

# ED 經濟一週

Economic Digest



Mid-Levels West

## Property market

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In the middle of the mountain, the old mansion has always been a guest; the newly-launched mansion is supported by young talents. The new platoons on Seymour Road are smashing, with the latest top-floor features, which are condescending and overlooking Victoria Harbour. The attached rooftop also has a private swimming pool, which is rarely available in the area.

Text: Zheng Fu's

appearance: The top-level featured units are at the top of the list, and the scenery in the area is unobstructed. (photo by Peng Dawei)

Swire Properties is a luxury mansion with four luxury mansions in Seymour Road and Caine Road in the Western Mid-Levels, including Wei Ran, Su Ran, Su Ran and Yin

Ran. The top three have already been built, and the developers have recently launched features in the form of existing buildings. unit.

The top floor (51F) of Seymour Road No. 33 has even a rooftop speciality, with a saleable area of 2,779 square feet. It is divided into four rooms (three sets) and has storage suites to cater to the needs of the extended family.

The unit is exclusive to the whole floor and has a high degree of privacy. In the design of the apartment, the lobby and three suites (including the master suite) are facing northwest and enjoy the sea view of the harbor.

The dining room area is over 720呎

甫 Entering the hall, the living room area is about 420 square feet. Even if the large sofa combination is put down, the activity space is still abundant; the double terrace is connected.

The dining room is about 300 square feet, enough to accommodate a 12-seat long dining table. The designer uses two crystal chandeliers to embellish the dining atmosphere.

As a new luxury mansion, in addition to the sense of space, indoor facilities are also very important.

The developer uses natural stone to create a bathtub in the master bathroom, and the interior is equipped with a geothermal system, a heated towel rail and an electric anti-fog mirror to provide a comfortable bathing environment.





The unit has a built-in staircase leading to the rooftop, with an area of 2,599 square feet. It has a private pool, sunbathing sofa and a lounge seat. The head of the household can



hold a pool party.



It is reported that a total of 127 people have been provided, and more than 100 people have been sold so far. There are only seven characteristic units in the project. The above-mentioned demonstration units are the only ones with roofs; the other featured units include the 50th floor with full-floor platform households and low-level connected platform households.

今年初太古地產曾將50及51樓兩個特色單位招標，指引價分別1.75億及2億元，折合實用呎價分別61,382及71,968元。惟3月截標時未有標書符合發展商要求。太古地產發言人表示，不排除短期內重新推售。

同場加映：西半山平價盤有追捧

新盤供應趨增，即使是供應較少的港島區，新盤推出時無可避免要以低市價開售。

太古地產另一新盤殷然已於4月中推售，首批40伙以低市價20%推出，定價介乎1,469萬至2,984萬元，呎價介乎22,000至26,400元。低市價成功吸引投資者入市，比例高達90%，全數單位沽清。

截至本週三（4月27日），殷然經過三輪銷售，累售119伙，套現逾24億元，反映豪宅新盤低市價策略奏效。

另外，新世界發展旗下西營盤新盤臻璈同以低市價推盤，上週二公布首批50伙價單，定價介乎606.1萬至1,623.1萬元，呎價20,407至23,220元，發展商提供最高19.5%折扣，折實後低市價逾10%；開放式單位入場費低至533.3萬元。[\[66\]](#)



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