

REACH FOR THE STAR

層出不同 匯聚銀座精采

全新優尚商業大廈 LADDER Dundas，位踞九龍油尖旺區黃金消費地段—旺角彌敦道575號，交通四通八達，人流絡繹不絕，佔盡商機優勢。

項目以銀座式商廈設計，集飲食、購物、消閒、美容、娛樂及商務用途於一身，提供一站式的消費便利及樂趣，為商戶打造理想的營商環境。樓高共19層，每層盡現不同精采，凝聚消費新概念。

精心打造的 LADDER Dundas，勢將成為城中矚目的消費新熱點，引領消閒潮流。

Situated on 575 Nathan Road within Kowloon's Yau Tsim Mong district, LADDER Dundas is an all-new prestigious commercial building in the heart of visitor flow and consuming power, giving businesses a competitive edge while shoppers enjoy easy accessibility.

Following a "Ginza-style" model, LADDER Dundas is designed to be the ultimate one-stop destination that offers dining, shopping, leisure, beauty and other retail services. A total of 19 floors, each storey will represent its own unique fabulousness for an entirely innovative retail concept.

LADDER Dundas is bound to become the talk of the town, a leader of its kind.



FLASHING LIGHTS

銀座特色 潮流匯點

LADDER Dundas位處旺角核心消費旺段，是發展業務的理想地點。以銀座式商廈設計，薈萃各式各樣精采。購物消閒、潮流食府、娛樂設施及商用空間，盡在一地，凝聚龐大的消費力量。

一站多元的購物與消閒便利，包羅衣食住行，滿足不同的消費需求，勢必引領無間斷的人流，成為城中的潮流新熱點，為商戶創造無限商機。

Located in the hustle and bustle of Mong Kok, LADDER Dundas provides an ideal spot for retail businesses. With "Ginza-style" design, the building puts leisure shopping, trendy dining, entertainment facilities and business services all in one place.

A one-stop shopping and leisure paradise for all desires and endless opportunities.

LADDER SCOPE

LADDER 品牌 高瞻遠矚

香港作為發展蓬勃的商業城市，商業活動頻繁，地處旺區的優質商舖，往往供不應求。鑑於市場對綜合商廈的需求與日俱增，宏安地產近年積極發展銀座式商廈，緊貼時代節奏，致力為商戶提供營商的理想地。

隨著位處九龍心臟地帶—彌敦道726號的商廈項目於2014年推出後，LADDER Dundas 將成為首座以 LADDER 為品牌旗號的銀座式商廈，進駐旺角，打響名堂。

LADDER 是集團旗下的重點發展項目。未來，集團將繼續精益求精，把握發展機遇，務求將 LADDER 打造成為集時尚品牌、知名食府及休閒娛樂於一身的潮流指標地，為商戶帶來可靠商機。

Hong Kong is a thriving business hub that is brimming with commercial activities, yet quality shops situated in prime locations are always in short supply. To meet the growing demand, Wang On Properties is going to launch a series of buildings under the name of LADDER to lead the trends and provide ideal places for businesses.

After the success of the commercial building on 726 Nathan Road in 2014, LADDER Dundas is the first Ginza-styled commercial building under the LADDER brand to take the city by storm.

As LADDER is a key development project, the Group will strive to build LADDER into an iconic and trendy landmark that consists of fashionable brands, popular dining options as well as leisure and entertainment to ensure a stream of sustainable retail opportunities.



EXTERIOR LED FACADE

樓梯外形 地域標誌



LADDER Dundas 建築設計別出心裁，向上發展的大廈設計概念，靈活配合香港地少人多的特質，巧妙地運用每吋空間。

獨特的修長外形，仿如一道摩天樓梯，同時詮釋銀座式商廈的特色——層出不同，匯聚各樣姿采。拾級而上，每層不同商舖，盡現不同精采，走向潮流尖端。

配合別具格調的外牆燈效，設計倍添時代感，勢將令 LADDER Dundas 成為區內矚目新地標，吸引消費人潮。

Utilizing modern and innovative architectural design, LADDER Dundas makes clever use of space to harmonize with the densely populated city.

Its unique slender structure resembles a set of skyscraping stairs, with each level offering a new and exciting world of shops and trendy encounters.

Together with stylish exterior lighting effects, LADDER Dundas is destined to become the new contemporary landmark in the district.

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或/及可能經過電腦圖像修飾處理。
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EASY ACCESS

黃金地段 交通便捷



盡佔地利，方能把握先機。LADDER Dundas 座落於旺角彌敦道，雄據最繁盛的購物及娛樂核心地段，是本地顧客及外國遊客的購物熱點，人流絡繹不絕，蘊藏無限消費吸引力。

坐擁得天獨厚的樞紐之利，四通八達，方便顧客前來購物消閒。旺角及油麻地港鐵站僅數分鐘之遙，信步可達。配合完善的道路交通網絡，巴士、小巴及的士等各種公共交通工具皆可到達，瞬間連繫港九新界。

The right location creates a wealth of new opportunities. Conveniently set in Mong Kok's buzzing retail and entertainment hub on Nathan Road, LADDER Dundas is the perfect hangout spot for locals and visitors alike.

Only a few minutes away from MTR Mong Kok and Yau Ma Tei stations, LADDER Dundas is also easily accessible by bus, minibus, and taxi.

本位置圖經過簡化處理及不按比例，所有資料包括但不限於行車路線及交通時間，只供參考，不能作準。
The above map is a simplified version and not in proportion. All information including but not limited to driving routes and travel time is for reference only and may inaccurate.

THE PERFECT LOCATION

人流不絕 消費強勁



旺角彌敦道熱鬧繁華，優質商業大廈及時尚名店林立，商業、住居與娛樂，共治一爐，屬珍罕的零售心臟地帶。無論日與夜，人流絡繹不絕，帶來超卓的營商環境，一直是商家必爭的營商據點。

LADDER Dundas 坐擁地利優勢，同時緊貼消費熱點，附近的地標景點及大型購物商場，亦僅咫尺之遙。無論本地顧客及觀光旅客，一同穿梭匯聚，客源廣泛且國際化，為商戶帶來澎湃穩定的消費人流。

One of the liveliest districts in the city, Nathan Road in Mong Kok has been proudly home to luxury brands, local crafts and everything in between. The streets are jam-packed with shoppers and tourists weaving their way past one another day and night.

Close to iconic landmarks and popular shopping centres, LADDER Dundas is in the centre of visitor flow and high consumption power.





EXCLUSIVE TENANCY PER FLOOR

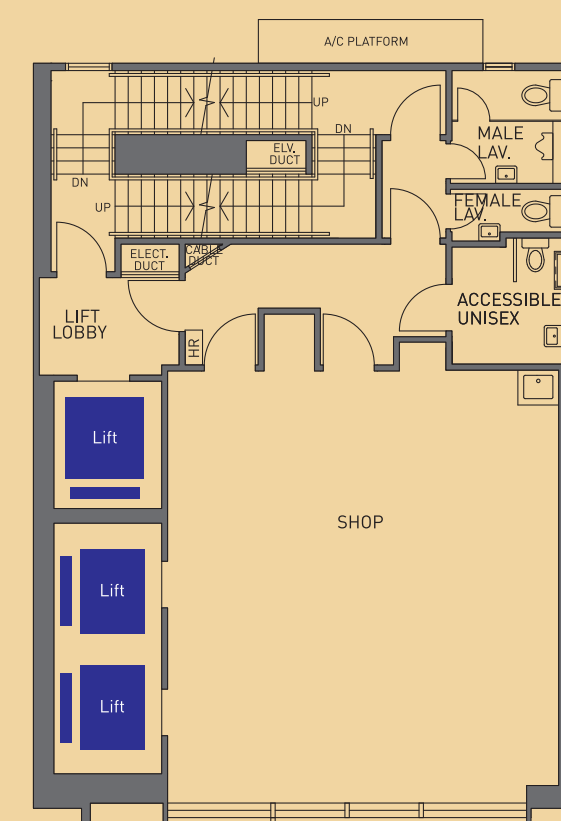
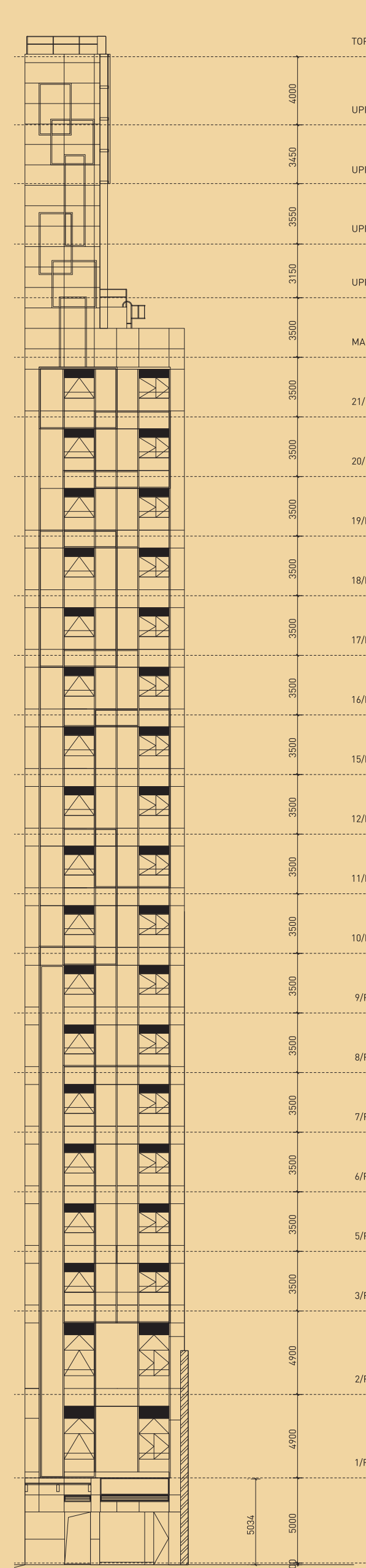
一梯一伙 三粒優勢



LADDER Dundas 樓高19層，建築面積約由1,237至2,077平方呎不等。

LADDER Dundas consists of 19 storeys, with gross area ranging from approx. 1,237 to 2,077 s.f..

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每樓層均採用一梯一伙設計，附設獨立空調系統及洗手間，同時配備三部高速客運升降機，足以應付暢旺人流，較同區大部分商廈僅有一至兩部升降機為優。各樓層兼擁約 5kPa (每平方米500千克) 的樓面承重力，足夠應付重物裝置，迎合各行各業的營商條件。

大廈全天候24小時開放，方便不同商戶的營運所需。眩目時尚的大堂設計，配備特大 LCD 電視屏幕，為消費者提供清晰指示，同時為商戶帶來無限宣傳空間，吸引消費人流。

Each floor consists of one unit, individual air-conditioning system and lavatories, as well as three high-speed elevators sufficient to meet the needs of busy city-dwellers, in contrast to only one to two elevators at most commercial buildings. Each floor is also equipped with 5kPa (500 kg per square meter) floor loading to support heavy equipment and cater to the requirements of different retail businesses.

The building is open 24/7 for the convenience of business merchants. Dazzling and stylish lobby design along with a large LCD TV screen creates unlimited promotion opportunities to get shoppers in the door.



以上平面圖只供參考，詳細之訂正圖則以政府有關部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。
The above elevation plan is for reference only. All plans are subject to final approval by the relevant government authorities. The vendor reserves the right to amend the plans in accordance with the formal agreement for sale and purchase.

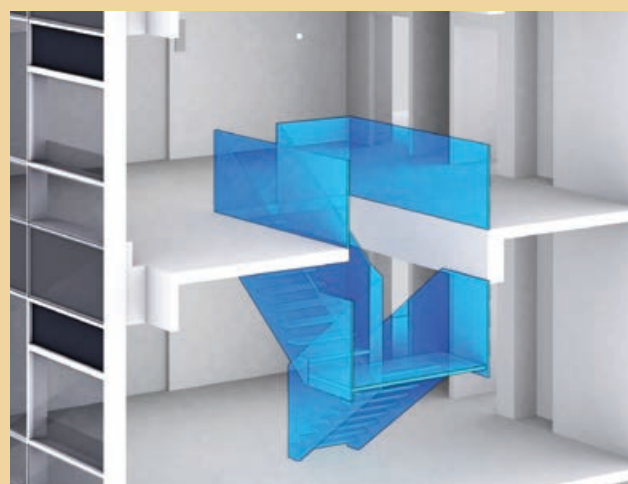


所有樓層均以無柱式設計，使單位用途更靈活及多元化，迎合不同類型商戶的進駐需要。大廈樓板結構已經預留改動彈性，方便商戶打通樓層，擴展寬敞空間。

每層候粒大堂亦歸商戶擁有，讓商戶延伸室內裝潢，靈活運用每吋細節，打造獨一無二的消費空間。

All floors are column-free to meet the needs of different business merchants. The floor structure allows flexibility to link floors and extend space.

As the lobby of each floor is owned by tenants, they may enjoy the option of developing their interior design and making the most of space.



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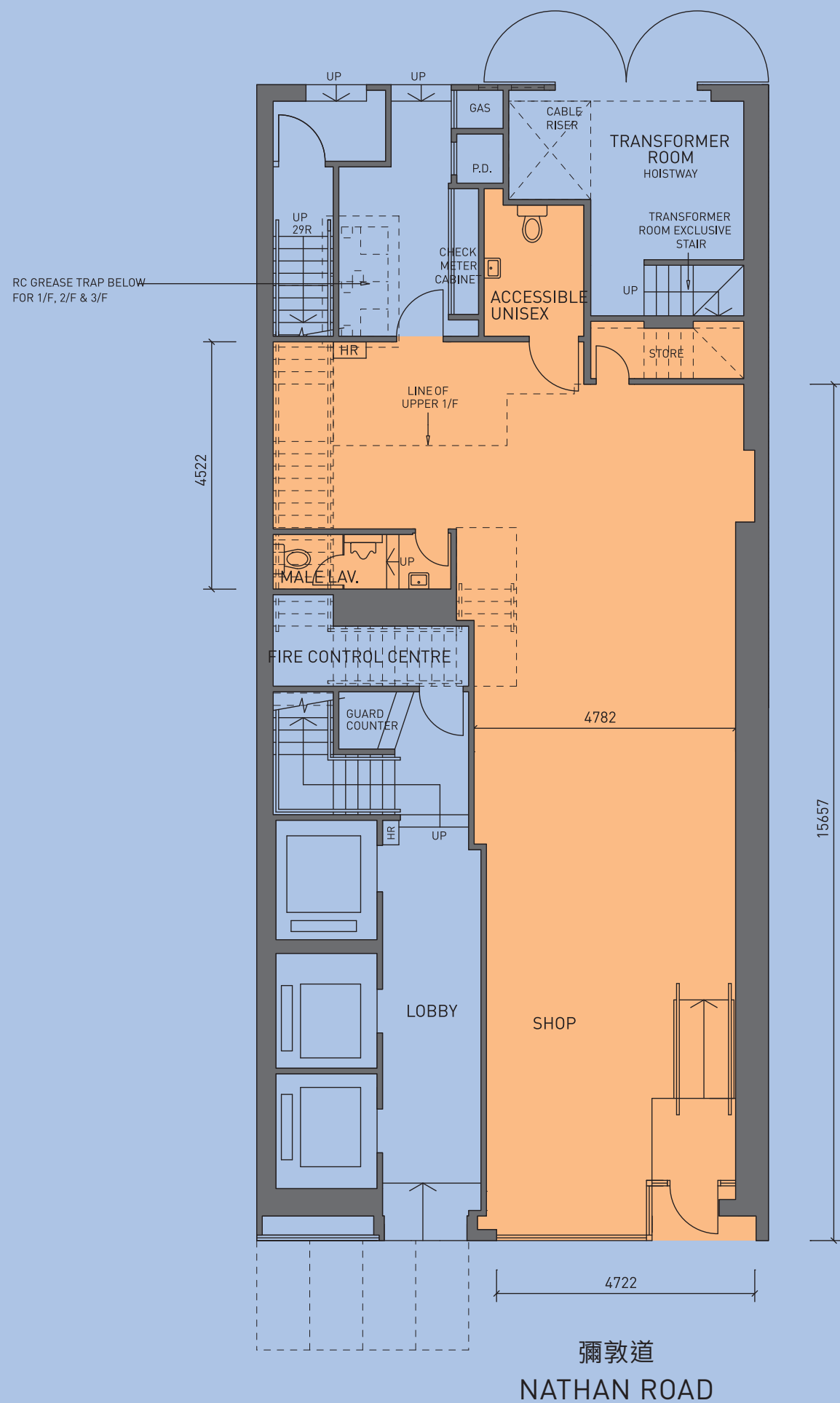
SPACIOUS SHOPPING PLEASURE

3.5米高曠樓底 寬裕空間

LADDER Dundas 每層單位注重空間感的建構，高曠樓底達3.5米，營造非凡的空間感。寬敞開揚的環境，配上活動式窗戶設計，開放靈活，讓顧客盡享舒適的購物及消費樂趣，引領無窮商機。

Each floor of LADDER Dundas emphasizes a large and spacious design. A 3.5m floor to floor height gives a high sense of infinite space. An open and expansive setting coupled with movable window design for consumers to enjoy a one-of-a-kind shopping experience.

G/F

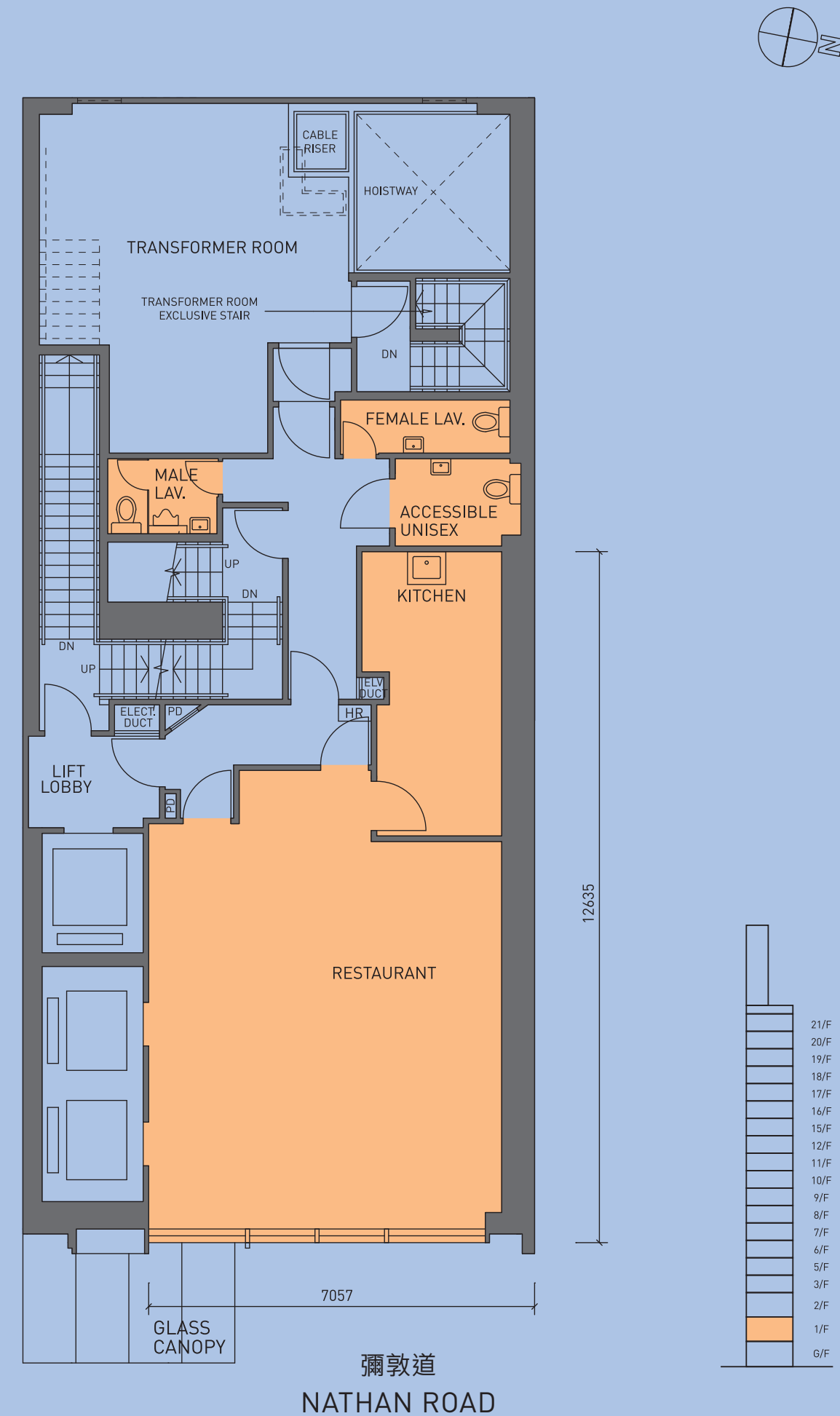


建築面積：約2,077平方呎 Gross area: Approx. 2,077 s.f.

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1/F

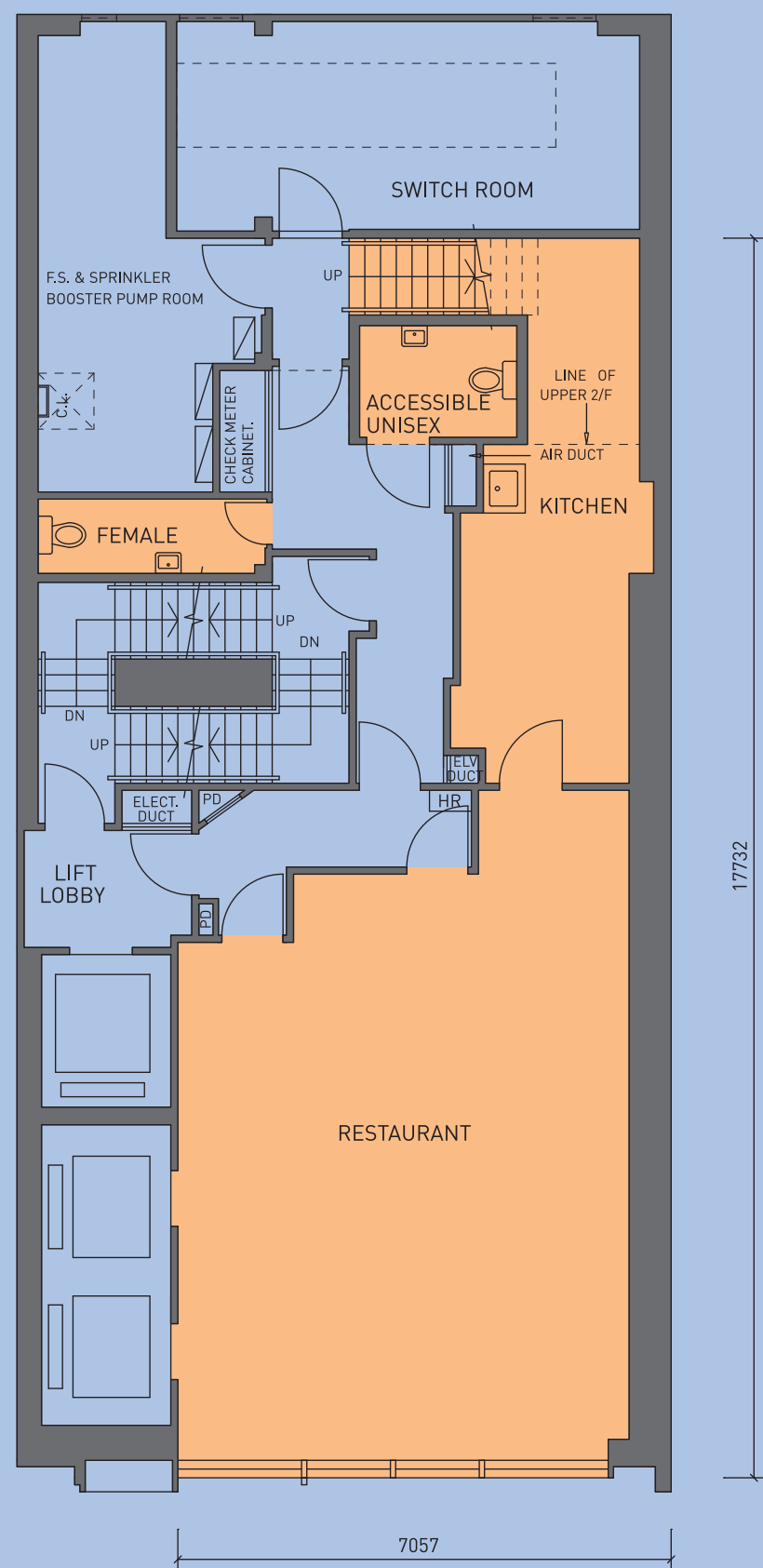


建築面積：約1,541平方呎 Gross area: Approx. 1,541 s.f.

以上平面圖只供參考，詳細之訂正圖則以政府有關部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。

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2/F



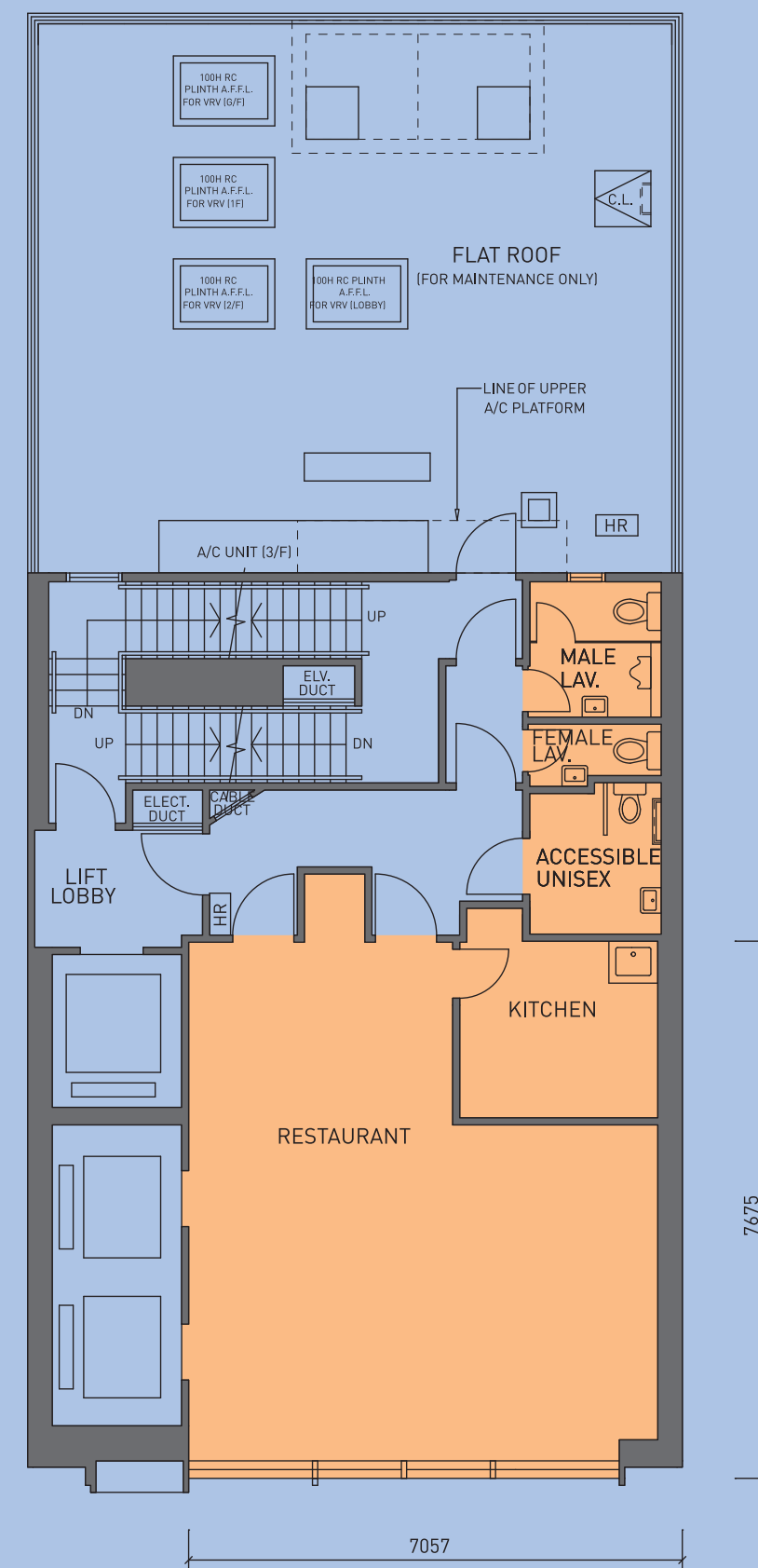
彌敦道
NATHAN ROAD

建築面積：約2,018平方呎 Gross area: Approx. 2,018 s.f.

以上平面圖只供參考，詳細之訂正圖則以政府有關部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。

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3/F



彌敦道
NATHAN ROAD

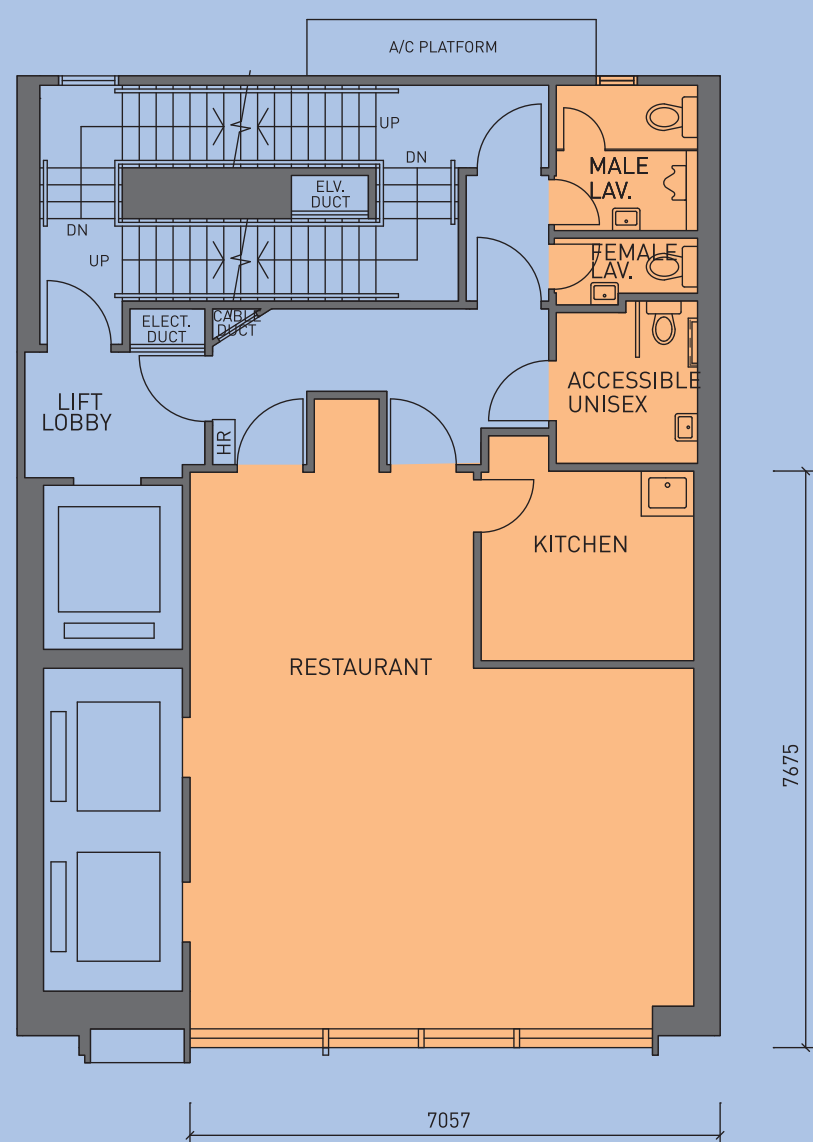
建築面積：約1,237平方呎 Gross area: Approx. 1,237 s.f.

以上平面圖只供參考，詳細之訂正圖則以政府有關部門最後批准之圖則為準。賣方保留權利按正式買賣合約規定修改圖則。

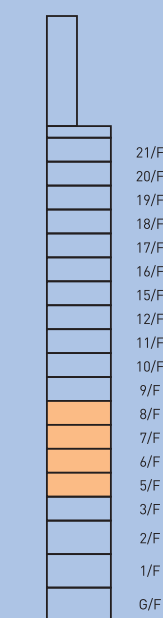
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5-8/F

[不設4/F]
[4/F Omitted]



彌敦道
NATHAN ROAD



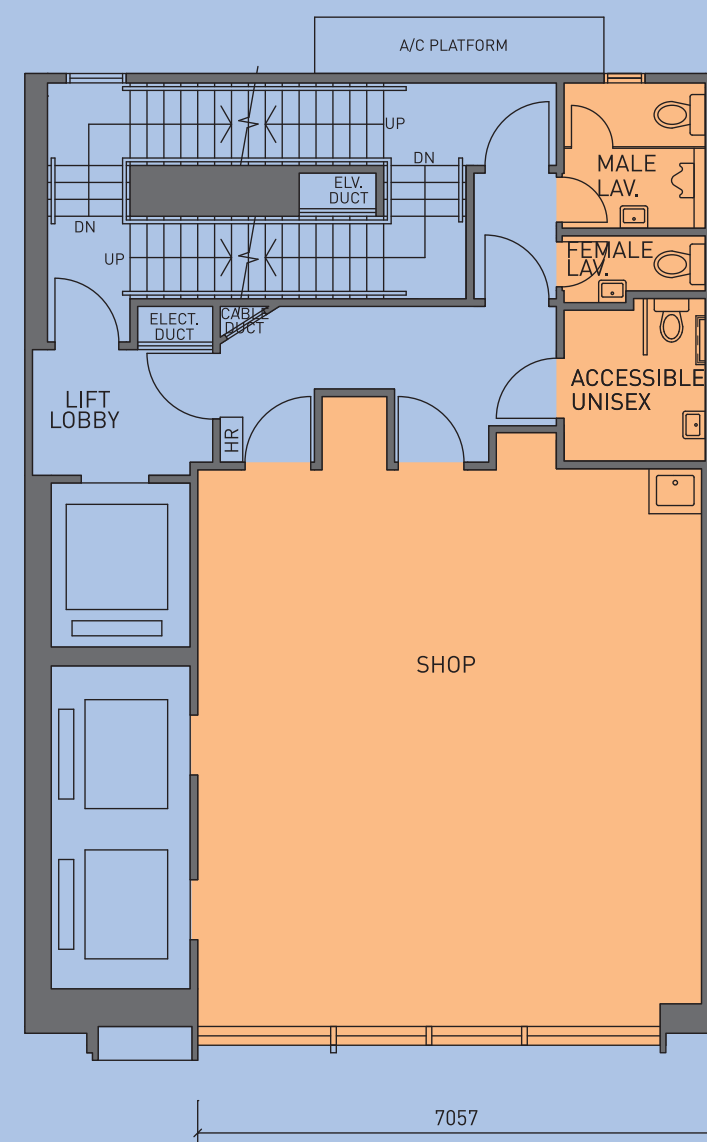
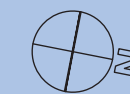
建築面積：約1,237平方呎 Gross area: Approx. 1,237 s.f.

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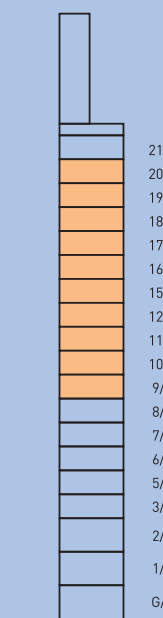
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9-20/F

[不設13/F, 14/F]
[13/F, 14/F Omitted]



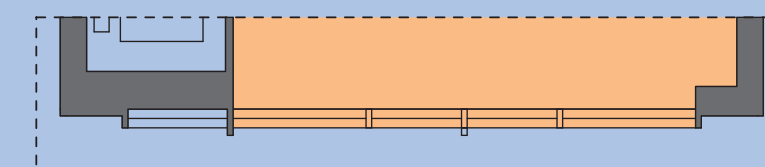
彌敦道
NATHAN ROAD



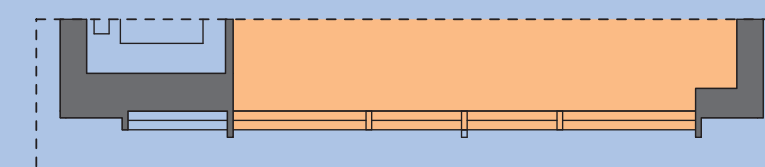
建築面積：約1,237平方呎 Gross area: Approx. 1,237 s.f.

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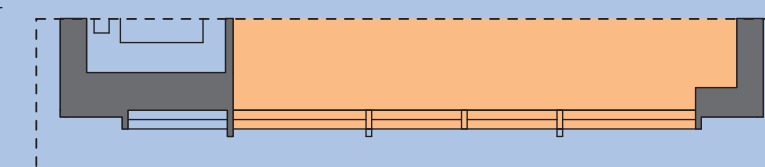
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10th Curtain Wall
Part Plan

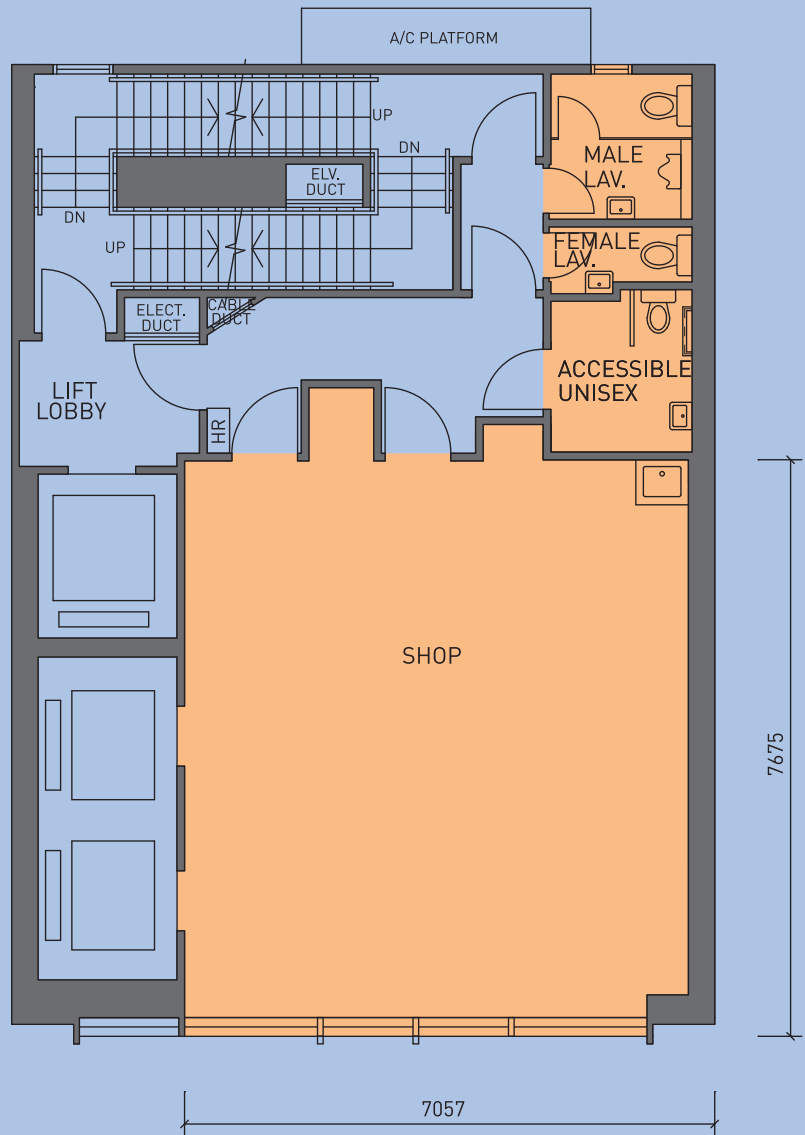


11th-17th Curtain Wall
Part Plan

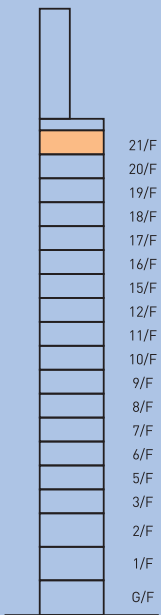


18th-20th Curtain Wall
Part Plan

21/F



彌敦道
NATHAN ROAD



建築面積：約1,237平方呎 Gross area: Approx. 1,237 s.f.

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Legend of Terms and Abbreviations used on floor plans: 平面圖中所用名詞及簡稱之圖例：

LIFT	電梯
LIFT LOBBY	電梯大堂
LOBBY	大堂
SHOP	商舖
RESTAURANT	餐廳
LED SIGNBOARD	LED 電子廣告屏幕
KITCHEN	廚房
GUARD COUNTER	保安服務台
STORE	儲物室
ACCESSIBLE UNISEX	無障礙洗手間
MALE LAV.	男洗手間
FEMALE LAV.	女洗手間
UP	上
DN	落
LINE OF UPPER 1/F	一樓上空位置
LINE OF UPPER 2/F	二樓上空位置
UPPER PART OF KITCHEN	廚房上空的部份
UPPER PART OF SECOND FLOOR PART PLAN	二樓上空部份平面圖
CURTAIN WALL PART PLAN	玻璃幕牆部份平面圖
GLASS CANOPY	玻璃簷篷
FLATROOF	平台
SERVICE LANE	後巷
GREASE TRAP	隔油池
RC GREASE TRAP BELOW	隔油池在下面
VRV OUTDOOR UNIT	室外冷氣機組件
A/C PLATFORM	冷氣機平台
A/C PLATFORM ABOVE	上層冷氣機平台
GAS	煤氣槽
P.D.	喉管槽
A.D.	氣槽
C.D.	電線槽
E.D.	電線槽
C.L.	爬梯
HR	消防喉
ELV DUCT	特低壓電線槽
CHECK METER CABINET	水錶槽
SWITCH ROOM	電掣房
HOISTWAY	升降位
TRANSFORMER ROOM HOISTWAY	變壓房升降位
TRANSFORMER ROOM EXCLUSIVE STAIR	變壓房專用樓梯
TRANSFORMER ROOM	變壓房
CABLE RISER	電纜入線位
F.S.I. & S.P.I	消防入水位及花灑入水位
FIRE CONTROL CENTRE	消防控制室
F.S. & SPRINKLER TRANSFER PUMP ROOM	消防花灑泵房
FLUSHING & POTABLE WATER TRANSFER PUMP ROOM	沖廁水及食水泵房
F.S. & SPRINKLER BOOSTER PUMP ROOM	消防花灑泵房

METICULOUSLY BUILT

精心打造 優質物業



726 Nathan Road



薈悅 The Met. Delight



薈點 The Met. Focus



戈林



首譽



薈臻 The Met. Sublime



薈晴 The Met. Bliss



薈薈 The Met. Acappella

宏安地產一直以穩健中尋求進取、不斷革新、精益求精、至臻完美的精神為理念，以香港為根基，建設發展優質項目。旗下優質地標住宅及商業物業遍佈全港，包括銀座式商廈 726 Nathan Road、精品住宅系列 The Met.：薈點 The Met. Focus、薈臻 The Met. Sublime、薈悅 The Met. Delight、薈晴 The Met. Bliss、薈朗 The Met. Blossom及薈薈 The Met. Acappella，以及獨立屋豪宅戈林及首譽。

宏安地產憑藉其堅實的基礎，將致力開發更多具潛質的項目機遇，精心打造每個理想居停及商用空間。LADDER是集團旗下的重點發展項目，以銀座式商廈設計為特色，務求為香港帶來優質商廈的新選擇。

Wang On Properties strives for innovation, excellence, and the best of the best as its business philosophy. Based in Hong Kong, the Group has been actively involved in commercial and residential projects including Ginza-styled commercial building "726 Nathan Road", "The Met. Focus", "The Met. Sublime", "The Met. Delight", "The Met. Bliss", "The Met. Blossom" and "The Met. Acappella", as well as houses such as "Godi" and "Meister House."

Wang On Properties will utilize its solid foundation to develop more opportunities within the residential and commercial space. LADDER is a key development project under the Group that was designed with Ginza-style to bring in a one-of-a-kind commercial building to Hong Kong.

物業地址
Address
彌敦道575號
No.575 Nathan Road

座數
Number of Tower
1

零售樓層
Number of Storeys of Retail Units

地下至21樓 (19層)
G/F-21/F (19 Storeys)

* 不設4樓、13樓、14樓
* There is no designation of 4th, 13th and 14th Floor in the Development

發展項目的其他樓層
Other facilities in the Development

天台 機電層
R/F Mechanical Floor

升降機
Lift
3

	G/F	1/F	2/F	3/F - 8/F	9/F - 21/F
廚房 Kitchen	—	○	○	○	—
洗手間 Toilet	Male x 1 Unisex Accessible x 1	Male x 1 Female x 1 Unisex Accessible x 1	Male x 1 Female x 1 Unisex Accessible x 1	Male x 1 Female x 1 Unisex Accessible x 1	Male x 1 Female x 1 Unisex Accessible x 1
獨立冷氣機 Split Type Air-Conditioner	○	○	○	○	○
來去水 Water & Drainage	○	○	○	○	○
電 Electricity	300A 3phase#	300A 3phase#	300A 3phase#	100A 3phase	100A 3phase
煤氣 Town Gas/LPG	○	○	○	○	○
樓層高度 Floor to Floor Height	5m	4.9m	4.9m	3.5m	3.5m
樓層承動 Floor Loading	5kPa	5kPa	5kPa	5kPa	5kPa


附註:
Notes:

1. 單位樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
Floor-to-floor height means the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.


2. 部份零售單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計需要而有所差異。
The internal ceiling heights of some retail units may vary due to sunken slab at above flat, structural and/or architectural design requirement.

3. 部份零售單位內裝有內置空調及/或機電設備之假天花或假陣。
There are false ceilings or bulkheads installed inside some retail units for air-conditioning system and/or M&E services.


上升總線設計容量高達300A。
The max. design capacity of raising main is 300A.
敝客需自行向電力公司申請。
Separately application to electricity company is required.




3部電梯




樓底3.5米




無柱設計



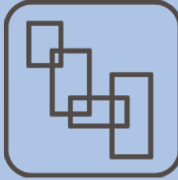
承重5KPa



可打通兩層



外層LED TV



外牆燈效



獨立空調



獨立洗手間



24小時營運

備註：

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示的純屬畫家對該發展地盤之想像感覺。有關圖片並非按照比例繪畫或/及可能經過電腦圖像修飾處理。發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。

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Notes:

The photographs, images, drawings or sketches shown in this advertisement / promotional material represent the artist’s imaginative impression of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. The developer also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

The Developer reserves the right to change the design layout and use of all common areas or facilities within the Development and the right to make modifications and changes to building designs, specifications, features and floor plans without prior notice. Such layout, use, designs, specifications, features and plans are subject to the final approval of the relevant Government authorities.



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