

ALASSIO 殷然

100 CAINE ROAD MID-LEVELS WEST

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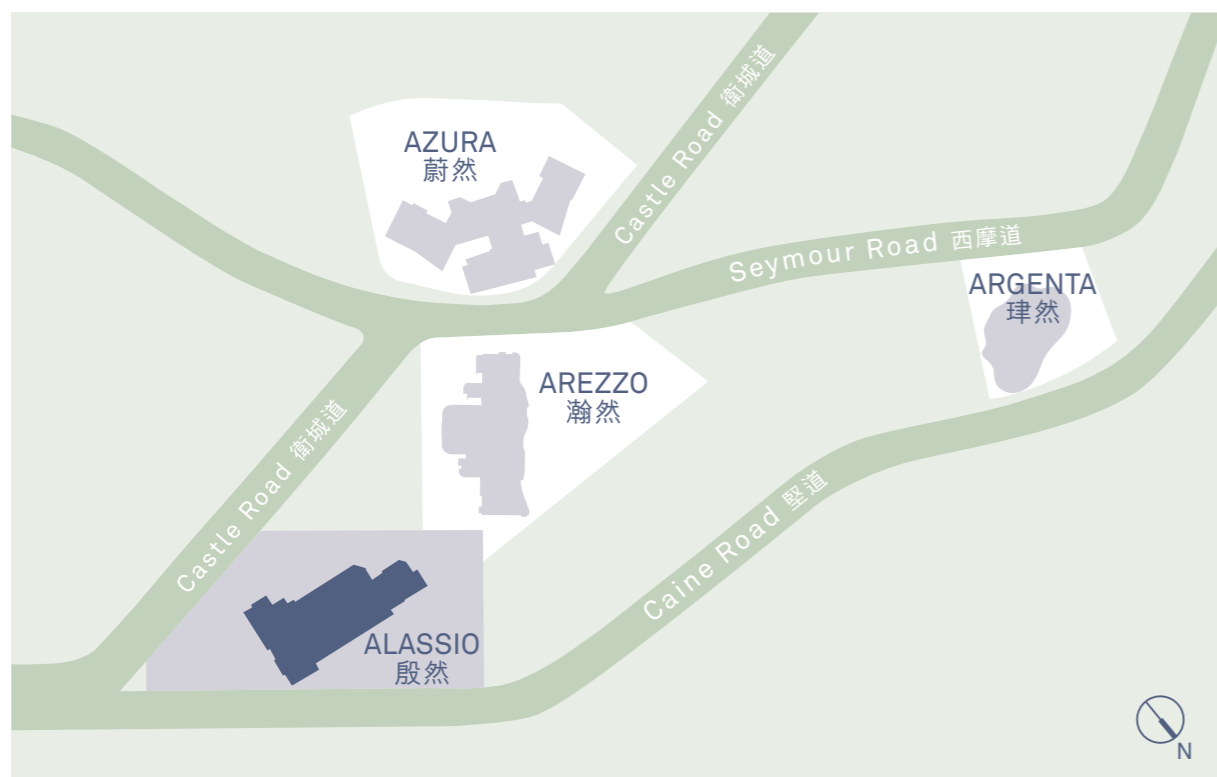
The pulse of the city.
A boundless lifestyle.
An exceptional residence.

ALASSIO, a 50-storey tower developed and managed by Swire Properties, comprises 197 apartments that offer inspiring sea and city views. Come home through a landscaped courtyard and transition from a vibrant neighbourhood scene to your own serene and tranquil apartment. Unwind in the exclusive clubhouse and enjoy a wide array of amenities and premium services.

由太古地產悉心策劃及管理的全新住宅項目殷然，樓高50層，提供197個優質住宅單位，擁有維港及都會景致。項目坐落西半山優越住宅社區，中環都會核心近在咫尺，盡享都市便捷；繁忙過後，甫進園林庭園回家，體驗專業的禮賓服務，尊享會所內的多元化設施，洗滌身心。



Photograph taken above Mid-Levels West in May 2015. This photograph has been computerised, modified and is for reference only.
2015年5月於西半山上空拍攝之實景圖片，經過電腦化或修改，僅供參考之用。



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ALASSIO completes a remarkable new residential community in Mid-Levels West

Transforming a neighbourhood requires long-term vision and holistic planning. ALASSIO, Swire Properties' fourth residential development in Mid-Levels West, completes a remarkable community together with AZURA, ARGENTA and AREZZO, with each exhibiting excellence in its meticulous design and professional management.

太古地產憑藉高瞻遠矚的規劃經驗，為社區帶來全新面貌。殷然為太古地產於西半山打造的第四個高尚住宅項目，連繫蔚然、瑋然及瀚然，各具建築特色及提供優質管理，創造優越半山社區。



From its ideal location at 100 Caine Road, residents enjoy close proximity to the vibrant SoHo neighbourhood, the Central Business District and renowned schools.

殷然位處堅道100號，蘇豪食肆及中環核心商業區近在咫尺，加上知名學府林立，盡顯優越地利優勢。

ALASSIO 殷然

ARGENTA 肆然

AREZZO 瀚然

AZURA 蔚然

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The surrounding natural landscape of Mid-Levels West provides winding tree-lined footpaths and tranquil hideaways. ALASSIO is just minutes away from lush greenery and serene open spaces, including Caine Road Garden, Caine Lane Garden and Blake Garden.

建於西半山罕有青蔥園林中，殷然毗鄰堅道花園、堅巷花園及卜公花園，環擁廣闊綠化空間。

ALASSIO connects you to
the city's dynamic energy





ALASSIO is nestled amid several lively neighbourhoods that provide an array of offerings. Peruse SoHo's cutting-edge art galleries and sample its Michelin-starred restaurants, or descend the Central-Mid-Levels Escalator to the buzzing financial and commercial epicentre of Hong Kong.

殷然坐落於時尚躍動的社區中，在此，住戶不但隨時找到藝術畫廊及國際級米芝蓮食府，徒步至半山自動扶手電梯，更可直達中環商業核心區，便捷生活，瞬間擁有。

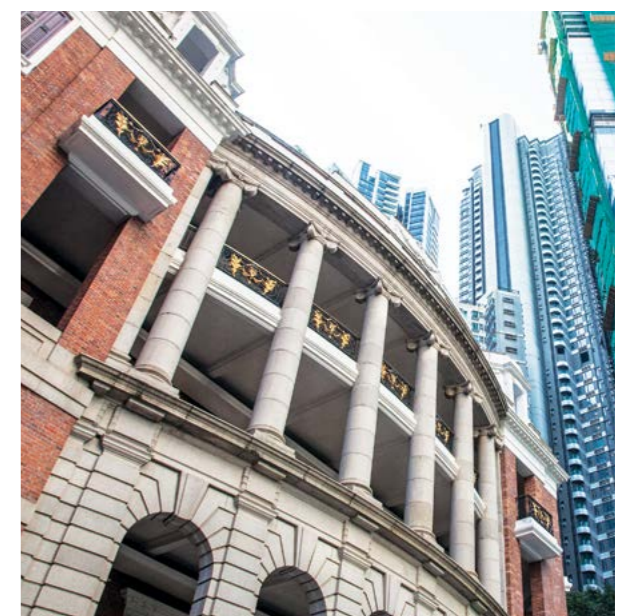






Mid-Levels West embodies an intriguing combination of Hong Kong's rich heritage and its dynamic modernity. ALASSIO's prime location also puts it in the midst of one of Hong Kong's most sought-after school networks.

西半山為百年傳統豪宅地段，鄰近不少歷史建築，彌足珍貴。殷然同時位處傳統名校地段，文化藝術氣息濃厚。





Photograph taken on 48/F of ALASSIO in November 2015
2015年11月於殷然48樓拍攝之實景圖片

ALASSIO offers
impeccable views of
Hong Kong's iconic skyline
and natural beauty

From its perch in Mid-Levels West, ALASSIO commands unparalleled views of Victoria Harbour, Central, West Kowloon and the majestic mountainous landscape of Kowloon beyond.

傲踞西半山，殷然俯瞰維多利亞港、中環及西九文化區環迴景致，更可遠眺九龍山脈。



ALASSIO is crafted to
exacting design and
quality standards



Computer rendering of the Private Access to Seymour Road
往西摩道之私家通道電腦模擬圖

A private access to Seymour Road and a car park entrance on Castle Road provide residents with added convenience.

設有私家通道往西摩道，住戶亦可從衛城道專用停車場入口進出，方便快捷。



Computer rendering of the Caine Road Entrance Lobby
位於堅道住客大堂之電腦模擬圖

The entrance lobby is located off Caine Road and welcomes residents home through a modern and tranquil space.

設於堅道的住客入口大堂，設計簡約時尚。

The interior of each apartment is well proportioned and adaptable for any occasion or setting to meet your needs.

Most of the apartments come with an airy balcony offering breathtaking views while illuminating the interior with natural light.

每戶室內間隔設計方正實用，易於擺放傢具，迎合住戶的不同需求。

大部份單位連接露台，將戶外自然光引入室內，更可俯瞰開揚景致。



Computer rendering of Living and Dining Room of Unit A on 38/F
38樓A單位之客廳及飯廳電腦模擬圖



Computer rendering of Kitchen of Unit A on 38/F
38樓A單位之廚房電腦模擬圖

The modern Varenna kitchen cabinets are tailor-made in Italy and built from a creative blend of materials for increased durability and protection against heat.

A selection of contemporary kitchen appliances from the German brand Gaggenau complements the modern feel of each apartment.

每戶的廚櫃均由Varenna於意大利度身訂造，獨特的物料及飾面設計，提升耐用性及耐熱度。

廚房採用一系列的德國品牌Gaggenau家電，每件均經過精心挑選，展現時尚品味。



Computer rendering of Master Bathroom of Unit A on 38/F
38樓A單位之主人房浴室電腦模擬圖

Inspired by prestigious hotel bathroom design and equipped with European fittings by Gessi, Claybrook, Fantini and Kaldewei, the master bathroom is a place to unwind from a busy day.

主人房浴室以星級酒店為設計藍本，配以一系列的歐洲浴室品牌設備，包括Gessi、Claybrook、Fantini及Kaldewei，讓住戶放鬆身心。

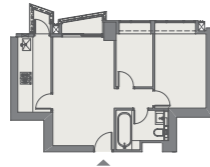


ALASSIO offers
a range of layouts
to suit your needs

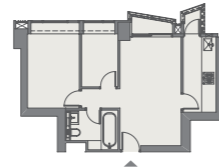
Exquisite apartments with a variety of layouts ranging from 581 to 1,702 sq ft.

優質住宅單位，提供多種戶型選擇，實用面積由581至1,702平方呎。

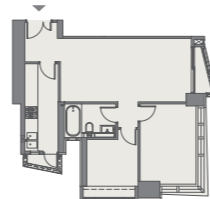
2-BEDROOM UNITS
兩房單位



581 sq ft
平方呎

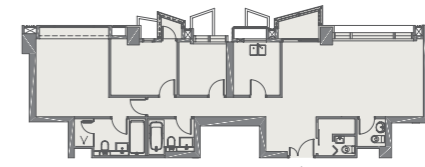


586 sq ft
平方呎



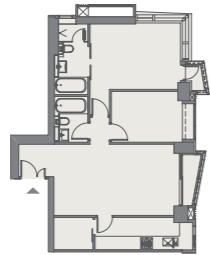
732 sq ft
平方呎

3-BEDROOM SPECIAL UNITS
with 1 en-suite
and storeroom
三房特色單位
(一套房) 連儲物房

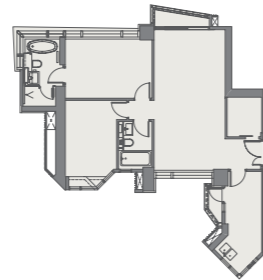


1,149 sq ft
平方呎

2-BEDROOM UNITS
with 1 en-suite
and storeroom
兩房單位
(一套房) 連儲物房

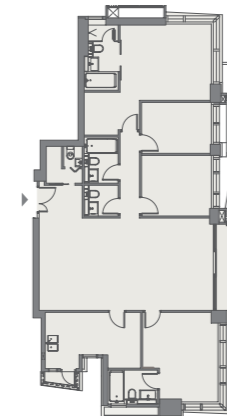


922 sq ft
平方呎



1,007 sq ft
平方呎

4-BEDROOM SPECIAL UNITS
with 2 en-suites
and storeroom
四房特色單位
(雙套房) 連儲物房



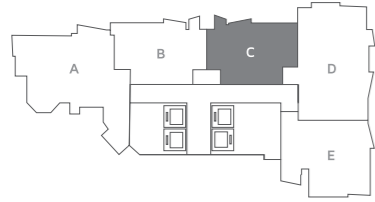
1,702 sq ft
平方呎

The illustrations of the furniture layout plans and floor plans shown on pages 34-63 have been simplified; they are not drawn to scale and are for reference only. Please refer to the Sales Brochure for details.
於34至63頁所顯示之傢具布局圖及平面圖經修飾處理，並非按照比例顯示，僅供參考之用。詳情請參閱售樓說明書。

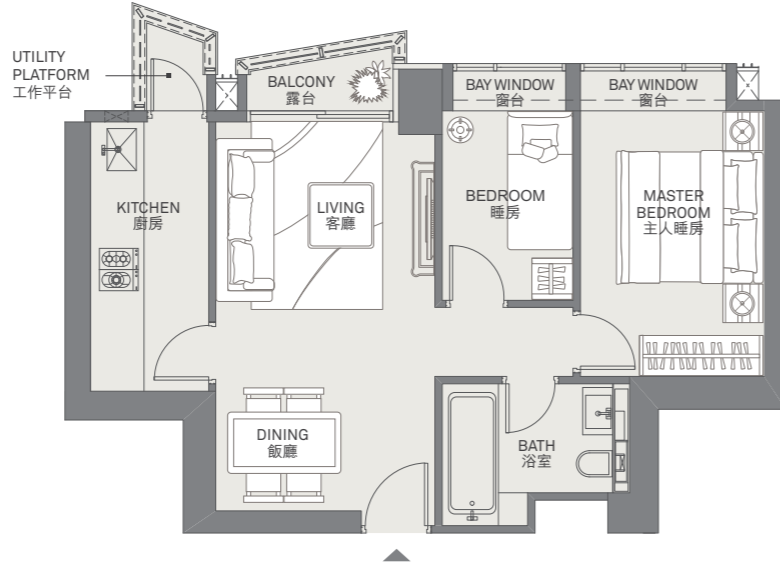


2-BEDROOM UNITS | 兩房單位

581 sq ft
平方呎



▲ 20/F-42/F Unit C 單位



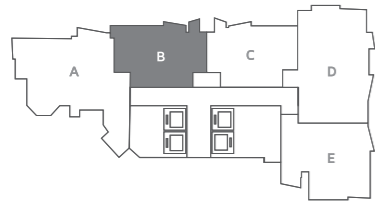
- 1 Two-bedroom apartments are ideal for couples and small families alike. The spacious living and dining area allows comfortable space for a three-seater sofa, coffee table, wall cabinet and dining area for four
- 2 The master bedroom can easily fit a king-sized bed while allowing ample access to three sides of the bed
- 3 The guest bedroom can be flexibly used as a study room

兩房單位為兩人或小型家庭的理想居停；客飯廳方正實用，足以擺放三座位沙發、茶几、牆櫃及四人餐桌

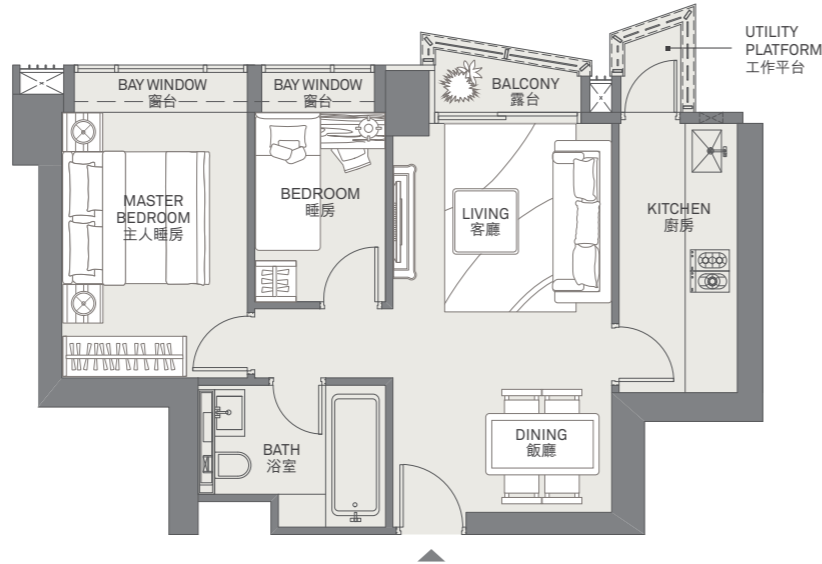
主人套房放置特大雙人床，寬敞舒適，盡享寫意生活

客房則可靈活地作為書房之用

586 sq ft
平方呎



▲ 20/F-42/F Unit B 單位



Furniture Dimensions Summary 傢具尺寸表 (mm 毫米)

LIVING ROOM 客廳

TV cabinet 電視櫃	L 長 1600	W 闊 320
Sofa 沙發	L 長 2250	W 闊 810
Coffee table 茶几	L 長 900	W 闊 900

DINING ROOM 飯廳

Dining table 餐桌	L 長 1570	W 闊 850
Chair 餐椅	L 長 560	W 闊 550

MASTER BEDROOM 主人睡房

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 550	W 闊 530
Wardrobe 衣櫃	L 長 1700	W 闊 560

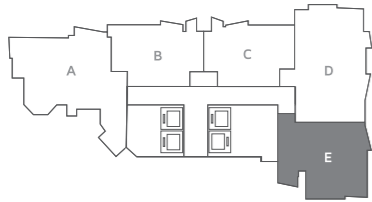
BEDROOM 睡房

Bed 床	L 長 1900	W 闊 900
Wardrobe 衣櫃	L 長 560	W 闊 560
Side table 角几 (Unit C 單位)	D 直徑 300	
Table 桌子 (Unit B 單位)	L 長 900	W 闊 500
Chair 椅子 (Unit B 單位)	L 長 480	W 闊 470

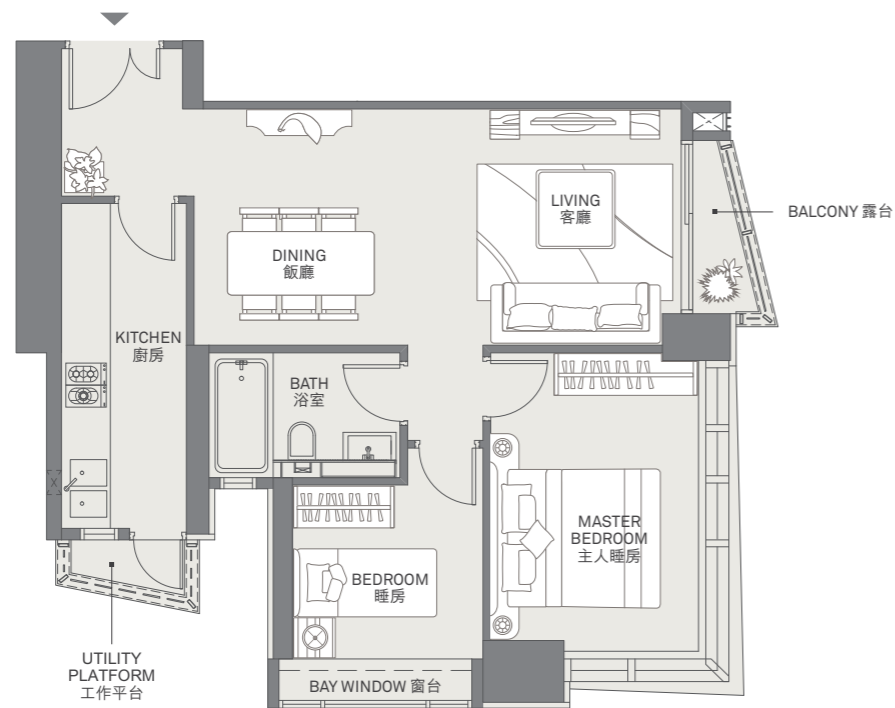


2-BEDROOM UNITS | 兩房單位

732 sq ft
平方呎



▲ 20/F-42/F Unit E 單位



- 1** The eastern and southern orientation of this unit offers a pleasant living experience

單位朝向東南面，提供怡人生活環境

- 2** The front entryway is a well-thought-out design which provides a private sense of arrival and direct access to the kitchen and utility platform

單位入口設有玄關，有助提升家居私隱度，更可直達廚房及工作平台

- 3** The living and dining rooms are equally spacious, with the dining area comfortably fitting up to six diners

客飯廳比例適中，足以擺放六人餐桌，提供寬敞的宴客空間

- 4** The master bedroom has been specially designed to feature a full-height corner window, enhancing natural light and air flow

主人睡房特設落地玻璃廣角窗，提升室內採光度，令空氣流通

Furniture Dimensions Summary 傢具尺寸表 (mm 毫米)

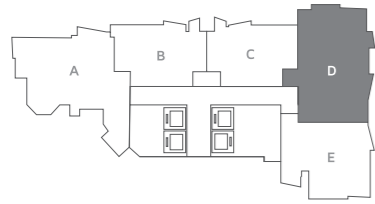
LIVING ROOM 客廳		
TV cabinet 電視櫃	L 長 2250	W 闊 390
Sofa 沙發	L 長 2250	W 闊 810
Coffee table 茶几	L 長 1050	W 闊 1050
DINING ROOM 飯廳		
Dining table 餐桌	L 長 1950	W 闊 850
Chair 餐椅	L 長 560	W 闊 550
Cabinet 櫃	L 長 1400	W 闊 350
MASTER BEDROOM 主人睡房		
Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 2720	W 闊 350
Wardrobe 衣櫃	L 長 1900	W 闊 560
BEDROOM 睡房		
Bed 床	L 長 1900	W 闊 900
Bedside cabinet 床頭櫃	L 長 550	W 闊 530
Wardrobe 衣櫃	L 長 1300	W 闊 560



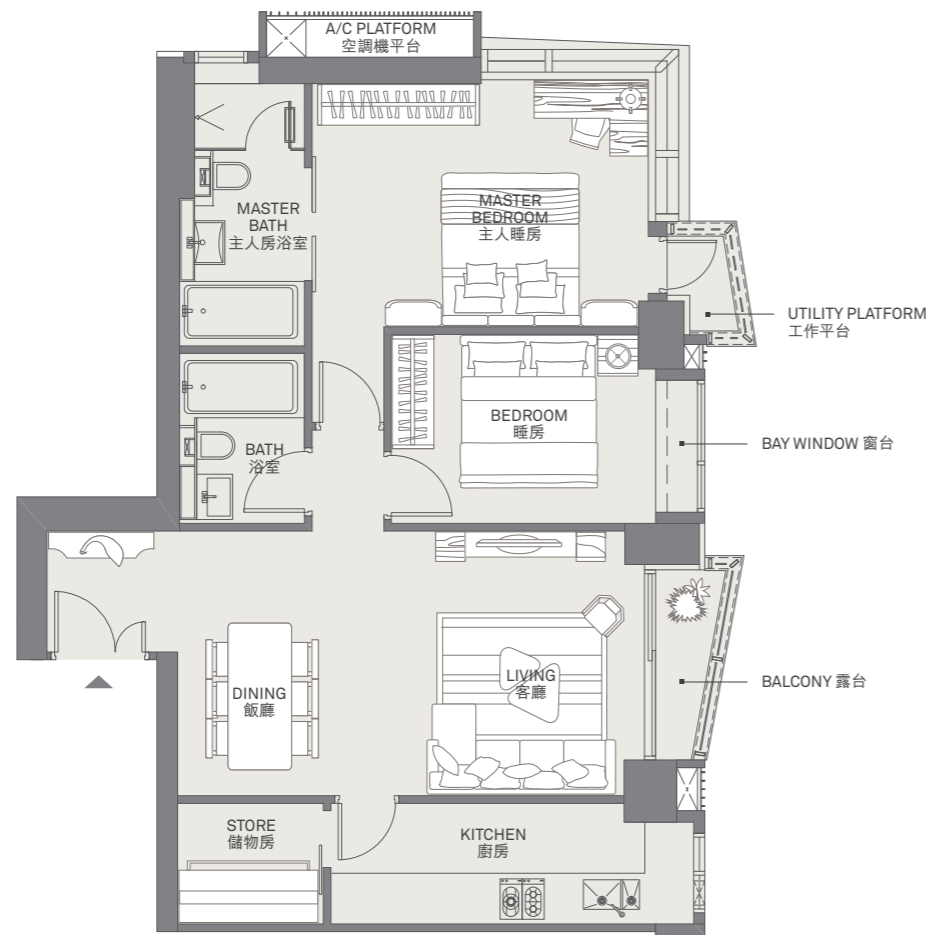
2-BEDROOM UNITS
with 1 en-suite and storeroom

兩房單位
(一套房) 連儲物房

922 sq ft
平方呎



▲ 20/F-42/F Unit D 單位



- 1 This unit is ideal for residents who desire a deluxe living space
此單位迎合追求廣闊生活空間之住戶
- 2 The living and dining area extends to an eastern-facing airy balcony
客飯廳連接露台，享有東面的景致
- 3 The en-suite master bedroom offers various unique features, including a full-height corner window, a utility platform and a generous bathroom with double sliding glass doors and a floor heating system
主人睡房的落地玻璃廣角窗連接工作平台；寬敞的主人浴室配以時尚玻璃趟門及地暖系統設計

Furniture Dimensions Summary 傢具尺寸表 (mm 毫米)

LIVING ROOM 客廳

TV cabinet 電視櫃	L 長 2250	W 闊 390
Sofa 沙發	L 長 2500	W 闊 1200
Coffee table 茶几	L 長 1000	W 闊 800
Chair 椅子	L 長 500	W 闊 500

DINING ROOM 飯廳

Dining table 餐桌	L 長 1950	W 闊 850
Chair 餐椅	L 長 550	W 闊 530
Cabinet 櫃	L 長 1400	W 闊 350

MASTER BEDROOM 主人睡房

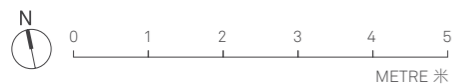
Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 750	W 闊 350
Wardrobe 衣櫃	L 長 2150	W 闊 550
Table 桌子	L 長 1500	W 闊 1000
Chair 椅子	L 長 550	W 闊 550

BEDROOM 睡房

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 550	W 闊 540
Wardrobe 衣櫃	L 長 1500	W 闊 560

STORE 儲物房

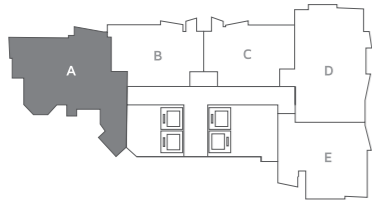
Cabinet 櫃	L 長 1850	W 闊 700
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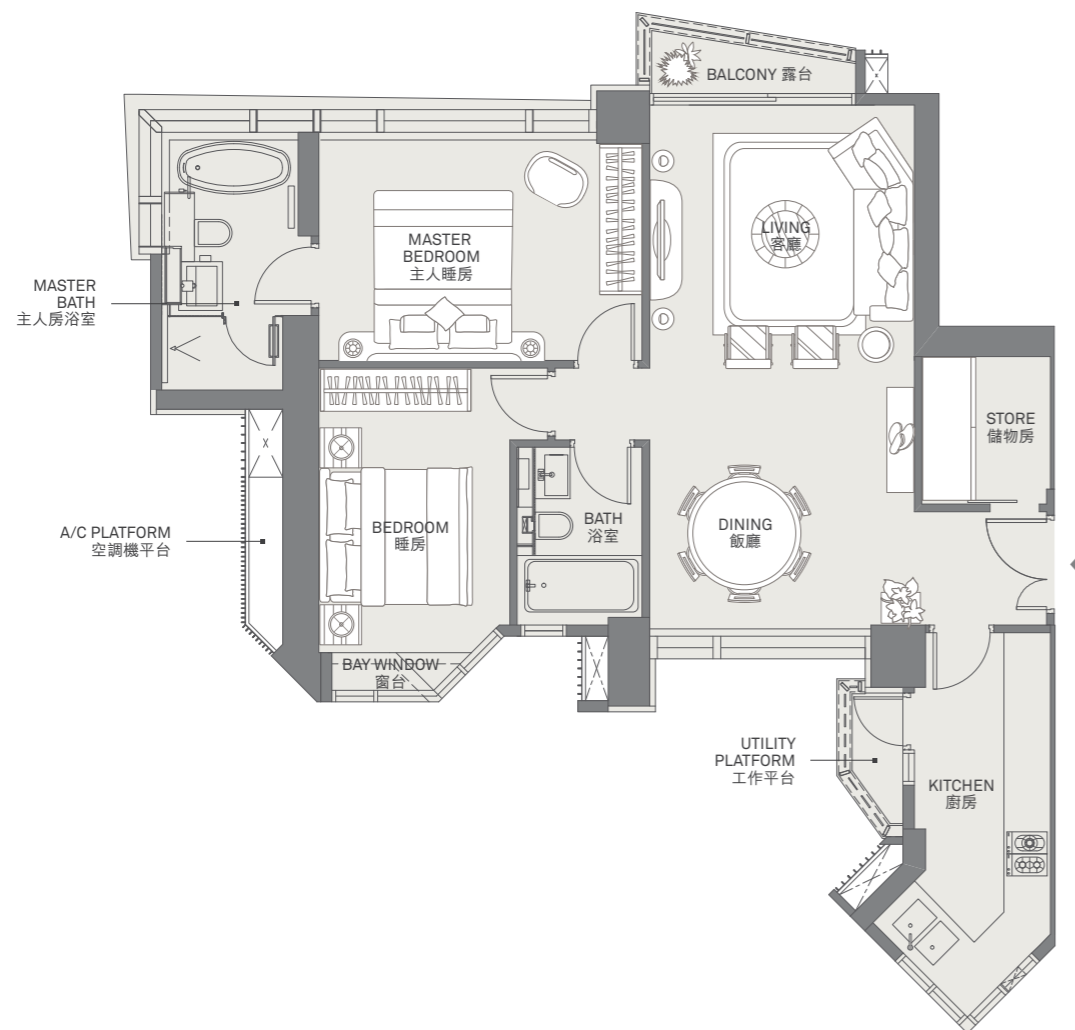
2-BEDROOM UNITS
with 1 en-suite and storeroom

兩房單位
(一套房) 連儲物房

1,007 sq ft
平方呎



▲ 20/F-42/F Unit A 單位



- 1 ALASSIO's largest typical two-bedroom apartment layout features an en-suite and a storeroom
 般然最大的標準兩房單位，以一套房連儲物室設計
- 2 The living and dining room is designed to maximise excellent natural ventilation across the northern and southern convection windows
 客飯廳配以南北對流窗，令一室通爽
- 3 The en-suite master bedroom provides ample space for a king-sized bed and wardrobe. The master bathroom is equipped with a floor heating system and features exclusively a free-standing bathtub situated next to a corner window, drawing in natural light
 主人睡房空間十足，可放置特大雙人床及衣櫃。主人浴室特別配置獨立式浴缸，加上落地玻璃窗設計，引進自然光線
- 4 The kitchen is designed to fit a long worktop and storage space. Corner windows draw in natural light and direct access to the utility platform allows for increased ventilation
 廚房特設長形工作檯及充足的儲物空間，同時連接廣角窗及工作平台，保持室內空氣流通

Furniture Dimensions Summary 傢具尺寸表 (mm 毫米)

LIVING ROOM 客廳

TV cabinet 電視櫃	L 長 1600	W 闊 420
Sofa 沙發	L 長 2700	W 闊 1130
Coffee table 茶几	D 直徑 900	
Side table 角几	D 直徑 460	
Chair 椅子	L 長 550	W 闊 530

DINING ROOM 飯廳

Dining table 餐桌	D 直徑 1500	
Chair 餐椅	L 長 440	W 闊 440
Cabinet 櫃	L 長 1400	W 闊 380

MASTER BEDROOM 主人睡房

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 2700	W 闊 380
Chair 椅子	L 長 850	W 闊 610
Wardrobe 衣櫃	L 長 2000	W 闊 560

BEDROOM 睡房

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 550	W 闊 530
Wardrobe 衣櫃	L 長 2000	W 闊 560

STORE 儲物房

Cabinet 櫃	L 長 1900	W 闊 700
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3-BEDROOM SPECIAL UNITS
with 1 en-suite and storeroom

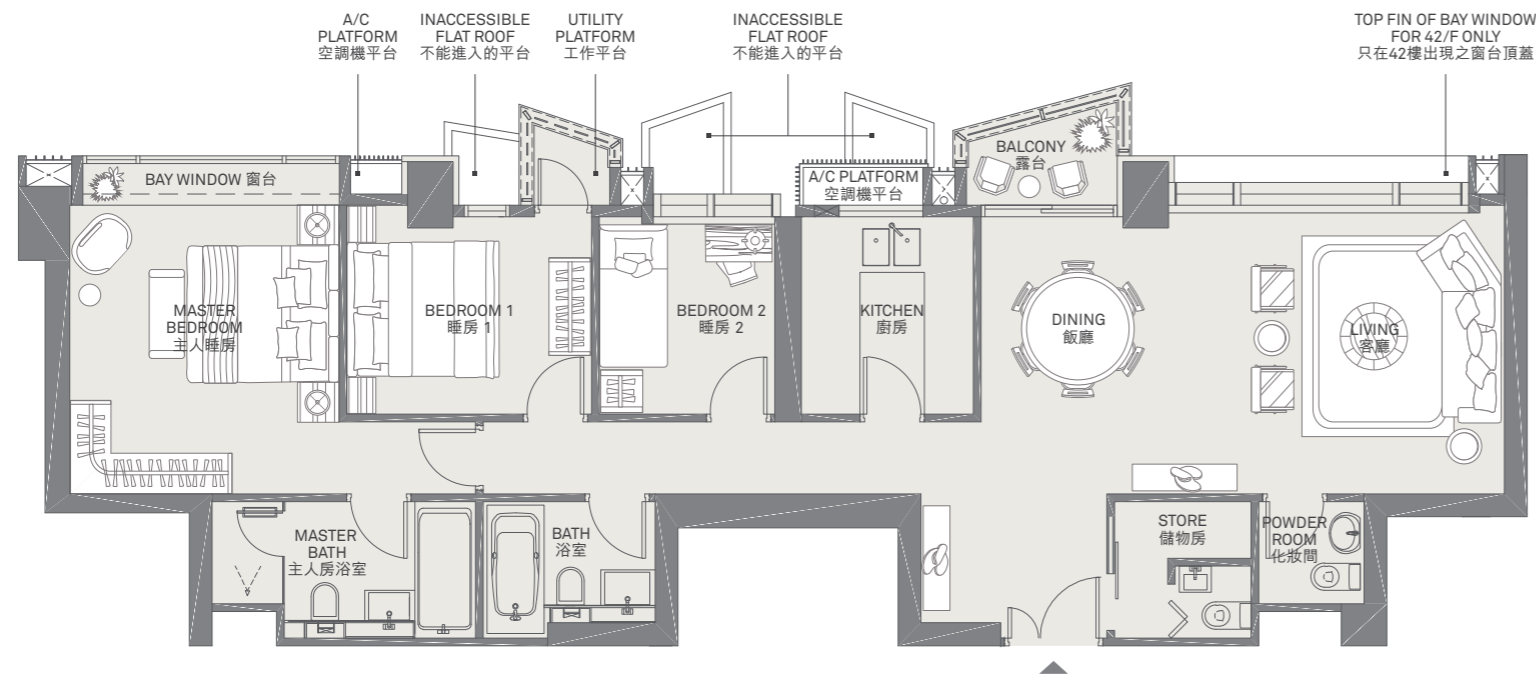
三房特色單位
(一套房) 連儲物房

1,149 sq ft
平方呎



Floors 43 to 51 of ALASSIO are specially designed to include three units per floor, providing a higher degree of privacy to residents.
43樓至51樓屬特色樓層，一層三伙設計，提升住戶私隱度。

▲ 43/F-51/F Unit B 單位



- 1 Special unit B offers an exclusive layout encompassing three bedrooms with an en-suite and a storeroom
- 2 The living and dining room is bathed in natural light through the full-height windows, and connects directly to the balcony
- 3 All bedrooms are clustered away from the living area to enhance privacy
- 4 The master bedroom has ample space for a king-sized bed, arm chair and wardrobe. The master bathroom is equipped with a floor heating system
- 5 Bedroom 1 is connected to a utility platform with stunning views beyond

特色單位B屬罕有三房連一套房及儲物室設計

客飯廳設落地玻璃窗，連接廣闊露台，將戶外自然光引入室內

所有睡房自成一隅，尊享私人休閒空間

主人睡房寬敞實用，足以放置特大雙人床、休閒椅及衣櫃等傢具。主人浴室配置地暖系統設計

睡房1連接工作平台，迷人景致盡收眼簾

Furniture Dimensions Summary 傢具尺寸表 (mm 毫米)

LIVING ROOM 客廳

Sofa 沙發	L 長 2700	W 闊 1130
Coffee table 茶几	D 直徑 900	
Side table 角几	D 直徑 460	
Chair 椅子	L 長 550	W 闊 530

DINING ROOM 飯廳

Dining table 餐桌	D 直徑 1500	
Chair 餐椅	L 長 440	W 闊 440
Cabinet 櫃	L 長 1400	W 闊 380

MASTER BEDROOM 主人睡房

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 550	W 闊 550
Ottoman 軟墊椅	L 長 1180	W 闊 470
Chair 椅子	L 長 850	W 闊 610
Wardrobe 衣櫃	L 長 2150	W 闊 1200
Side table 角几	D 直徑 300	

BEDROOM 1 睡房 1

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 480	W 闊 380
Wardrobe 衣櫃	L 長 1300	W 闊 560

BEDROOM 2 睡房 2

Bed 床	L 長 1900	W 闊 900
Wardrobe 衣櫃	L 長 560	W 闊 560
Table 桌子	L 長 890	W 闊 500
Chair 椅子	L 長 550	W 闊 550

BALCONY 露台

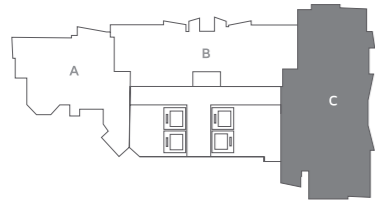
Chair 椅子	L 長 500	W 闊 500
Side table 角几	D 直徑 300	



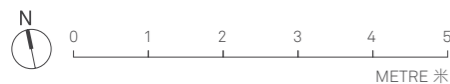
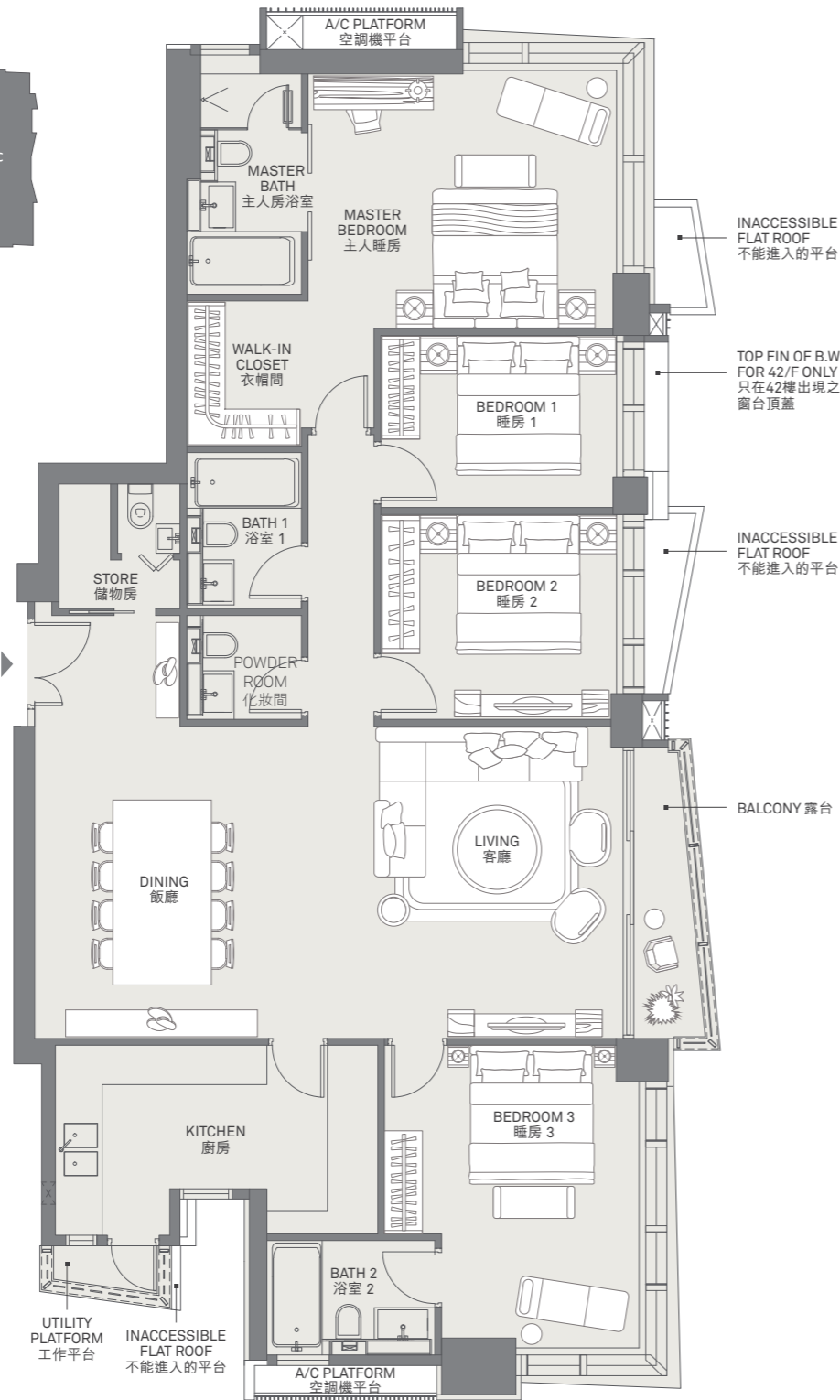
4-BEDROOM SPECIAL UNITS
with 2 en-suites and storeroom

四房特色單位
(雙套房) 連儲物房

1,702 sq ft
平方呎



▲ 43/F-51/F Unit C 單位



- The east-facing special unit C offers an extraordinary layout featuring two spacious en-suite bedrooms with huge windows and views beyond
特色單位C為矜罕四房間隔，廳房一律朝向東面，所有睡房更配備特大玻璃窗設計，坐擁開揚景致
- The living and dining room offers a perfect space for gatherings
巨型客飯廳享高度實用性，盡顯大宅氣派
- An expansive balcony overlooks the vista of Central and Victoria Harbour
特大露台可俯瞰維港兩岸及中環的壯麗景致
- The master bedroom is naturally lit through its full-height corner window where the splendid view can be enjoyed from the comfort of a lounge chair. A space for a walk-in closet is provided exclusively for this unit
主人套房特設落地玻璃廣角窗，住戶可躺於休閒椅上飽覽維港景致。此單位亦尊享有衣帽間設計
- The master bathroom offers both a stand-alone shower and bath, and it features a floor heating system for a spa-like experience
主人浴室設有獨立淋浴間及浴缸，配合地暖系統之細緻設計，營造仿如水療中心般尊貴享受
- En-suite bedroom 3 is specially designed with a full-height corner window
睡房3同屬套房格局，配以落地玻璃廣角窗設計

Furniture Dimensions Summary 傢具尺寸表 (mm 毫米)

LIVING ROOM 客廳

TV cabinet 電視櫃	L 長 2250	W 闊 400
Sofa 沙發	L 長 3100	W 闊 2200
Coffee table 茶几	D 直徑 1300	
Side table 角几	D 直徑 470	
Chair 椅子	L 長 850	W 闊 600

DINING ROOM 飯廳

Dining table 餐桌	L 長 2700	W 闊 1440
Chair 餐椅	L 長 650	W 闊 460
Shoe cabinet 鞋櫃	L 長 1500	W 闊 300
Cabinet 櫃	L 長 2800	W 闊 400

MASTER BEDROOM 主人睡房

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 540	W 闊 550
Ottoman 軟凳	L 長 1200	W 闊 480
Lounge chair 躺椅	L 長 1600	W 闊 600
Side table 角几	D 直徑 300	
Table 枱	L 長 1750	W 闊 500
Chair 椅子	L 長 540	W 闊 470
Wardrobe 衣櫃	L 長 2050	W 闊 1650

BEDROOM 1 睡房 1

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 540	W 闊 550
Wardrobe 衣櫃	L 長 1500	W 闊 560

BEDROOM 2 睡房 2

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 540	W 闊 550
Wardrobe 衣櫃	L 長 2050	W 闊 560
TV cabinet 電視機櫃	L 長 2400	W 闊 400

BEDROOM 3 睡房 3

Bed 床	L 長 2030	W 闊 1850
Bedside cabinet 床頭櫃	L 長 300	W 闊 300
Ottoman 軟凳	L 長 1200	W 闊 480
Wardrobe 衣櫃	L 長 1500	W 闊 560
Lounge chair 躺椅	L 長 1600	W 闊 600
Side table 角几	D 直徑 300	

BALCONY 露台

Chair 椅子	L 長 500	W 闊 500
Side table 角几	D 直徑 300	

Standing a majestic 50 storeys high, this meticulously designed development offers 197 exquisite apartments in two- to four-bedroom layouts.

殷然屹立于西半山，樓高50層，合共197個優質住宅單位，提供兩房至四房戶型選擇。



**52/F, 53/F & Roof 天台
DUPLEX UNITS 複式單位**

4 en-suites, family room, storeroom, utility room and rooftop swimming pool
四套房連家庭廳、儲物房、多用途房及天台游泳池

3 en-suites, storeroom, utility room and rooftop swimming pool
三套房連儲物房、多用途房及天台游泳池

**43/F - 51/F
SPECIAL UNITS 特色單位**

4 bedrooms with 2 en-suites and storeroom
四房(兩套房)連儲物房

3 bedrooms with 1 en-suite and storeroom
三房(一套房)連儲物房

2 bedrooms with 1 en-suite and storeroom
兩房(一套房)連儲物房

**6/F - 42/F
TYPICAL UNITS 標準單位**

2 bedrooms with 1 en-suite and storeroom
兩房(一套房)連儲物房

2 bedrooms
兩房

**5/F
SPECIAL UNITS WITH FLAT ROOF
特色連平台單位**

2 bedrooms with 1 en-suite, storeroom and flat roof
兩房(一套房)連儲物房及平台

2 bedrooms with flat roof
兩房連平台

Floor 樓層	Unit A 單位	Unit B 單位	Unit C 單位		
Roof 天台	2,575 (1,196*)	1,650 (606*)	3,118 (1,219*)		
53					
52					
51	1,010	1,149	1,702		
50					
49					
48					
47					
46					
45					
43					
Floor 樓層	Unit A 單位	Unit B 單位	Unit C 單位	Unit D 單位	Unit E 單位
42	1,007	581	922	732	
41					
40					
39					
38					
37					
36					
35					
33					
32					
31	586	582	922	732	
30					
29					
28					
27					
25					
23					
22					
21					
20					
19	1,006	582	922	732	
18					
17					
16					
15					
13					
12					
11					
10					
9					
8	964 (1,530#)	549 (307#)	544 (686#)	880 (541#)	694 (190#)
6					
5					

* Roof area 天台面積 # Flat roof area 平台面積

All figures represent the saleable area of the units and are in sq ft. For details of the area of residential properties in the development, please refer to the Sales Brochure.

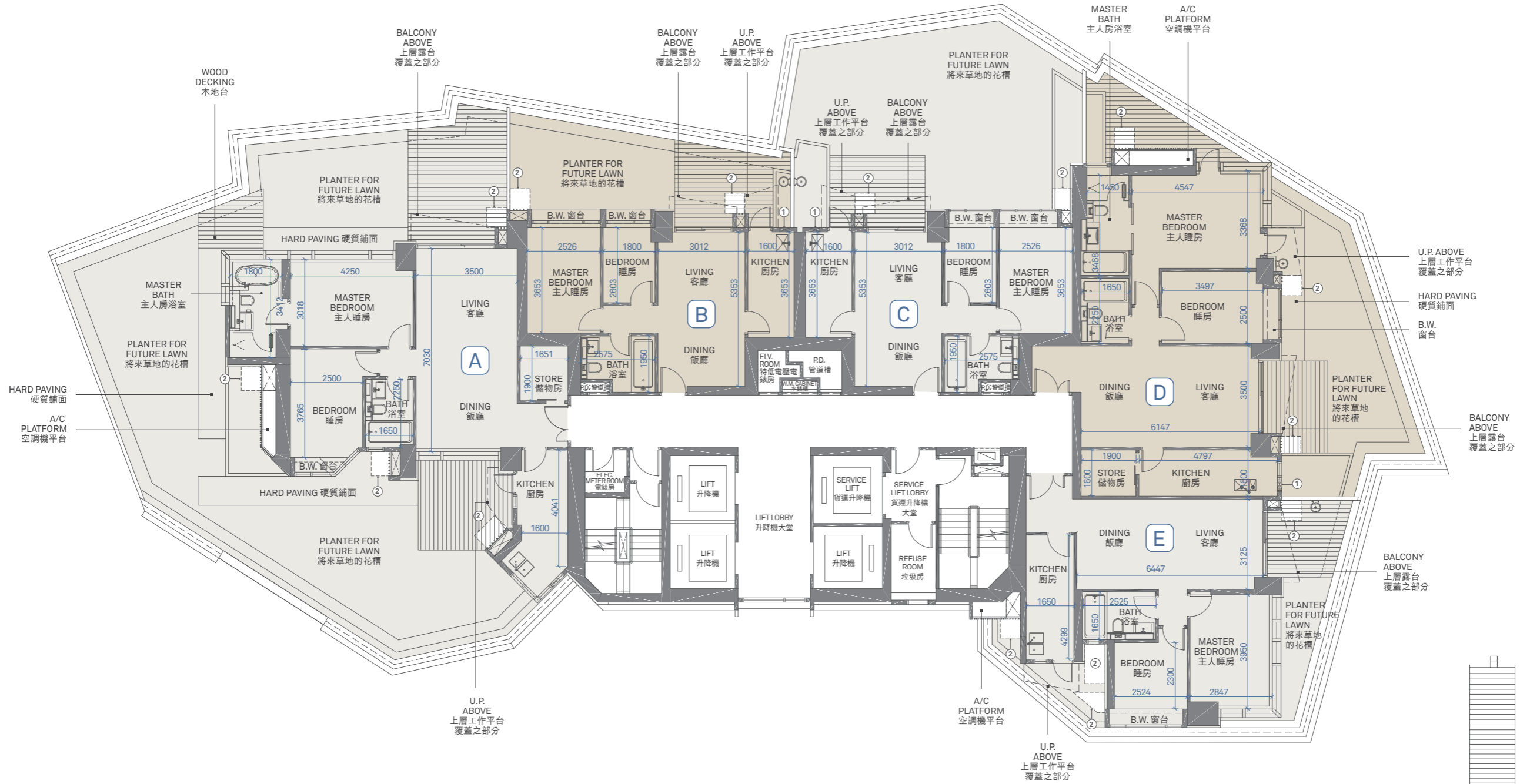
所有數字代表單位之實用面積，並以平方呎標示。有關發展項目的住宅物業的面積詳情，請參閱售樓說明書。

Computer rendering of the outward appearance of ALASSIO. Authorised Person for the Development advised that this image is in general accordance with the outward appearance of the Development.
殷然項目外觀之電腦模擬圖。根據發展項目的認可人士的意見，此圖大致上與項目外觀一致。

5/F FLOOR PLAN | 五樓平面圖

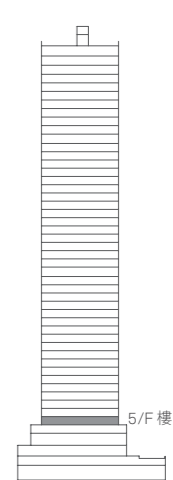
SPECIAL UNITS WITH FLAT ROOF

特色連平台單位



B.W. - Bay Window 窗台
U.P. - Utility Platform 工作平台

- ① Wall opening in-filled with concrete reserved for future installation of flue aperture of gas water heater as required by the Building Authority in the approved general building plans.
按照建築事務監督就經批准的建築圖則之要求，此混凝土填封位置已預留孔口予安裝氣體熱水爐之排煙道。
- ② The label areas within the flat roof of the units are the common parts of the Development and do not form part of that flat roof.
住宅單位平台內之標誌部份屬發展項目之公用部份，並不屬該平台之一部份。



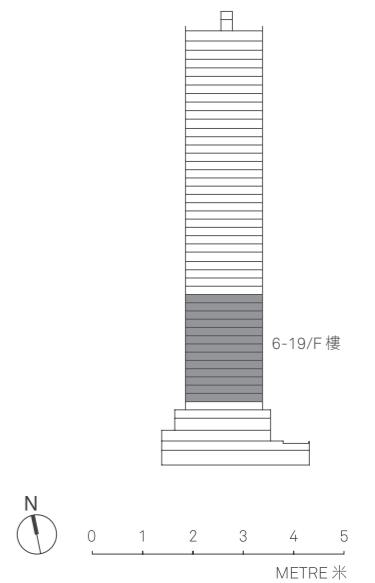
6/F-19/F FLOOR PLAN | 六樓至十九樓平面圖

TYPICAL UNITS
標準單位



B.W. - Bay Window 窗台
U.P. - Utility Platform 工作平台

① Wall opening in-filled with concrete reserved for future installation of flue aperture of gas water heater as required by the Building Authority in the approved general building plans.
按照建築事務監督就經批准的建築圖則之要求，此混凝土填封位置已預留孔口予安裝氣體熱水爐之排煙道。



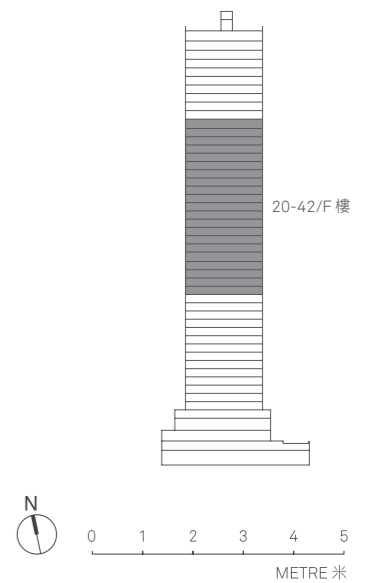
20/F-42/F FLOOR PLAN | 二十樓至四十二樓平面圖

TYPICAL UNITS
標準單位



B.W. - Bay Window 窗台
U.P. - Utility Platform 工作平台

① Wall opening in-filled with concrete reserved for future installation of flue aperture of gas water heater as required by the Building Authority in the approved general building plans.
按照建築事務監督就經批准的建築圖則之要求，此混凝土填封位置已預留孔口予安裝氣體熱水爐之排煙道。



43/F-51/F FLOOR PLAN | 四十三樓至五十一樓平面圖

SPECIAL UNITS
特色單位

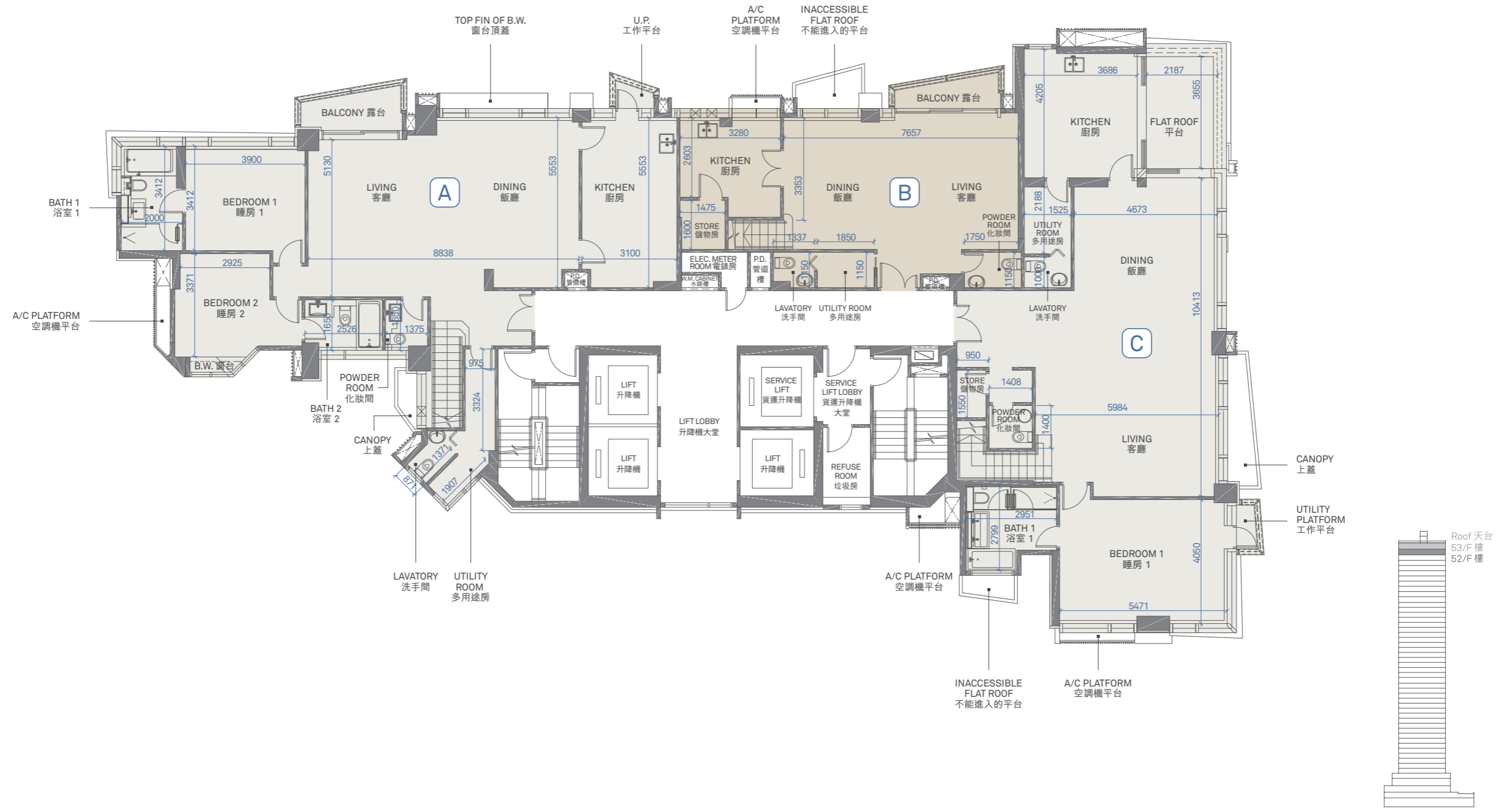


B.W. - Bay Window 窗台
U.P. - Utility Platform 工作平台



52/F FLOOR PLAN | 五十二樓平面圖

DUPLEX UNITS WITH ROOF (FIRST FLOOR)
複式單位連天台 (下層)

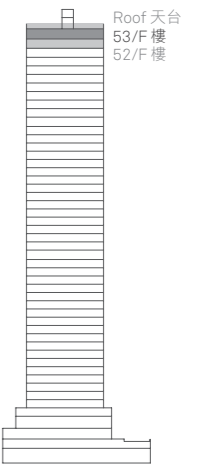
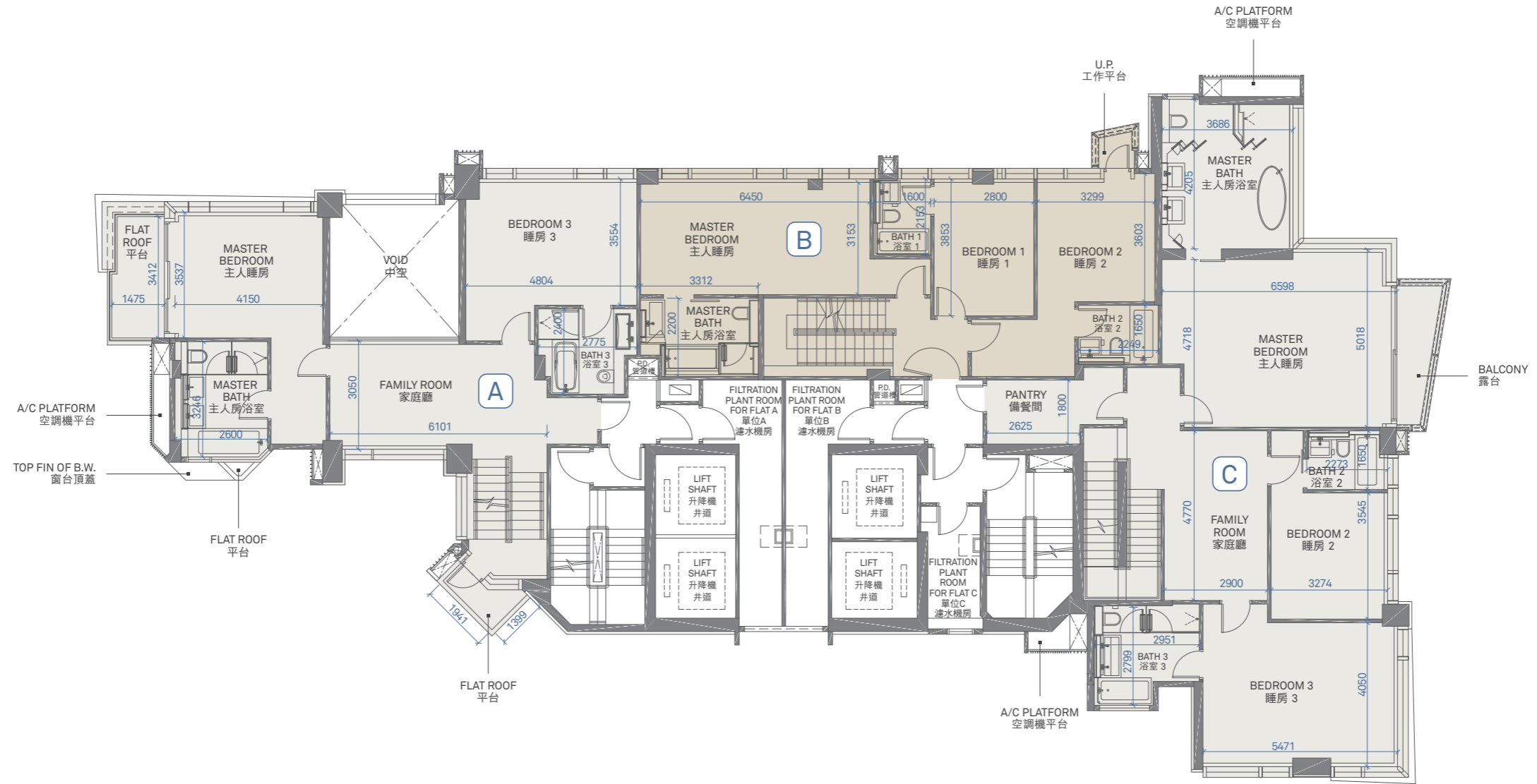


B.W. - Bay Window 窗台
U.P. - Utility Platform 工作平台



53/F FLOOR PLAN | 五十三樓平面圖

UPPER DUPLEX UNITS WITH ROOF (SECOND FLOOR)
複式單位連天台 (上層)

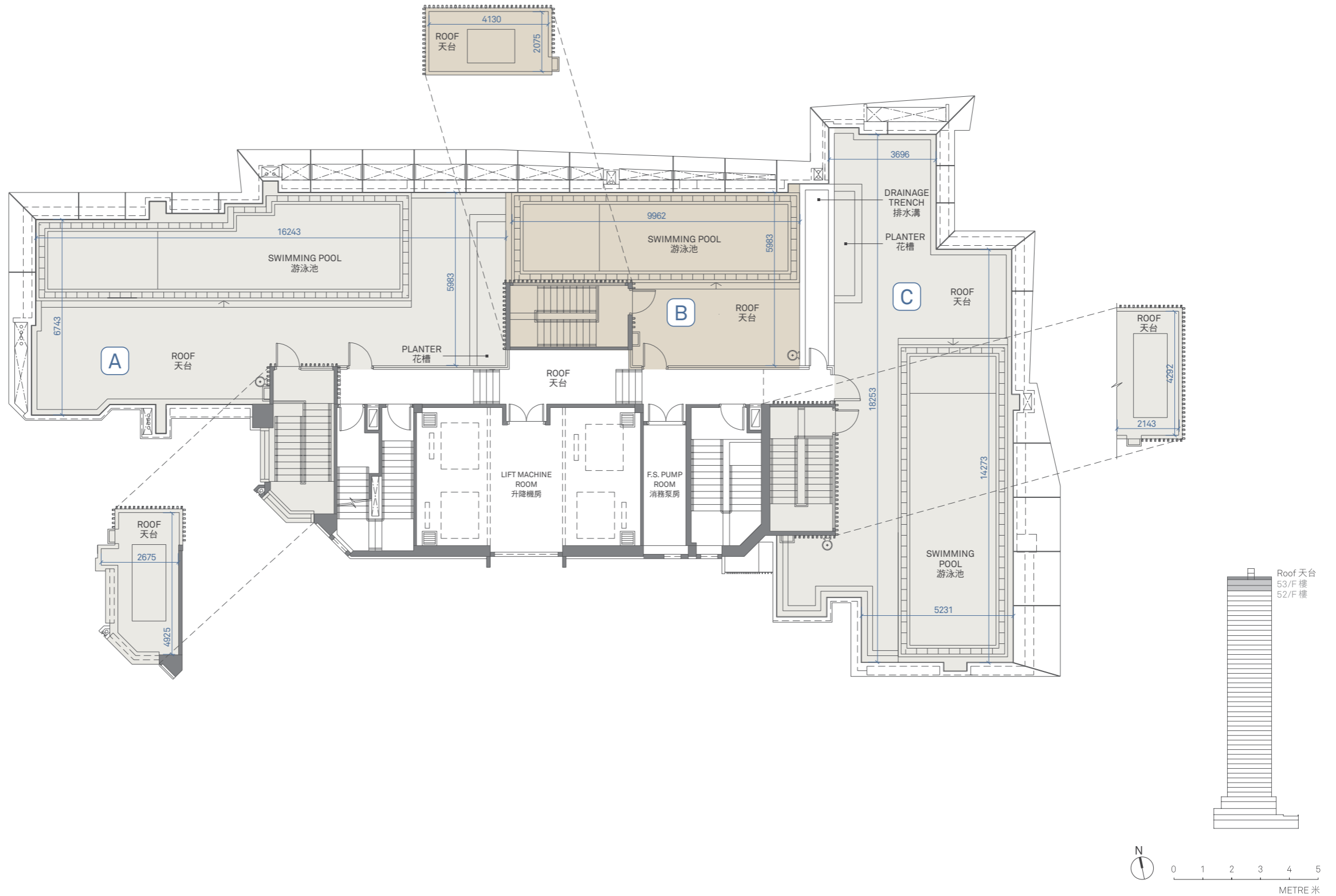


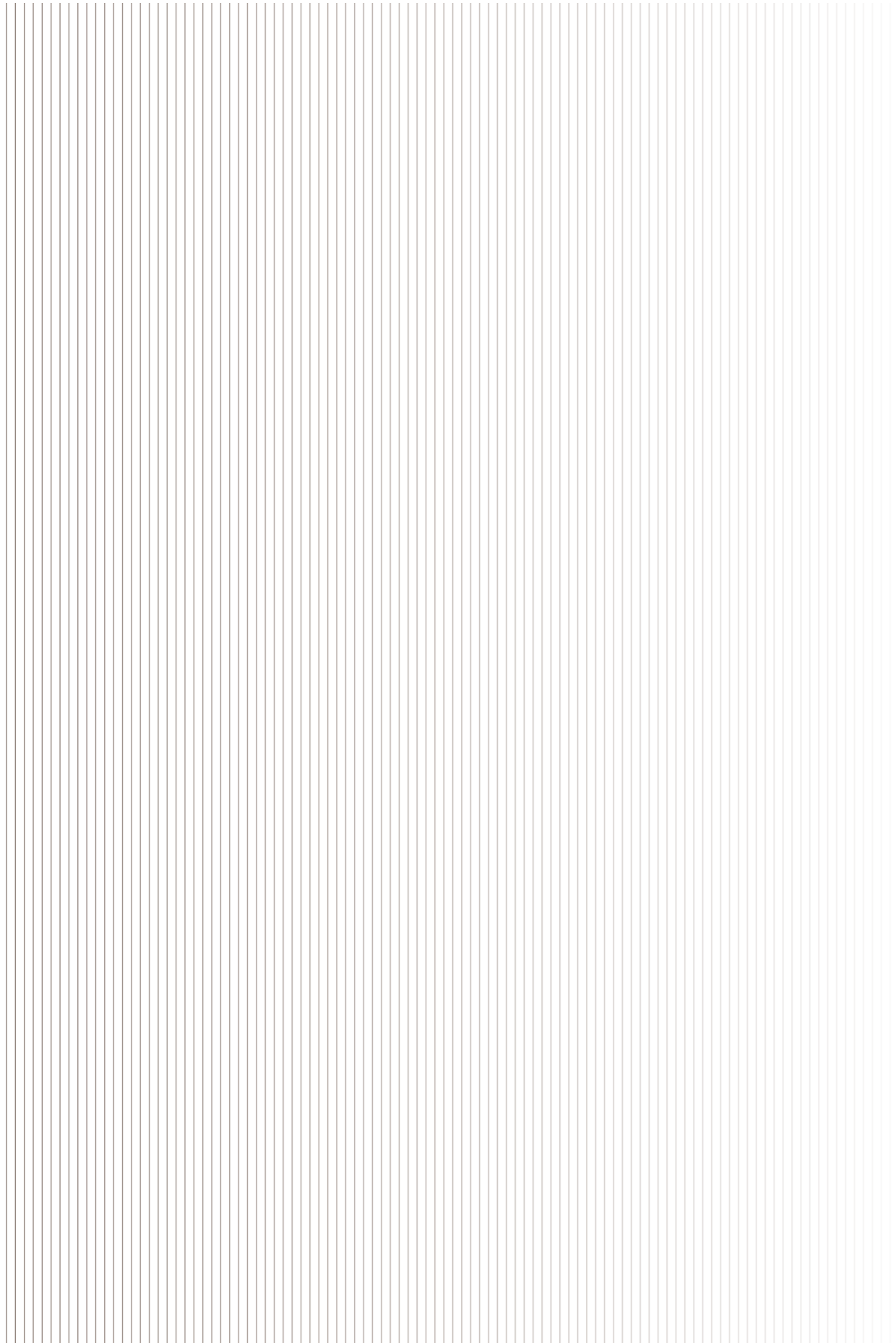
B.W. - Bay Window 窗台
U.P. - Utility Platform 工作平台



R/F FLOOR PLAN | 天台平面圖

DUPLEX UNITS WITH ROOF
複式單位連天台





The two-storey
ALASSIO Clubhouse



The exclusive two-storey clubhouse promotes residents' mental and physical wellness with a host of spa-like facilities, including an approximately 25-metre-long outdoor heated swimming pool, a gymnasium, a yoga room, a sauna room and a steam room.

兩層高的住客會所特設約25米長之室外恆溫泳池、健身室、瑜珈室、桑拿房及蒸氣房，讓住客隨時舒展身心。

Computer rendering of Outdoor Heated Swimming Pool
室外恆溫泳池電腦模擬圖



Computer rendering of Gymnasium 健身室電腦模擬圖

The clubhouse also serves as a social and recreational centre for residents with a banquet room equipped with a kitchen and pantry, children's play area, reading lounge and piano room.

住客會所設有兒童遊樂室、休閒閱讀雅座及鋼琴室，當中宴會廳更特設廚房及備餐間，讓住戶與三五知己歡聚。



Computer rendering of Children's Play Area 兒童遊樂室之電腦模擬圖



Computer rendering of Banquet Room 宴會廳之電腦模擬圖



Computer rendering of Reading Lounge 休閒閱讀雅座之電腦模擬圖

Basic Facts

ADDRESS

100 Caine Road, Mid-Levels West

NO. OF APARTMENTS

197

NO. OF STOREYS

50

SALEABLE AREA

2-BEDROOM UNITS : 544 – 1,010 sq ft

3-BEDROOM SPECIAL UNITS : 1,149 sq ft

4-BEDROOM SPECIAL UNITS : 1,702 sq ft

DUPLEX UNITS : 1,650 – 3,118 sq ft

FLOOR-TO-FLOOR HEIGHT

5 – 41/F : 3.085 METRES

42/F : 3.49 METRES

43 – 50/F : 3.2 METRES

51/F : 3.4 METRES

52/F : UNIT A 3.465 and 6.575 METRES; UNIT B and C 3.465 METRES

53/F : UNITS A, B and C 3.11, 3.46 and 3.81 METRES

CLUBHOUSE FACILITIES

2/F : Outdoor Heated Swimming Pool, Steam Room, Sauna Room

3/F : Gymnasium, Banquet Room with Kitchen and Pantry, Yoga Room, Piano Room, Children's Play Area, Reading Area, Garden Terrace

GOVERNMENT LEASE TERM

999 years (From 28 May 1855)

PROPERTY MANAGEMENT

Concierge service by Swire Properties

ESTIMATED MATERIAL DATE

31 May 2017

基本資料

地址

西半山堅道100號

單位數目

197

樓層數目

50

實用面積

兩房單位 : 544 – 1,010平方呎

三房特色單位 : 1,149平方呎

四房特色單位 : 1,702平方呎

頂層複式大宅 : 1,650 – 3,118平方呎

樓層高度

5 – 41樓 : 3.085米

42樓 : 3.49米

43 – 50樓 : 3.2米

51樓 : 3.4米

52樓 : A單位3.465及6.575米 ; B單位及C單位3.465米

53樓 : A、B及C單位3.11、3.46及3.81米

會所設施

2樓 : 室外恆溫泳池、蒸氣房、桑拿房

3樓 : 健身室、宴會廳連廚房及備餐間、瑜珈室、鋼琴室、兒童遊樂室、休閒閱讀雅座、戶外庭園

政府租賃年期

999年 (由1855年5月28日起)

物業管理

由太古地產提供優質物業管理服務

預計關鍵日期

2017年5月31日

District:

Mid-Levels West

Name of the Street and
Street Number:

100 Caine Road*

Website:

WWW.ALASSIO.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
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and processed with
computerised imaging
techniques. Prospective
purchasers should make

*The above street number is provisional and is subject to confirmation when the Development is completed.

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：
半山區西部

街道名稱及門牌號數：
堅道100號*

網址：
WWW.ALASSIO.COM.HK

本廣告/宣傳資料
內載列的相片、
圖像、繪圖或素

*上述門牌號數為臨時門牌號數，有待發展項目建成時確認。

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
區、其周邊地區
環境及附近的
公共設施有較佳
了解。

This promotional material is published by the Vendor, Wonder Cruise Group Limited or is published with its consent. A prospective purchaser is advised to refer to the Sales Brochure for any information on the Development.

Vendor: Wonder Cruise Group Limited

Holding Company of the Vendor: John Swire & Sons Limited, John Swire & Sons (H.K.) Limited, Swire Pacific Limited, Swire Properties Limited

Authorised Person: Mr. Wong Ming-Yim of Dennis Lau & Ng Chun Man Architects & Engineers (HK) Limited

Building Contractor: Hip Hing Construction Company Limited

Solicitors for Vendor: Mayer Brown JSM

Any authorised 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: Swire Properties Limited

Estimated material date for the Development as provided by the Authorised Person for the Development: 31 May 2017

Date of Printing: 12 July 2016

本宣傳資料由賣方Wonder Cruise Group Limited發布或在賣方的同意下發布。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。

賣方：Wonder Cruise Group Limited

賣方的控權公司：John Swire & Sons Limited、香港太古集團有限公司、太古股份有限公司、太古地產有限公司

認可人士：劉榮廣伍振民建築師事務所（香港）有限公司之王明炎先生

承建商：協興建築有限公司

賣方代表律師：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的名稱：不適用

已為發展項目的建造提供貸款的任何其他人的姓名或名稱：太古地產有限公司

由發展項目的認可人士提供的該項目的預計關鍵日期：2017年5月31日

印製日期：2016年7月12日

ENQUIRES 查詢 2922 4888 sales@swireproperties.com

Photographs shown on pages 10-19 were taken in Mid-Levels West in December 2015
第10至19頁所顯示之圖片於2015年12月拍攝於西半山

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