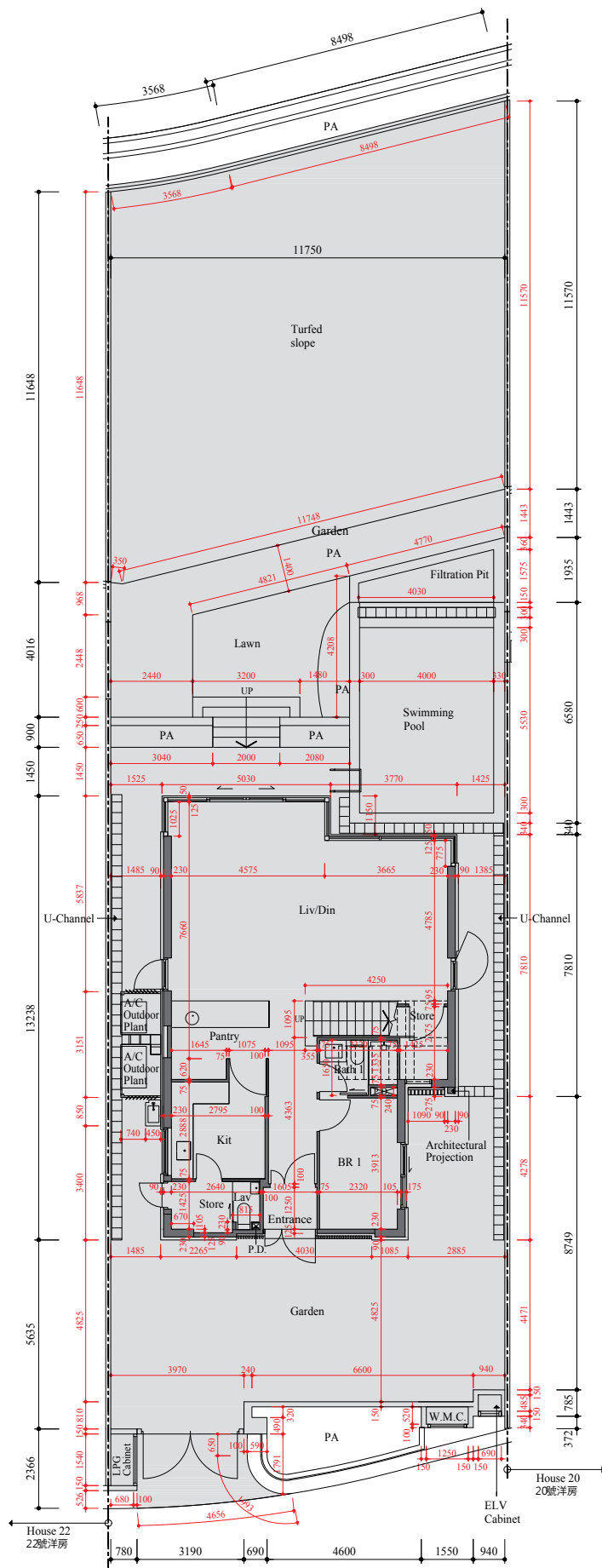


# ILPICCO 意峰

## 21號洋房平面圖

Floor plan of House 21



樓面平面圖中所使用名詞及簡稱之圖例：  
Legend of Terms and Abbreviations used on Floor Plans:

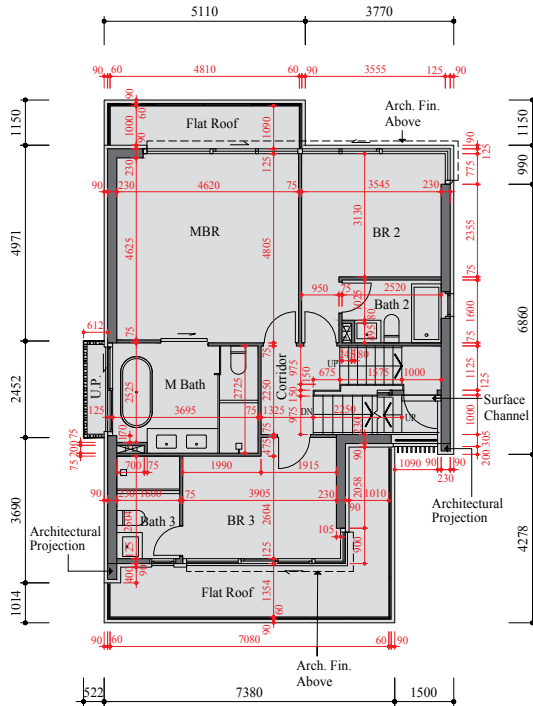
A/C Outdoor Plant	A/C Outdoor Plant	室外冷氣機
Arch. Fin.	Architectural Fins	建築裝飾
Arch. Fin. Above	Architectural Fins Above	上層建築裝飾
Architectural Projection	Architectural Projection	建築伸出物
BR	Bedroom	睡房
Bath	Bathroom	浴室
Corridor	Corridor	走廊
Din	Dining Room	飯廳
DN	DOWN	落
ELV Cabinet	Extra Low Voltage Cabinet	弱電箱
Entrance	Entrance	入口
Family	Family Room	起居室
Flat Roof	Flat Roof	平台
Garden	Garden	花園
Kit	Kitchen	廚房
Lav	Lavatory	洗手間
Lawn	Lawn	草坪
Liv	Living Room	客廳
LPG Cabinet	LPG Cabinet	石油氣箱
M Bath	Master Bathroom	主人浴室
MBR	Master Bedroom	主人睡房
Filtration Pit	Filtration Plant Pit	過濾機井
Open Stair	Open Staircase	開放式樓梯
PA	Planter	花槽
Pantry	Pantry	備餐間
P.D.	Pipe Duct	管槽
Roof	Roof	天台
Store	Store Room	儲物室
Surface Channel	Surface Channel	水渠
Swimming Pool	Swimming Pool	泳池
Turfed Slope	Turfed Slope	斜坡草坪
U.P.	Utility Platform	工作平台
U-Channel	U-Channel	U型水渠
UP	UP	上
W.M.C.	Water Meter Cabinet	水錶櫃

0 1 2 3 4 5米M

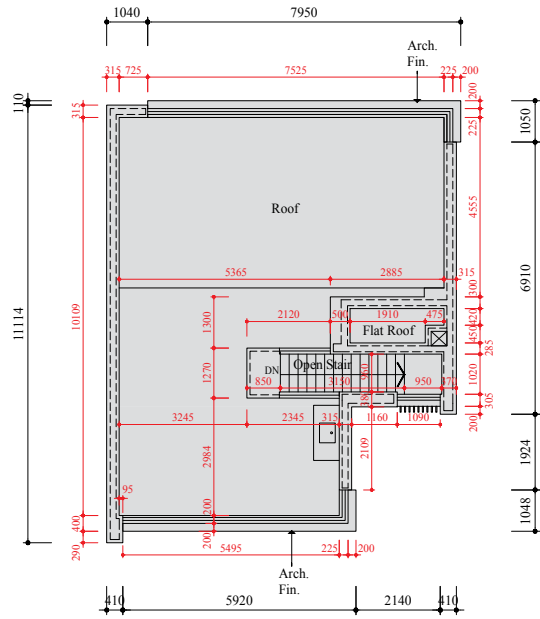
地下  
Ground floor

# 21號洋房平面圖

Floor plan of House 21



1樓  
First floor



天台  
Roof

實用面積 (平方呎) <sup>1</sup> Saleable Area (sq.ft.) <sup>1</sup>	花園 (平方呎) <sup>1</sup> Garden (sq.ft.) <sup>1</sup>	平台 (平方呎) <sup>1</sup> Flat Roof (sq.ft.) <sup>1</sup>	天台 (平方呎) <sup>1</sup> Roof (sq.ft.) <sup>1</sup>
2,023	3,445	184	714
間隔 <sup>2</sup> Layout <sup>2</sup>	4房 (包括4套房) Four bedrooms (four ensuites)		

本廣告/宣傳資料內之平面圖依照期數的最新批准建築圖則製作。賣方保留權利不時改動建築圖則及其他圖則，期數之設計以政府相關部門最後批准之圖則為準。住宅單位外牆及/或窗戶設有建築裝飾及/或外露喉管。住宅單位的工作平台側之外牆裝飾板內設有喉管。喉管亦安裝於住宅單位之平台及/或天台內。VRV分體式空調冷氣機的冷凝器設於室外冷氣機裝置區。住宅單位客/飯廳、睡房、儲物室、走廊及/或廚房的裝飾橫樑裝置冷氣喉管/或其他機電設備。住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。部份百葉窗安裝於假天花之上且沒有於平面圖顯示。工作平台為不可封閉的地方。樓面平面圖上所顯示的裝置符號，如浴缸、洗滌盆、座廁、花灑、洗滌盆櫃等乃按最新的經批准的建築圖則繪製，只作一般示意用途。詳情請參閱售樓說明書及最新批准的建築圖則。1. 實用面積 (包括住宅物業的樓面面積及露台、工作平台及陽台 (如有) 的樓面面積)，是按照《一手住宅物業銷售條例》第8條計算得出。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的每一項構成該物業的一部分的面積。花園、平台及天台的面積是按照《一手住宅物業銷售條例》附表2第2部而計算。以平方呎列出的面積由以平方米列出的面積以1平方米=10.764平方呎換算，並以四捨五入至整數。花園面積包括泳池及過濾機井 (如有的話) 的面積。詳情請參閱售樓說明書。2. 賣方保留權利按買賣合約規定改動建築圖則，及修改一切期數、住宅單位、單位戶型、單位編號、間隔、面積、設施或其任何部份之布局、設計或用途，一切資料及建築圖則以政府有關部門最終批准的建築圖則為準。

The floor plans shown on this advertisement/promotional material are based on the latest approved building plans for the Phase. The Vendor reserves the right to make alterations to the building plans and other plans from time to time. The design of the Phase is subject to the final approval of the plans of the relevant Government authorities. There may be architectural features and/or exposed pipes on external walls and/or windows of the residential units. Drainage pipes enclosed in cladding are located adjacent to utility platform of the residential units. Also, drainage pipes will run through the flat roof and/or roof of the residential units. The condensers of the VRV air-conditioners are installed on A/C outdoor plant area. There are ceiling bulkheads in living/dining rooms, bedrooms, store rooms, corridors and/or kitchens of the residential units for the air-conditioning system and/or M&E services. The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations. Some louvers that are installed at false ceilings may not be indicated on the floor plans. Utility platform is non-enclosed area. Symbols of fittings and fittings such as bathtub, sink, water closet, shower, sink counter, etc. are prepared based on the latest approved building plans and are for general indication only. Please refer to the sales brochure and the latest approved building plans for details. 1. The saleable area (including balcony, utility platform and verandah (if any)) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 of the Ordinance to the extent that it forms part of the residential property. The area of garden, flat roof and roof is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer. The area of garden includes the area of swimming pool and filtration pit (if any). Please refer to the sales brochure for details. 2. The Vendor reserves the right to make alterations to the building plans in accordance with the agreement for sale and purchase and to amend the Phase or the residential units, its/their flat-mix, house numbering, partitioning, saleable area, facilities, or the layout, design or the use of any part thereof. All the information and building plans of the Phase shall be subject to the final plans approved by the relevant Government authorities.