

ORCHID POINT

APARTMENTS

公寓

THE
PRINTHOUSE

藝術坊 D



ORCHID POINT APARTMENTS

Orchid Point is the complete refurbishment of a stunning 19th century industrial mill and print works.

Orchid Point 將工業用工坊和印刷坊完全改造

Now a variety of one, two and three-bedroom apartments and two-bedroom penthouse suites, these contemporary units are completed to the highest specification, over two phases.

現代化套房 · 兩房 · 三房兩房頂樓的
住宅公寓分為兩期以最高規格的標準
完全改造

This £30 Million scheme is a reminder of Manchester's rich heritage as a world-leading industrial district, and a reflection of the city's development into a thriving, metropolitan hub.

價值3000萬英鎊打造計劃，將曼城具有歷史
意義和引領全球工業的價值發揮的淋漓盡致
而曼城將繼續朝有活力的大都會中心發光發亮



01



02

CONTEMPORARY CITY LIVING 現代城市化生活

Internally, all apartments comprise of:
每一戶內建都設有:

- Kitchen featuring integrated hob, fridge, freezer, sink and worktop area
全套廚房設備，架子，
冰箱，冰櫃，水槽和流理台。

- Open plan living area
開放式客廳

- En-suite shower room & family bathroom with boutique styling and designer fittings

具有精緻風格和設計質感的
全套衛浴和臥室

- Master suite

主臥套房

- Optional furniture pack including; beds, wardrobe units, bookcase, sofa, dining table and chairs*

加購選配傢俱：

1房- 傢俱加購價 £ 2,500

2房- 傢俱加購價 £ 3,000

床組，衣櫥，沙發餐桌椅子

- Secure entrance doors
安全的門禁管理

In-site car parking facilities are also available at
an additional cost of £10,000

僅需 £ 10,000擁有社區專屬停車許可







Example floor plan
2 Bed apartment

藝術坊 D

Block D of The Printhouse will offer a contemporary range of 1 & 2-bedroom apartments over five floors.

藝術坊D提供您5樓電梯配置1・2房公寓

The Executive 5th floor will comprise of 6 luxury apartments, finished to the highest of standards with designer fittings, large living areas and expansive views.

6戶獨家頂樓豪華行政房以最高規格設計風・
寬敞客廳活動空間以及延伸的景觀視野打造

Residents will also benefit from lift access via two passenger lifts.

三梯配置供住戶方便搭乘

Expected completion date December 2015.

預定竣工日2015年12月



STANDARD SPECIFICATION

戶型品鑑

Average internal dimensions of unit types
各戶型室內面積

1房	1 droo	Average size	平均面積
Approx. Living space	室內面積約	13.91坪	
Ceiling height	樓高	2425 mm	
2房	2-Bedroom	Average size	平均面積
Approx. Living space	室內面積約	18.15坪	
Ceiling height	樓高	2425 mm	
行政2房	2-Bedroom Executive	Average size	平均面積
Approx. Living space	室內面積約	23.89坪	
Ceiling height	樓高	2425 mm	
Balcony	陽臺	5.14坪	



室內完成

- Industrial floor paint with non slip rubber nosings to corridor/stairs
樓梯間採工業用地板漆及防滑橡膠護墊
- Barrier range contract matting to lobby
大廳地毯採凹凸面防滑
- Wood effect laminate flooring to entrance
大門通道採木地板效果
- Solid fire rated doors with Dulux grey finish and polished chrome handles
Dulux灰色防火門帶鍍鉻門把

- Matt white painted ceiling finishes and walls in Dulux soft white finish
天花板採暗啞白 色系漆；牆面採Dulux淡白 色系完成
- Skirting and architraves in Dulux satin white finish
避腳板邊緣採和柱頂過樑採Dulux緞面白 色系
- Double glazed windows throughout
玻璃窗一律採雙層配置
- Door entry system with two way speech facility and call panel
大門出入對講機設備採用雙向溝通式

廚房

- Contemporary Technik Oak kitchen
現代化橡木廚房
- Wall mounted and base units
一系列壁裝和落地式廚具
- Standard stainless steel finish, or similar, undermounted sink with double drainer and polished chrome mixer taps
鍍鉻水龍頭和標準不鏽鋼台下雙管式水槽

- Fitted worktop and splashbacks
系統式工作台和防濺擋板
- Free standing oven with integrated 4 ring induction hob
站立式烤箱帶嵌入式4頭電爐
- Large format ceramic floor tiles in 4 colour options
地板採4色系列大型瓷磚

衛浴

- White Vitreous enamel coated steel bath
浴缸採玻璃瓷釉上漆
- Wall mounted chrome shower head over bath with flexi hose
壁掛式手拿2用鍍鉻花灑
- Deck mounted chrome thermostatic bath/shower mixer tap
固定冷熱鍍鉻水龍頭
- Electric vent heater by Vent Axia above door
英國皇家御風牌門上通風加熱器
- Chrome siderail kit and clear glazed shower screen with polished chrome frame
邊拉式鍍鉻乾濕分離拉門
- White Vitreous china wash-hand basin with semi-pedestal
玻璃瓷半柱腳洗手台

- White Vitreous china WC with dual action push flush
雙按鍵式玻璃瓷馬桶
- Leico Atlas polished chrome taps throughout
鍍鉻水龍頭一律採英國Leico Atlas
- Large format wall tiling in beige to length of bath, half height to remaining perimeter
浴缸周圍採大型米白 色壁磚鋪設
- Contemporary ceiling lighting pendant fitting
現代化吸頂式吊燈
- Ventilation ceiling mounted extractor fan
吸頂式通風排風電扇
- Sandstone coloured vinyl sheeting flooring
乙烯基砂石色系地板磚

停車位和室外完成

- Car spaces available at an extra cost subject to availability
增購停車位詳情請洽經銷商
- Soft landscaping to surrounding car parking area
停車區域以園藝、綠化氛圍打造
- Perimeter fencing with external metal paint finish
圍繞式護欄外層採用金屬漆保護
- 8 Person passenger lift with stainless steel finish and interior mirror wall
電梯採用8人份不鏽鋼材質搭配內牆鏡面

臥房/大廳/起居室

- Fitted carpet in neutral off white
固定地毯採用米白 色系
- Pre-wired for BT and broadband; Freeview, SKY and DAB radio services available
已鋪設BT和寬頻線路；英國知名Freeview、SKY和DAB無線廣播電台服務可供使用



Please note that all distances are approximates, by car

LOCATION & PROXIMITY 地段與便利性

Sitting just around the corner from Trafford Park, on the peripherals of Manchester City Centre, this invigorating new scheme is just a short walk from Trafford Bar Tram Station providing residents with convenient access to the entire city.

本案座落於特拉福德公園旁，毗臨曼城市中心，離拉德福德電車站只有步行距離，方便所有居民快速抵達市中心

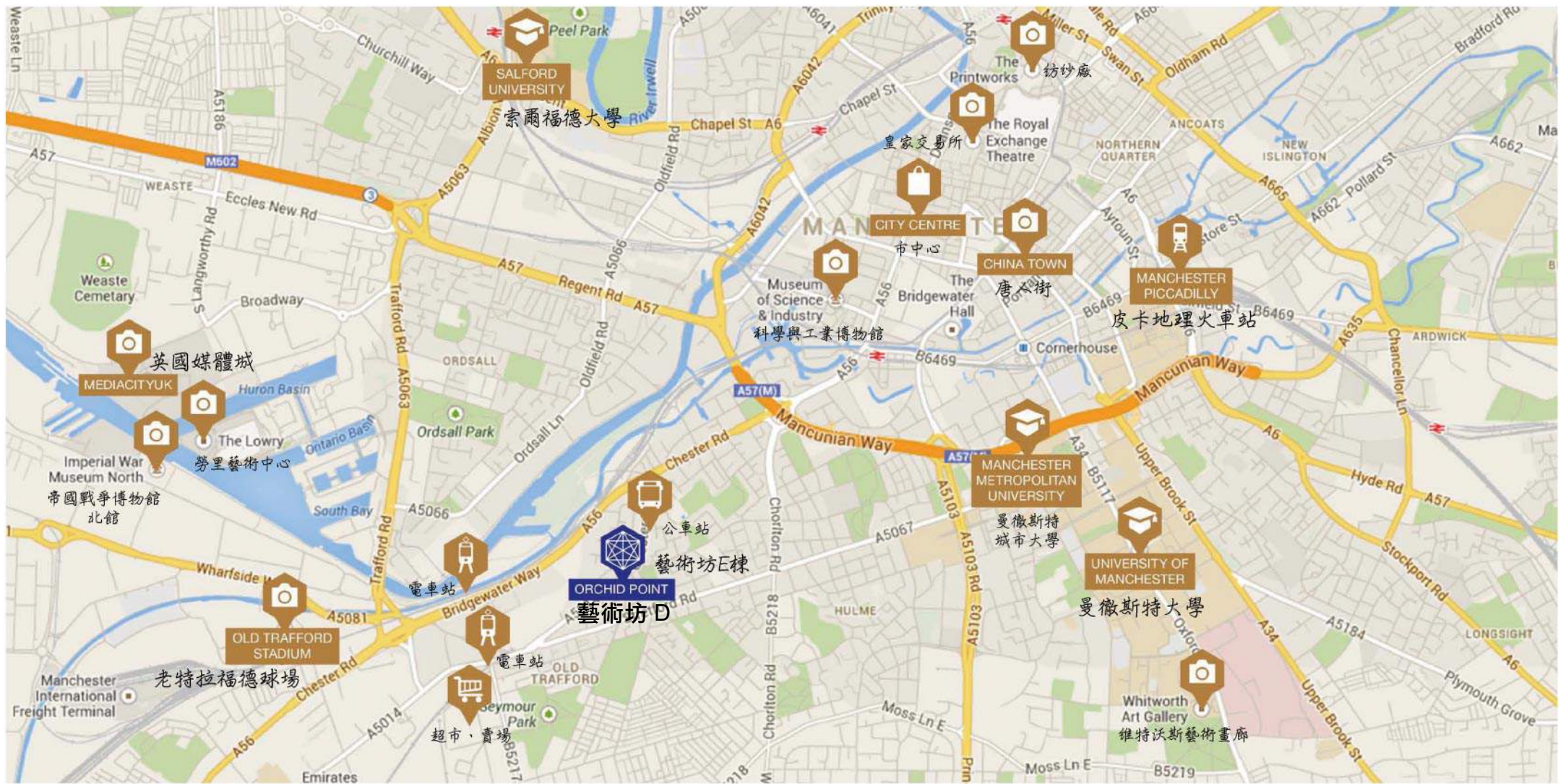


Across the bridge is Salford Quays and MediaCityUK, a new waterfront destination for Manchester with digital creativity, learning and leisure at its heart, in addition to being the new home of the BBC & ITV.

橋的對岸是索爾福德碼頭和英國媒體城，是曼城一個充滿新媒體創意、學術和休閒氣息的全新水域戶外空間。英國最大傳媒BBC&ITV的新家也將新遷於此

Manchester City Centre is a short commute and access to major road networks can be reached via Chester Road.

曼城市中心經由曼徹斯特大道便可連接各主要連外道路



KEY



Please note that all distances are approximates, by car

DEPOSIT 訂金

Upfront rental guarantee of 2 years paid in advance offered on select units.

預付最少兩年保障租金

ADDITIONAL FEES 其他費用

Service Charge: £750 per Annum (£450 for Building Management Fee + £300 for Ground Rent)

服務費：£ 750/年（大樓管理 £ 450 + 地租 £ 300）

Rental Management Fee: 15% to 20% of the rental collected per Annum (Waived during rental guarantee period)

物業託管費：年租金收益的約15%~20%（保障租金期內免）

Buyer's Legal Fee: Approximately £1,200 one time payment (Inclusive of disbursements fee, document fee and VAT)

律師費：一次性付費約£1,200

MANAGEMENT 管理

Absolute Living Developments will take care of the complete management of properties, from general maintenance to securing tenants for continued annual yields.

ALD將親自管理物業，從整體性的大樓維修服務至堅守入住率保障收益持續增長



藝術坊 D交易流程



買方律師代表: 馬兆融律師事務所



前結構工程師
1993年任 出庭律師
1999 年任 事務律師
多數大型機構法律顧問
任職倫敦金融城市律師事務所
2003 年創辦馬兆融律師事務所

UK Office:
75 Farringdon Road,
London EC1M 3JY
United Kingdom
www.maxwellalves.com

選定喜愛的單位 定金5,000

投資家提供訂購單、定金匯款、護照

下定5天開發商寄出確認函

完整資料將移交律師製作合約書

30天安排律師簽約完成

個別律師視訊簽約，準備文件：

1. 投資家護照、身證
2. 因應英國反洗錢法: 提供購房資金來源(如近3個月存摺)
3. 地址證明 (如水電費費通知單)

合約交換並進行 150 年物業持有所有權人登記

簽約完成後5天完成首付款至律師專款專

律師將於竣工後通知完成付尾款

投資家取得完工證明

FREQUENTLY ASKED QUESTIONS

一般常見問題

Are the rooms furnished? 傢具配置加購價：

Rooms are available furnished at an additional cost:

1 Bedroom Apartment: £2,500 1房公寓 £ 2,500

2 Bedroom Apartment: £3,000 2房公寓 £ 3,000

Is this a freehold property? 本案是永久土地所有權嗎？

No, it is leasehold. The lease is for 150 years.

本案為150年物業持有所有權

Who will manage my property and the building?

誰將管理我的物業和公寓？

The management arm of Absolute Living Developments will fully manage your property and the building.

ALD物業管理部門將親自負責管理您的物業和公寓

Who will hold my reservation fee?

誰將保留我的訂金？

The reservation fee of £5,000, and the subsequent balance payment, are all transferred to the lawyers account, and kept there until exchange & completion.

訂房金 £ 5,000和購屋款都由買方委任律師

第三方帳戶監管直到買賣雙方律師合約交換

Is there a Legal Fee? 有無律師費？

Yes, the Legal Fee is approximately £1,200 per unit

律師費約 £ 1,200/單位

Does the same lawyer represent the developer and the purchaser? 開發商和買方可委任同一律師代表嗎？

No, the lawyer representing the developer will not be able to represent the buyer. We have selected a few legal firms in UK, based on their credibility and experience, to represent the buyers.

開發商代表律師將不能同時作為買方代表律師
我們會為客戶推薦英國當地信譽優良、有經驗的律師事務所

The buyer has the option to use a legal firm of the buyer's choice as well, as long as the firm has license to perform conveyance of UK properties.

客戶也可自行選擇英國當地合法從事房地產讓與業務律師事務所所做委任配合

Do I have to travel to UK to sign the contracts? 是否需要親自前往英國簽約？

No, the lawyer can email or courier the contracts to wherever you are. But the signed original contracts need to be couriered back to the lawyer in UK.

英國委任代表律師將會透過視訊、親自來台簽約，並掃描、快遞合約至買方

Are there any websites that I can use to check the existence of legal firms in UK?

是否有網站可查尋英國當地律師事務所？

1. The Law Society is a representative body of UK solicitors:

律師公會網站：www.lawsociety.org.uk

2. The Solicitors Regulation Authority (SRA):

英國律師管理局網站：www.sra.org.uk

When will I start receiving my rental income? 何時將會開始有租金收入？

Rental income is calculated from the day the title is transferred to the new buyer.

租金收入將從完工交屋後開始計算

Are the rents paid annually? 租金是年付嗎？

The rents can be paid quarterly, half-yearly, or annually, in arrears, based on the client's preference.

可依買方需求做季、半年或年撥款

Do I need to pay taxes on my rental income?

我的租金收益需要繳稅嗎？

年租金所得於 £ 10,800以下免課稅

詳情請參考以下英國稅務網：

www.hmrc.gov.uk/international/nr-landlords.htm

Can I purchase under my company's name?

我可否已公司名義購買？

Yes. You just need to provide all the necessary company incorporation documents, and the document that shows you as one of the directors holding at least 25% shareholding.

可以。只需提供公司成立相關文件並證實您為公司董事、擁有25%以上之股份

Can I stay in the unit during my visit to UK?

旅英期間是否可入住購買的物業？

If your property is tenanted, then you cannot stay in the property until the end of the tenant contract.

若租客已進駐，您需在租約到期結束後才可入住

Are there any other fees that I should be aware of? 是否還有其他款項費用？

The £300 per year for Ground Rent is included in the annual service charge of £750; in addition to this you may incur some bank charges for transferring rental income to the designated account.

每年 £ 300地租已包含在年服務費 £ 750內；

租金轉帳上將有些許銀行手續費

Is there an Exit Strategy?

是否有退場機制？

Buyers tend to hold the units for long term since these investments are yielding very high returns. You could sell your unit through an estate agent in UK or through overseas agents. UK agent fees vary from 2% to 4%. Seller's legal fee would be approximately £1,500

因高報酬租金收益回報，買方一般長期繼續持有物件
您也可透過英國或海外房產仲介將您的物業出售
英國仲介服務費為2%~4%，賣方律師費約 £ 1,500



ABSOLUTELIVING
DEVELOPMENTS

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