



金光大道
星匯皇璽

CO-TAI ROYAL STAR

金光大道
星匯豪庭

CO-TAI STAR PRESTIGE

黃金海岸
星璽別墅

CO-TAI GOLD COAST
YACHT VILLA

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

項目地址: 位於路氹金光大道上, 正對銀河度假村, 右邊為百老匯酒店,

左邊為澳門賽馬會, 背後面對十字門海峽及國際遊艇會

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



澳門唯一水岸別墅小區 - 黃金海岸·星璽別墅, 坐落於繁華的金光大道上, 面迎優越海岸, 精心打造41席尊貴別墅, 面迎遊艇會所, 盡享遊艇自由行之便利。擁有最優質的小區安全配套, 每戶入口均在私家路上, 享有超高私密度。每戶前後均有獨立花園及入戶車房, 室內空間樓層超高, 坐享迷人美景。每戶均設有私人電梯, 盡顯與別不同的尊貴生活品味。



Strategically located at the Cotai Strip, Macau

座落澳門路氹金光大道

Convenient traffic to reach the surrounding world 便利交通，鏈接世界

黃金海岸·星璽別墅·金光大道·星匯皇璽·金光大道·星匯豪庭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。

CO-TAI GOLD COAST YACHT VILLA, CO-TAI ROYAL STAR and CO-TAI STAR PRESTIGE are located in the superior location of Cotai Strip with all kinds of transportation networks, and it just takes you few minutes to reach the Macau International Airport, the Taipa Ferry Terminal, the Hengqin Port and the Gongbei Port. With the newly constructed Hong Kong-Zhuhai-Macau Bridge, which acts as the transportation hub of the new era, making the 1 hour living circle in Greater Bay Area feasible.



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 Macau
澳門銀河綜合渡假城

步行5分鐘
5 mins walk

Macau 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

Macau University of Science and Technology / University of Macau / Caesars Golf Macau
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

Macau International Airport / Hengqin Port
澳門國際機場 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) / Hong Kong-Zhuhai-Macau Bridge
拱北口岸 港珠澳大橋

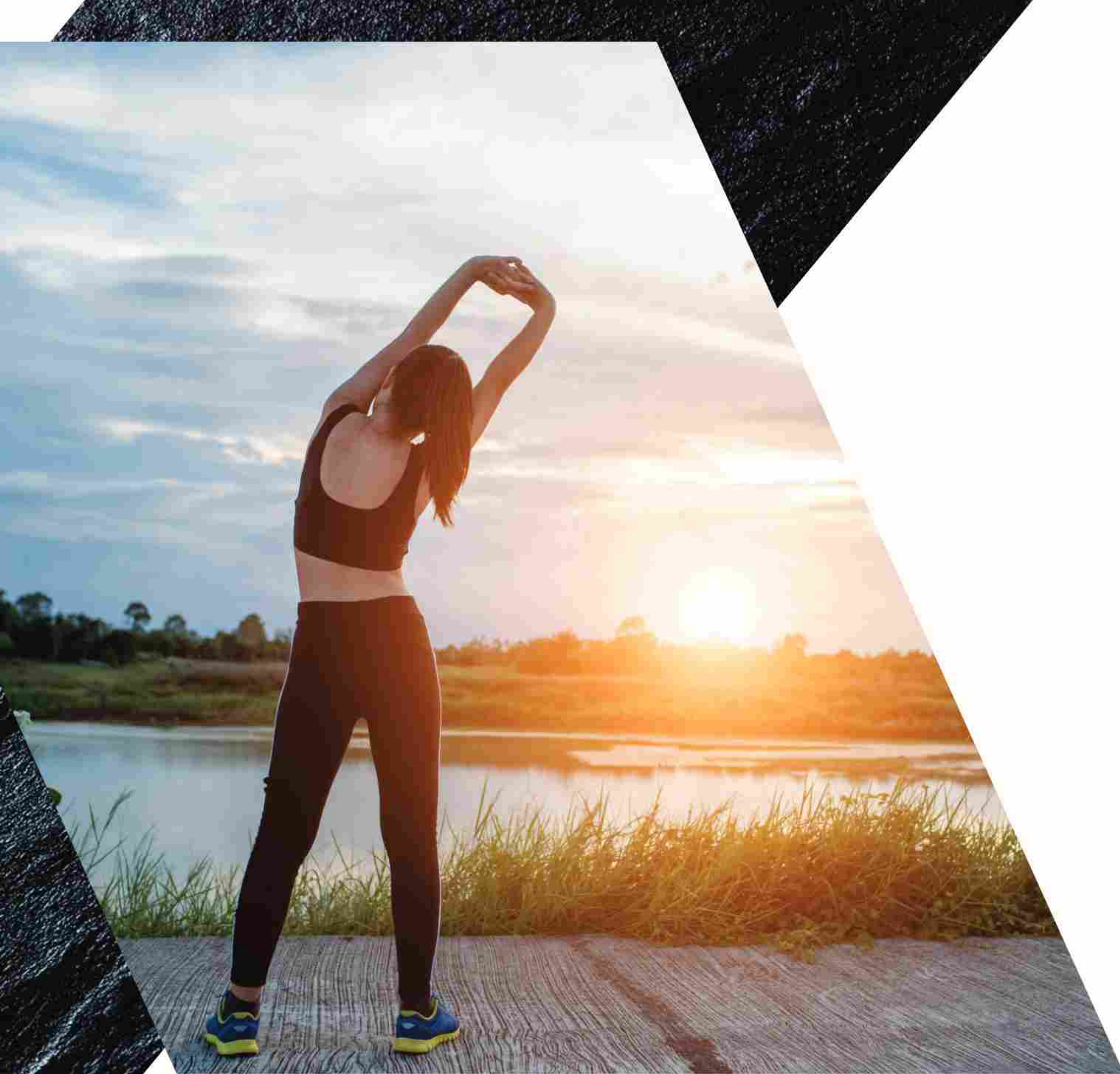
澳門政府正在規劃興建交通設施，連接所有大型項目，包括黃金海岸·星璽別墅·金光大道·星匯皇璽·金光大道·星匯豪庭。
Macau government is planning to build traffic facilities to link up all big projects in the CO-tai Strip, including CO-TAI GOLD COAST YACHT VILLA, CO-TAI ROYAL STAR and CO-TAI STAR PRESTIGE.



生活、居住、工作、享樂一體

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





鄰近跑步徑、單車徑
Near running path and bicycle path





高爾夫球場一應俱全
Golf courses are readily available



360度金光大道、遊艇會、賽馬會
迷人景緻一覽無遺

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



全新時尚名宅鉅作黃金海岸·星匯別墅·金光大道·星匯皇璽·金光大道·星匯豪庭，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。

The brand new fashionable mansion, CO-TAI GOLD COAST YACHT VILLA, CO-TAI ROYAL STAR and CO-TAI STAR PRESTIGE, with an excellent geographical location, stylishly stands at the Cotai Strip, overlooking Galaxy Complex and with its back facing a fascinating coastal view of the Cross Gate Trade Zone.

鏈接澳門百老匯，
購物、美食、娛樂應有盡有

Link Broadway Macau,
with shopping, food, and entertainment

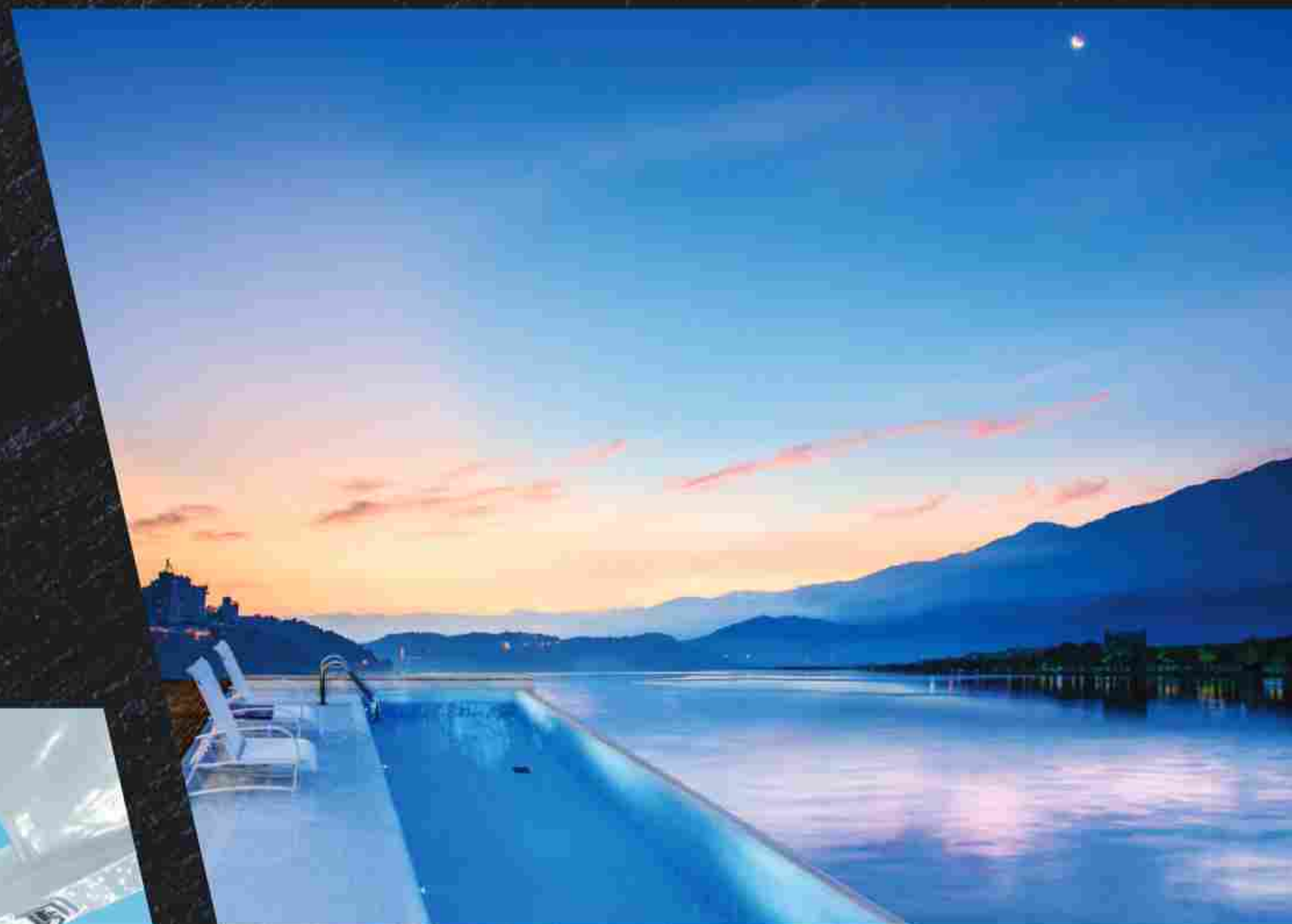




黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

遊艇會別墅，繁華環抱，海天一色。

The Yacht Club Villas are surrounded
by glorious prosperity as the sea melts into the sky





黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

盡享優質生活品質

Enjoy the life. Enjoy the quality





黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

澳門僅有向海別墅群
盡享黃金海岸，展望都市繁華

The only villas facing seacoast in Macau.
Enjoy the Gold Coast and while viewing
the prosperity of the city





黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

獨立沿海別墅



一層平面佈置圖



地庫平面佈置圖



地面層平面佈置圖

贈送花園、天台、平台、泳池、停車場面積7,159.14 平方呎

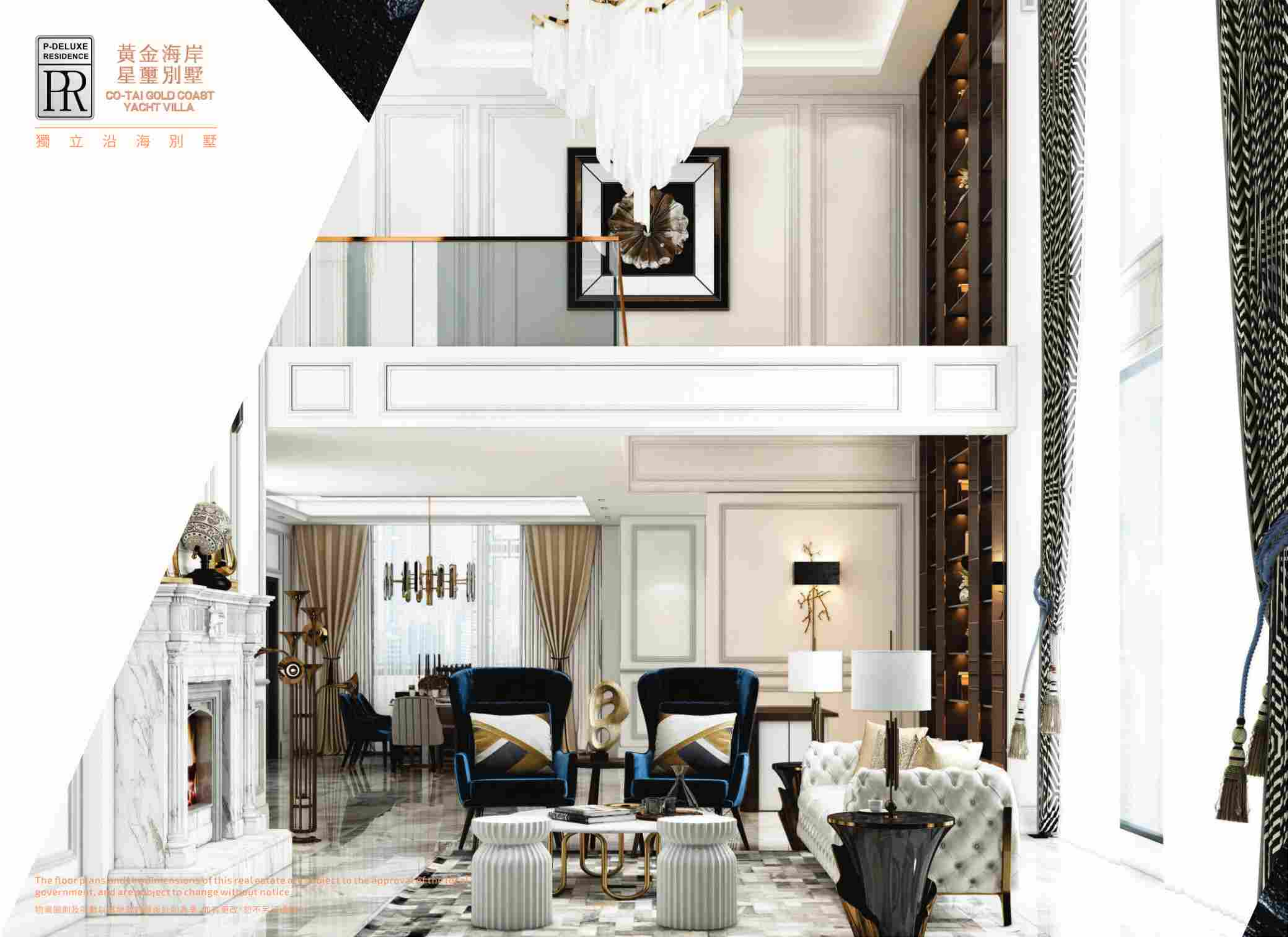


此冊圖片為示意圖。The pictures in this book are schematic diagrams.



黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

獨立沿海別墅



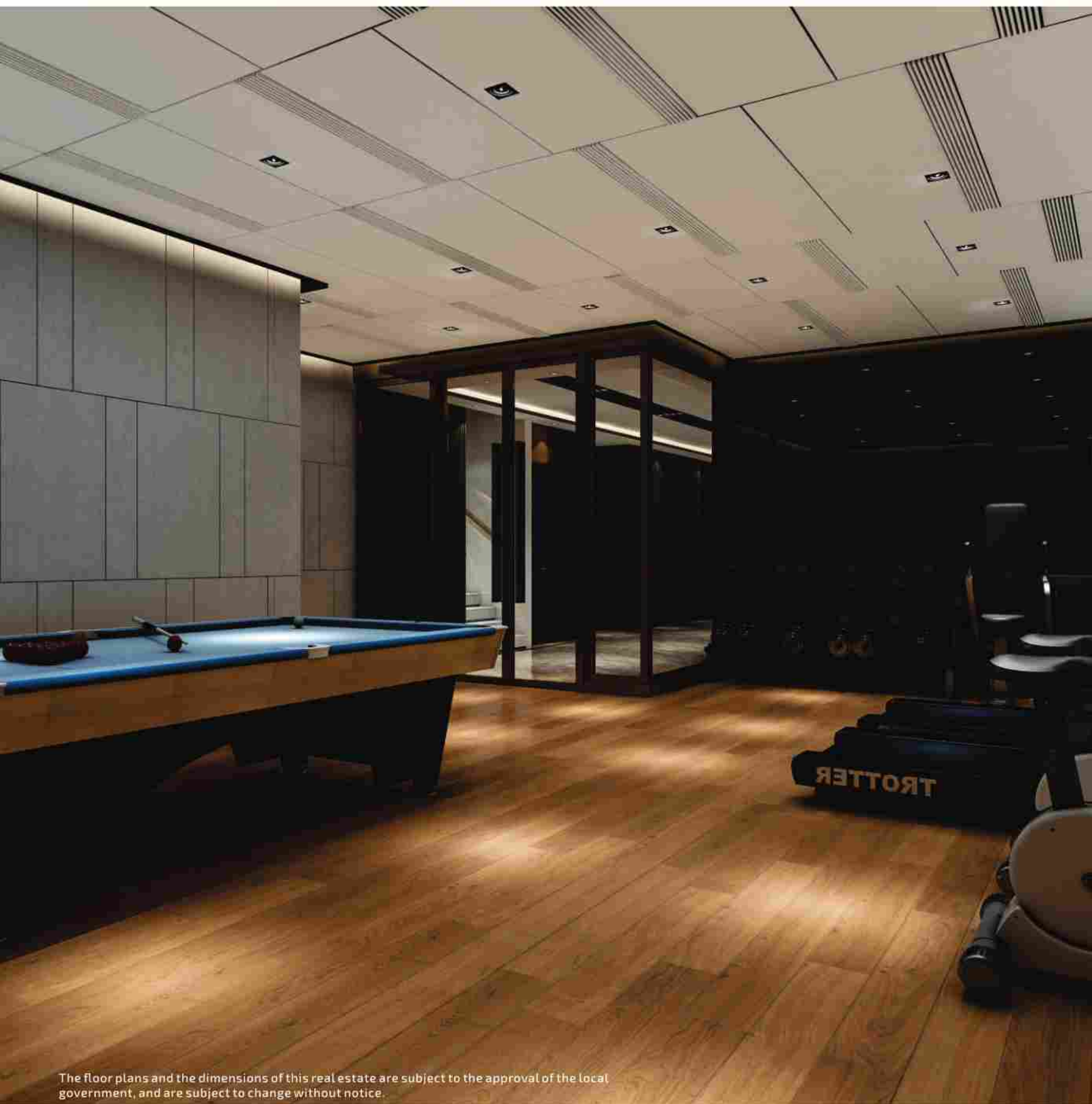
The floor plans and dimensions of this real estate are subject to the approval of the local government, and are subject to change without notice.

物業圖則及尺寸均以政府核准為準，如有更改，恕不另行通知。



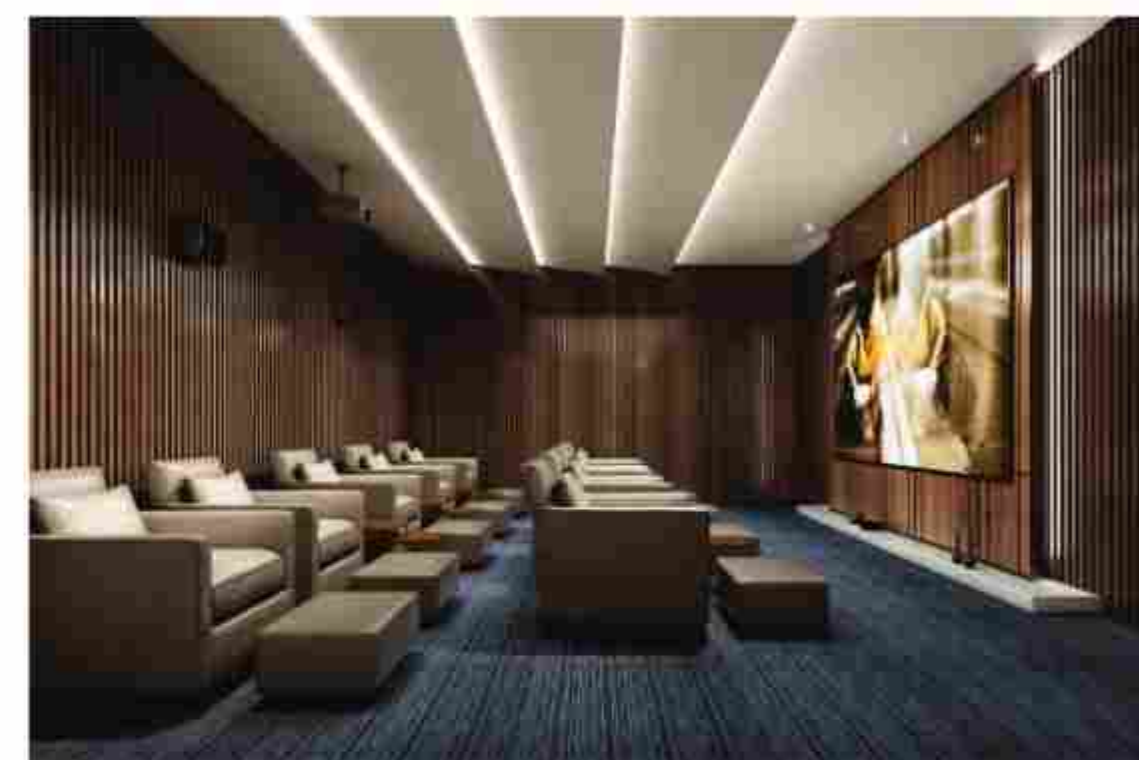
黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

獨立沿海別墅



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CO-TAI GOLD COAST
YACHT VILLA

獨立沿海別墅



黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

奢華，尊貴
打造不一樣的貴族風範

Luxurious, graceful
creating a different kind of aristocratic style





黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

多層式別墅



地庫平面佈置圖



地面層平面佈置圖



一層平面佈置圖



二層平面佈置圖

贈送花園、天台、平台、泳池、停車場面積**3,514.55**平方呎



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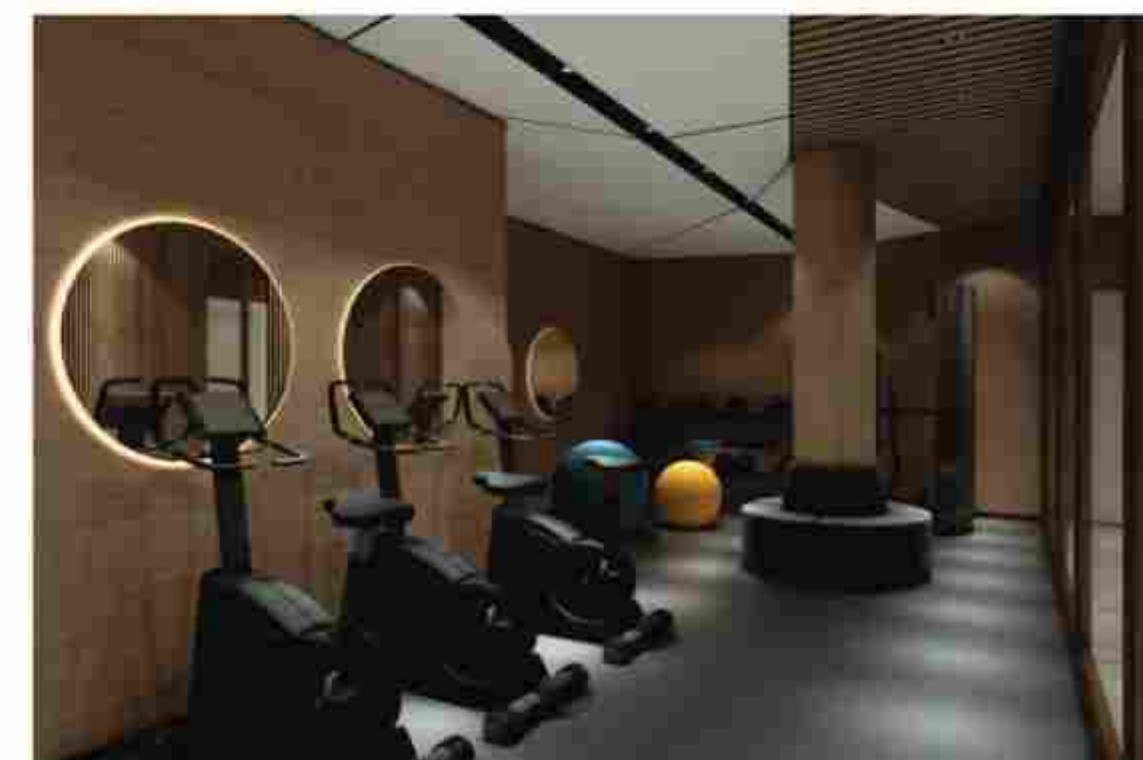
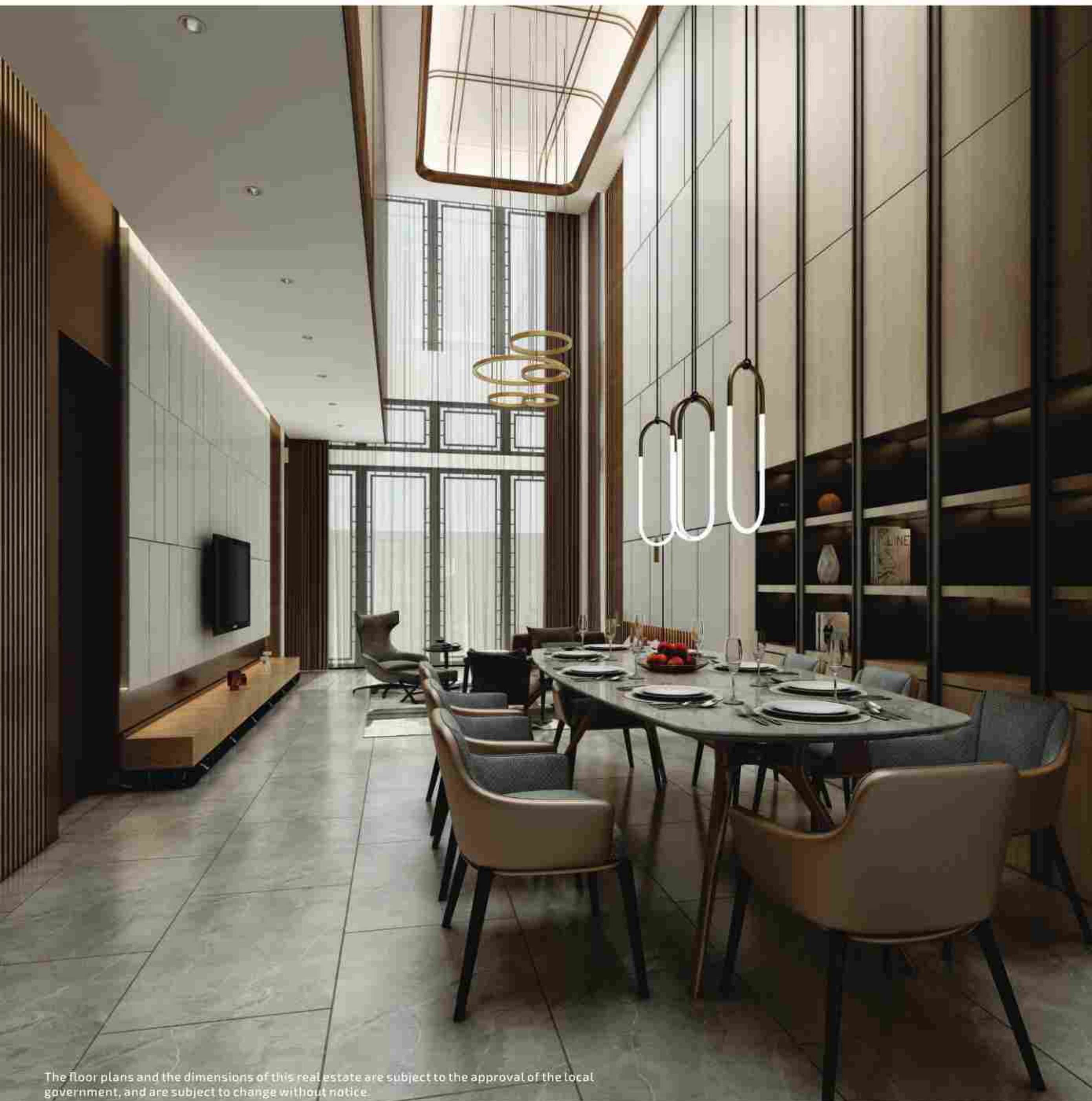
黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

多層式別墅



The floor plans and the decoration are subject to the approval of the local government. 物業圖則及裝修效果圖以政府批准為準。

物業圖則及裝修效果圖以政府批准為準。 02-2626 0988 0988



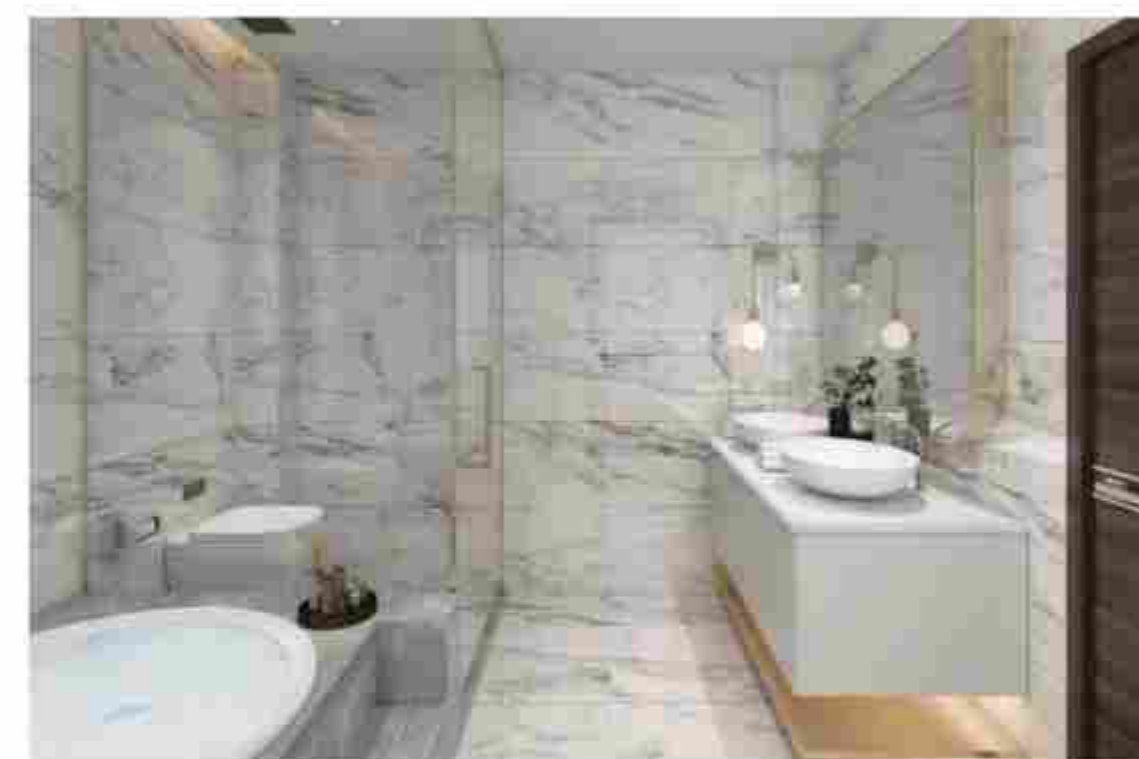
黃金海岸
星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

多層式別墅



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星璽別墅
CO-TAI GOLD COAST
YACHT VILLA

多層式別墅





金光大道 星匯皇璽
CO-TAI ROYAL STAR

金光大道 星匯豪庭
CO-TAI STAR PRESTIGE

PHANTOM HOTEL 旗下 P-DELUXE RESIDENCE

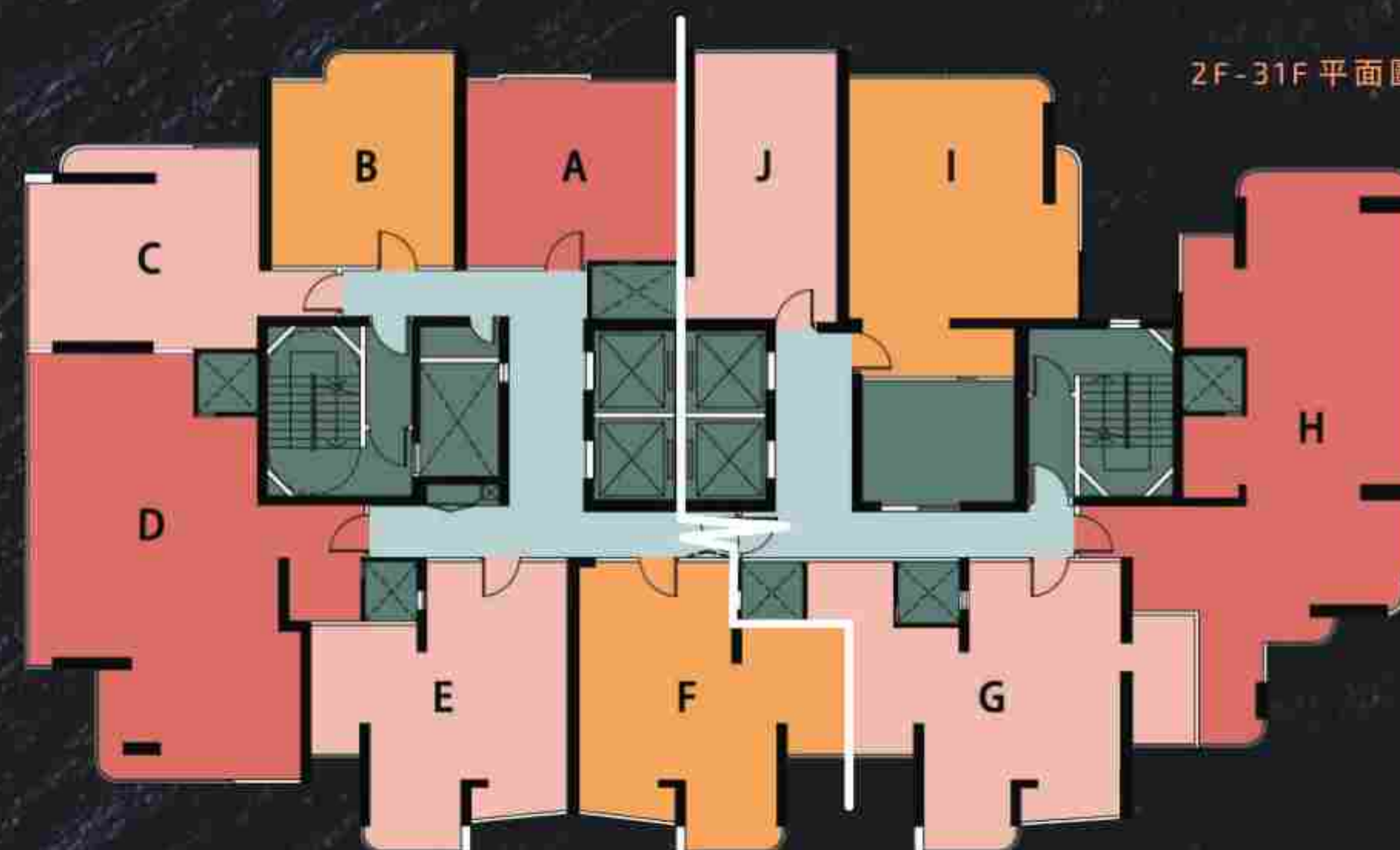
P-DELUXE RESIDENCE 住宅沿襲了PHANTOM HOTEL的卓越設計及精緻酒店服務內涵，時尚品味與多元生活巧妙地融合，每個細節都值得細意品嚐。在暢享舒適優質的個性化家居服務同時，還可盡享得天獨厚的地利之便，P-DELUXE RESIDENCE 為不一樣的您，營造時尚家居新體驗。

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 you.



金光大道
星匯皇璽
CO-TAI ROYAL STAR

2F-31F 平面圖



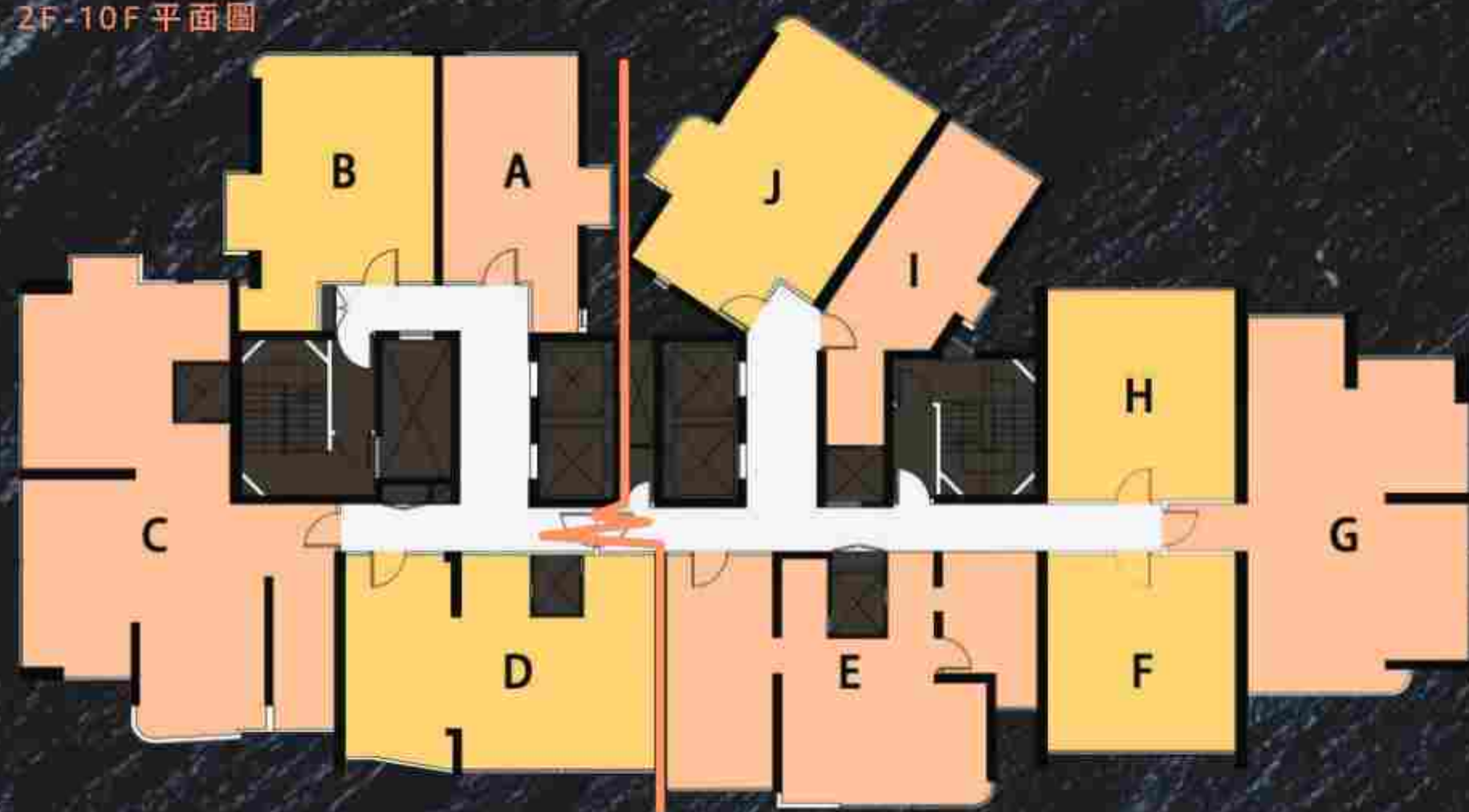
TOWER I

TOWER II



金光大道
星匯豪庭
CO-TAI STAR PRESTIGE

2F-10F 平面圖



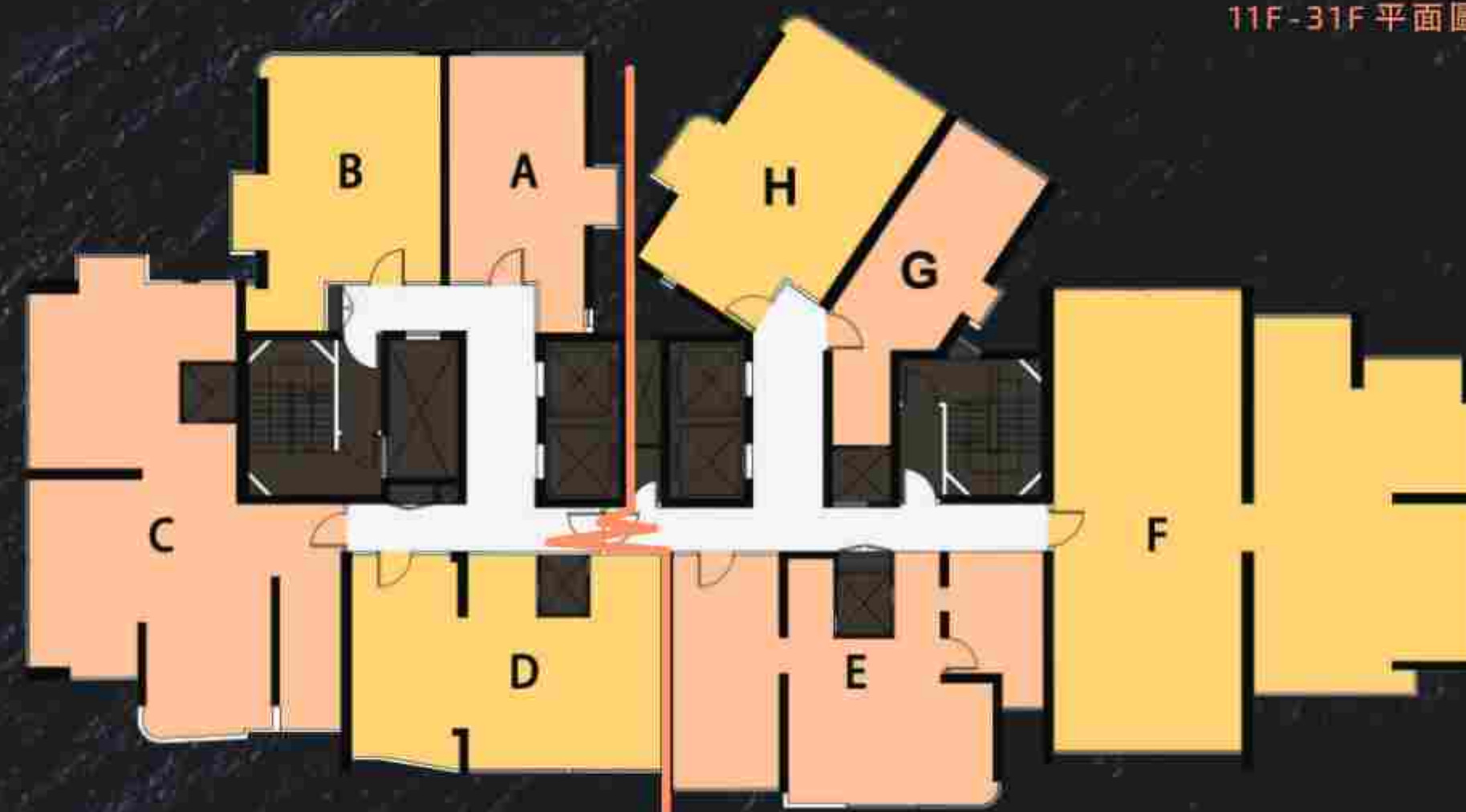
TOWER I

TOWER II



金光大道
星匯豪庭
CO-TAI STAR PRESTIGE

11F-31F 平面圖



TOWER I

TOWER II



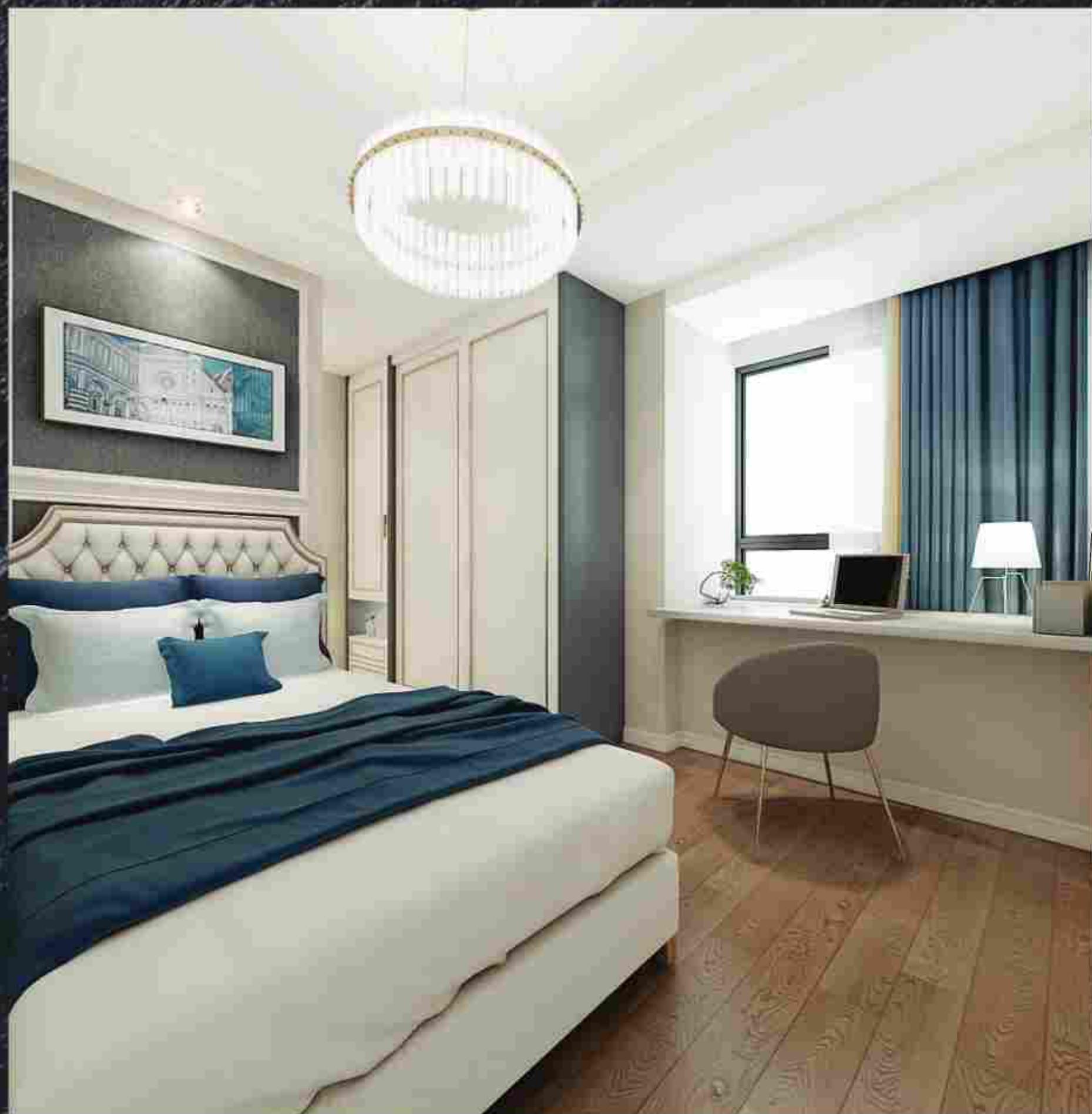
金光大道
星匯皇璽
CO-TAI ROYAL STAR

一座 UNIT C 家居佈置參考效果圖

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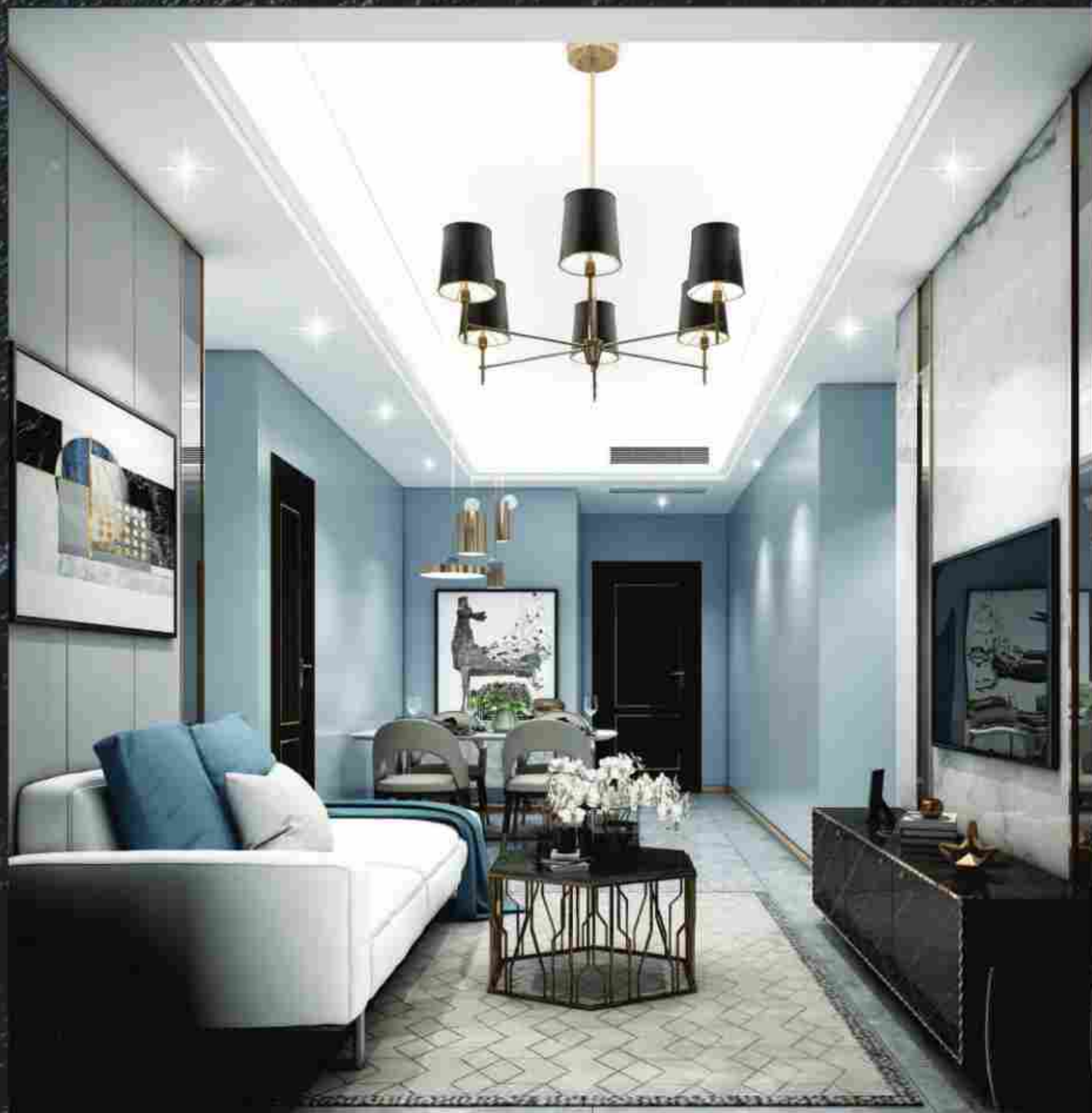
金光大道
星匯皇璽
CO-TAI ROYAL STAR

一座 UNIT G 家居佈置參考效果圖

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金光大道
星匯皇璽
CO-TAI ROYAL STAR

一座 UNIT H 家居佈置參考效果圖

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金光大道
星匯皇璽
CO-TAI ROYAL STAR

一座 UNIT J 家居佈置參考效果圖

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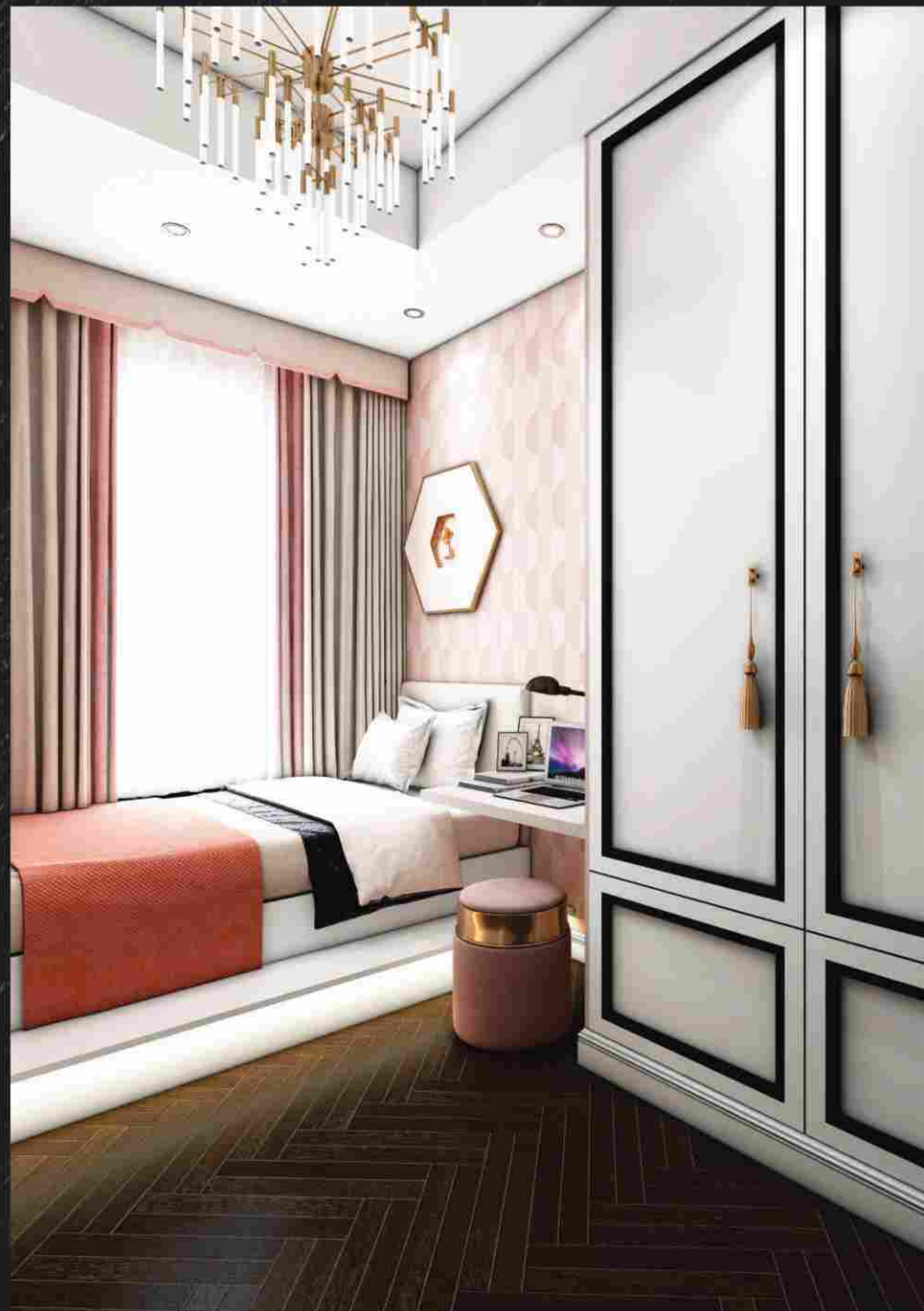


金光大道
星匯豪庭
CO-TAI STAR PRESTIGE

二座 UNIT E 家居佈置參考效果圖

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金光大道
星匯豪庭
CO-TAI STAR PRESTIGE

二座 UNIT F 家居佈置參考效果圖

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金光大道
星匯豪庭
CO-TAI STAR PRESTIGE

二座 UNIT F 家居佈置參考效果圖

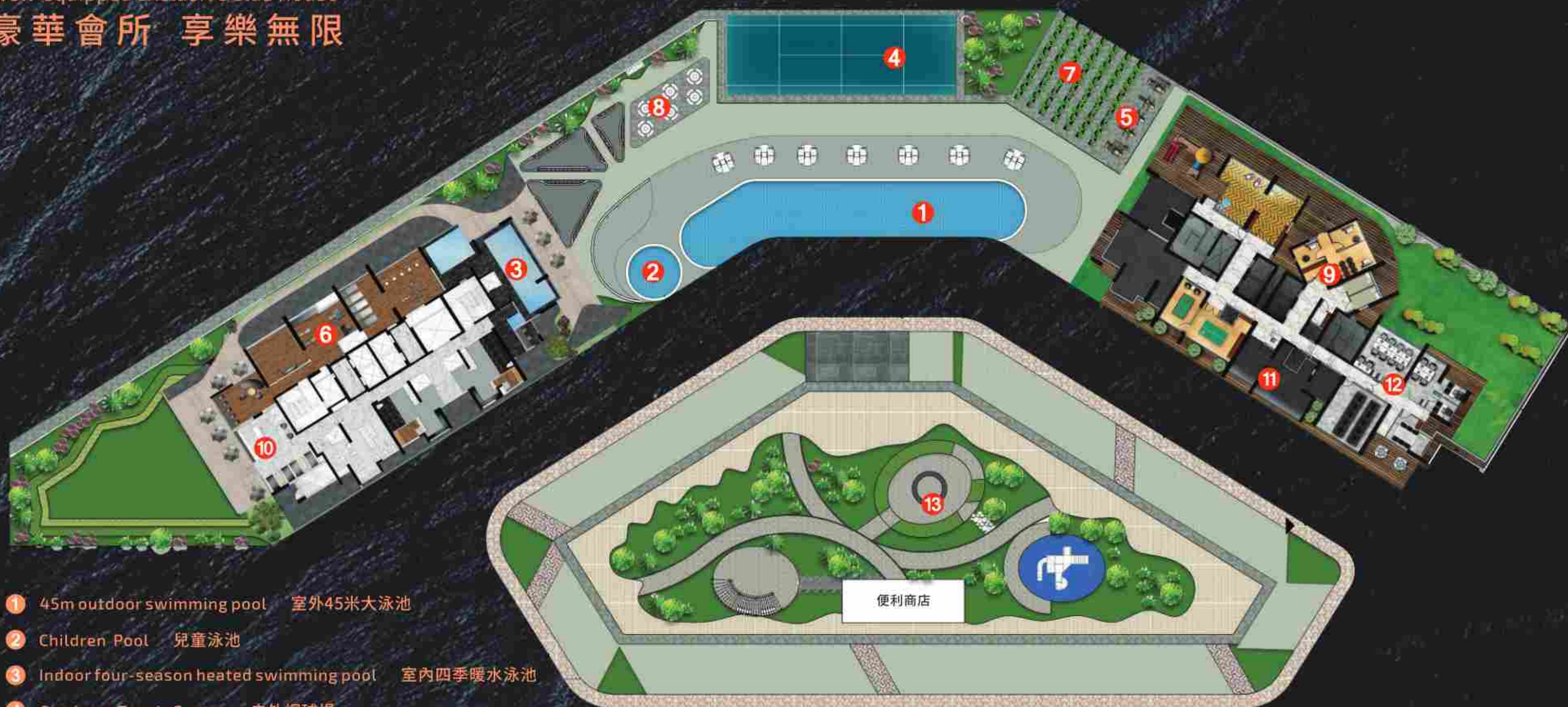
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物業圖則及尺數以當地政府最後批則為準；如有更改，恕不另行通知。



Well-equipped Exclusive Club House

豪華會所 享樂無限



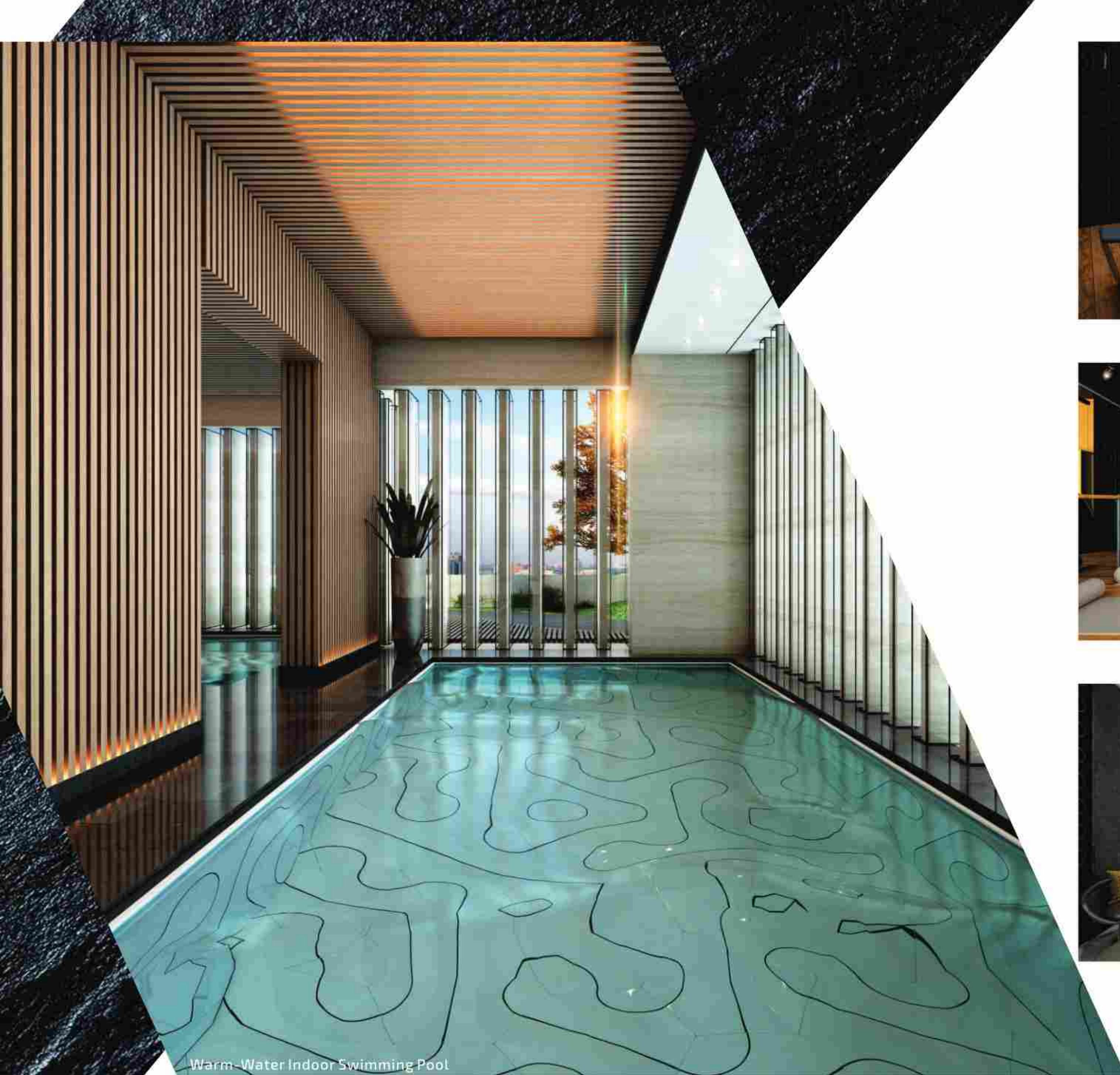
- ① 45m outdoor swimming pool 室外45米大泳池
- ② Children Pool 兒童泳池
- ③ Indoor four-season heated swimming pool 室內四季暖水泳池
- ④ Outdoors Tennis Center 戶外網球場
- ⑤ Outdoor fitness area 戶外健身區
- ⑥ Gym room 室內運動區
- ⑦ Organic farm 有機農場
- ⑧ BBQ area 自助燒烤區
- ⑨ Music training area 音樂訓練區
- ⑩ Coffee area 咖啡室
- ⑪ Household-specific mini warehouse 住戶專用迷你倉
- ⑫ Business office area 商務辦公區
- ⑬ Garden 公園



- ① Warm-Water Indoor Swimming Pool 全天室內候恒温泳池
- ② Children Swimming Pool 趣味兒童泳池
- ③ Stylish Gym 型格健身空間
- ④ Yoga Room 瑜伽室
- ⑤ Multipurpose room 會所多用途室
- ⑥ Lobby Lounge 型格大堂
- ⑦ Accessible Toilet 無障礙衛生間
- ⑧ Men's Toilet 男衛生間
- ⑨ Women's Toilet 女衛生間
- ⑩ Female Dressing Room with Sauna 女更衣室配以桑拿房
- ⑪ Male Dressing Room with Sauna 男更衣室配以桑拿房



- ⑫ Outdoor Children's Amusement Park 戶外兒童遊樂園
- ⑬ Indoor Children's Playground 室內兒童遊樂園
- ⑭ Piano Room & Music Teaching Room 鋼琴室兼音樂教學室
- ⑮ Snooker Room 桌球室
- ⑯ Table Tennis Room 乒乓球室
- ⑰ Video Room 影音室
- ⑱ Accessible Toilet 無障礙衛生間
- ⑲ Storage Room 儲存室
- ⑳ Business Hub 會議室
- ㉑ Business Center 商務中心



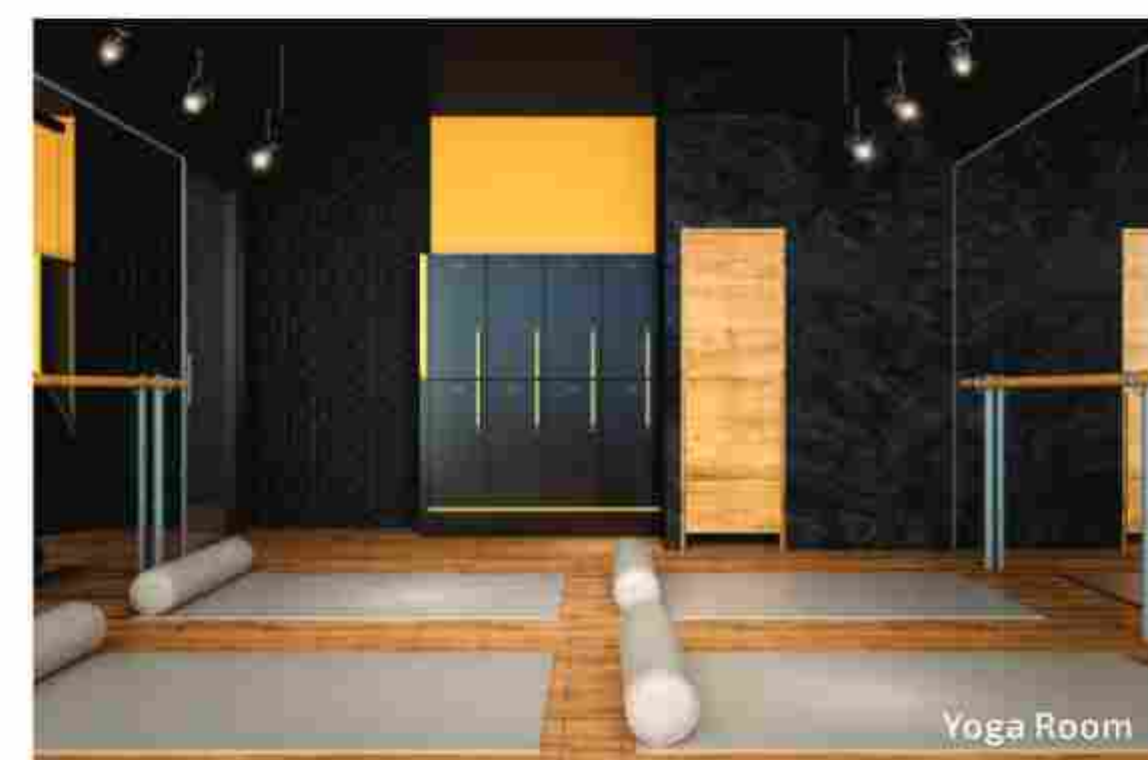
Warm-Water Indoor Swimming Pool

全天候室內恆溫游泳池



Stylish Gym

型格健身房



Yoga Room

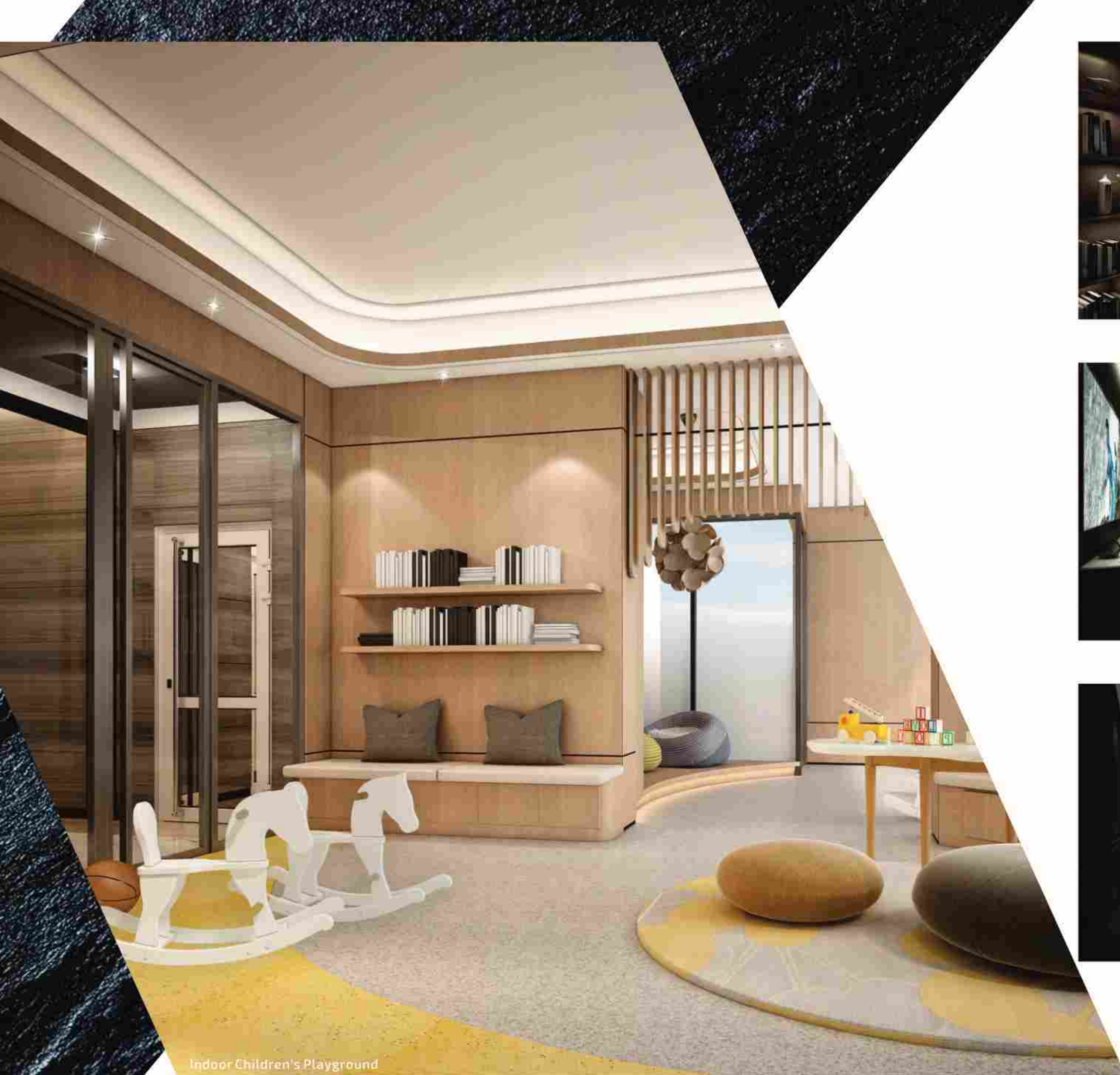
瑜伽房



Business and Entertainment Space

商務及樂活空間

會所設施 應有盡有



Indoor Children's Playground
室內兒童遊樂園



Music Teaching Room

音樂教學室



Video Room

影音室



Snooker Room

桌球室

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, 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 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	遠距離自動感應開閘系統 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: 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更佳之材料替代。)



Smart home with outstanding facilities and equipment

卓越設備

智能家居

日立一拖一環保中央式冷暖空調
Hitachi central air conditioning system



P/R and SIEMENS



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 Hitachi central air conditioning system (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	✓
	智能門鎖 Smart Doorlock	P/R and SIEMENS	✓
	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 H5 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 Exclusive to Studio unit)	德國 TEKA for P/R	✓
	電磁爐 Induction Hob (只提供予開放式廚房之單位 Studio unit Only)	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 Exclusive to Studio unit)	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 unit Only)	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 **Rinnai** **Pioneer** **BOSCH** **HÄFELE** **TEKA**
KOHLER **BWT** **HITACHI** **FUJI Japan** **SIEMENS** **Smart Living™**

PROPERTY MANAGEMENT

物業管理

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。

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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.

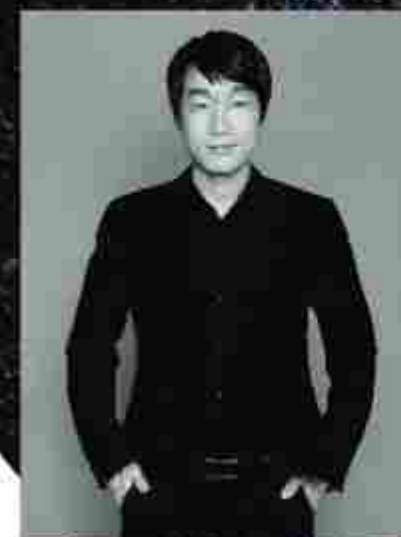
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團隊 TEAM



THOMSON CHAN
陳 暲

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



JOSEPH CHEONG
張朝峰

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
鍾玲玲

Project Consultant
項目顧問
項目策劃



PROFESSIONAL TEAM

專業團隊

INFORMATION

項目資料

總發展商：

國際遊艇會(澳門)娛樂投資發展有限公司

項目發展商：



整體建築設計及

整體室內設計：



金鴻國際設計顧問有限公司
KING HONOR INTERNATIONAL

建築及結構顧問：



國際建築工程策劃顧問有限公司
INTERNATIONAL CONSULTANCIES OF ARCHITECTURAL GREENHABITAT PLANNING FOUNDATION

機電顧問：



註冊建築師：Thomson Chan Architect

註冊土木工程師：Thomas Yam Engineer

註冊機電工程師：Jorge Ao Leong 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：基業工程顧問有限公司

法律顧問：WICH Law Firm / STA Law Firm

地址：位於路氹金光大道上，正對銀河度假村，右邊為百老匯酒店，左邊為澳門賽馬會，

背後面對十字門海峽及國際遊艇會

項目名稱：金光大道·星匯皇璽、金光大道·星匯豪庭、黃金海岸·星璽別墅

物業標示編號：22792

工程准照編號：456/2018

樓高：海拔118.9米(地上33層)

住宅樓：2座

地面商舖：48間

住宅單位數目：一座303伙，二座261伙，別墅(2691平方呎)28棟，別墅(4198平方呎)13棟

私家車泊車位：211個

電單車泊車位：58個

會所面積：一座會所5463平方呎，二座會所5920平方呎

預計交樓日期：預計2020年第四季至2021年第三季入伙(以澳門工務局最後審批為準)

預售證編號：25/2018

物業管理服務公司：JLL 仲量聯行

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

總發展商：國際遊艇會(澳門)娛樂投資發展有限公司

項目發展商：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。)

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