

# 別墅：C單位

## Villa: Unit C

根據裝修建議平面圖  
Proposal floor plan

### 三房兩廳四廁連花園及後園

3 Rooms & 2 Living Rooms & 4 Bathrooms Villa  
with Garden and backyard



Villa C VR



▲ 主教山景  
Colina da Penha ▲



▼ 別墅內園  
Villa Backyard ▼

▲ 主教山景  
Colina da Penha ▲



▼ 別墅內園  
Villa Backyard ▼

|                                                  |                       |                                                                                               |          |
|--------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------|----------|
| 實用面積<br>Actual Area:                             | 201.10 m <sup>2</sup> | 贈送之花園建築面積<br>Free Garden Gross Area:                                                          | 663 平方呎  |
| 建築面積<br>Gross Area:                              | 2825 平方呎              | 含窗台面積、贈送花園、後園及退縮平台之實用率<br>Efficiency Incl. Bay Windows, Gardens, Backyards, Retreat Platform: | 102.71 % |
| 實用率<br>Efficiency:                               | 76.64 %               | 總可使用建築面積<br>Total Useable Building Area:                                                      | 3562 平方呎 |
| 贈送之退縮平台建築面積<br>Free Retreat Platform Gross Area: | 74 平方呎                |                                                                                               |          |



備註：

- \*實用面積已包括露台。
- \*停車位置為別墅單位內的專用花園，買家可以自由使用專用花園作合適用途。
- \*上圖經簡化處理，不可作準。詳細之修正圖則以澳門政府相關部門最後批准之圖則為準。
- \*以上建議圖僅供買家參考，總承建商承諾基本按VR圖上交樓標準交房（包含所有假天花、燈飾、裝飾物及裝修），但總承建商保留做出更改而不需要做出賠償的權利。
- \*買家可自行決定是否在入伙後增加淺灰色牆體，承建商已承諾免費建造。具體實況圖則請參考土地工務運輸局之核准圖則。
- \*上述條款及任何先前的聲明、解釋、談判或安排，須以最終銷售合約為準，發展商保留最終解釋權。

Remarks：

- \* Balcony is included in the actual area.
- \* The parking space is in the private garden of the villa unit, buyer is free to use the private garden for appropriate purposes.
- \* Dimensions are for reference only and the above plans are simplified. All plans are subjected to final approval by the Macau Government authorities.
- \* The proposed furniture layout plan shown above are for reference only. The developer commits to deliver each unit (including false ceiling, lightings, fittings and furnishing) in accordance with the VR. However, the developer reserves the right to make changes without compensation.
- \* The light grey wall is a choice of the buyer to be built or not and the main contractor has promised to finish that for free. Please refer to the actual approved plan from DSSCU as final.
- \* The above terms and any previous statements, explanations, negotiations or arrangements shall be subjected to the final sales contract and the developer reserves the right of final interpretation.