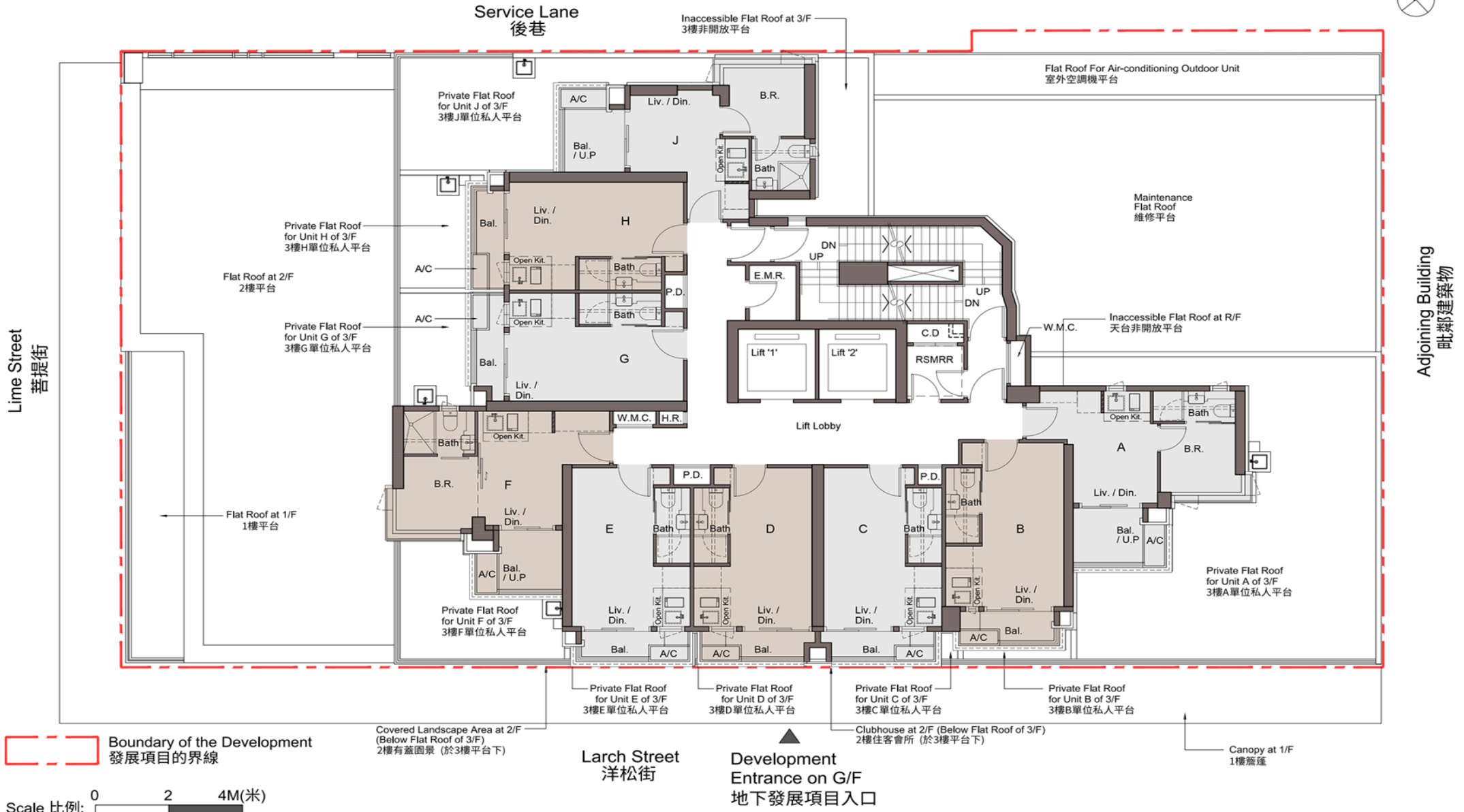


	A	B	C	D	E	F	G	H	J
	1房(開廚) 實用250' 天台156' 呎數: 0 間數: 1	開放式(開廚) 實用210' 天台69' 呎數: 0 間數: 1	開放式(開廚) 實用203' 天台92' 呎數: 0 間數: 1	開放式(開廚) 實用203' 天台92' 呎數: 0 間數: 1	開放式(開廚) 實用202' 天台171' 呎數: 0 間數: 1	1房(開廚) 實用268' 天台214' 呎數: 0 間數: 1	2房(開廚) 實用413' 天台377' 呎數: 0 間數: 1		
27/F									
26/F		[4] 6,412,000 @30,533 [B] 5,643,000 @26,871 [A] 5,450,000 @25,952		[2] 5,835,000 @28,744 [B] 5,135,000 @25,296 [A] 4,960,000 @24,433					
25/F		[4] 6,318,000 @30,086 [B] 5,560,000 @26,476 [A] 5,370,000 @25,571		[2] 5,741,000 @28,281 [B] 5,052,000 @24,887 [A] 4,880,000 @24,039					
23/F		[4] 6,224,000 @29,638 [B] 5,477,000 @26,081 [A] 5,290,000 @25,190		[2] 5,647,000 @27,818 [B] 4,969,000 @24,478 [A] 4,800,000 @23,645				[4] 8,141,000 @31,432 [B] 7,164,000 @27,660 [A] 6,920,000 @26,718	
22/F		[4] 6,129,000 @29,186 [B] 5,394,000 @25,686 [A] 5,210,000 @24,810		[2] 5,053,000 @24,892 臨: 22/09/02				[4] 7,941,000 @30,660 [B] 6,988,000 @26,981 [A] 6,750,000 @26,062	
21/F		[4] 6,035,000 @28,738 [B] 5,311,000 @25,290 [A] 5,130,000 @24,429		[1] 5,526,000 @27,222 [B] 4,863,000 @23,956 [A] 4,697,000 @23,138				[4] 7,741,000 @29,888 [B] 6,812,000 @26,301 [A] 6,580,000 @25,405	
20/F		[3] 5,941,000 @28,290 [B] 5,228,000 @24,895 [A] 5,050,000 @24,048	[4] 6,276,000 @30,916 [B] 5,523,000 @27,207 [A] 5,335,000 @26,281	[1] 4,616,000 @22,739 臨: 22/09/02			[1] 5,573,000 @27,053 [B] 4,904,000 @23,806 [A] 4,737,000 @22,995	[4] 7,541,000 @29,116 [B] 6,636,000 @25,622 [A] 6,410,000 @24,749	
19/F		[3] 5,847,000 @27,843 [B] 5,145,000 @24,500 [A] 4,970,000 @23,667	[4] 6,218,000 @30,631 [B] 5,472,000 @26,956 [A] 5,285,000 @26,034	[1] 4,888,000 @24,079 臨: 22/09/02			[1] 5,484,000 @26,621 [B] 4,826,000 @23,427 [A] 4,661,000 @22,626	[4] 7,341,000 @28,344 [B] 6,460,000 @24,942 [A] 6,240,000 @24,093	
18/F		[3] 5,753,000 @27,395 [B] 5,063,000 @24,110 [A] 4,890,000 @23,286	[4] 6,159,000 @30,340 [B] 5,420,000 @26,700 [A] 5,235,000 @25,788	[1] 4,834,000 @23,813 臨: 22/09/02			[1] 5,394,000 @26,184 [B] 4,747,000 @23,044 [A] 4,585,000 @22,257	[1] 6,955,000 @26,853 [B] 6,120,000 @23,629 [A] 5,912,000 @22,826	
17/F		[3] 5,659,000 @26,948 [B] 4,980,000 @23,714 [A] 4,810,000 @22,905	[4] 6,110,000 @30,099 [B] 5,377,000 @26,488 [A] 5,194,000 @25,586	[1] 4,464,000 @21,990 臨: 22/09/02			[1] 5,306,000 @25,757 [B] 4,669,000 @22,665 [A] 4,510,000 @21,893	[1] 6,765,000 @26,120 [B] 5,953,000 @22,985 [A] 5,750,000 @22,201	
16/F		[2] 5,565,000 @26,500 [B] 4,897,000 @23,319 [A] 4,730,000 @22,524	[4] 6,051,000 @29,808 [B] 5,325,000 @26,232 [A] 5,143,000 @25,335	[1] 4,569,000 @22,507 臨: 22/09/02			[1] 5,216,000 @25,320 [B] 4,590,000 @22,282 [A] 4,434,000 @21,524	[1] 5,982,000 @23,097 臨: 22/09/02	
15/F	[4] 7,154,000 @28,616 [B] 6,296,000 @25,184 [A] 6,081,000 @24,324	[1] 5,573,000 @26,538 [B] 4,904,000 @23,352 [A] 4,737,000 @22,557	[4] 5,999,000 @29,552 [B] 5,279,000 @26,005 [A] 5,099,000 @25,118	[1] 4,363,000 @21,493 臨: 22/09/02			[1] 4,666,000 @22,650 臨: 22/09/02	[1] 6,384,000 @24,649 [B] 5,618,000 @21,691 [A] 5,426,000 @20,950	
12/F	[4] 7,080,000 @28,320 [B] 6,230,000 @24,920 [A] 6,018,000 @24,072	[1] 5,514,000 @26,257 [B] 4,852,000 @23,105 [A] 4,687,000 @22,319	[4] 5,941,000 @29,266 [B] 5,228,000 @25,754 [A] 5,050,000 @24,877	[1] 4,464,000 @21,990 臨: 22/09/03			[1] 5,038,000 @24,456 [B] 4,433,000 @21,519 [A] 4,282,000 @20,786	[1] 5,722,000 @22,093 臨: 22/09/02	
11/F	[3] 6,024,000 @24,096 臨: 22/09/02	[1] 5,454,000 @25,971 [B] 4,800,000 @22,857 [A] 4,636,000 @22,076	[4] 5,882,000 @28,975 [B] 5,176,000 @25,498 [A] 5,000,000 @24,631	[1] 4,412,000 @21,734 臨: 22/09/02			[1] 4,948,000 @24,019 [B] 4,354,000 @21,136 [A] 4,206,000 @20,417	[3] 5,729,000 @28,083 [B] 5,042,000 @24,716 [A] 4,870,000 @23,873	[1] 5,636,000 @21,761 臨: 22/09/02
10/F	[3] 6,742,000 @26,968 [B] 5,933,000 @23,732 [A] 5,731,000 @22,924	[1] 5,394,000 @25,686 [B] 4,747,000 @22,605 [A] 4,585,000 @21,833	[3] 5,706,000 @28,108 [B] 5,021,000 @24,734 [A] 4,850,000 @23,892	[1] 4,508,000 @22,207 臨: 22/09/02		[3] 7,676,000 @28,749 [B] 6,755,000 @25,300 [A] 6,525,000 @24,438	[1] 4,276,000 @20,757 臨: 22/09/02	[3] 5,676,000 @27,824 [B] 4,995,000 @24,485 [A] 4,825,000 @23,652	[1] 5,549,000 @21,425 臨: 22/09/02
9/F	[3] 6,638,000 @26,552 [B] 5,841,000 @23,364 [A] 5,642,000 @22,568	[1] 5,335,000 @25,405 [B] 4,695,000 @22,357 [A] 4,535,000 @21,595	[3] 5,647,000 @27,818 [B] 4,969,000 @24,478 [A] 4,800,000 @23,645	[1] 4,307,000 @21,217 臨: 22/09/02		[3] 7,600,000 @28,464 [B] 6,688,000 @25,049 [A] 6,460,000 @24,195	[1] 4,340,000 @21,068 臨: 22/09/02	[3] 5,624,000 @27,569 [B] 4,949,000 @24,260 [A] 4,780,000 @23,431	[1] 5,282,000 @20,394 臨: 22/09/02
8/F	[2] 6,533,000 @26,132 [B] 5,749,000 @22,996 [A] 5,553,000 @22,212	[1] 5,275,000 @25,119 [B] 4,642,000 @22,105 [A] 4,484,000 @21,352	[3] 5,588,000 @27,527 [B] 4,917,000 @24,222 [A] 4,750,000 @23,399	[1] 4,255,000 @20,961 臨: 22/09/02		[2] 7,524,000 @28,180 [B] 6,621,000 @24,798 [A] 6,395,000 @23,951	[1] 3,978,000 @19,311 臨: 22/09/02	[3] 5,571,000 @27,309 [B] 4,902,000 @24,029 [A] 4,735,000 @23,211	[1] 5,317,000 @20,529 臨: 22/09/02
7/F	[2] 5,658,000 @22,632 臨: 22/09/02	[1] 5,216,000 @24,838 [B] 4,590,000 @21,857 [A] 4,434,000 @21,114	[3] 5,529,000 @27,236 [B] 4,866,000 @23,970 [A] 4,700,000 @23,153	[1] 4,345,000 @21,404 臨: 22/09/02		[2] 7,447,000 @27,891 [B] 6,553,000 @24,543 [A] 6,330,000 @23,708	[1] 4,066,000 @19,738 臨: 22/09/02	[3] 5,518,000 @27,049 [B] 4,856,000 @23,804 [A] 4,690,000 @22,990	[1] 5,289,000 @20,421 臨: 22/09/02
6/F	[2] 5,566,000 @22,264 臨: 22/09/02	[1] 5,156,000 @24,552 [B] 4,537,000 @21,605 [A] 4,383,000 @20,871	[2] 5,471,000 @26,951 [B] 4,814,000 @23,714 [A] 4,650,000 @22,906	[1] 4,292,000 @21,143 臨: 22/09/02		[2] 7,371,000 @27,607 [B] 6,486,000 @24,292 [A] 6,265,000 @23,464	[1] 4,014,000 @19,485 臨: 22/09/02	[3] 5,465,000 @26,789 [B] 4,809,000 @23,574 [A] 4,645,000 @22,770	[1] 5,030,000 @19,421 臨: 22/09/02
5/F	[2] 5,661,000 @22,644 臨: 22/09/02	[1] 5,096,000 @24,267 [B] 4,484,000 @21,352 [A] 4,332,000 @20,629	[2] 5,412,000 @26,660 [B] 4,763,000 @23,463 [A] 4,600,000 @22,660	[1] 4,075,000 @20,074 臨: 22/09/02		[2] 7,294,000 @27,318 [B] 6,419,000 @24,041 [A] 6,200,000 @23,221	[1] 3,968,000 @19,262 臨: 22/09/02	[3] 5,412,000 @26,529 [B] 4,763,000 @23,348 [A] 4,600,000 @22,549	[1] 5,115,000 @19,749 臨: 22/09/02
3/F		[2] 5,407,000 @28,608 [B] 4,758,000 @25,175 [A] 4,596,000 @24,317	[2] 5,368,000 @29,333 [B] 4,724,000 @25,814 [A] 4,563,000 @24,934	[2] 4,915,000 @27,155 [B] 4,325,000 @23,895 [A] 4,178,000 @23,083	[2] 5,366,000 @29,322 [B] 4,722,000 @25,803 [A] 4,561,000 @24,923		[2] 5,435,000 @29,538 [B] 4,783,000 @25,995 [A] 4,620,000 @25,109		
2/F	TRANSFER PLATE 結構轉換層								
1/F	CLUB HOUSE 會所								
G/F	SHOP 商店								
	ENTRANCE LOBBY / SHOP 入口大堂 / 商店								

即表
銷安/招標 1
銷安(出售 09/04)
銷安/招標 3
銷安/招標 4
銷安/招標 5
未出銷安
未有資料
停售
已售

LAYOUT PLAN OF THE DEVELOPMENT
發展項目的布局圖



物業簡介資料
 項目名稱：Larchwood
 英文名稱：Larchwood
 網址：http://www.themet.com.hk/larchwood/
 物業地址：洋松街 62 號
 區域：旺角
 單位總數：187
 關鍵日期：2024/04/30 (預計)
 校網：小學 - 32 區
 中學 - 油尖旺區
 發展商：宏安集團
 展銷地址：九龍尖沙咀天文臺道 8 號 1 樓
 開放時間：銷出出售當日
 12:00 至 22:00
 其後日子
 12:00 至 20:00
 律師行：的近律師行
 Deacons
 本票金額：\$80,000

付款計劃簡介 (招標單位除外)

[A] 120 天現金付款計劃

- 5% 臨時買賣合約時支付
- 95% 臨時買賣合約後 120 天內【或】
發展商發出入伙通知書後 14 天內支付
如有【或】以較早者為準

付款方式折扣

(照定價 -11%)

宏地善會員折扣

(照定價 -1%)

空間增值優惠

(照定價 -1%)

油旺活化優惠

優惠期至 2022/09/30 當日

(照定價 -1%)

都會之森和木而居優惠

(照定價 -1%)

開放式單位 2 選 1 優惠

1. (照定價 -\$28,000)

2. 傢俬禮券優惠 \$28,000

1 房單位 2 選 1 優惠

1. (照定價 -\$58,000)

2. 傢俬禮券優惠 \$58,000

發展商不提供備用按揭貸款

[B] 建築期付款計劃

- 5% 臨時買賣合約時支付
- 5% 臨時買賣合約後 270 天內支付
- 90% 發展商發出入伙通知書後 14 天內支付

付款方式折扣

(照定價 -8%)

宏地善會員折扣

(照定價 -1%)

空間增值優惠

(照定價 -1%)

油旺活化優惠

優惠期至 2022/09/30 當日

(照定價 -1%)

都會之森和木而居優惠

(照定價 -1%)

開放式單位 2 選 1 優惠

1. (照定價 -\$28,000)

2. 傢俬禮券優惠 \$28,000

1 房單位 2 選 1 優惠

1. (照定價 -\$58,000)

2. 傢俬禮券優惠 \$58,000

提前清付樓價現金回贈 (如適用)

臨約後 180 天內 (成交價 2.5%)

發展商不提供備用按揭貸款

[C] 120 天現金輕鬆付款計劃

- 5% 臨時買賣合約時支付
- 95% 臨時買賣合約後 120 天內【或】
發展商發出入伙通知書後 14 天內支付
如有【或】以較早者為準

付款方式折扣

(照定價 -8%)

宏地善會員折扣

(照定價 -1%)

空間增值優惠

(照定價 -1%)

油旺活化優惠

優惠期至 2022/09/30 當日

(照定價 -1%)

都會之森和木而居優惠

(照定價 -1%)

開放式單位 2 選 1 優惠

1. (照定價 -\$28,000)

2. 傢俬禮券優惠 \$28,000

1 房單位 2 選 1 優惠

1. (照定價 -\$58,000)

2. 傢俬禮券優惠 \$58,000

易上車印花稅優惠

繳付的從價印花稅 (上限成交價 3.75%)

發展商不提供備用按揭貸款

[D] 建築期輕鬆付款計劃

- 5% 臨時買賣合約時支付
- 5% 臨時買賣合約後 270 天內支付
- 90% 發展商發出入伙通知書後 14 天內支付

付款方式折扣

(照定價 -5%)

宏地善會員折扣

(照定價 -1%)

空間增值優惠

(照定價 -1%)

油旺活化優惠

優惠期至 2022/09/30 當日

(照定價 -1%)

都會之森和木而居優惠

(照定價 -1%)

開放式單位 2 選 1 優惠

1. (照定價 -\$28,000)

2. 傢俬禮券優惠 \$28,000

1 房單位 2 選 1 優惠

1. (照定價 -\$58,000)

2. 傢俬禮券優惠 \$58,000

提前清付樓價現金回贈 (如適用)

臨約後 180 天內 (成交價 2.5%)

易上車印花稅優惠

繳付的從價印花稅 (上限成交價 3.75%)

發展商不提供備用按揭貸款

成交價數據分析 - 總售出 35 伙:

合約日期	單位	成交價	呎價
最高成交價:	2022/09/02 11A	\$6,024,000	@24,096
最低成交價:	2022/09/02 5G	\$3,968,000	@19,262
最高呎價:	2022/09/02 22D		@24,892
最低呎價:	2022/09/02 5G		@19,262
總成交額: \$168.584M		總平均呎價: @21,564	

價單成交分析:

總計:	90	35	55	
價單	首發日期	單位	已售	可售
[1]	22/08/24	50	30	20
[2]	22/08/28	20	4	16
[3]	22/08/29	20	1	19

間隔成交分析:

總計:	187	35	152	110	35	75
間隔	總單位	總出售	總未售	已出價單	價單已售	尚餘單位
開放式 (開廚)	124	22	102	78	22	56
1 房 (開廚)	62	13	49	32	13	19
2 房 (開廚)	1	0	1	0	0	0