

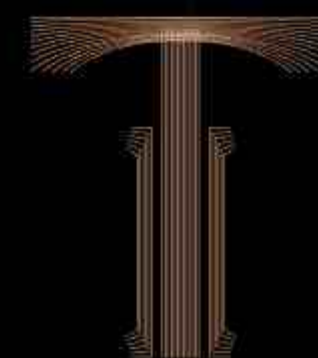
發展商 Developer

YOHO GROUP

銷售熱線: (853) 2870 2500

www.yohogroup.com

項目地址: 位於澳門鄰近何鴻燊博士大馬路之土地 南灣-C區域-C7地段 (南灣湖與西灣湖中間)
Terreno junto à Avenida Doutor Stanley Ho Baía da Praia Grande - Zona C - Lote C7, Macau
[In between Nam Van Lake and Sai Van Lake]



LAKE YOHO

天璽 · 湖

極致奢華 只為尊貴的你

Ultimate Luxury Exclusively for You

澳門地王，坐擁湖光海色之美，交通網絡四通八達，緊鄰政府機構，區域氛圍寧靜且安全。是一座家族傳承的物業，是一種身份尊貴的標誌。

The most prestigious land in Macau, featuring the scenic view of the lake, sea and mountain, has a well-connected transportation network and is close to government buildings, all within a quiet and safe regional atmosphere. This property is undoubtedly the best family heritage and the most valuable one in Macau.



In the middle of Nam Van and
Sai Van Lake, the most
prestigious location in town.

雙湖之間，尊貴無限！

Inspiring Urban Living in the Heart of the City

都心之中 築動生活靈感

允臻其極，渾然天成

只為天生珍貴所在，環湖兼擁青翠山巒，
南灣湖C及D開發區唯一一幢高尚住宅，可遇不可求，
坐擁澳門迄今最高配置酒店式公寓交樓標準，
前後花園電梯別墅，大型高級會所及泳池，唯您盡享。

Unparalleled elegance, naturally perfect, situated
in a precious location surrounded by lakes and
lush mountains. This is the only prestigious
residential building situated in Nam Van Lake C &
D Zone. A rare opportunity, this property boasts
front and rear garden elevator villas, a large
luxury clubhouse, and a swimming pool for your
exclusive enjoyment.



澳門永利度假村
新葡京酒店
澳門美高梅
星際酒店
Wynn Macau
Grand Lisboa Macau
MGM Macau
StarWorld Hotel

南灣湖
Nam Van Lake



立法會
終審法院
中級法院
Assembleia Legislativa de Macau
Tribunal de Última Instância
Court Of Second Instance

初級法院一期及二期
Tribunal Judicial de Base

澳門旅遊塔
Macau Tower

橫琴粵澳深度合作區
Zona de Cooperação Aprofundada entre
Guangdong e Macau em Hengqin

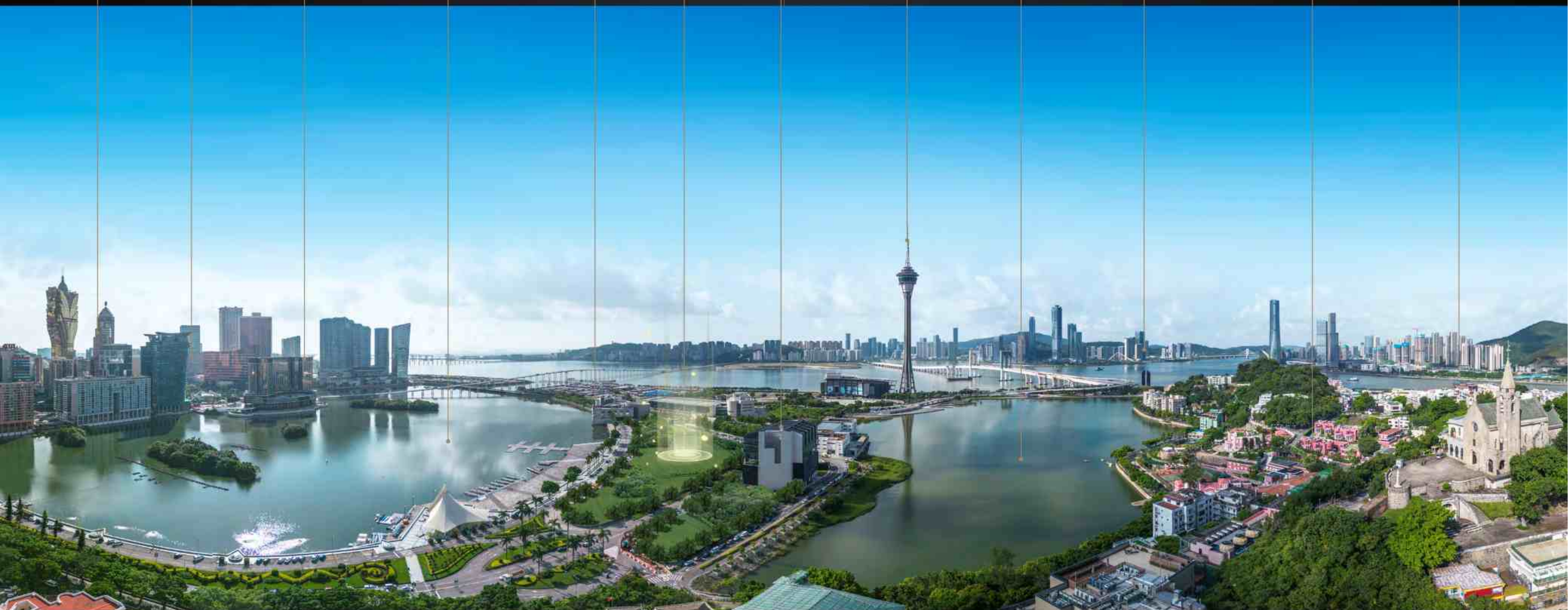
灣仔口岸
Wangzai Port

南灣商業區
Nam Van
Commercial

YOHO金銀島名勝世界酒店
及商場
YOHO Treasure Island Resorts
World Hotel and Shopping Centre

西灣湖
Sai Van Lake

主教山
Colina da Penha







Prime Location Exceptional Transportation

黃金樞紐 締造非凡交通價值

位於完善的交通網路中心，未來更可步行至輕軌站，
直達澳門主要幹線。
位處澳門20分鐘黃金生活圈，瞬間連接澳門各地熱點，
更憑藉龐大輕軌網絡貫通大灣區及中國內地，
讓世界從此無界。

Seamless transportation hub, with a
comprehensive transportation network, future
residents will be able to walk to the LRT station,
connecting directly to Macau's main
thoroughfares. Enjoy the 20-minute golden living
circle of Macau, effortlessly linking you to various
hotspots. The extensive LRT network connects the
Greater Bay Area and mainland China, making the
world feel boundless.

—— 免費接駁巴士：途經YOHO金銀島名勝世界酒店、
星際酒店、外港碼頭、港珠澳大橋（澳門口岸）、
氹仔、關閘、YOHO荷里活羅斯福酒店、澳門美高
梅、澳門威尼斯人等

—— 氹仔線
—— 西線（建設中）
—— 東線（建設中）
—— 港珠澳大橋線（規劃中）
—— 氹仔北環線（規劃中）

Greater Bay Area 1-Hour Living Circle

The world is infinitely connected from here

粵港澳大灣區1小時生活圈
世界·從此無限鏈接

步行約 **3分鐘** 即達
#3 mins walk

澳門旅遊塔
Macau Tower

行車約 **10分鐘** 即達
#10 mins drive

外港客運碼頭
Outer Harbour Ferry Terminal

行車約 **15分鐘** 即達
#15 mins drive

拱北口岸、青茂口岸
Gongbei Port / Qingmao Port

行車約 **16分鐘** 即達
#16 mins drive

港珠澳大橋
Hong Kong-Zhuhai-Macao Bridge

通往大灣區
Leading to Greater Bay Area



行車約 **5分鐘** 即達
#5 mins drive

氹仔
Taipa

行車約 **10分鐘** 即達
#10 mins drive

金光大道
Cotai Strip

行車約 **13分鐘** 即達
#13 mins drive

氹仔客運碼頭
Taipa Ferry Terminal
澳門國際機場
Macau International Airport

行車約 **15分鐘** 即達
#15 mins drive

橫琴口岸
Hengqin Port

通往國際
Leading to Internationality

Resource Hub Reclaiming Macau's Prime Land 資源聚集樞紐 重現澳門地王

面朝大海，與南灣湖和西灣湖緊密相連，
坐落在澳門半島地王主教山範圍最豪華地段，交通便利。
低密度圍繞政府高級部門如初級法院、中級法院、終審法院及立法會，
安全寧靜可靠。環湖兼擁青翠山巒，清新空氣，渾然天成。

Facing the ocean, embracing nature, nestled in the most luxurious area of Macau Peninsula's Colina da Penha, closely linked to Nam Van Lake and Sai Van Lake, the location offers unparalleled convenience. A low-density area surrounded by senior government buildings such as the Tribunal Judicial de Base, Court of Second Instance, Tribunal de Última Instância, and legislative assembly, ensures safety and reliability. With lakes and green mountains, enjoy fresh air and natural beauty.





Dual Lake Views Embrace Nature 雙湖美景 享受大自然氣息

繁華背後的綠化公園，就像為忙碌生活中栽種出一種緩衝區，
鄰近多個公園及綠化空間，坐擁南灣湖及西灣湖的海濱長廊。
休閒舒適，啟發無限想象。

Green park oasis amidst urban bustle. A green buffer zone amidst the busy city life. Close to multiple parks and green spaces, and offering waterfront promenades along Nam Van Lake and Sai Van Lake. Relax and let your imagination soar.



Luxurious Grandeur Exceptional Quality

豪華氣派 盡顯品質

以現代建築美學，於傳統高尚住宅區打造全新地標。
以至臻的設計，彰顯不凡的品味及尊貴氣度。

Modern architectural aesthetics, a new landmark in a traditional
upscale residential area, designed with meticulous attention to detail,
showcasing an extraordinary taste and noble demeanor.





Enjoy Shopping, Dining, and Entertainment

臻享購物、餐飲、娛樂精彩

與YOHO名勝世界購物廣場及YOHO金銀島名勝世界酒店為同一發展商及毗鄰物業，
吃喝玩樂應有盡有，配備各種休閒空間，一切日常消遣，從此輕易可得。

Developed by the same developer and adjacent property as YOHO Resorts World Shopping Centre and YOHO Treasure Island Resorts World Hotel, it offers a wide range of food, drink, and entertainment options, equipped with various leisure spaces. All daily activities are easily accessible from now on.



Building a Low-Carbon Environment Creating a Green Life

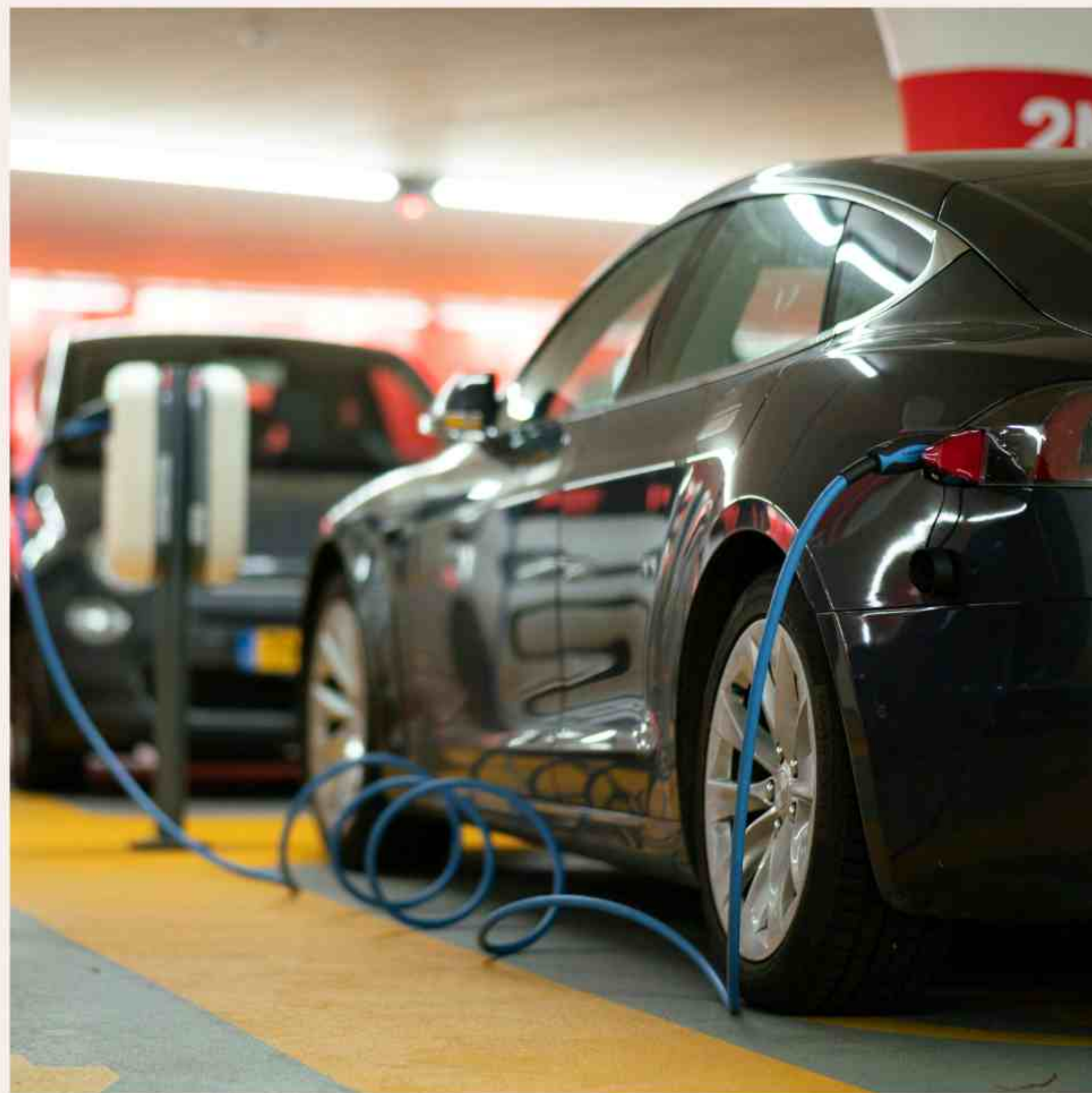
構建低碳環境 共創綠色生活

停車場內每個車位皆為充電車位。

單位內空調皆為日本“日立”冷暖變頻空調。

所有玻璃選用雙層抽真空微反鋼化隔音防紫外線玻璃，
配合環湖跑步徑及活動區，推動健康綠色生活，優化城市綠色環境。

Each parking space in the lot is equipped for electric vehicles. The units feature Japanese "Hitachi" heating and cooling inverter air conditioners. All windows are made of double-layer vacuum microreflective tempered soundproof and anti-UV glass. This design, combined with the running track and activity area around the lake, promotes a green and healthy lifestyle while optimizing the urban environment.



Five-Star Hotel Experience

五星酒店 豪華體驗

得天獨厚，擁有澳門最美景觀的酒店——YOHO金銀島名勝世界酒店，坐落於澳門半島最核心地帶，飽覽主教山聖堂、優美海景及被驚艷的南灣湖景色包圍。

酒店擁有600間精心打造的五星級客房，其中3層為「名勝世界樓層」，以奢華的紅白及金屬色為主旋律，其中部分客房設有全澳首創的戶外露天風呂，讓您身心得到完全放鬆的同時更可以欣賞遠處的澳門旅遊塔及海湖景色。另外11層則為以金銀兩色相輝映之「金銀島樓層」，房間圍繞潮流與輕奢的設計氣氛。

酒店附設澳門半島最大的購物中心——YOHO名勝世界購物廣場，提供購物商場和休閒娛樂設施，眾多世界一線的品牌如巴黎老佛爺百貨、UFC Gym、特色美食、電影院、超市、兒童遊樂場及奢華購物皆匯聚於此。

YOHO Treasure Island Resorts World Hotel, located at the heart of Macau Peninsula, is renowned for its stunning views of the city. The hotel overlooks various landmarks, Chapel of Our Lady of Penha, the gorgeous sea view, and the mesmerizing Nam Van Lake.

The hotel offers 600 meticulously designed five-star rooms and suites, including three floors of "Resorts World" featuring a sophisticated color scheme of red and white with a dash of metallic gold, making it truly elegant. Some rooms come with outdoor garden onsen – the first ever in Macau – providing total relaxation while overlooking the astonishing views of Macau Tower and Nam Van Lake. Furthermore, the other 11 "Treasure Island" floors flaunt a trendy mix of silver and gold, with a luxurious design atmosphere.

YOHO Treasure Island Resorts World Hotel also features Macau's largest shopping centre, including number of top-notch brands and amenities such as Galeries Lafayette, UFC Gym, specialized cuisines, movie theater, supermarkets, childrens playground, and luxurious shopping.





Hotel-Style Apartment Services

酒店式公寓服務 為美好生活賦能

天璽·湖 LAKE YOHO配有酒店式公寓裝修，
盡享YOHO金銀島名勝世界酒店式公寓服務，
臻享酒店設施，酒店商場高級會籍，
單位內、大堂、會所及公共地方皆提供免費wifi。
免費接駁巴士到YOHO金銀島名勝世界酒店、南灣商業區、
外港碼頭、港珠澳大橋（澳門口岸）、氹仔及關閘等地。

LAKE YOHO provides hotel-style apartment decorations, enjoying the YOHO Treasure Island Resorts World Hotel-style apartment services, luxury hotel facilities, and premium membership. Free Wi-Fi is provided in the unit, lobby, clubhouse and public areas. Free shuttle buses to YOHO Treasure Island Resorts World Hotel, Nam Van commercial, Outer Harbor Ferry Terminal, Hong Kong-Zhuhai-Macau Bridge (Macau Port), Taipa, and Gongbei, etc.



10 Highlights of Lake YOHO

天璽·湖 十大亮點

1. 坐落於澳門半島地王主教山範圍最豪華地段，緊挨南灣湖及西灣湖兩湖中間；
2. 核心地標，澳門半島觀賞煙花之絕佳聖地；
3. 黃金樞紐區，暢享粵港澳大灣區1小時生活圈；
4. 澳門罕有低密度住宅區，毗鄰多相處政府機構大樓，安全可靠；
5. 共享YOHO金銀島名勝世界酒店設施。包括兩個無邊際泳池（其中一個恆溫泳池），大型健身房、商場購物會員優惠；
6. 首創澳門最高交樓標準，酒店式公寓交樓標準；
7. 免費接駁巴士直達YOHO金銀島名勝世界酒店、星際酒店、南灣商業區、外港碼頭、港珠澳大橋（澳門口岸）、氹仔及關閘、YOHO荷里活羅斯福酒店、澳門美高梅、澳門威尼斯人等地；
8. 開啟智慧生活，盡享前衛體驗；
9. 選用日立一拖一環保中央式設計冷暖空調（並非普通掛牆式分體冷氣機）；
10. 會所配置大型游泳池、室內健身房、瑜伽房、運動多用途室、兒童遊樂設施、戶外燒烤區、小型足球場、商業辦公及會議室、咖啡室、鋼琴室、電影院等等一應俱全。

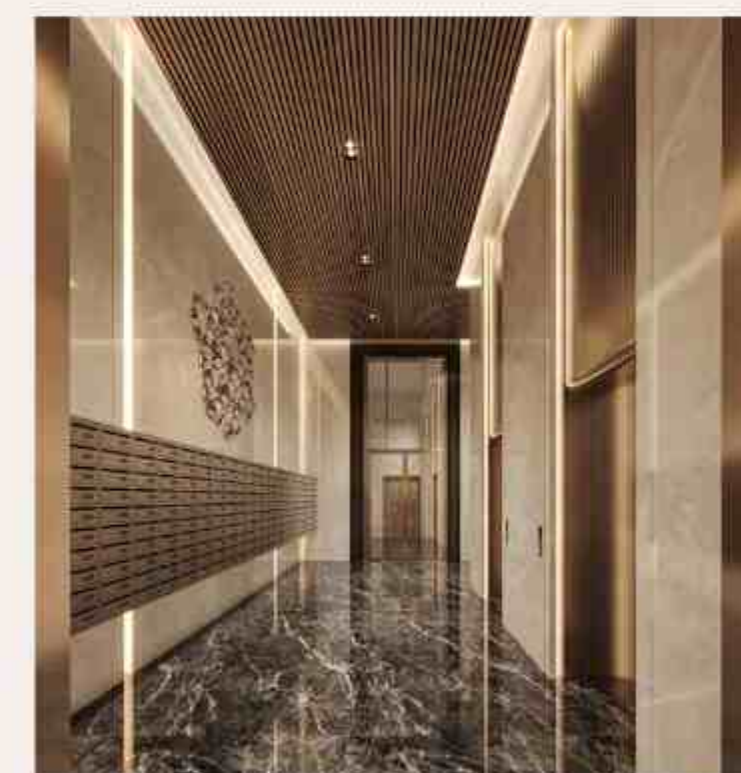
1. Located in the most luxurious area of Colina da Penha on Macau Peninsula, nestled between Nam Van Lake and Sai Van Lake.
2. Core landmark, the best place to watch fireworks in Macau.
3. Prime transportation hub, enjoying the 1-hour living circle of Greater Bay Area.
4. Rare low-density residential area in Macau, adjacent to government buildings, safe and reliable.
5. Sharing facilities with YOHO Treasure Island Resorts World Hotel. Including two infinity pools (one of which is a temperature controlled pool), a large gym, and shopping mall member discounts.
6. Pioneering the highest handover standard in Macau, the handover standard for hotel style apartments.
7. Free shuttle buses to YOHO Treasure Island Resorts World Hotel, StarWorld Hotel, Nam Van commercial, Outer Harbor Ferry Terminal, Hong Kong-Zhuhai-Macau Bridge (Macau Port), Taipa, and Gongbei, YOHO Hollywood Roosevelt Hotel, MGM Macau, The Venetian Macao, etc.
8. Smart living technology for an advanced experience.
9. Eco-friendly central air conditioning system by Hitachi (Not an ordinary wall mounted split air conditioner).
10. Large swimming pool, indoor gym, yoga room, sports multi-purpose room, children's play facilities, outdoor barbecue area, small football field, commercial office and conference room, coffee room, piano room, cinema, etc.



Luxurious Lobby Comfortable and Pleasant 奢華大堂 愜意舒適

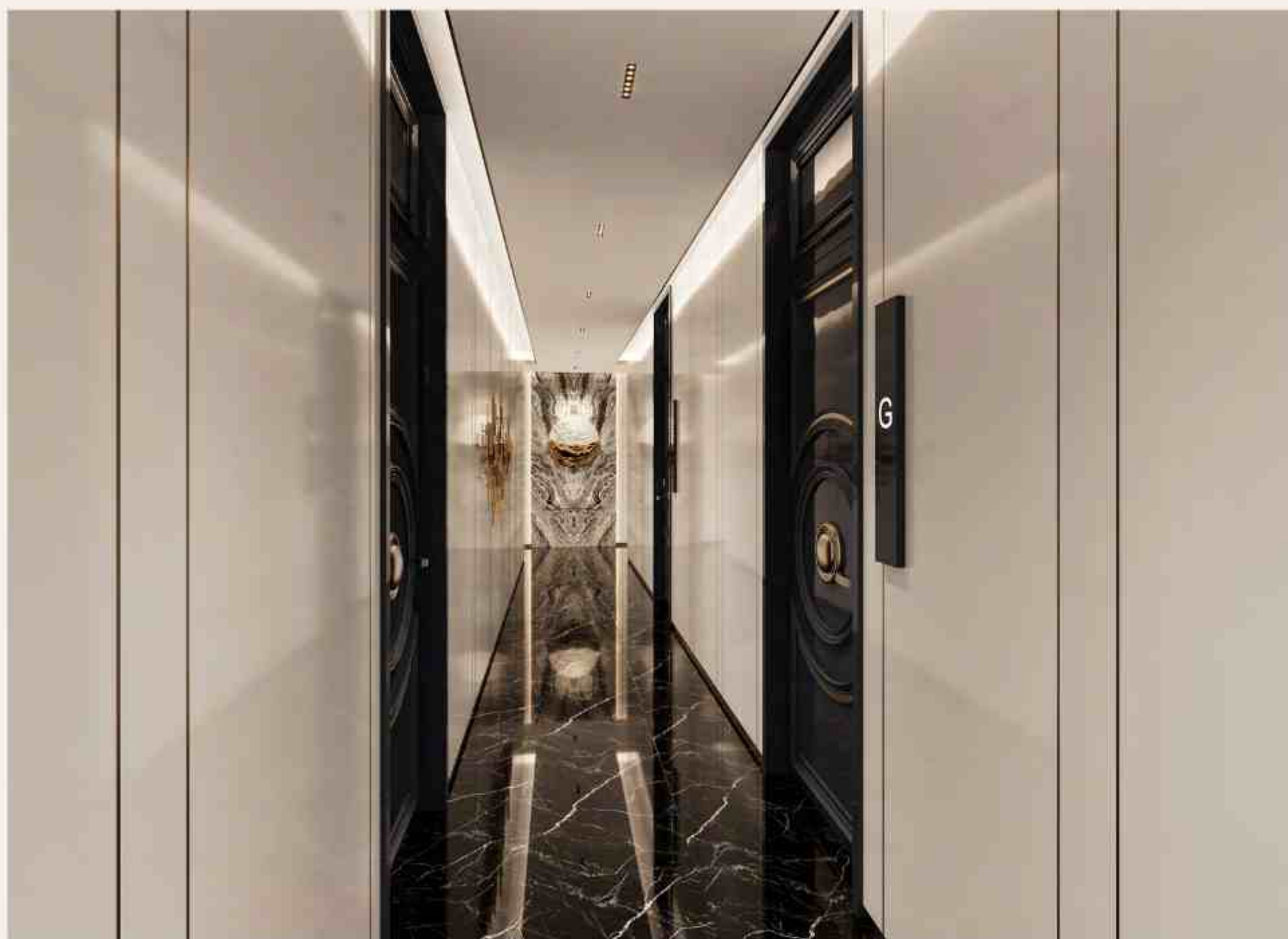
住宅大堂由三個獨立相連豪華電梯大堂組成 (分別為御璽, 星璽及王璽)。
運用高奢的材質詮釋住宅空間調性, 創新驅動,
實現設計與空間的最佳契合, 使其不再是單一的固定的標準製造,
而是一場高端定制奢尚生活的不凡偶遇。
以簡單的塊面勾勒出可感知的空間格調, 奢石與金屬, 是實質也是裝飾, 散發着
摩登氣質, 予人舒緩、專享、純粹的愉悅享受。

The residential building is divided into three buildings (Lake Royal, Star Royal and King Royal), with three independent and connected luxury residential lobbies. Interpretation of residential space tone with high-end materials, driven by innovation, achieving the best integration of design and space, offering a high-end custom luxury lifestyle. Simple surfaces outline a perceivable spatial style, with luxurious stone and metal materials providing both substance and decoration, exuding modern charm and offering a soothing, exclusive, and pure enjoyment.





Stylish, delightful and cozy Avenue 時尚走廊 明亮舒適



華麗尺度與空間感相互融合，歸家的守候與細節處盡顯從容。
無論是整體設計，還是材料選用，無不體現出極致匠心的追求格調。通透明亮的
質感牆面，使之視野寬闊、心情明朗，絲絲入扣地配合主人的尊貴身份。
高端生活品質，與眾不同且軒昂氣度。
尊崇進退之間，倍感自在有度。

The gorgeous scale and sense of space are integrated with each other,
and the waiting for returning home shows calmness in every detail.
Both the overall design and the selection of materials reflect the
pursuit of ultimate craftsmanship. The bright and transparent wall
texture makes the field of vision wide and the mood clear, and perfectly
matches the noble status of the owner. The high-end quality of life and
the unique grandeur make people feel respected, and there is a degree
of freedom between advancement and retreat.

Diverse Layouts Collect Beautiful Lake Views 多元戶型 收藏絕美湖景

360°雙湖美景，傲視澳門南灣湖西灣湖之二湖一線景觀。

採用大面積玻璃窗系統設計，將室外美景引入室內。

特設送貨及員工電梯，住客們出行明確且舒適。

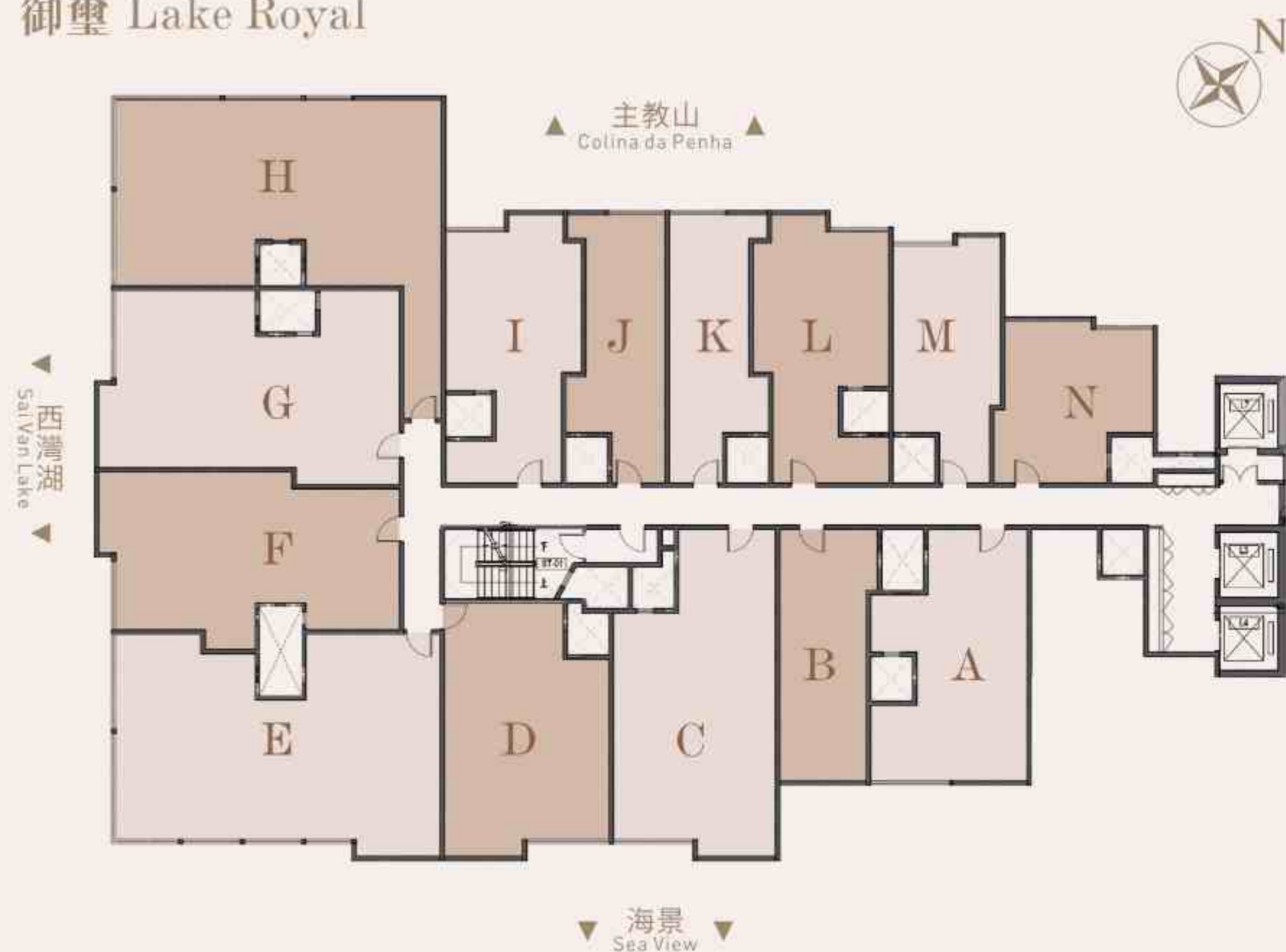
四季美景盡歸於家，美好生活與天同悅，

心之所向，家之所及，皆是歡喜。

360° dual lake views, overlooking the prime views of Nam Van Lake and Sai Van Lake in Macau. Large glass windows bring the outdoor sea view into the home. Special delivery and staff elevators ensure comfort for residents. Enjoy the beauty of all four seasons within your home, where happiness is omnipresent.

3F-10F 平面圖 FLOOR PLAN

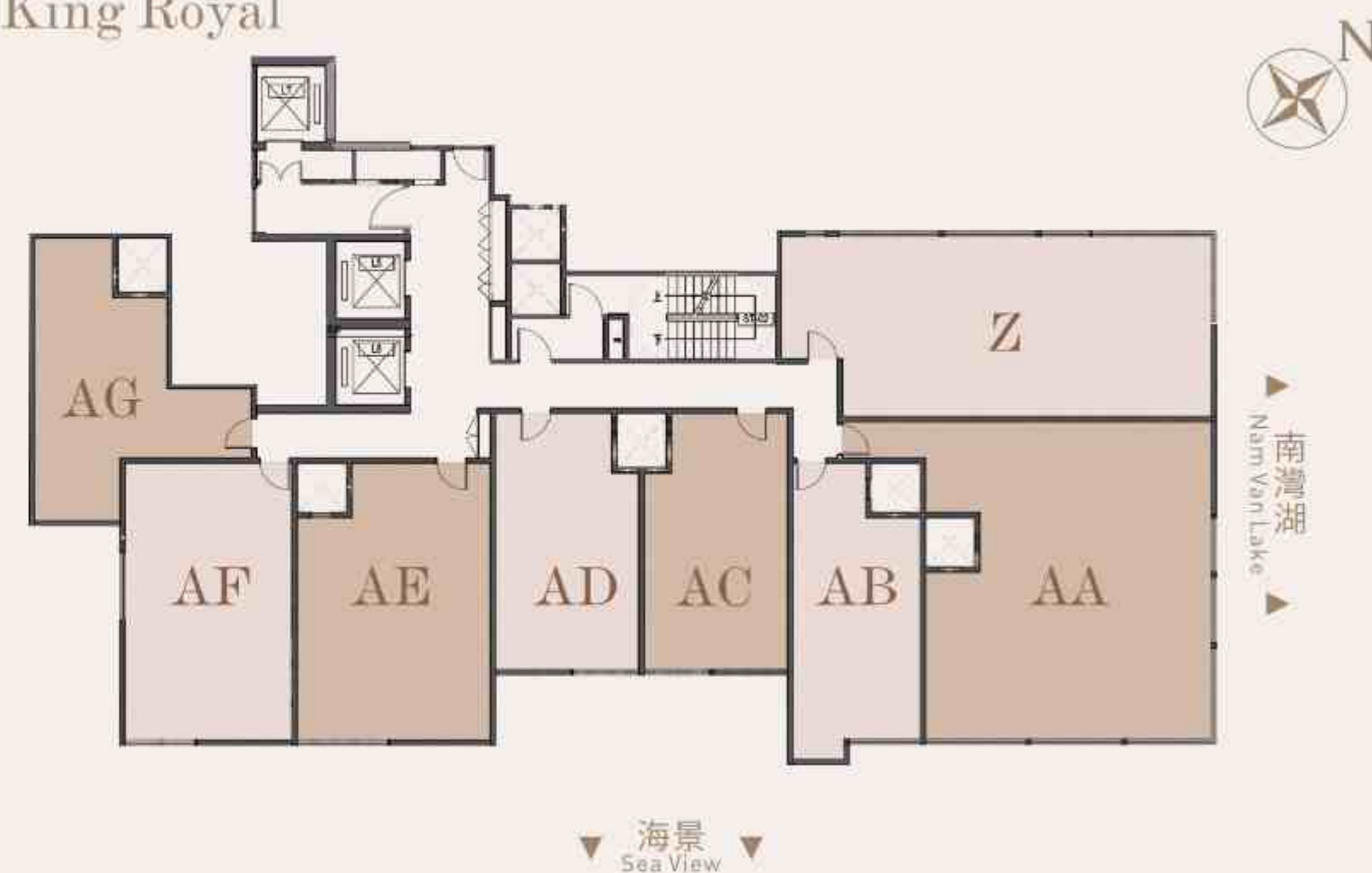
TOWER I 御璽 Lake Royal



TOWER II 星璽 Star Royal



TOWER III 王璽 King Royal



UNIT AA

家具佈置參考效果圖 INTERIOR DESIGN REFERENCE RENDERING

設計風格簡約清新，色彩搭配以淺色為主，搭配清新的藍綠色作點綴，
整體色調清新明亮，給人舒適且宜人的感覺。
柔和的燈光，可增加溫馨氛圍，在裝飾上，注重與整體的色調搭配，空間和諧統一，
藉此營造出一個穩重且素雅的空間氛圍。

The design is mainly in a simple and fresh style. The color combination is mainly white, with fresh blue and green as embellishments. The overall tone is fresh and bright, giving people a comfortable and pleasant feeling. Soft lighting adds a warm atmosphere. At the same time, in terms of decoration, attention is paid to matching with the overall color tone. The overall space is harmonious and unified, creating a stable and elegant space atmosphere.

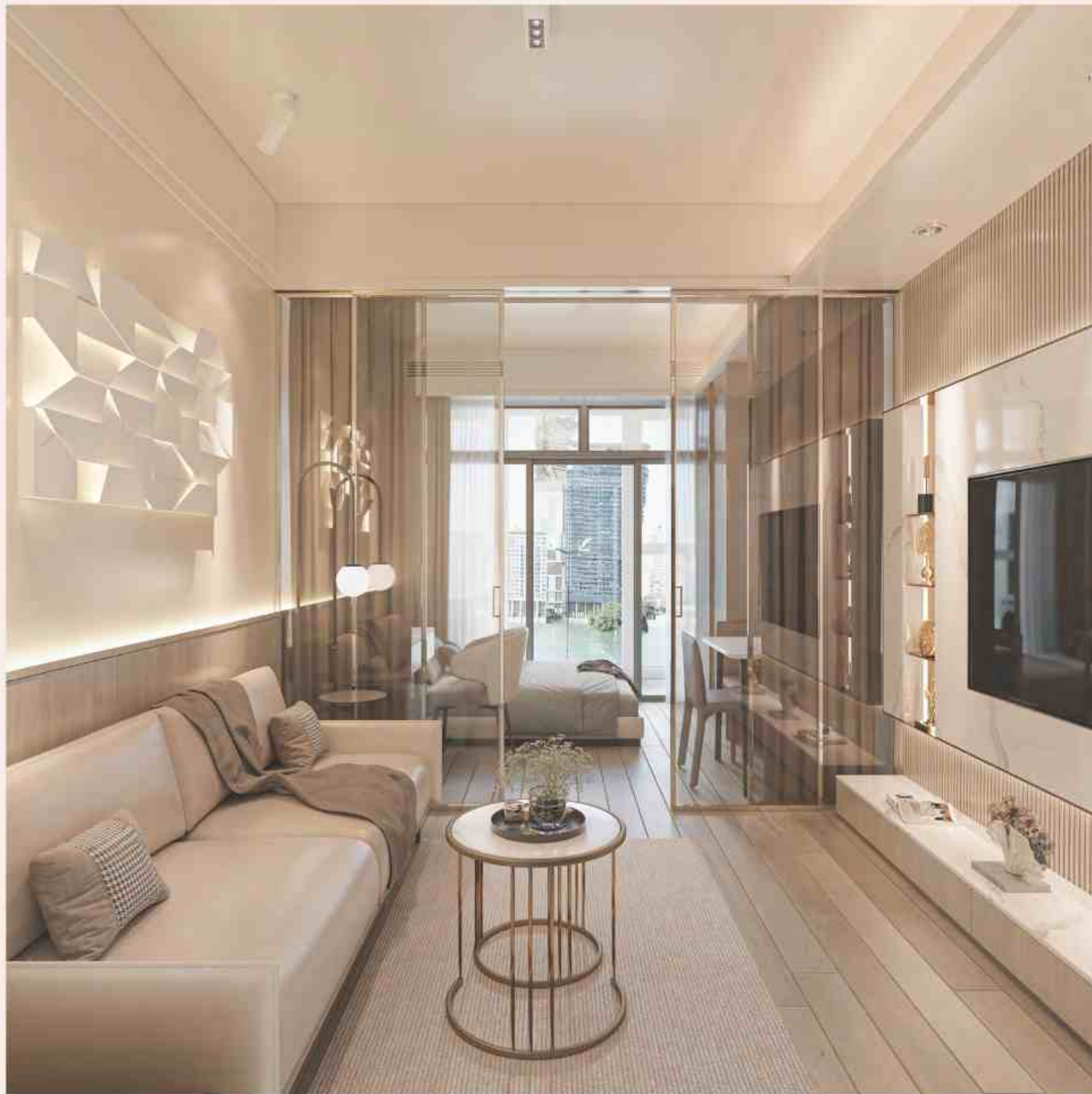


UNIT AA VR

1. 物業圖則及呎數以當地政府最後批則為準；如有更改，恕不另行通知。
2. 圖則上所有室內及室外之間隔、裝飾、設計、擺設、材料及設備僅供參考，並以入伙時所提供為準。
3. 更多平面圖及VR資料請登錄 www.yohogroup.com

1. The floor plans and the dimensions of this real estate are subject to the approval of the local government, and are subject to change without notice.
2. All layouts, interior and exterior design, fittings and finishes of the plans are subject to final adjustment upon completion and are shown for reference purpose only.
3. For more floor plans and VR data, please visit www.yohogroup.com.





UNIT B

家具佈置參考效果圖 INTERIOR DESIGN REFERENCE RENDERING

整體採用開放式設計，通過自然光線的融合，打造寬敞明亮的活動空間。
簡潔大方的家具，營造出溫馨舒適的家居環境。
多層次的燈光設計和燈光裝飾，增強空間的層次感，營造溫暖的氛圍。

The overall design is open and the integration of natural light creates a spacious and bright activity space. Simple and elegant furniture creates a warm and comfortable home environment. Multi-level lighting design and lighting decoration enhance the layering of the space and create a warm atmosphere.



UNIT B VR

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UNIT X

家具佈置參考效果圖 INTERIOR DESIGN REFERENCE RENDERING

簡約和舒適的空間，同時融入精緻的裝飾元素和高端材料，
營造出高品質和獨特感觀的居住環境。

採用米色以及金屬色色調，營造出典雅而溫馨的氣氛，

提升整體空間格調同時，增添一絲華麗感覺。

注重品位和追求生活品質，為時尚舒適的居住體驗。

Simple, comfortable, and refined space, elegant and cozy atmosphere, meticulous decoration elements and high-end materials create a high-quality and unique living environment. Beige and metallic tones enhance the elegance and warmth, adding a touch of luxury. Focus on taste and life quality, offering a fashionable and comfortable living experience.



UNIT X VR

1. 物業圖則及呎數以當地政府最後批則為準；如有更改，恕不另行通知。

2. 圖則上所有室內及室外之間隔、裝飾、設計、擺設、材料及設備僅供參考，並以入伙時所提供為準。

3. 更多平面圖及VR資料請登錄 www.yohogroup.com

1. The floor plans and the dimensions of this real estate are subject to the approval of the local government, and are subject to change without notice.

2. All layouts, interior and exterior design, fittings and finishes of the plans are subject to final adjustment upon completion and are shown for reference purpose only.

3. For more floor plans and VR data, please visit www.yohogroup.com.





UNIT Z

家具佈置參考效果圖 INTERIOR DESIGN REFERENCE RENDERING

以低調暖色及簡約風格，去裝飾溫馨寧靜的居所。以時尚的定制傢俱，創建流線型的家居佈局並豐富了存儲空間。淺色油彩搭配暖咖色傢俱，時尚的裝飾擺件使得設計柔和合理。
現代風之椅子，藝術風牆壁，流暢的照明和吊燈，讓整個空間變得豐富而明快。

Warm, simple style with a cozy home. Elegant custom furniture design, creating streamlined room layouts and ample storage opportunities. Clean white paint combined with warm coffee-colored furniture and stylish decorations achieve a soft tonal design. Modern chairs, wall art, ambient lighting, and minimalist pendant lights enrich the space.



UNIT Z VR

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2. 圖則上所有室內及室外之間隔、裝飾、設計、擺設、材料及設備僅供參考，並以入伙時所提供為準。
3. 更多平面圖及VR資料請登錄 www.yohogroup.com

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UNIT 0

家具佈置參考效果圖 INTERIOR DESIGN REFERENCE RENDERING

別墅設計，以簡約高雅的細節襯托出尊貴不凡的氣氛。寬敞的室內空間配以一流的設備，完美打造出不一樣的居住空間。精心設計的家俱和裝飾更顯奢華且尊貴之豪宅風範，感受精緻雕琢，演繹高雅不凡之生活美學。

This unit is designed for a villa, with simple yet elegant tones highlighting its noble temperament. Spacious interior space and first-class equipment create a perfect living space for you. Carefully designed furniture and decorations are more luxurious, appreciate the noble style, feel the exquisite carvings, and interpret high-end life aesthetics.



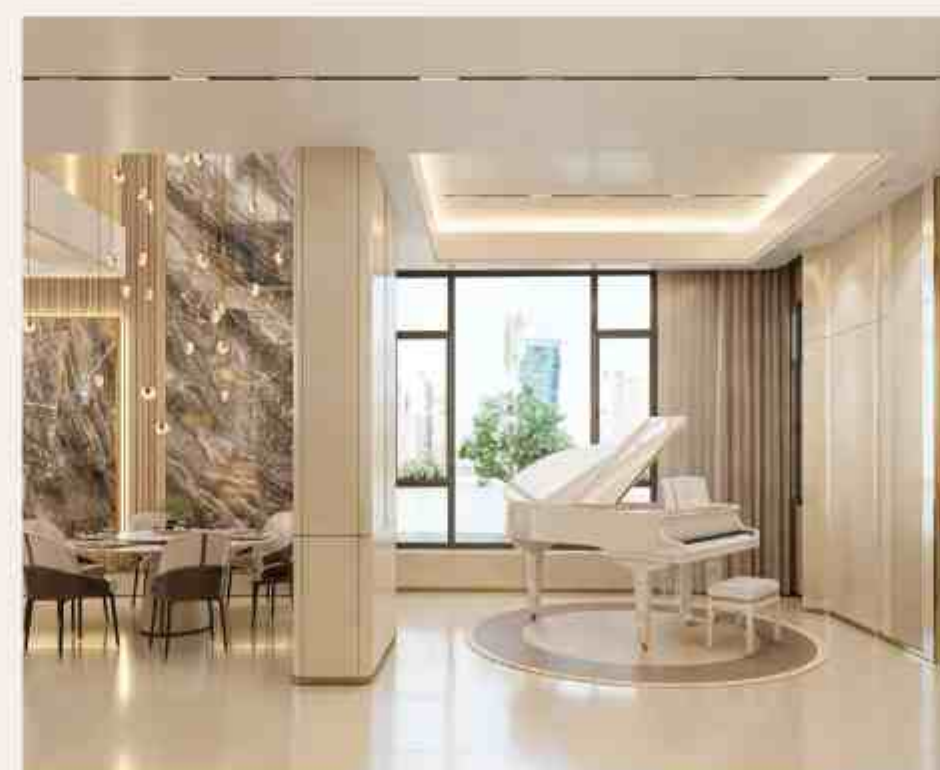
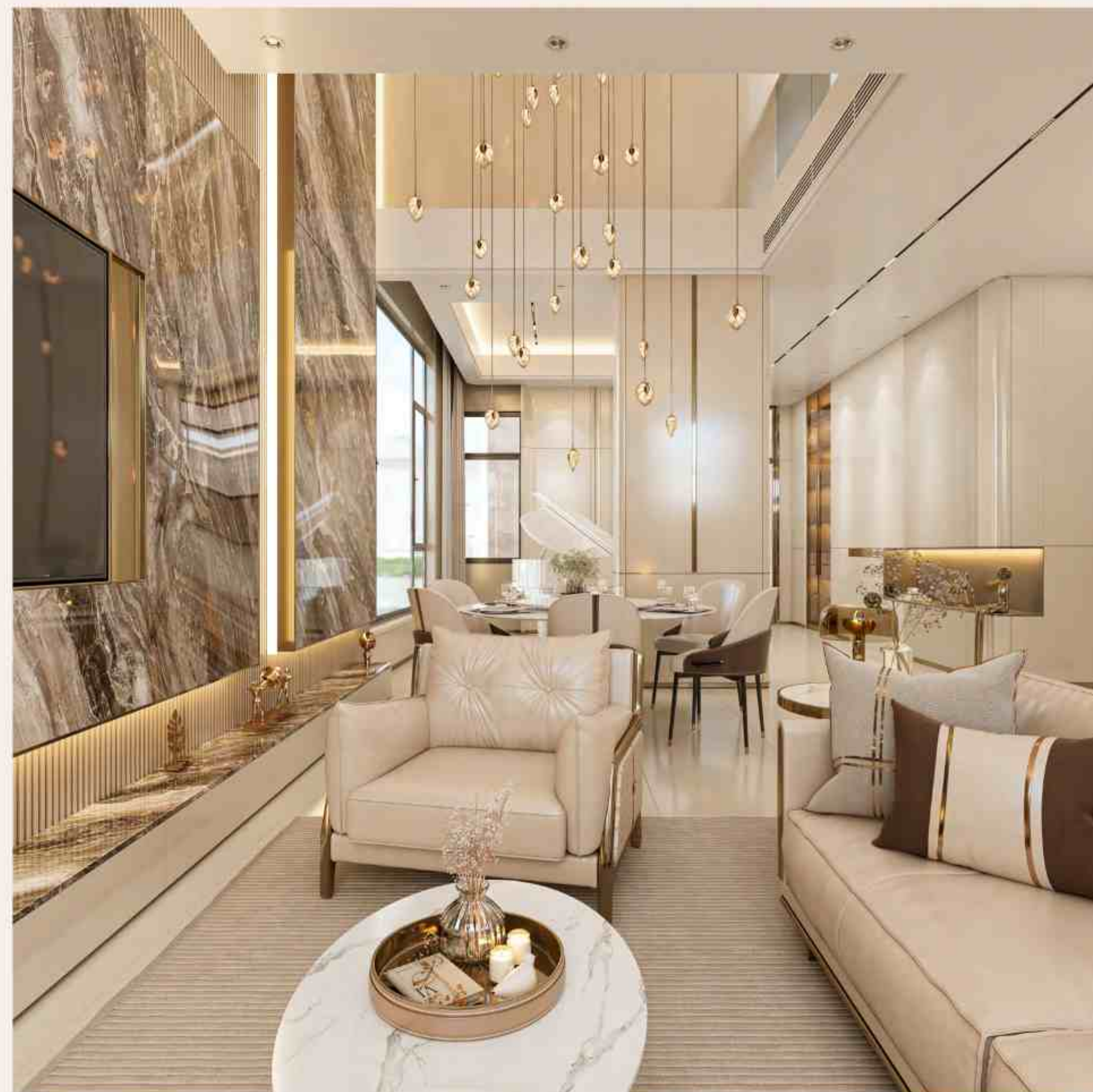
UNIT 0 VR

1. 物業圖則及呎數以當地政府最後批則為準；如有更改，恕不另行通知。

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11樓複式單位

UNIT T

家具佈置參考效果圖

INTERIOR DESIGN REFERENCE RENDERING

頂層複式單位，現代感十足。

通透開放式之空間佈局，將客廳、廚房、餐廳等功能區域融為一體，

創造出寬敞、明亮的生活空間。大面積的玻璃幕墙系統，

讓陽光能夠充分灑入室內，同時也能提供良好的空間視野。

靈動性的佈局，大氣時尚，讓生活更加輕鬆愜意。



The modern duplex unit has a transparent and open layout that integrates the living room, kitchen, dining room and other functional areas into one, creating a spacious and bright space. Making full use of natural lighting, the large-area glass curtain wall allows sunlight to fully penetrate into the room while also providing a good view. The design adds flexibility to the space, making it more majestic and fashionable, making life more relaxed and comfortable. The overall space is simple but not simple, and the atmosphere is not cumbersome, allowing you to easily relieve your fatigue after a busy day.



UNIT T VR

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T - Club Clubhouse

T - Club 會所設施



- 1 全天候室內恆溫游泳池 Temperature Controlled Indoor Swimming Pool
- 2 小型足球場 Small Football Field
- 3 戶外健身區 Outdoor Fitness Area
- 4 自助燒烤區 BBQ Area
- 5 瑜伽室 Yoga Room
- 6 T-Gym 健身房 T - Gym
- 7 兒童遊樂園 Children's Playground
- 8 影音室 Theatre
- 9 桌球室/乒乓球室 Billiard Room / Ping Pong Room

- 10 鋼琴室 Piano Room
- 11 麻將室 Mahjong Room
- 12 休閒洽談區 Leisure Negotiation Area
- 13 T-Club 咖啡室 T-Club Coffee Shop
- 14 商務會議中心 Business Meeting Room
- 15 商務辦公區 Business Office Area
- 16 女更衣室配以桑拿房 Female Dressing Room with Sauna
- 17 男更衣室配以桑拿房 Male Dressing Room with Sauna
- 18 無障礙/男/女衛生間 Accessible / Men's / Women's Toilet

Luxurious Club Noble Style

豪華會所體驗 盡顯尊貴風範

會所各項設施不論游泳池、健身室、休閒洽談室及兒童遊樂園等，均全情配合住客們對專貴會所生活之多彩活動需求，尊逸生活不言而喻。

From the swimming pool and fitness room to the lounges and children's playroom in the leisure negotiation room, the resident club will cater to every kind of activity, and it is self-evident that it is luxurious.



全天候室內恆溫游泳池
Temperature Controlled Indoor Swimming Pool



T-GYM 健身房
T-GYM



瑜伽室
Yoga Room



T-Club 咖啡室
T-Club Coffee Shop



休閒洽談區
Leisure Negotiation Area



兒童遊樂園
Children's Playground



兒童遊樂園
Children's Playground

Top Brand Equipment Ultimate Enjoyment

頂級用料品牌設備 昇華極致享受

將細節融入生活，全屋院室內及公共區域覆蓋無線上網（電梯內及地庫停車場）。
配合住戶尊貴生活，選用頂級品牌設備，對細節的極致講究，生活享受薈萃昇華。

Integrating details into life, the entire house is covered with wireless Internet access indoors and in public areas (in the elevator and basement parking lot). In line with the noble life of the residents, top brand equipment is selected, and the ultimate attention to details enhances the enjoyment of life.



位置 Location	設備 Appliance	品牌 Brand	基本戶型 Basic units
健康設備 Health Appliances	一拖一環保中央式設計冷暖空調 Central style design heating & cooling air conditioner	HITACHI 日立	✓
	電梯 Elevators	日本富士高速電梯	✓
	50吋 智能電視 50 Inch Smart TV	PHILIPS	✓
	智能門鎖 Smart Doorlock	SIEMENS for TI	✓
	超高速洗衣乾衣機 HS Washing Machine with Dryer Function	BOSCH for TI	✓
	燈掣開關 Lamp Switch (帶 LED)	SIEMENS 睿智系列	✓
	分戶門鎖 Doorlock	HAFELE	✓
	小五金: 合頁、門吸 Hardware: Hinges Door Suction	HAFELE	✓

位置 Location	設備 Appliance	品牌 Brand	基本戶型 Basic units
廚房 Kitchen	櫥櫃 Kitchen Cabinet	TI	✓
	冰箱 Refrigerator	TI	✓
	抽油煙機 Range Hood	德國 TEKA for TI	✓
	燃氣爐 Gas Stove (開放式廚房單位除外 Except studio units)	德國 TEKA for TI	✓
	電磁爐 Induction Stove (只提供予開放式廚房之單位 Studio unit Only)	德國 TEKA for TI	✓
	嵌入式微波爐 Built-in Microwave	德國 TEKA for TI	✓
	燃氣熱水爐 Gas Water Heater (開放式廚房單位除外 Except studio units)	日本林內	✓
	100L 電熱水爐 100L Electric Water Heater (只提供予開放式廚房之單位 Studio units only)	TI	✓

位置 Location	設備 Appliance	品牌 Brand	基本戶型 Basic units
浴室 Bathroom	洗臉盆 Wash Basin	TI	✓
	電子智能坐廁 Electronic Smart Toilet	TI and Toshiba	✓
	成品淋浴房 Shower Room	TI	✓
	面盆水龍頭 Basin Faucet	TI	✓
	淋浴花灑 Shower Mixer	TI	✓
	廁紙座 Toilet Roll Holder	TI	✓
	吊頂式浴室寶 Bathroom Heater	KOHLER	✓



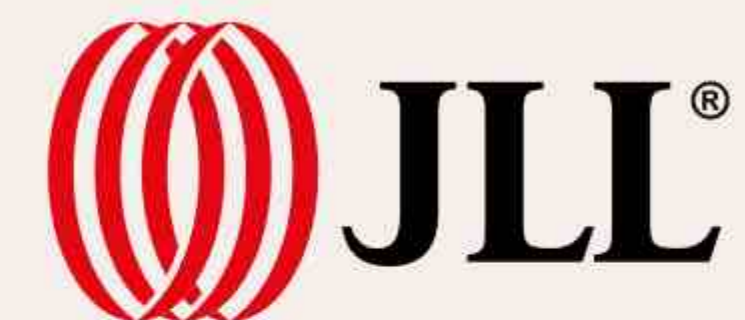
TOSHIBA
KOHLER

Rinnai
TEKA

PHILIPS
HITACHI

Ⓡ BOSCH
FUJI Japan

H'AFELE
SIEMENS



Superior and Attentive Professional Management Services

優越盡心 專業管理服務

仲量聯行(紐約證券交易所上市代號:JLL)為專業服務和投資管理公司,專注地產及投資管理。200多年來,作為全球領先的商業地產服務和投資管理公司,仲量聯行始終致力於協助客戶投資、建造、租賃和管理各類辦公、工業、酒店、住宅和零售等物業。作為《財富》500強企業,公司2023財年收入達208億美元,業務遍及全球80多個國家,員工總數超過110,000人。更多資訊請流覽 jll.com。

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PROFESSIONAL TEAM

專業團隊

發展商：

YOHOO GROUP

承建商：



建築及室內設計：



註冊建築師：陳量

註冊土木工程師：盧宇攀

註冊機電工程師：歐陽家祺

室內設計顧問：張朝峰、馮景文

總承建商：嘉傑建築有限公司

建築監理和顧問：基業工程顧問有限公司

法律顧問：梁瀚民律師樓暨私人公證員



華記環球設計股份有限公司
HUARCHI GLOBAL DESIGN CORPORATION LIMITED

華記環球設計股份有限公司（以下簡稱“華記環球”）成立於2003年，坐落於中國澳門特別行政區。公司業務包括商業策劃、建築設計、室內裝飾、品牌孵化等綜合性建築服務，並在城市規劃、超高層建築、商業綜合體、甲級辦公樓、星級酒店、高端住宅等領域形成專業優勢。

華記環球設計 承載著高度的社會責任感，始終恪守“安全、優質、高效、環保”的服務理念，匯集兩岸三地的精英智慧，詮釋著現代建築設計之理念。

華記環球設計 會為每一位客戶呈現蓬勃的生命力設計作品，以赤子之心為澳門的建設作出最大力量，面向未來 我們會以更高的要求 and 更廣的視野，為每個建設項目產生最大的價值。



陳 量
Thomson Chan
建築設計
執行董事/澳門註冊建築師



張朝峰
Joseph
樣板房室內設計
高級合夥人/室內設計師



馮景文
Jono Feng
公共區域/會所室內設計
高級合夥人/室內設計師

建築設計
Architectural Design

室內設計
Interior Design

商業策劃
Commercial Planing

MATERIAL SPECIFICATIONS

建築材料說明

標準戶型單位：一房、兩房、三房、四房、五房、六房、七房及開放式單位
Typical Unit：1,2,3,4,5,6,7 Bedrooms and Studio Unit
特色戶型單位：特大複式單位、別墅
Feature Unit：Penthouse Unit, Villa

客廳、飯廳及睡房 Living, Dining Room & Bedroom		品牌 Brand
天花 Ceiling	乳膠漆 Emulsion	ICI (無甲醛)
牆身 Wall	乳膠漆 Emulsion	ICI (無甲醛)
地台 Floor	實木複合地板 Laminate Flooring	柏高地板 (PACO) (無甲醛)
窗 Window	i) 客廳、飯廳、睡房 Living, Dinning, and Bed Room 超厚鋁合金窗 (氟碳噴塗) 及窗台鋪設天然大理石 Aluminum Window Wall and Marble Bay Window	高級品牌
	ii) 玻璃: 微反光玻璃 (防紫外線) + 雙層抽真空 (隔音環保) Glass : Low-E + Double Glazing	高級品牌
門 Door	i) 主大門: 木質實心防火門 (面層為實木飾面及包含雙層鋼板、門框包防煙條) Entrance Door: Wooden Fireproof Door with Double Steel Plate Inside	帝美/易安居
	ii) 睡房及其他門: 木質實心戶內門及門套 Other Doors: Suit Door with Solid Wood Filled Up	帝美/易安居

公共範圍 Public Area	品牌 Brand
大廈牆身 Exterior Wall	蒙娜麗莎瓷磚 Tiles
大廈群樓外牆 Podium Exterior Wall	乾掛雲石及金屬電鍍鋼板 Marble & Steel Plate
大廈走廊 Corridor	雲石及金屬電鍍鋼板 Marble & Steel Plate
地下大堂 Lobby	雲石及金屬電鍍鋼板 Marble & Steel Plate
主食水喉 Main Water Pipe	澳洲銅喉 Australia Copper Pipe
食水喉 Water Pipe	澳洲銅喉包保護膠喉 Australia Copper Pipe
污水喉 Drainage Pipe	K-Top 紅筒 Epoxy Cast Iron Pipe + 皇冠牌污水喉 Crown PVC Pipe
健身房設備 Fitness Equipment	Life Fitness
停車場出入系統 Car Park Entrance	遠距離自動感應開關系統 Remote Auto Ops System
停車場、大堂、會所、電梯內、大廈走廊、 住宅室內提供酒店式免費 Free Public Wifi Area	安裝企業級伺服器及防火牆之Wifi系統 High Standard Server and Fire-wall Wifi System

(Remarks: The developer reserves the right to choose similar or superior materials without prior notice.)
(附註: 發展商有權無須知會而以相同或較佳之材料替代。)

INFORMATION

項目資料

地址: 位於鄰近何鴻燊博士大馬路之土地 南灣-C區域-C7地段

項目名稱: 天璽・湖 LAKE YOHO

物業標示編號: 23070

工程准照編號: 1299/2023(地基, 基礎及擋土)、737/2024(上蓋)

土地性質: 租賃批地

樓高: 40.4米 (地面以上13層)

住宅樓: 1座

地面商舖數目: 1個

住宅單位數目: 312個

私家車泊車位: 138個

電單車泊車位: 30個

會所面積: 441.95平方米

預計交樓日期: 2026年第二季度入伙 (以澳門土地工務局最後審批為準)

預售證編號: 1/2025 (由澳門土地工務局於2025年1月17日發出)

物業管理服務公司: JLL仲量聯行

租賃期: 租賃批地期限至2026年8月21日, 確定性批給每十年自動續期

業權人: 澳豪建築置業投資有限公司

項目發展商: YOHO GROUP

銷售資料: www.yohogroup.com

Remark: Above figures will be revised based on the Occupation Permit and Final MDFA

附註: 以上數據需根據使用准照及最終之分層登記作出更改

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All layouts, interior and exterior design, colour scheme, fittings and finishes of the plans are subject to final adjustment upon completion and are shown for reference purposes only.

ABOUT DEVELOPER

關於發展商

YOHO GROUP

YOHO集團立足澳門，以地產開發、建築、酒店、大型倉儲、大型宿舍、貿易等為主要業務。

地產發展方面，近年來，本集團持續開發及經營中的地產項目包括：五星YOHO荷里活羅斯福酒店 (YOHO Hollywood Roosevelt Hotel)、五星YOHO金銀島名勝世界酒店 (YOHO Treasure Island Resorts World Hotel)、天晉 (YOHO Twins)、國泰中心 (YOHO Cathay Center)、茵豪薈 (YOHO Macau Tower)、堤岸 (YOHO River-Let)、都匯 (YOHO City Center)、星玥 (Oscar Crecent)、金光大道·鉅海灣 (YOHO Co-Tai Marina Bay)、金光大道·尚巒 (YOHO Co-Tai Mount Peak)。

集團植根澳門，努力為澳門能夠盡速融入粵港澳大灣區而作出貢獻，與澳門的經濟共同成長的同時，亦實現集團飛躍成長的步伐。

集團對於地產發展項目的目標：興建優質的住宅樓宇，努力達到世界一流城市的水準，令到居住在本集團項目內的家庭，可以每天好好享受生活。

YOHO Group is based in Macau, focusing on real estate development, construction, hotels, large-scale warehousing, dormitories, and trade.

In terms of real estate development, the group has been continuously developing and managing projects in recent years, including: the five-star YOHO Hollywood Roosevelt Hotel, five-star YOHO Treasure Island Resorts World Hotel, YOHO Twins, YOHO Cathay Center, YOHO Macau Tower, YOHO River-Let, YOHO City Center, Oscar Crescent, YOHO Co-Tai Marina Bay, and YOHO Co-Tai Mount Peak.

The group is rooted in Macau, striving to contribute to Macau's integration into the Greater Bay Area, while achieving economic growth alongside Macau and realizing the group's rapid progress.

The group's goal for real estate development projects is to build high-quality residential buildings, aiming to reach world-class city standards, allowing families living in the group's projects to enjoy life every day.