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本相片於 2022 年 8 月 22 日攝於本發展項目 28 樓 C 室，經電腦編輯修飾處理。本相片僅供參考，有關本發展項目之裝置、裝修物料及設備，請參閱售樓說明書。賣方對其並不作出亦不得詮釋或作出任何不論明示或隱含之要約、承諾、陳述或保證。

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## **免责声明**

本相片于 2022 年 8 月 22 日摄于本发展项目 28 楼 C 室，经电脑编辑修饰处理。本相片仅供参考，有关本发展项目之装置、装修物料及设备，请参阅售楼说明书。卖方对其并不作出亦不得诠释或作出任何不论明示或隐含之要约、承诺、陈述或保证。

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## **Disclaimer**

This photo was taken on 22nd August 2022 at Unit C on the 28/F of this Development, and has been processed with computerized imaging techniques. This photo is for reference only. Please refer to the sales brochure for the fittings, finishes, appliances of this Development. The Vendor does not and it shall not be construed as constituting any express or implied offer, representation, undertaking or warranty by the Vendor (whether related to view or not).

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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](http://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

賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。 | 詳情請參閱售樓說明書。 | 本廣告由賣家或在賣家的同意下發布。

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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](http://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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