

1/F & 2/F (DUPLEX FLAT) FLOOR PLAN

一樓及二樓 (複式單位) 樓面平面圖

| | | |
|-----------------------|--|---------------------------|
| SALEABLE AREA 實用面積 | (Including balcony, utility platform and verandah, if any) (包括露台,工作平台及陽台(如有)) | 3,957 ft ² 平方呎 |
| BALCONY 露台 | | 175 ft ² 平方呎 |

1/F FLOOR PLAN 一樓平面圖

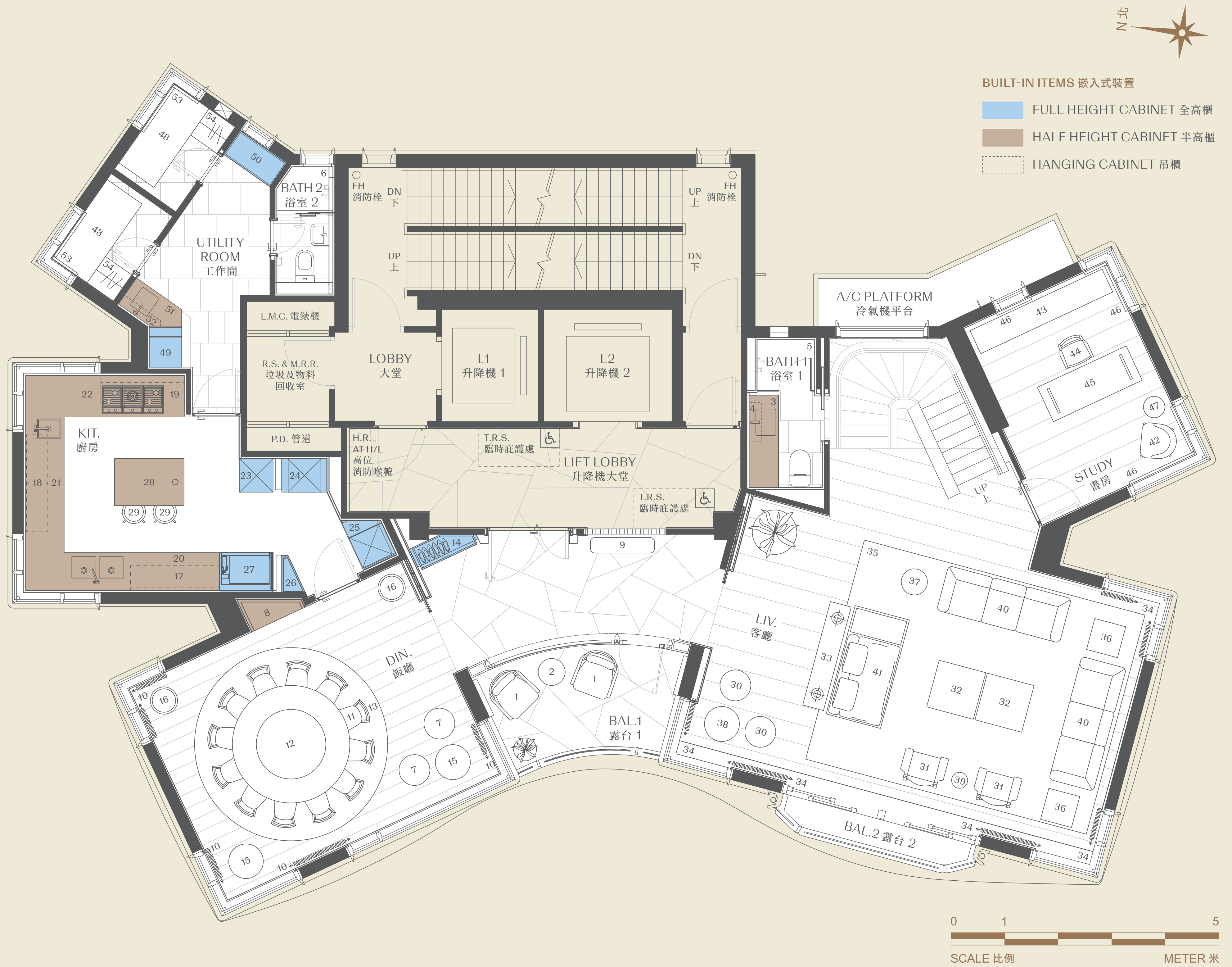
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|--|--------------------------------------|---------------|---|
| LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS 樓面平面圖中所使用名詞及簡稱之圖例 | | | |
| A/C PLATFORM | = Air-Conditioning Platform 冷氣機平台 | L1 | = Lift 1 升降機 1 |
| BAL.1 | = Balcony 1 露台 1 | L2 | = Lift 2 升降機 2 |
| BAL.2 | = Balcony 2 露台 2 | LIFT LOBBY | = Lift Lobby 升降機大堂 |
| BATH 1 | = Bathroom 1 浴室 1 | LIV. | = Living Room 客廳 |
| BATH 2 | = Bathroom 2 浴室 2 | LOBBY | = Lobby 大堂 |
| DIN. | = Dining Room 飯廳 | P.D. | = Pipe Duct 管道 |
| DN | = Down 下 | R.S. & M.R.R. | = Refuse Storage & Material Recovery Room 垃圾及物料回收室 |
| E.M.C. | = Electrical Meter Cabinet 電錶櫃 | STUDY | = Study 書房 |
| FH | = Fire Hydrant 消防栓 | T.R.S. | = Temporary Refuge Space 臨時庇護處 |
| H.R. AT H/L | = Hose Reel at High Level 高位消防喉轆 | UP | = Up 上 |
| KIT. | = Kitchen 廚房 | UTILITY ROOM | = Utility Room 工作間 |
| FURNITURE LIST 家具清單 | | | |

| | Length (mm) 長 (毫米) | Width (mm) 闊 (毫米) | | Length (mm) 長 (毫米) | Width (mm) 闊 (毫米) |
|----------------------------|-----------------------|----------------------|-------------------------|-----------------------|----------------------|
| BALCONY 1 露台 1 | | | KITCHEN 廚房 | | |
| 1. Lounge Chair 休閒椅 | 750 | 840 | 27. Kitchen Cabinet 廚櫃 | 1000 | 720 |
| 2. Side Table 邊桌 | 500 | 500 | 28. Kitchen Island 廚房中島 | 1220 | 750 |
| | | | | | |
| BATHROOM 1 浴室 1 | | | 29. Stool 凳子 | 430 | 430 |
| 3. Basin Cabinet 洗手盆櫃 | 550 | 1725 | | | |
| 4. Hanging Cabinet 吊櫃 | 150 | 770 | LIVING ROOM 客廳 | | |
| 5. Ventilation Blind 通風百葉窗 | | | 30. Arm Chair 扶手椅 | 580 | 560 |
| | | | | | |
| BATHROOM 2 浴室 2 | | | 31. Arm Chair 扶手椅 | 826 | 596 |
| 6. Ventilation Blind 通風百葉窗 | | | 32. Coffee Table 茶几 | 900 | 900 |
| | | | | | |
| DINING ROOM 飯廳 | | | 33. Console 玄關桌 | 2000 | 400 |
| 7. Arm Chair 扶手椅 | 560 | 580 | 34. Curtain 窗簾 | | |
| 8. Cabinet 櫃 | 670 | 1100 | 35. Rug 地毯 | 5420 | 4235 |
| 9. Console 玄關桌 | 300 | 1200 | 36. Side Table 邊桌 | 600 | 600 |
| 10. Curtain 窗簾 | | | 37. Side Table 邊桌 | 500 | 500 |
| 11. Dining Chair 餐椅 | 520 | 465 | 38. Side Table 邊桌 | 650 | 650 |
| 12. Dining Table 餐桌 | 2200 | 2200 | 39. Side Table 邊桌 | 300 | 300 |
| 13. Rug 地毯 | 3600 | 3600 | 40. Sofa 沙發 | 2390 | 870 |
| 14. Shoe Cabinet 鞋櫃 | 450 | 1250 | 41. Sofa 沙發 | 2090 | 1040 |
| 15. Side Table 邊桌 | 650 | 650 | | | |
| 16. Side Table 邊桌 | 510 | 510 | STUDY ROOM 書房 | | |
| | | | | | |
| KITCHEN 廚房 | | | 42. Arm Chair 扶手椅 | 650 | 660 |
| 17. Hanging Cabinet 吊櫃 | 1650 | 420 | 43. Bookshelf 書架 | 2730 | 475 |
| 18. Hanging Cabinet 吊櫃 | 1820 | 420 | 44. Chair 椅子 | 560 | 570 |
| 19. Hanging Cabinet 吊櫃 | 1550 | 420 | 45. Desk 書桌 | 1828 | 700 |
| 20. Kitchen Cabinet 廚櫃 | 2900 | 720 | 46. Roman Blind 羅馬簾 | | |
| 21. Kitchen Cabinet 廚櫃 | 4020 | 720 | 47. Side Table 邊桌 | 400 | 400 |
| 22. Kitchen Cabinet 廚櫃 | 2300 | 720 | | | |
| 23. Kitchen Cabinet 廚櫃 | 610 | 610 | UTILITY ROOM 工作間 | | |
| 24. Kitchen Cabinet 廚櫃 | 850 | 610 | 48. Bed 床 | 800 | 1800 |
| 25. Kitchen Cabinet 廚櫃 | 1020 | 680 | 49. Cabinet 櫃 | 600 | 775 |
| 26. Kitchen Cabinet 廚櫃 | 750 | 400 | 50. Cabinet 櫃 | 600 | 1065 |
| | | | 51. Cabinet 櫃 | 550 | 1100 |
| | | | 52. Hanging Cabinet 吊櫃 | 1000 | 200 |
| | | | 53. Roller Blind 卷簾 | | |
| | | | 54. Wardrobe 衣櫃 | 600 | 600 |

District: Shouson Hill & Repulse Bay | Name of Street and Street Number of the Development: 125 Repulse Bay Road | The website address designated by the Vendor for the Development: www.verano.com.hk | The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

區域：壽臣山及淺水灣|發展項目的街道名稱及門牌號數：淺水灣道125號|賣方就發展項目指定的互聯網網站的網址：www.verano.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。

This furniture layout plan is for reference only. No furniture (except for the built-in items) will be included in the relevant specified residential property. | The dimensions of the furniture set out in the above table are for reference only. | Vendor: Joyful Colour Limited | Holding company of the Vendor: Joyful Ardent Limited, Joyful State Limited, TDS Partners (Second Series) Limited, TDS Partners (Second Series BVI) Ltd. | Authorized Person for the Development: Mr. Chan Chung Yee Albert | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: Wong & Ouyang (HK) Limited | Building Contractor for the Development: Gammon Engineering & Construction Company Limited | The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Johnson Stokes & Master | Authorized institution that has made a loan or has undertaken to provide finance for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Development: Joyful Ardent Limited | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. Please refer to the sales brochure. | This advertisement is published by the Vendor or is published with its consent. | Date of Production: 15 October 2025 此家具佈局圖僅供參考。有關指定住宅物業於落成後將不會包括任何家具（嵌入式裝置除外）。| 上述所列之家具尺寸僅供參考。 | 賣方：Joyful Colour Limited | 賣方的控權公司：懋股有限公司, Joyful State Limited, TDS Partners (Second Series) Limited, TDS Partners (Second Series BVI) Ltd. | 發展項目的認可人士的姓名或名稱：陳煥義先生 | 發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：王歐陽(香港)有限公司 | 發展項目的承建商：Gammon Engineering & Construction Company Limited | 就發展項目的住宅物業的出售而代表擁有入人事的律師事務所：孖士打律師行 | 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：香港上海匯豐銀行有限公司 | 已為發展項目的建造提供貸款的任何其他人：懋股有限公司 | 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。 | 本廣告由賣方發布或在賣方的同意下發布。 | 製作日期：2025年10月15日



| | |
|---|---|
| REMARKS | 備註 |
| 1. The areas as specified above have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot. | 1. 以上所列面積以 1 平方公尺 = 10.764 平方英尺的換算率換算為平方英尺，並四捨五入至最接近的整數平方英尺。 |
| 2. The saleable area and the floor area of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance and the areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. | 2. 實用面積及露台、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，而其他指明項目的面積(未計入實用面積)是按照《一手住宅物業銷售條例》附表 2 第 2 部計算。 |
| 3. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. | 3. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。 |
| 4. For details of the floor plan of the relevant residential property, please refer to the sales brochure. | 4. 有關住宅物業平面圖的詳情，請參閱售樓說明書。 |

VERANO迎夏

125 REPULSE BAY ROAD

1/F & 2/F (DUPLEX FLAT) FLOOR PLAN

一樓及二樓 (複式單位) 樓面平面圖

| | | |
|-----------------------|--|---------------------------|
| SALEABLE AREA 實用面積 | (Including balcony, utility platform and verandah, if any) (包括露台,工作平台及陽台(如有)) | 3,957 ft ² 平方呎 |
| BALCONY 露台 | | 175 ft ² 平方呎 |

2/F FLOOR PLAN 二樓平面圖

LEGEND OF TERMS AND ABBREVIATIONS USED ON FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

| | | | |
|-----------------------|--------------------------------------|-------------------|---|
| A/C PLATFORM 冷氣機平台 | = Air-Conditioning Platform 冷氣機平台 | FH H.R. AT H/L | = Fire Hydrant 消防栓 = Hose Reel At High Level 高位消防喉轆 |
| BAL.1 | = Balcony 1 露台 1 | L1 | = Lift 1 升降機 1 |
| BAL.2 | = Balcony 2 露台 2 | LIFT SHAFT | = Lift Shaft 升降機槽 |
| BATH 3 | = Bathroom 3 浴室 3 | LOBBY | = Lobby 大堂 |
| BATH 5 | = Bathroom 5 浴室 5 | MASTER BATHROOM | = Master Bathroom 主人浴室 |
| BR 1 | = Bedroom 1 睡房 1 | MBR | = Master Bedroom 主人睡房 |
| BR 2 | = Bedroom 2 睡房 2 | P.D. | = Pipe Duct 管道 |
| CLOSET | = Closet 衣帽間 | T.R.S. | = Temporary Refuge Space 臨時底護處 |
| DN | = Down 下 | UP | = Up 上 |
| E.M.C. | = Electrical Meter Cabinet 電錶櫃 | | |
| FAMILY ROOM | = Family Room 家庭房 | | |

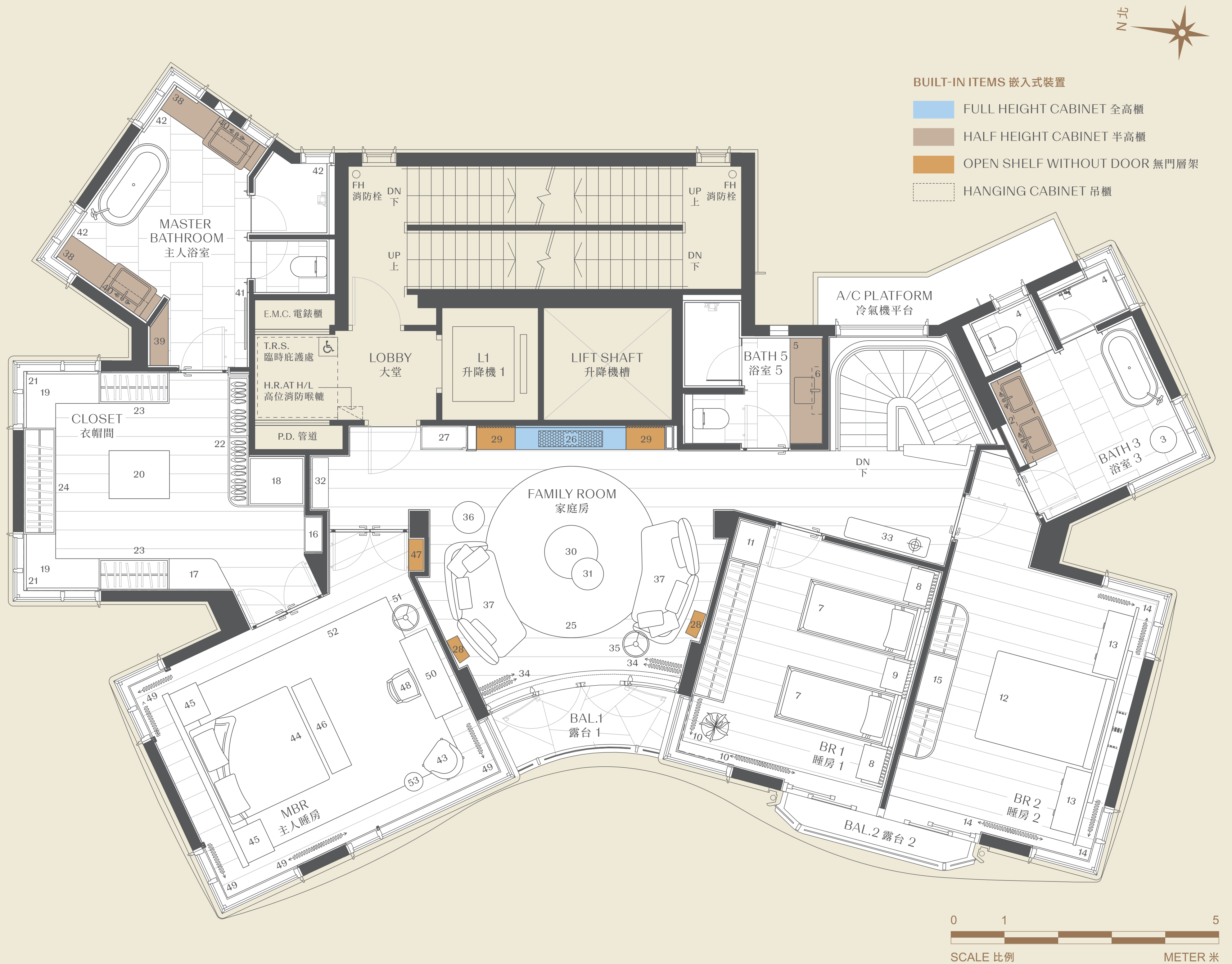
FURNITURE LIST
家具清單

| | Length (mm) 長 (毫米) | Width (mm) 闊 (毫米) | | Length (mm) 長 (毫米) | Width (mm) 闊 (毫米) |
|----------------------------|-----------------------|----------------------|-----------------------------|-----------------------|----------------------|
| BATHROOM 3 浴室 3 | | | FAMILY ROOM 家庭房 | | |
| 1. Basin Cabinet 洗手盆櫃 | 600 | 1660 | 25. Area Rug 地毯 | 3200 | 3200 |
| 2. Hanging Cabinet 吊櫃 | 150 | 1660 | 26. Cabinet 櫃 | 450 | 2060 |
| 3. Side Table 邊桌 | 500 | 500 | 27. Cabinet 櫃 | 450 | 870 |
| 4. Ventilation Blind 通風百葉窗 | | | 28. Cabinet 櫃 | 450 | 225 |
| | | | 29. Cabinet 櫃 | 450 | 725 |
| BATHROOM 5 浴室 5 | | | 30. Coffee Table 茶几 | 1000 | 1000 |
| 5. Basin Cabinet 洗手盆櫃 | 600 | 1970 | 31. Coffee Table 茶几 | 600 | 600 |
| 6. Hanging Cabinet 吊櫃 | 150 | 1980 | 32. Console 玄關桌 | 300 | 950 |
| | | | 33. Console 玄關桌 | 300 | 1600 |
| BEDROOM 1 睡房 1 | | | 34. Curtain 窗簾 | | |
| 7. Bed 床 | 2200 | 1000 | 35. Floor Lamp 落地燈 | 500 | 500 |
| 8. Bedside Table 床頭櫃 | 645 | 445 | 36. Side Table 邊桌 | 600 | 600 |
| 9. Bedside Table 床頭櫃 | 555 | 445 | 37. Sofa 沙發 | 2400 | 1090 |
| 10. Curtain 窗簾 | | | | | |
| 11. Wardrobe 衣櫃 | 3410 | 600 | | | |
| | | | MASTER BATHROOM 主人浴室 | | |
| BEDROOM 2 睡房 2 | | | 38. Basin Cabinet 洗手盆櫃 | 530 | 2080 |
| 12. Bed 床 | 2260 | 1690 | 39. Cabinet 櫃 | 350 | 1250 |
| 13. Bedside Table 床頭櫃 | 1200 | 480 | 40. Hanging Cabinet 吊櫃 | 150 | 900 |
| 14. Curtain 窗簾 | | | 41. Mirror 鏡子 | 2000 | 700 |
| 15. Wardrobe 衣櫃 | 3000 | 600 | 42. Ventilation Blind 通風百葉窗 | | |
| | | | MASTER BEDROOM 主人睡房 | | |
| CLOSET 衣帽間 | | | 43. Arm Chair 扶手椅 | 665 | 660 |
| 16. Cabinet 櫃 | 350 | 675 | 44. Bed 床 | 2045 | 1935 |
| 17. Cabinet 櫃 | 600 | 1200 | 45. Bedside Table 床頭櫃 | 650 | 550 |
| 18. Cabinet 櫃 | 940 | 1050 | 46. Bench 長椅 | 1800 | 400 |
| 19. Dressing Table 梳妝檯 | 600 | 810 | 47. Cabinet 櫃 | 275 | 590 |
| 20. Island 中島 | 900 | 1100 | 48. Chair 椅子 | 550 | 570 |
| 21. Roman Blind 羅馬簾 | | | 49. Curtain 窗簾 | | |
| 22. Shoe Cabinet 鞋櫃 | 400 | 2430 | 50. Dressing Table 梳妝檯 | 1600 | 550 |
| 23. Wardrobe 衣櫃 | 600 | 1300 | 51. Floor Lamp 落地燈 | 500 | 500 |
| 24. Wardrobe 衣櫃 | 600 | 1980 | 52. Rug 地毯 | 3300 | 4580 |
| | | | 53. Side Table 邊桌 | 350 | 350 |

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區域：壽臣山及淺水灣|發展項目的街道名稱及門牌號數：淺水灣道125號|賣方就發展項目指定的互聯網網站的網址：www.verano.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。

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REMARKS

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- The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
- For details of the floor plan of the relevant residential property, please refer to the sales brochure.

備註

- 以上所列面積以 1 平方公尺 = 10.764 平方英尺的換算率換算為平方英尺，並四捨五入至最接近的整數平方英尺。
- 實用面積及露台、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，而其他指明項目的面積(未計入實用面積)是按照《一手住宅物業銷售條例》附表 2 第 2 部計算。
- 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
- 有關住宅物業平面圖的詳情，請參閱售樓說明書。