



發展商 Developer
YOHO GROUP

銷售熱線: (853)2870 2500 www.yohogroup.com

項目地址: 位於澳門路氹城金光大道鄰近蓮花海濱大馬路及東亞運大馬路之土地
Project Address: Located on the Macau Co-Tai Strip and close to the Ave Marginal Flor
de Lotus e Ave dos Jogos da Asia Oriental

金光大道
鉅海灣
YOHO: CO-TAI MARINA BAY

金光大道上
唯一商住項目

2.28 倍超低容積率
盡享低密度優越生活



Strategically situated at the Cotai Strip, Macao

座落澳門路氹金光大道



Convenient traffic to reach the surrounding world

便利交通 連接世界

YOHO: Co-Tai Marina Bay is located in the superior location of Cotai Strip with all kinds of transportation networks, and it just takes you few minutes to reach the Macao International Airport, the Taipa Ferry Terminal, the Hengqin Port and the Gongbei Port. With the newly constructed Hong Kong-Zhuhai-Macao Bridge, which acts as the transportation hub of the new era, the 1-hour living circle has recently been activated.

金光大道·銷海灣坐落於金光大道優越的地理位置，交通網絡一應俱全，澳門國際機場、氹仔客運碼頭、橫琴蓮花口岸、拱北口岸瞬間可達。剛落成的港珠澳大橋，已成新世代交通樞紐，輕鬆實現港珠澳一小時生活圈。



步行 1 分鐘 # 1 min walk
2 Running Path & Bicycle Path
兩條跑步徑和單車徑

步行 2 分鐘 # 2 mins walk
Galaxy Macao
澳門銀河綜合渡假城

步行 5 分鐘 # 5 mins walk
Macao Sam Yuk Middle School / Olympic Sports Centre /
LRT Station
澳門三育學校 奧林匹克體育中心
輕軌站

開車 8 分鐘 # 8 mins drive
Macao University of Science and Technology /
University of Macao / Caesars Golf Macao
澳門科技大學 澳門大學 凱撒高爾夫球場

開車 10 分鐘 # 10 mins drive
Macao International Airport
澳門國際機場

開車 10 分鐘 # 10 mins drive
Hengqin Port
橫琴蓮花口岸

開車 12 分鐘 # 12 mins drive
Taipa Ferry Terminal
氹仔客運碼頭

開車 20 分鐘 # 20 mins drive
Border Gate (Gongbei Port)
拱北口岸

開車 20 分鐘 # 20 mins drive
Hong Kong-Zhuhai-Macao Bridge
港珠澳大橋

澳門政府正在規劃興建交通設施，連接所有大型項目，包括金光大道銷海灣。
Macao government is planning to build traffic facilities to link up all big projects in the CO-tai Strip,
including YOHO: Co-Tai Marina Bay.

SOHO Life
Living, residence, work and entertainment all-in-one

SOHO生活 生活、居住、工作、 享樂一體



Near running path, bicycle path and golf course

鄰近跑步徑、
單車徑、高爾夫球場

健康生活
每天開啟



With a breathtaking panoramic view of the Cotai Strip,
Macao Yacht Club and Macao Jockey Club

360度金光大道、 遊艇會、賽馬會 迷人景緻一覽無遺

The brand new fashionable mansion, **YOHO: Co-Tai Marina Bay**, with an excellent geographical location, stylishly stands at the Cotai Strip, overlooking Galaxy Complex and with it's back facing a fascinating coastal view of the Cross Gate Trade Zone.

全新時尚名宅鉅作金光大道·鉅海灣，地理位置優越，型格聳立於“路氹金光大道”區域，面迎“銀河綜合渡假區”，後擁十字門商貿區迷人海岸景致。



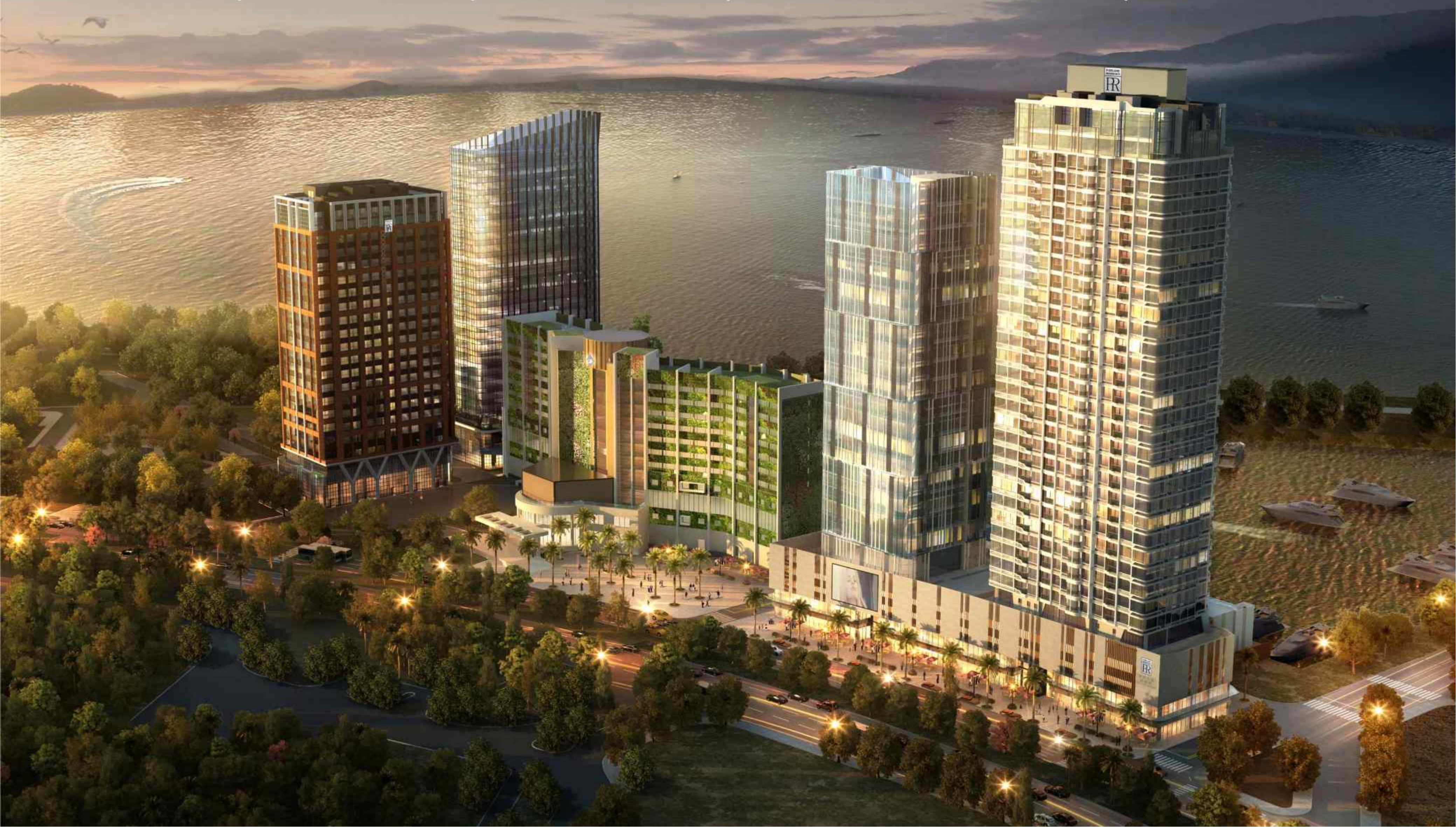
[商 場]
超高樓底
臨街商舖

[酒 店]
主題酒店
精品酒店

[寫字樓]
區內罕有
甲級寫字樓

[酒店式住宅]
Phantom Hotel 旗下
P-Deluxe Residence

[別墅區]
罕有私人遊艇別墅
國際遊艇會



Living in the private yacht villas, to experience the exclusive service of taking a yacht to the doorway

私人遊艇別墅 尊享遊艇直達家門

優越生活
尊貴地位



THEME HOTEL

BOUTIQUE HOTEL

Boutique Hotel
Stylish Design
Essence Experience

精品酒店 型格設計 別緻體驗

Travellers and hotel fans' favorite pilgrimage, PHANTOM HOTEL, officially settled in Macao. PHANTOM HOTEL enjoys a worldwide reputation for its fashionable taste of life and exquisite hotel services that the design details create a fashionable atmosphere, full of surprises, and meticulous personalized services to record the good memories of each trip.

The concept of multi-level design is the inspiration source for the design of PHANTOM HOTEL MACAU. The luxurious but not arrogant modern style is solemnly introduced which combines the diverse urban elements of Macao with the luxurious and fashionable design style to let you experience the irreplaceable charm of PHANTOM HOTEL.

旅行酒店迷最愛朝聖的PHANTOM HOTEL，正式落戶澳門。時尚品味生活及精緻酒店服務享譽全球，設計細節營造出時尚氛圍，處處充滿驚喜，加上無微不至的個性化服務，記錄每次旅行的美好回憶。

「多層次設計」概念是PHANTOM HOTEL MACAU 酒店的設計靈感來源，奢而不驕的摩登風格隆重登場，使用澳門多元的城市元素結合奢華時尚的設計風格，讓您體驗 PHANTOM HOTEL 無可取代的酒店魅力。

Theme Hotel

主題酒店



Boutique Hotel

精品酒店





金光大道
鉅海灣

YOHO: CO-TAI MARINA BAY

P-DELUXE RESIDENCE

GRADE-A OFFICE



Central and Coastal
Extraordinary and Prestigious

核心沿岸
不凡顯赫

酒店式
精裝交樓豪宅

超高樓底
臨街商舖

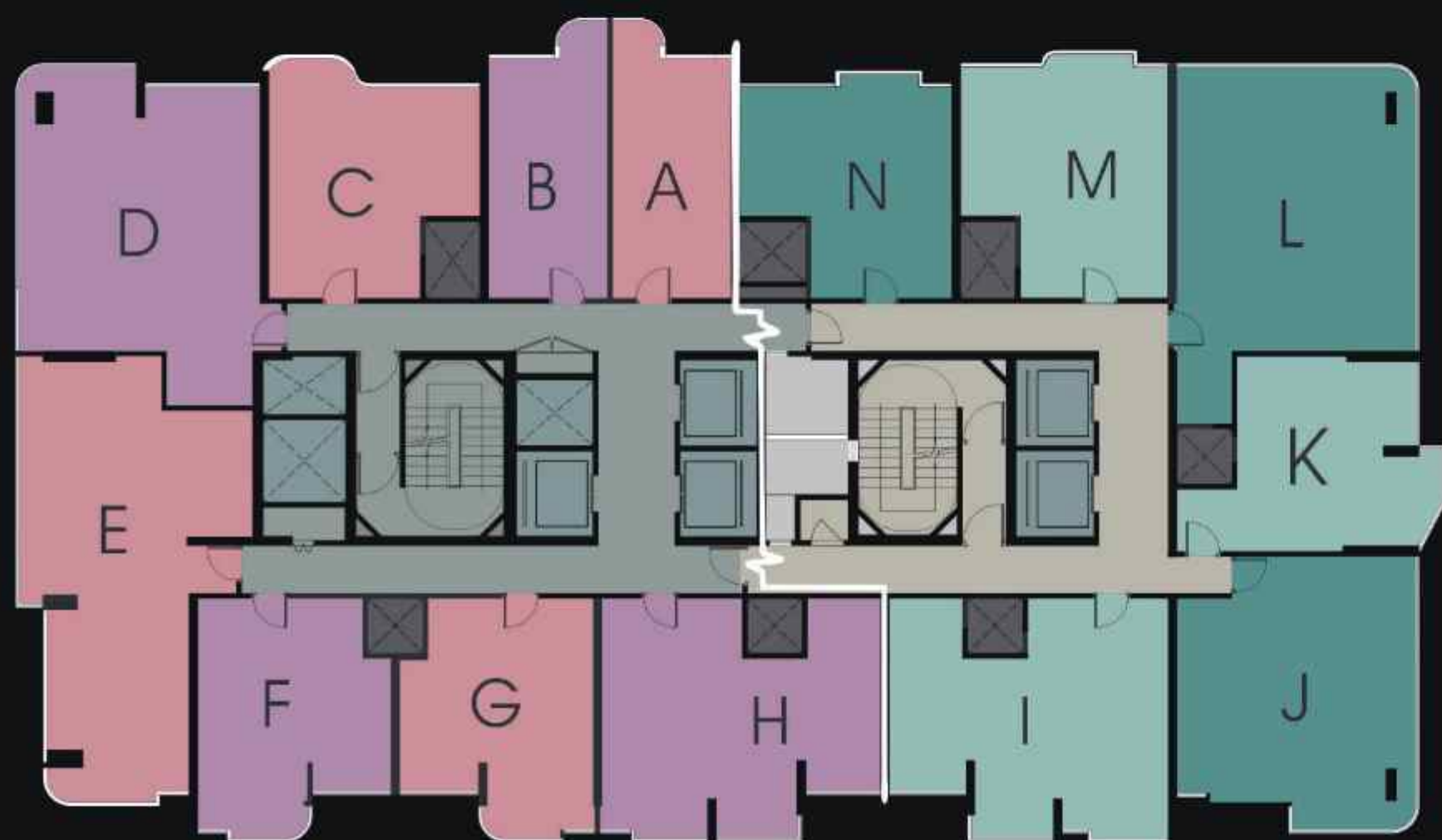
區內罕有
甲級寫字樓

PHANTOM HOTEL 旗下 P-DELUXE RESIDENCE

The residence, P-DELUXE RESIDENCE, follows PHANTOM HOTEL's excellent design and delicate hotel service connotation that fashion taste and diversified life are skillfully integrated, and every detail is worth careful tasting. While enjoying comfortable and high quality personalized home service, you can also enjoy the location convenience with particularly favorable natural conditions. P-DELUXE RESIDENCE creates a new fashion home life experience for the unique you.

P-DELUXE RESIDENCE 住宅沿襲了PHANTOM HOTEL 的卓越設計及精緻酒店服務內涵，時尚品味與多元生活巧妙地融合，每個細節都值得細意品嚐。在暢享舒適優質的個性化家居服務同時，還可盡享得天獨厚的地利之便，P-DELUXE RESIDENCE 為不一樣的您，營造時尚家居新體驗。

4-30/F
平面圖 FLOOR PLAN



鉅悅
TOWER I

鉅匯
TOWER II

鉅海灣優勢:

- 銀河娛樂渡假村大型入口花園水池、賽馬場、金光大道及橫琴海景盡收眼底；
- 戶戶有露台，飽覽澳門最大國際遊艇會；
- 樓層高度由3.15至3.6米、超高實用率；
- 選用日立一拖一環保中央式冷暖空調，贈送燈槽等裝修；
- 免費提供全屋室內裝修及家電配套（包括床及床上用品、窗簾、湯匙和筷子）已為您精心準備，總價超過 MOP50 萬；
- 呈現別樹一幟的室內設計和裝修；
- 全高速電梯、室內恆溫泳池、室內健身房、兒童遊樂設施、戶外網球場等設施。

Yacht Club and Sea View

國際遊艇會及一線海景



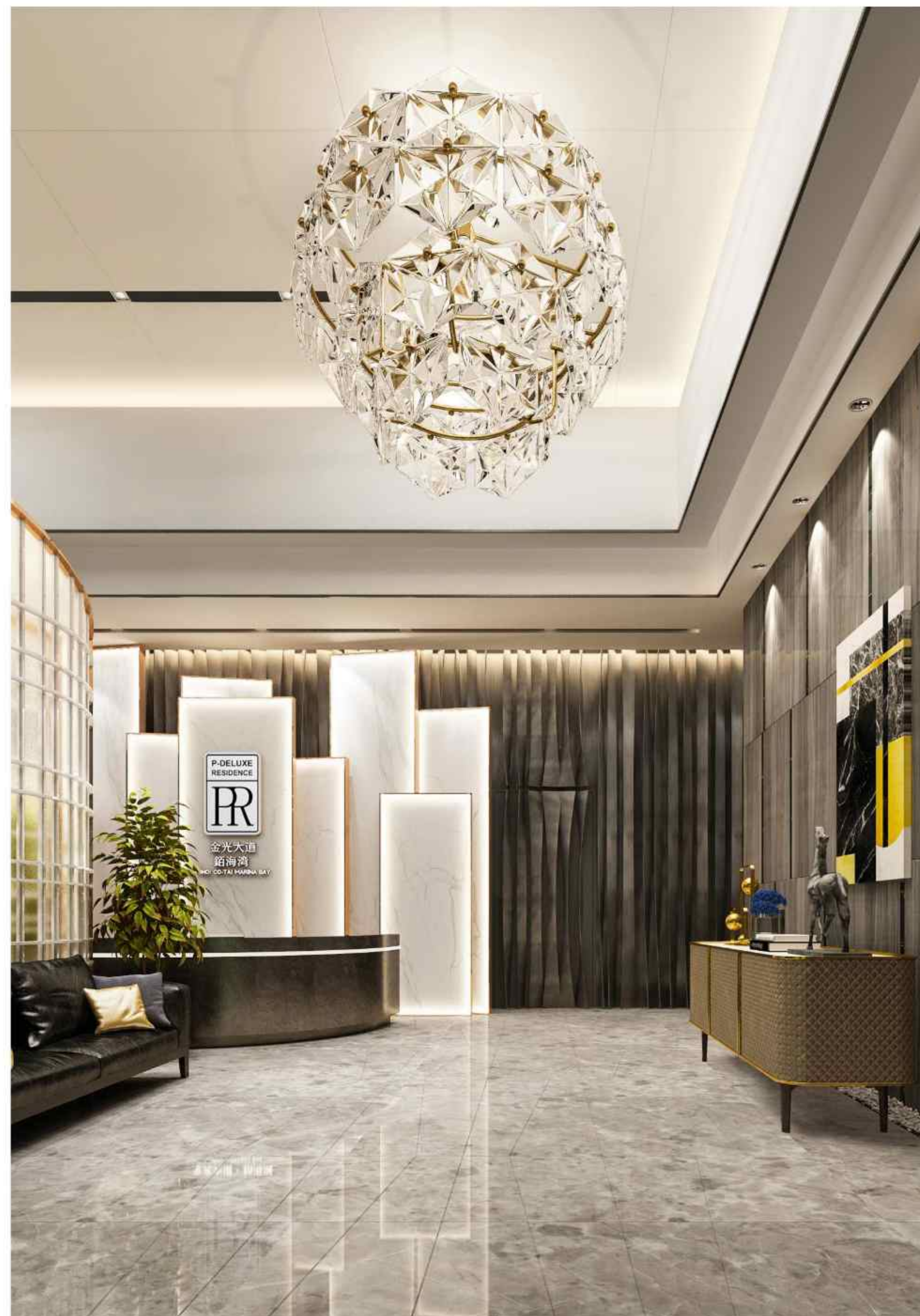


Luxury Lobby with a 7.2 meter ceiling height

7.2米超高樓底奢華住宅大堂

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.

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。





UNIT A

Interior decoration rendering
for reference

家居佈置參考效果圖

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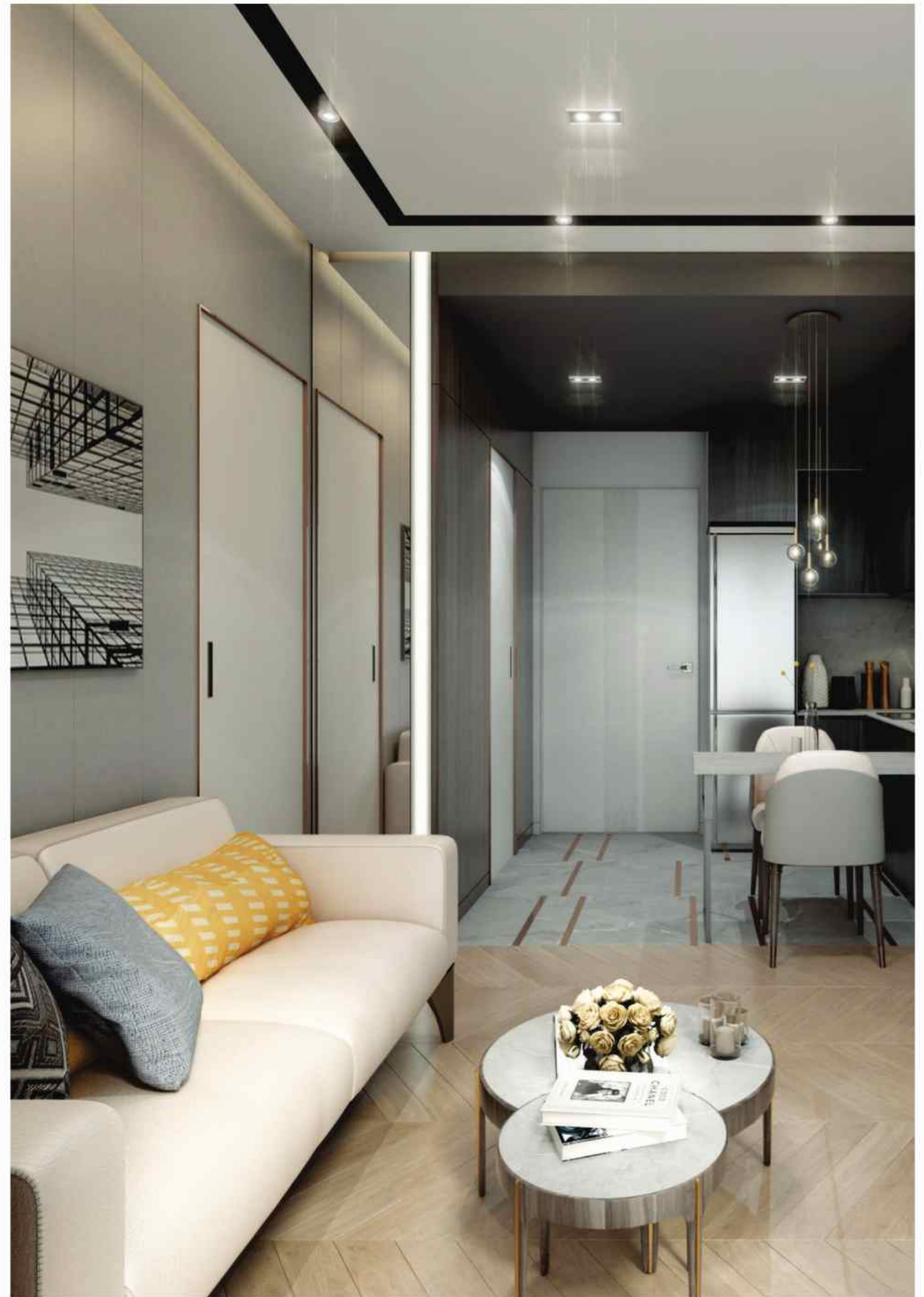
UNIT C

Interior decoration rendering
for reference

家居佈置參考效果圖

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.

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。





UNIT E

Interior decoration rendering
for reference

家居佈置參考效果圖

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.

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。





UNIT L

Interior decoration rendering
for reference

家居佈置參考效果圖

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.

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。





Well-equipped Exclusive Club House

豪華會所 享樂無限

A Leisure Space 悠閒天地

- 1. Lobby Lounge 型格大堂
- 2. Drinks Corner 歡飲國度
- 3. Business Hub 會議區
- 4. Mini Store 迷你食
- 5. Soho Office Soho 辦公室

B Kids Space 童樂天地

- 6. Party Space 派對空間
- 7. Kids Fun Land 兒童冒險樂園

C Outdoors Space 戶外天地

- 8. Outdoors Tennis Center 戶外網球天地
- 9. BBQ Area 自助燒烤區

D Aqua Space 潯樂天地

- 10. All - Weather Indoor Swimming Pool 全天候恒溫泳池
- 11. Children Fun Pool 趣味兒童泳池
- 12. Seats Area 池畔天地
- 13. Female Dressing Room with Sauna 女更衣室配以桑拿房
- 14. Male Dressing Room with Sauna 男更衣室配以桑拿房

E Fitness Space 健美天地

- 15. Stylish Gym 型格健身空間
- 16. Yoga Room 瑜伽室
- 17. Sea View Training Space 海景鍛鍊區

會所設施 應有盡有

型格健身空間 Stylish Gym

Fitness Space



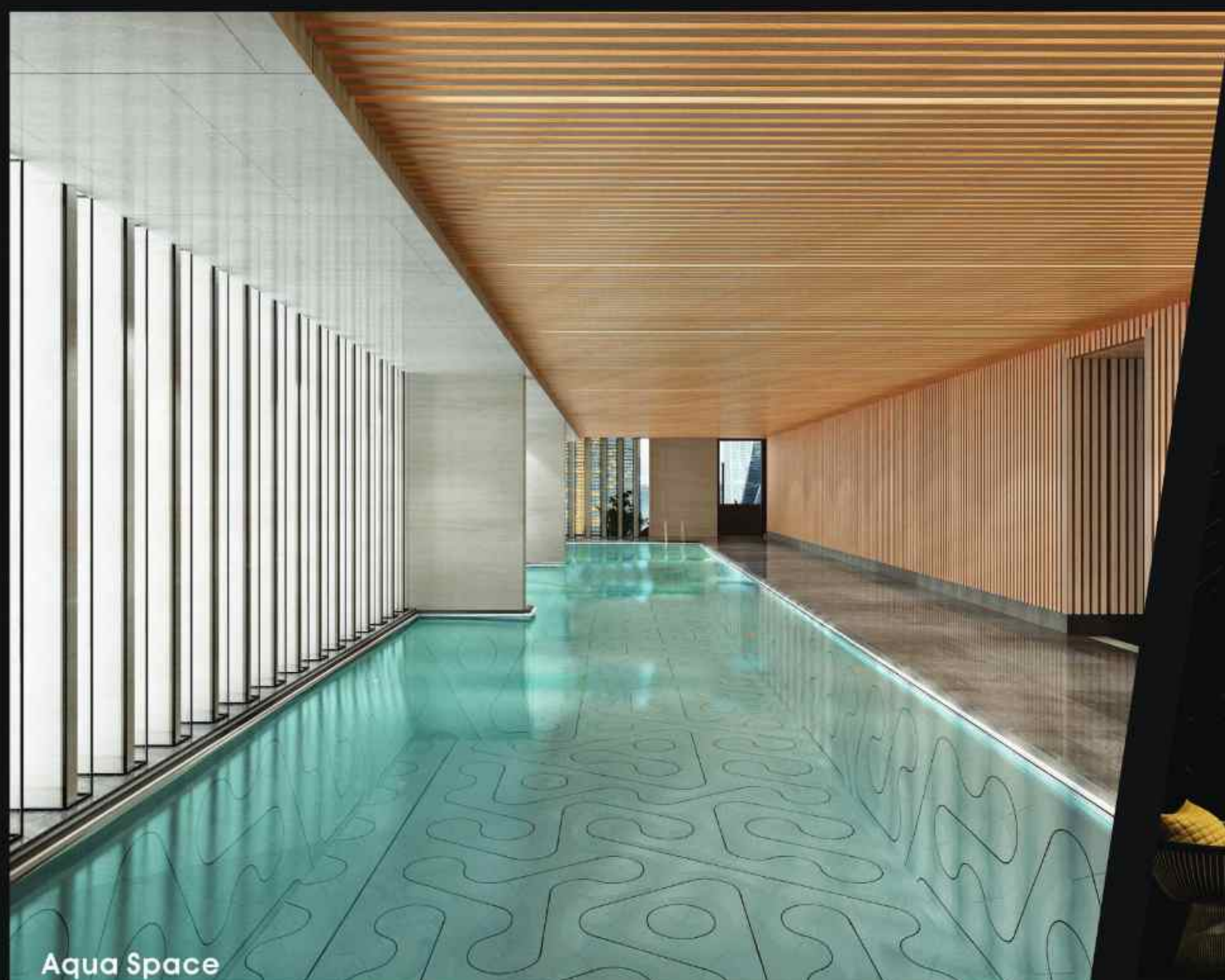
商務及樂活空間 Business and Entertainment Space

Leisure Space



Aqua Space

全天候室內恆溫游泳池 All-Weather Indoor Pool



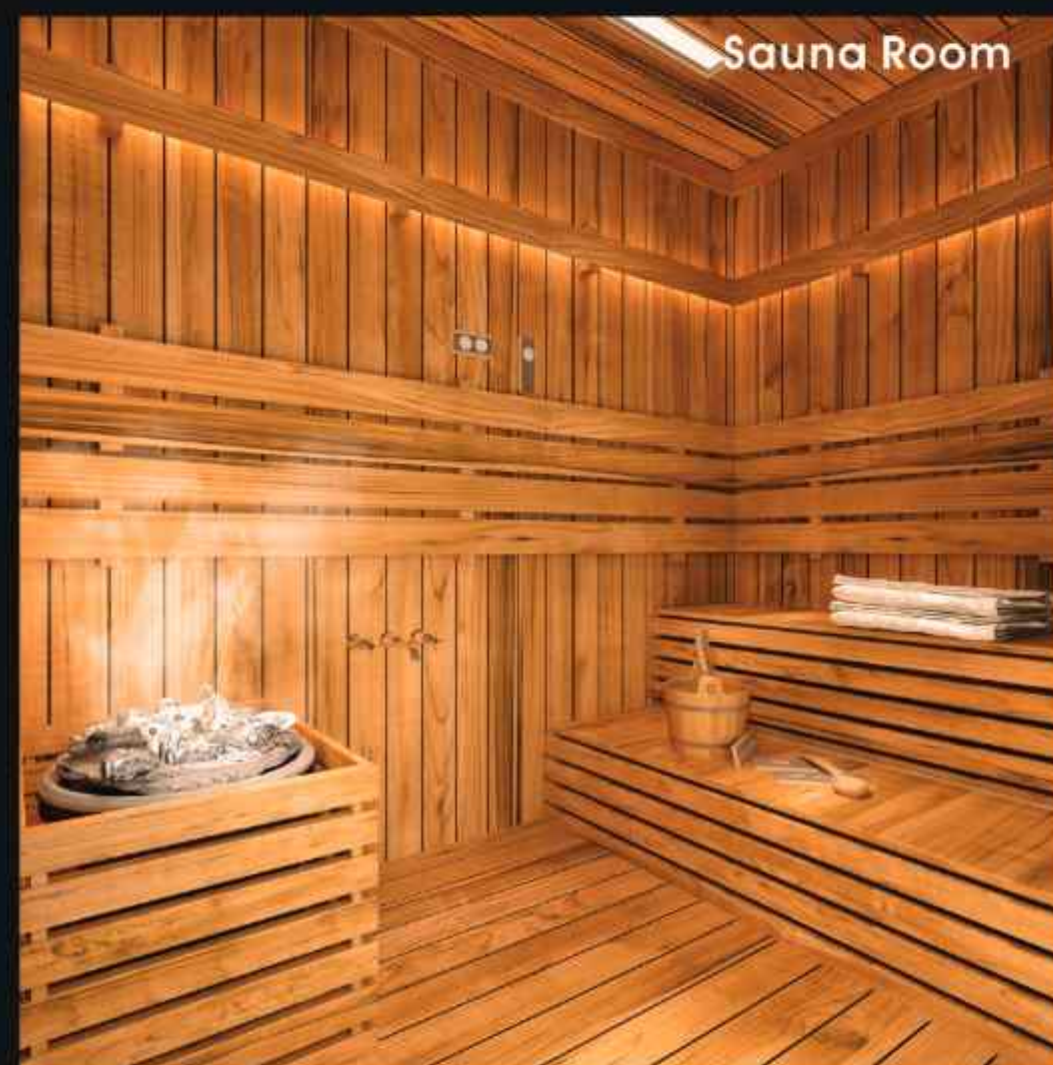
兒童冒險樂園 Kids Adventure Parks

Kids Space



桑拿房

Sauna Room



瑜伽房

Yoga Room



會所更衣室

Dressing Room



戶外網球中心 Outdoors Tennis Center

Sports Space



MATERIAL SPECIFICATIONS

建築材料說明

標準戶型單位：一房、兩房、三房及開放式單位
Typical Unit：1,2,3 Bedrooms and Studio Unit
天際特色戶型單位：特大複式單位
Feature Unit：Penthouse Unit

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, Dining Room 超厚鋁合金窗 (氣密噴塗) 及窗台鋪設天然大理石 Aluminium Window Wall and Marble	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: Wood Fire-proof 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 Bedroom & 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	
主供水喉 Main Water Pipe	不鏽鋼喉 Stainless Steel 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 Wifi Public Area Wifi	安裝企業級伺服器及防火牆之Wifi系統 Free High Standard Server and Fire-wall Wifi System	

(Remarks: Developer can choose similar or better material without any notice.)
(附註：發展商有權無須知會而以相同或較佳之材料替代。)



Smart home with outstanding facilities and equipment

卓越設備

日立一拖一環保中央式冷暖空調
Air Conditioner



智能家居



位置 Location	設備 Appliance	品牌 Brand	基本戶型 Basic units
健康及智能設備 Health Care and Smart Appliances	一拖一環保中央式冷暖空調 Air Conditioner (全部)	HITACHI 日立	✓
	電梯 Elevators	日本富士高速電梯	✓
	50寸 智能電視 50" Smart TV	PIONEER	✓
	智能指紋密碼大門鎖 Smart Doorlock	WISSMISS for P/R	✓
	大廈水缸食水處理系統 Water Tank Water Treatment System	BWT	✓
	可視對講 Video Intercom	SMART LIVING for P/R	✓
	超高速洗衣乾衣機 HS Washing Machine with Dryer Function	BOSCH for P/R	✓
	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	✓
	智能家居 Smart Living	SMART LIVING for P/R	✓

節能廚房



位置 Location	設備 Appliance	品牌 Brand	基本戶型 Basic units
廚房 Kitchen	櫥櫃 Kitchen Cabinet	P/R	✓
	冰箱 Refrigerator	P/R	✓
	抽油煙機 Range Hood	德國 TEKA for P/R	✓
	燃氣爐 Gas Stove (開放式廚房單位除外)	德國 TEKA for P/R	✓
	電磁爐 Induction Hob (只提供予開放式廚房之單位)	德國 TEKA for P/R	✓
	嵌入式微波爐 Recessed Microwave	德國 TEKA for P/R	✓
	燃氣熱水爐 Gas Water Heater (開放式廚房單位除外)	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)	P/R	✓

浴室設備



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



TOTO
KOHLER

Rinnai
BWT

Pioneer
HITACHI

BOSCH
FUJI Japan

H'AFELE
SIEMENS

WISSMISS
Smart Living™

TEKA

PROPERTY MANAGEMENT

物業管理

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with operations in over 80 countries and a global workforce of 88,000 as of September 30, 2018. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, please visit www.jll.com.

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。我們的願景是重塑地產世界，創造一個滿載機會及理想的空間，讓人成就願景。為達致此目標，我們會為客戶、員工及社區建立一個更好的未來。仲量聯行為財富500公司，業務遍佈全球超過80個國家，截至2018年9月30日，全球員工數目達88,000人。詳情請瀏覽www.jll.com。



PROFESSIONAL DESIGN TEAM

專業設計團隊



金澳國際設計顧問有限公司
KING HONOR INTERNATIONAL

King Honor International Design Consultancy Limited is comprised of a group of experienced design and engineering professionals who provides core services such as architectural design, interior design, commercial planning and engineering consultancy. Supporting services also extend to graphic designs, ceramics designs, landscape designs. Driving King Honor International's excellence to deliver is the corporate value of "transformational design, high quality product and exceptional customer service." King Honor International strive to become one of the more competitive and prestigious design consultancy company in Macau in the near future.

金澳國際設計顧問有限公司是由一批專業且經驗豐富的設計師及工程專業人士組建而成，業務含括建築設計、室內設計、商業規劃及建築工程顧問，並將伸至平面設計、陶藝設計、景觀設計等業務，秉持設計為魂、品質為本、服務為先的職業信念，立志在短期內成為澳門最具有實力及知名度的設計顧問公司之一。

團隊 TEAM



DESIGN & PROFESSIONAL

專業設計 匠心呈現



THOMSON CHAN 陳卓
Macau Registered Architect 澳門註冊建築師
建築設計、室內設計



JOSEPH CHEONG 鄭宗平
Senior Designer 高級設計師
酒店室內設計



JONO FENG 馮景文
Senior Designer 高級設計師
整體室內空間設計



LING CHUNG 梁麗儀
Project Consultant 項目顧問
項目統籌



PROFESSIONAL TEAM

專業團隊

INFORMATION

項目資料

發展商：

YOHO GROUP

整體建築設計及
整體室內設計：

KHI
金澳國際設計顧問有限公司
KING HONOR INTERNATIONAL

建築及結構顧問：

GET
國際建築工程策劃顧問有限公司
INTERNATIONAL CONSULTING OF ARCHITECTURAL ENGINEERING & PLANNING LTD.

機電顧問：

佳盛機電工程及設備有限公司
K'S E&M ENGINEERING & EQUIPMENT
CO. LIMITED

註冊建築師：Thomson Chan Architect

註冊土木工程師：Thomas Iam Engineer

註冊機電工程師：Jorge Ao Ieong Engineer

酒店設計顧問：King Honor International Design Consultancy Limited - Joseph Cheong

室內設計顧問：King Honor International Design Consultancy Limited - Jono Feng

外牆設計顧問：King Honor International Design Consultancy Limited - Thomson Chan, Honry Yang

專業牌照顧問：King Honor International Design Consultancy Limited - Ling Chung

總承建商：In Rich Construction Company Limited

建築監理和顧問：藝業工程顧問有限公司

法律顧問：STA Law Firm

地址：位於澳門路氹城金光大道鄰近蓮花海濱大馬路及東亞運大馬路之土地

項目名稱：金光大道·鎢海灣

物業標示編號：22792

工程准照編號：712/2018

土地性質：租賃批給

樓高：海拔115.7米（地上33層）

住宅樓：1座

商業寫字樓：1座

地面商舖：24個

住宅單位數目：388個

私家車泊車位：168個

電單車泊車位：50個

會所面積：約25,000平方呎建築面積（含室內恆溫泳池及室外網球場等）

預計交樓日期：預計2020年第四季入伙（以澳門工務局最後審批為準）

預售證編號：26/2018（由澳門工務局於2018年11月20日發出）

物業管理服務公司：JLL 仲量聯行 - JLL 澳門有限公司

租賃期：2021年11月11日（根據憲報條款，租賃期可按適用法例連續續期至2049年12月19日）

業權人：國際遊艇會(娛樂)投資股份有限公司

發展商：YOHO GROUP

銷售熱線：(853) 2870 2500

(Remarks : 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。)

DEVELOPER DISCLAIMER

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