

核心 Core · 優質 Quality · 低門檻 Low Threshold

80 KIMBERLEY ROAD, TSIM SHA TSUI

尖沙咀金巴利道80號

地盤面積約 Site Area
1,897平方呎
sq ft approx.

批准建築面積約 Approved Floor Area
19,923平方呎
sq ft approx.

- 罕有尖沙咀核心全幢公寓出售 Rare whole block apartment in core Tsim Sha Tsui for sale
- 鄰近多間大學包括香港理工大學及香港都會大學 (步行至香港理工大學只需約7分鐘)
Neighbouring to various universities, including Hong Kong Polytechnic University & Hong Kong Metropolitan University (Hong Kong Polytechnic University is within 7-minute walking distance).
- 鐵路網絡 四站交匯 **尖沙咀、紅磡、尖東、佐敦**，過海巴士中轉站亦近在咫尺
Intersection of 4 MTR stations (Tsim Sha Tsui, Hung Hom, East Tsim Sha Tsui & Jordan); the cross-harbour bus interchange is also easily reach.
- 可作學生宿舍#、酒店或服務式公寓
Could use for student residence#, hotel or serviced apartment.

截標日期 Tender Closing Date :
2025年5月9日(星期五)中午十二時正 9 May 2025 (Fri) 12:00nn

預想大廈翻新模擬效果圖
Simulation Rendering

模擬效果圖僅供參考，物業將以“現狀”及連現有租約形式出售。
Simulation Rendering is for reference only. The Property is to be sold on an "as-is" basis and subject to existing tenancies.

圖片只供參考 Photo is for reference only

2023/2024年非本地學生73,700人，教育局宣佈2025/2026起逐步放寬6間自資院校的內地學生限額至40%，預期學生宿舍需求將大增*
Non-local students in 2023/24 was about 73,700, EDB announced the quota for admission of Mainland students by self-financing institutions would be relaxed to 40%, demand for student accommodation is expected to increase significantly.*
*資料來源：自資專上教育委員會及教育局 Information source from Committee on Self-financing Post-secondary Education (CSPE) & Education Bureau (EDB)

所示物業之樓面面積均未經核實。

物業編號：926ADW | 廣告日期：2025年3月25日

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中原(工商舖)
CENTALINE COMMERCIAL

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中原地產代理有限公司 牌照號碼 Licence no. C-000227

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九龍尖沙咀加連威老道98號東海商業中心3樓302室

物業 The Property

金巴利道80號全幢 The Whole Block of 80 Kimberley Road

物業地址 Address

九龍尖沙咀金巴利道80號
80 Kimberley Road, Tsim Sha Tsui, Kowloon

地段編號 Lot No.

九龍內地段第10589號餘段
The Remaining Portion of Kowloon Inland Lot No. 10589

批約年期 Lease Term

由1901年10月1日起計150年
150 years commencing from 1 October 1901

城市規劃 Town Planning

按尖沙咀分區計劃大綱圖編號S/K1/29, 該地段被劃分為“商業”用途。
As shown on Tsim Sha Tsui OZP No. S/K1/29, the Property lies within an area zoned as “Commercial” uses.

落成年份 Completion

1983

地盤面積 Site Area

約1,897.69平方呎 (約176.3平方米)
Approx. 1,897.69 sq. ft. (approx. 176.3 sq. m.)

地盤類別 Class of Site

甲類 A

批准建築面積 Approved Floor Area

約19,923.49平方呎 (約1,850.937平方米)
Approx. 19,923.49 sq. ft. (approx. 1,850.937 sq. m.)

實際地積比率 Actual Plot Ratio

約10.499 Approx. 10.499

最高地積比率 Max. Plot Ratio

非住用 - 12.0 (分區計劃大綱圖)
Non-domestic - 12.0 (Outline Zoning Plan)

最高建築物高度 Max. Bldg Height

主水平基準以上90米 (分區計劃大綱圖)
90 metres above Principle Datum (Outline Zoning Plan)

物業簡介 Description

本物業為1幢樓高14層之商業大廈, 低層地下及高層地下為商舖; 1樓至12樓為寫字樓用途。現時大廈商舖部份由廚魔茶室承租; 而寫字樓部份則租予賓館, 合共提供45個房間。

The Property is a 14-storey commercial building, which lower and upper G/F are designated for shop while 1/F-12/F for office uses. Currently, shop levels are leased to MD Cafe, and office levels rented to a guesthouse, provides 45 rooms in total.

交易情況 Possession

本物業將以“現狀”及連現有租約形式出售
The Property is to be sold on an “as-is” basis and subject to existing tenancies.



位置圖經簡化處理及不按比例繪畫, 只供參考。
The location map is simplified and not drawn to scale, only for reference.

The floor area information of the properties has not been verified.

Important Note: 1. The property is offered subject to contract and availability. Interested parties should rely on their own inspection, measurement and verification and should satisfy themselves as to the accuracy of the information contained herein or provided by us in other situation, which are provided for reference only. Our Company has not taken any step to verify whether the information reflects the actual status of the property. No warranty for accuracy is given or implied by the owners or us. 2. There is no standardised or commonly adopted definition of any description of floor area in the market for non-residential properties. 3. If the permitted use stated on the relevant occupation permit is provided, such information relates to the permitted use at the date of the issuance of the occupation permit only. In the case where no occupation permit is issued, the permitted use cannot be verified by our company. Besides, the Government Grant and/or the Deed of Mutual Covenant may contain provisions restricting the use for specific purpose(s). 4. If the property has a cockloft or mezzanine floor but the relevant occupation permit does not reveal the same, the legality of the cockloft or mezzanine floor cannot be verified by our company. If there are unauthorised building works, the risks include but not limited to: the Government's exercising its right of re-entry, safety problems, closure and bank's refusal to finance the purchase. 5. Description, measurements, dimension, usage, areas, scale and data of the property set forth herein or provided in other situations are for general guidance only, such information is not warranted or guaranteed to be complete or correct. Interested parties should seek independent legal and/or professional advice regarding the information provided by our company (includes but not limited to the floor area, usage), client's intended use, the legality of cockloft or mezzanine floor or building structure. Should there be any discrepancies between the English and Chinese version of these particulars, the English version shall prevail.

Property Number : 926ADW | Advertisement Date : 25/3/2025

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