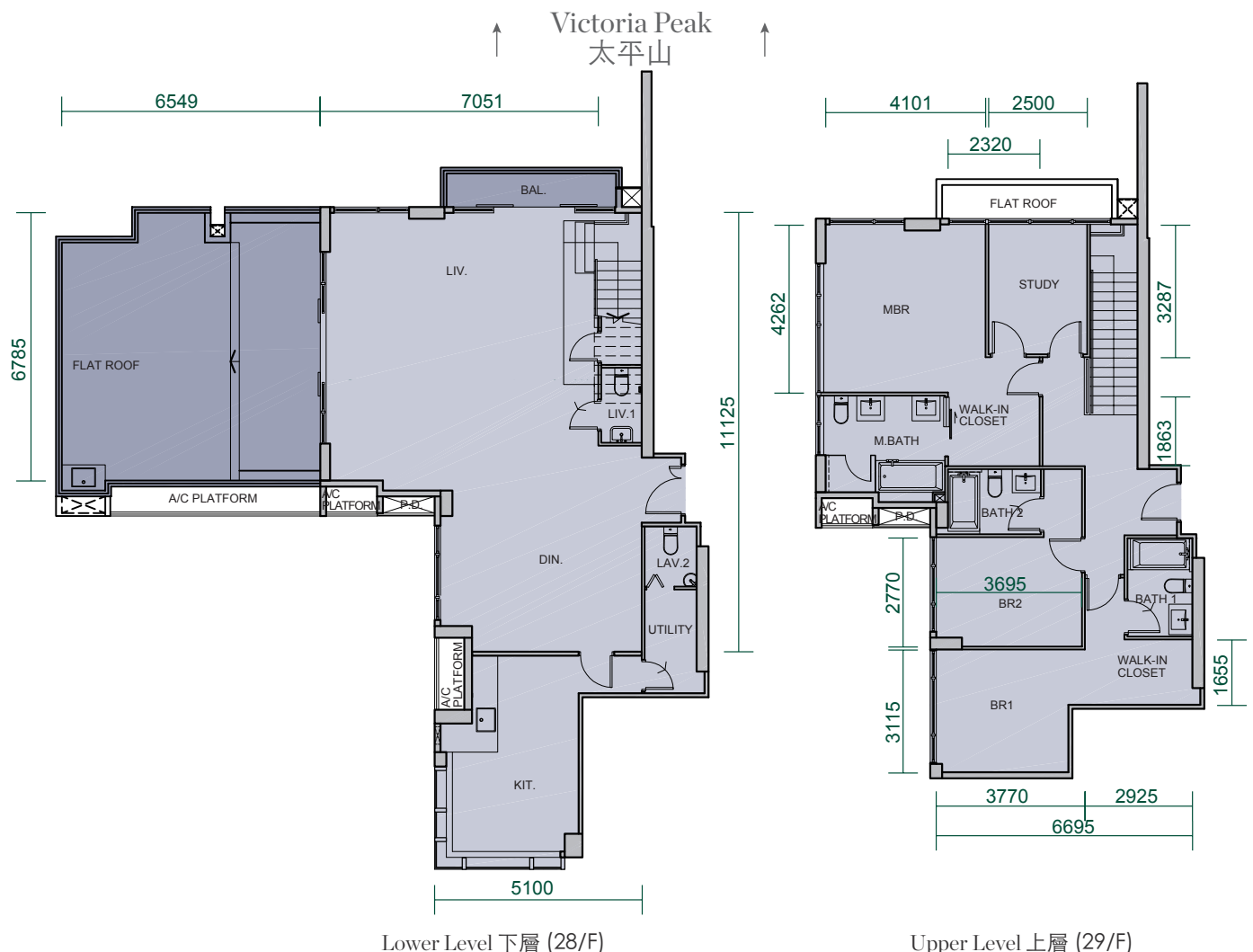
460 sq. ft.
平方呎



Lower Level 下層 (28/F)



Upper Level 上層 (29/F)



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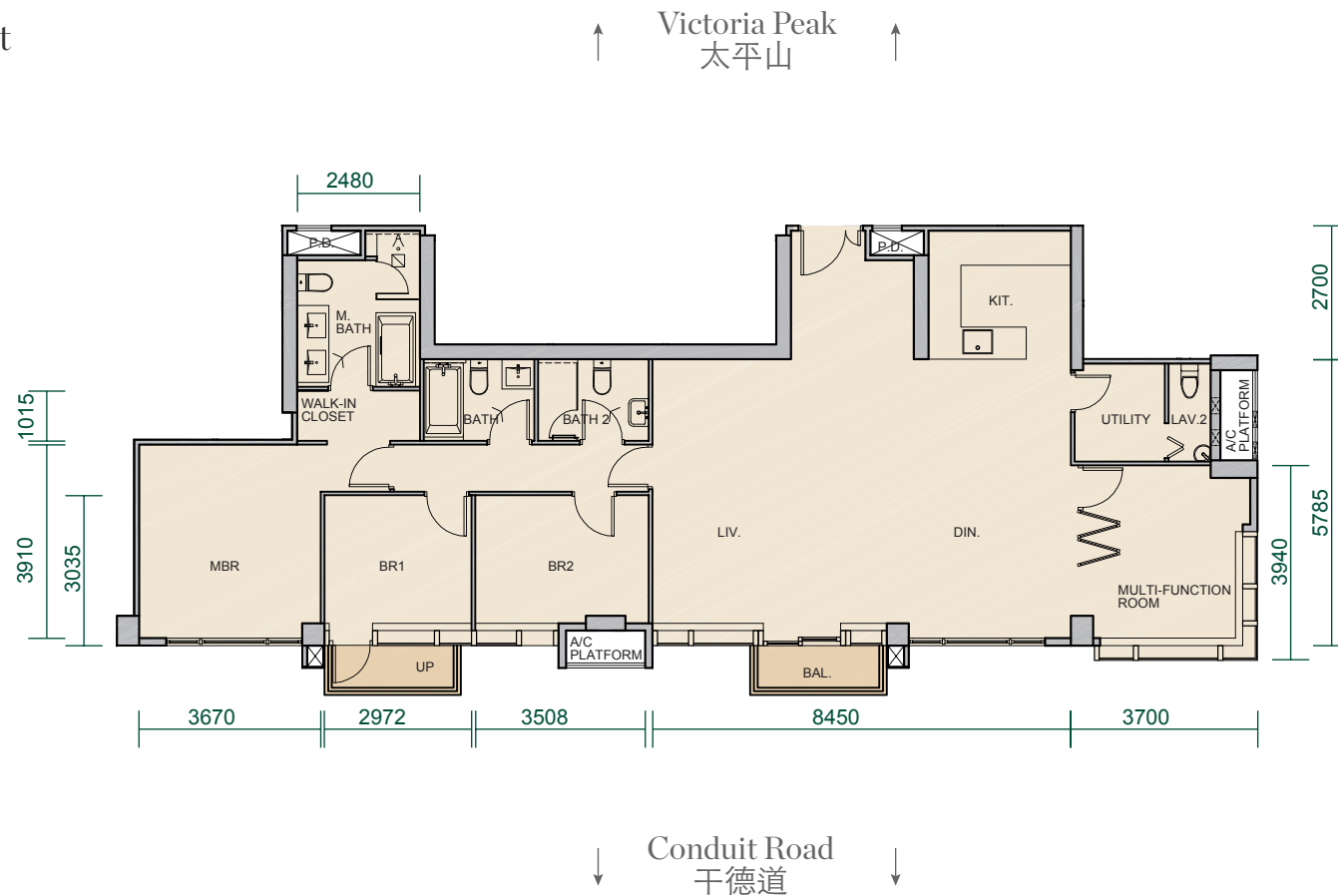
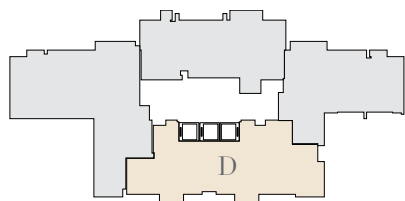
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THE MORGAN 31 CONDUIT ROAD 28D

4 Bedrooms with 1 Ensuite and Walk-in Closet
四房一套 (連衣帽間)

Saleable Area
實用面積 1,668 sq. ft.
平方呎



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區域: 半山區西部 街道名稱及門牌號數: 干德道31號 網址: www.themorgan.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: Grand Whole Limited | Holding company of the vendor: Perfect System Holdings Limited, Global Top Group Ltd. and Dynamic Sky Holdings Limited | Authorized person: Ms. Chan Wan Ming of P&T Architects and Engineers Limited | Building contractor: Hip Hing Construction Company Limited | Solicitors for the vendor: Mayer Brown JSM | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Hang Seng Bank Limited, The Hongkong and Shanghai Banking Corporation Limited, The Bank of East Asia, Limited, Dai-Sing Bank, Limited, United Overseas Bank Limited, CITIC Bank Co., Ltd. | Any other person who has made a loan for the construction of the Development: Not applicable | Estimated material date for the Development as provided by the authorized person for the Development: 30 November 2016 | Prospective purchasers should make reference to the sales brochure for details of the Development. | This advertisement is published by the vendor or under the consent of the vendor. | Date of Printing: 1 April 2016 賣方: 達浩有限公司 | 賣方之授權公司: Perfect System Holdings Limited, Global Top Group Ltd.及 Dynamic Sky Holdings Limited | 發展項目的認可人士: 巴馬丹拿建築及工程師有限公司之陳韻明女士 | 發展項目的承建商: 協興建築有限公司 | 就發展項目中的住宅物業的出售而代表賣方行事的律師: 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建造提供融資的認可機構: 恒生銀行有限公司、香港上海滙豐銀行有限公司、東亞銀行有限公司、大新銀行有限公司、大華銀行有限公司、中國信託商業銀行股份有限公司 | 已為發展項目的建造提供貸款的公司: 不適用 | 由發展項目的認可人士提供的該項目的預計關鍵日期: 2016年11月30日 | 賣方建議準買家如欲了解發展項目的詳情，請參閱售樓說明書。

When a person makes a loan or provides finance for the construction of the Development, the area included in the Sales Brochure for the Development (excluding the area for the common parts) shall be included in the Saleable Area. Please refer to Sales Brochure for detailed dimension floorplan of the Development. 有關詳細尺寸平面圖，請參閱售樓說明書。

THE MORGAN 31 CONDUIT ROAD 29C

3 Bedrooms with 1 Ensuite and Walk-in Closet,
2 Flat Roofs

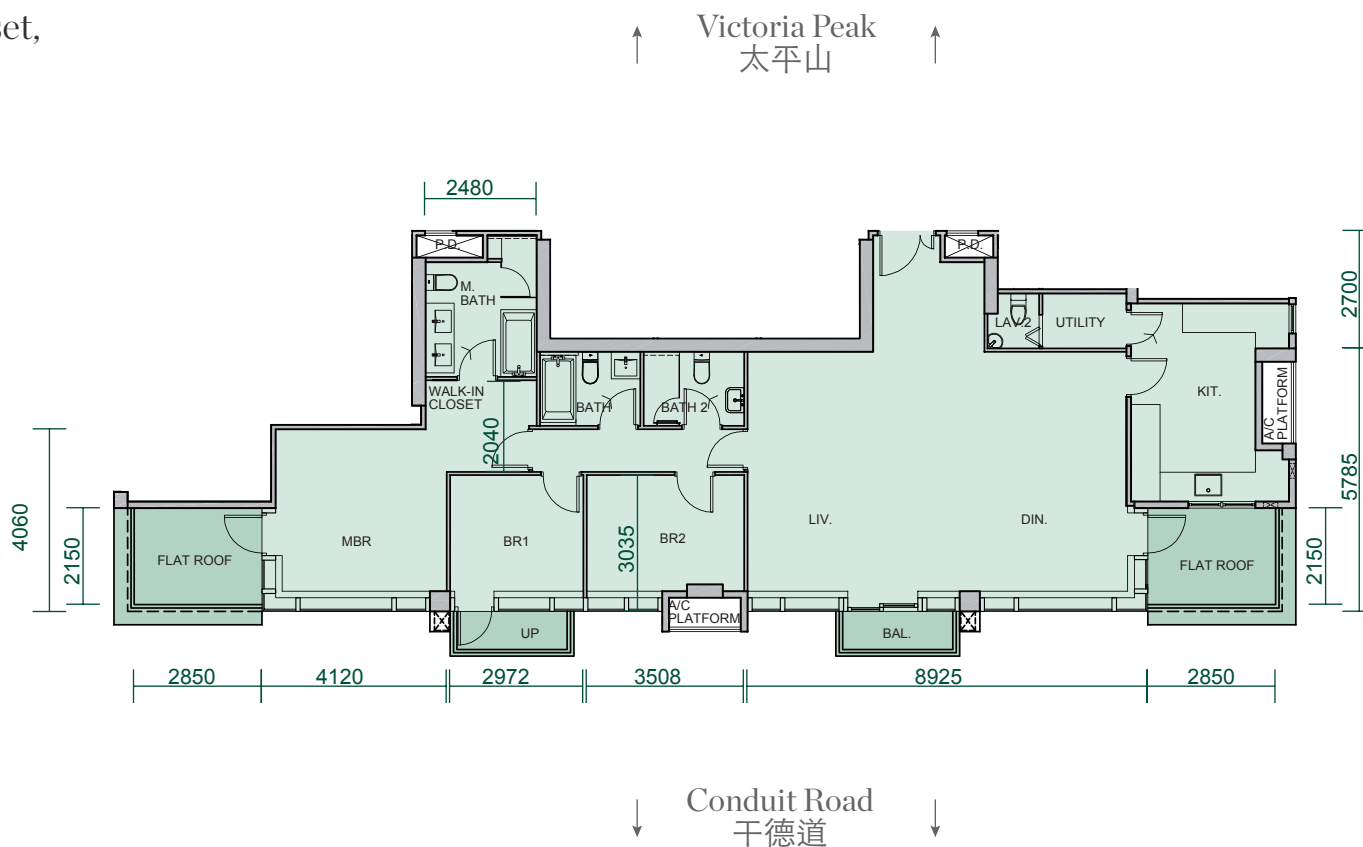
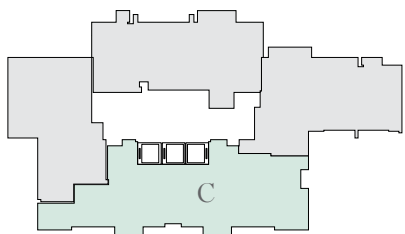
三房一套 (連衣帽間) 及雙平台

Saleable Area
實用面積

1,591 sq. ft.
平方呎

Flat Roof*
平台

132 sq. ft.
平方呎



0 5M(米)

*Area of other specified items (Not included in Saleable Area). Please refer to Sales Brochure for detailed dimension floorplan of the Development
其他指明項目的面積(不計入實用面積)。有關詳細尺寸平面圖，請參閱售樓說明書。

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THE MORGAN
31 CONDUIT ROAD
30A PENTHOUSE
頂層大宅

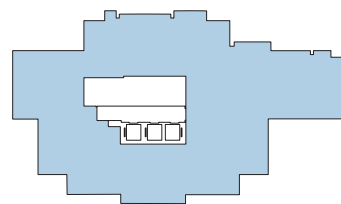
5 Bedrooms with 4 Ensuites and 3 Walk-in Closets,
5 Flat Roofs
五房四套 (連三衣帽間) 及五平台

Saleable Area
實用面積

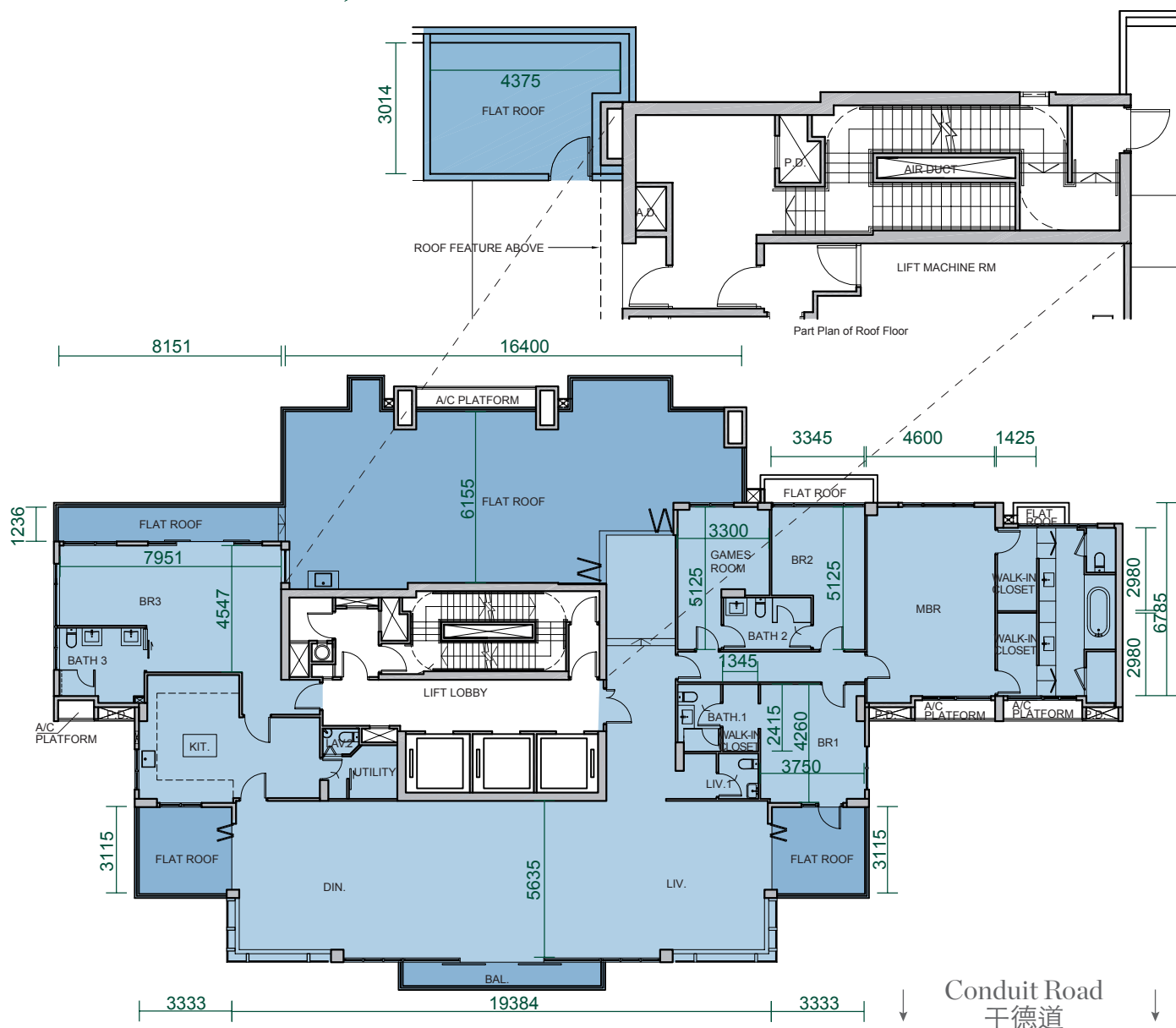
3.962 sq.ft.
平方呎

Flat Roof*
平台

1.461 sq.ft.
平方呎



Victoria Peak
太平山



* Area of other specified items (Not included in Saleable Area). Please refer to Sales Brochure for detailed dimension floorplan of the Development
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[illegible]