

免責聲明

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下方圖像

圖像於 2022 年 8 月 15 日於發展項目大堂拍攝，並經電腦修飾處理，僅供參考。於發展項目拍攝的影片/相片/圖像所示的環境可能不時改變。且所示的設計、布局、間格、建築、位置、裝置、裝修物料、設備、裝飾物、植物、園藝及其他物件等不一定在發展項目或其周邊地方出現，僅供參考。

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下方图像

图像于 2022 年 8 月 15 日于发展项目大堂拍摄，并经电脑修饰处理，仅供参考。于发展项目拍摄的影片/相片/图像所示的环境可能不时改变。且所示的设计、布局、间格、建筑、位置、装置、

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Image above

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Image below

The image was taken on 15th August 2022 at the Lobby of the Development and was processed with computerized imaging techniques and is for reference only. The environment as shown on the video/photograph/image taken at the Development may change from time to time. The design, orientation, layout, construction, location, fittings, finishes, appliances, decorations, plants, landscaping and other objects shown on video/photograph/image taken at the Development therein may not appear in the Development or its surrounding area and are for reference only.

發展項目名稱：芳菲（「發展項目」）| 發展項目所位於的區域：何文田 | 發展項目所位於的街道的名稱及由差餉物業估價署署長為識別發展項目的目的而編配的門牌號數：勝利道 5 號 | 賣方就發展項目指定的互聯網網站的網址：www.madera-garden.com.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。

賣方：佳運企業有限公司 | 賣方之控權公司：不適用 | 發展項目的認可人士：黎紹堅 | 發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：呂鄧黎建築師有限公司 | 發展項目的承建商：正利工程有限公司 | 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行 | 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用 | 已為發展項目的建造提供貸款的任何其他人：協成行有限公司

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發展項目及其周邊地區日後可能出現改變。 | 本廣告及其任何內容僅供參考，並不構成亦不得詮釋作構成任何不論明示或隱含之合約條款、要約、陳述或保證（不論是否有關景觀）。 | 住宅物業市場情況不時變化，準買方應衡量其財務情況及負擔能力及所有相關因素方作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買方絕不應以本廣告 / 宣傳資料之任何內容、資料或概念作依據或受其影響決定購買或於何時購買任何住宅物業。

印製/製作日期: 2022 年 10 月 5 日

发展项目名称：芳菲（「发展项目」）| 发展项目所位于的区域：何文田 | 发展项目所位于的街道的名称及由差饷物业估价署署长为识别发展项目的目的而编配的门牌号数：胜利道 5 号 | 卖方就发展项目指定的互联网网站的网址：www.madera-garden.com.hk

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卖方：佳运企业有限公司 | 卖方之控股公司：不适用 | 发展项目的认可人士：黎绍坚 | 发展项目的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：吕邓黎建筑师有限公司 | 发展项目的承建商：正利工程有限公司 | 就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所：胡关李罗律师行 | 已为发展项目的建造提供贷款或已承诺为该项建造提供融资的认可机构：不适用 | 已为发展项目的建造提供贷款的任何其他人：协成行有限公司

卖方建议准买方参阅有关售楼说明书，以了解发展项目的数据。 | 详情请参阅售楼说明书。 | 本广告由卖家或在卖家的同意下发布。

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印制/制作日期: 2022 年 10 月 5 日

Name of the Development: Madera Garden (the "Development") | The district at which the Development is situated: Ho Man Tin | The name of the street at which the Development is situated and the street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development: 5 Victory Avenue | Address of the website designated by the Vendor for the Development: www.madera-garden.com.hk

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Vendor: Gainwin Enterprises Limited | Holding companies of the Vendor: Not applicable | Authorized Person for the Development: Lai Siu Kin | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his professional capacity: Lu Tang Lai Architects Limited | Building Contractor for the Development: Ching Lee Engineering Limited | The firms of solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Any other person who has made a loan for the construction of the Development: Hip Shing Hong Development Company Limited

Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | Please refer to the Sales Brochure for details of the Development | This advertisement is published by or with the consent of the Vendor

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