

ROYAL EDEN DOCKS

# The Botanist

LONDON E16

珑 茵 港



# A new district for London

伦敦新区

Immediately east of Canary Wharf, the Royal Docks is emerging as a new district for business and culture in London. Over £8bn in investment is flowing into the area over the next 20 years. Improvements to transport, streets and open spaces are underway, preparing for an estimated 24% population growth in the wider area.<sup>1</sup>

At the heart of the Royal Docks we're creating a new place to call home. Globally renowned architects, Skidmore, Owings and Merrill, are the studio behind 35 Hudson Yards in New York, Dubai's Burj Khalifa, the China World Trade Centre in Beijing — and now Royal Eden Docks.

These homes have wellbeing designed in. Light-filled, thoughtfully laid out, with landscaped garden space for all — 5,000 sq m of it in total. Two private, leafy courtyards. Green rooftops. 17 fitness and relaxation amenities. All less than 100 metres from the water's edge.

It's just a three-minute walk to Custom House station, where Crossrail services are set to begin in 2020. That gets you to Canary Wharf in three minutes and The City in 10.

A new district for London designed around health and wellbeing, with landscaped green space at its heart.

This is Royal Eden Docks.

振奋人心的新篇章已在金丝雀码头东部悄然拉开帷幕，皇家码头将逐步成为伦敦的商业和文化新区。未来二十年内，超过80亿英镑的投资将分批流入该地区，着力改善交通、街道和开放空间，以满足此地区内预计高达24%的人口增长速率。<sup>1</sup>

我们正在皇家码头的中心建造一座温馨家园。全球知名建筑设计公司SOM负责设计规划，该公司曾执掌纽约哈德逊城市广场35号、迪拜哈利法塔和北京中国国际贸易中心的设计工作。

本开发项目环绕一片绿色景观，处处体现以居民的健康与生活方式为本。两座私人庭院、绿色屋顶以及17套品质精良的配套设施，距离水畔不足100米，为居民提供了一系列多样化的探索和休息空间。

不仅如此，本项目占据优越的地理位置，步行3分钟便可到达Custom House车站，在此搭乘将于2020年开通的伊丽莎白快线。便利的交通设施可助您在3分钟内抵达金丝雀码头，10分钟内抵达伦敦金融城。

这就是万众期待的珑茵港。

<sup>1</sup>GLA, 2019: Population Projections, London Borough of Newham

## The Royal Docks, London E16

地理位置



### INTRODUCTION

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珑茵港

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## The Botanist

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100-101



The background features a dark green base with large, overlapping brushstrokes in shades of purple, pink, and light blue. The strokes have a textured, fibrous appearance, creating a dynamic and artistic composition.

# The Royal Docks, E16

项目区域

ROYAL  
VICTORIA DOCK  
皇家维多利亚码头

GREENWICH  
PENINSULA  
格林威治

EXCEL  
LONDON  
ExCeL国际会展中心

THE O2  
ARENA  
O2体育馆

  
EMIRATES  
AIR LINE  
伦敦阿联酋航空  
空中缆车

CANARY  
WHARF  
(FINANCIAL DISTRICT)  
金丝雀码头  
(金融区)

  
ROYAL  
VICTORIA  
(4-MIN WALK)  
皇家维多利亚  
轻轨车站 (步行4分钟)

  
CUSTOM  
HOUSE  
(3-MIN WALK)  
轻轨车站  
(步行3分钟)

THE CITY  
OF LONDON  
(FINANCIAL DISTRICT)  
伦敦金融城  
(金融区)



Walking times are approximate only and taken from TfL.  
步行时间源自伦敦交通局, 仅为估算时间。

# 10 reasons to buy at Royal Eden Docks

投资珑茵港的十大原因

## 3-min

### WALK TO CUSTOM HOUSE STATION (CROSSRAIL)

and four minutes' walk to Royal Victoria station (DLR), adding a predicted 9.4% premium to the future value of your home.<sup>2</sup>

住宅溢价高达9.4%，源于便捷的交通。步行至伊丽莎白线途经的Custom House轻轨车站仅需3分钟，至Royal Victoria轻轨车站只需4分钟。<sup>2</sup>

<sup>2</sup>Nationwide, 2019: Transport Special Feature, June 2019



## 21%

### PREDICTED RENTAL VALUE GROWTH

and 11% house price growth in the area, 2019-2023.<sup>3</sup>

2019-2023年，本地区租金预计增长21%，同时房价上涨11%。<sup>3</sup>

<sup>3</sup>CBRE, 2019: London Borough of Newham

## 24%

### POPULATION GROWTH

in the area by 2029, driving demand for new housing.<sup>4</sup>

<sup>4</sup>GLA, 2019: Population Projections, London Borough of Newham

到2029年，本地区人口将增长24%，扩大新房需求。<sup>4</sup>

## Rapid journey times

### ACROSS THE CAPITAL

Royal Eden Docks' location makes it one of the best connected, with rapid journey times to the West End, Canary Wharf and The City. It's also close to London City Airport offering flights to Europe and beyond.

珑茵港地理位置优越、交通便利，短时间内即可抵达伦敦市中心和金融城。同时，本项目临近伦敦城市机场，方便居民通行欧洲乃至全世界。



## Designed by globally renowned architects

### SKIDMORE, OWINGS AND MERRILL

the studio behind 35 Hudson Yards in New York, Burj Khalifa in Dubai and China World Trade Centre in Beijing.

由全球知名SOM建筑设计公司设计，此公司曾执掌纽约哈德逊城市广场35号、迪拜哈利法塔和北京中国国际贸易中心的设计工作。



## £8bn

### INVESTMENT

in the area over the next 20 years. The Royal Docks will rise as a new business district for London alongside Canary Wharf and The City (with house price confidence rising with it).

本地区内未来20年将投资80亿英镑，促使皇家码头成为伦敦继金丝雀码头和伦敦金融城之后的又一个新商业区，推动当地房价增长。

Introduction 简介

## 17

### RESIDENT AMENITIES

including 24-hour concierge, gym, pool, sauna, steam room, spin and yoga studios, rooftop running track, cinema room, flexible workspace and more.

17套配套设施包括24小时礼宾服务、健身房、游泳池、桑拿房、蒸汽浴室、动感单车、屋顶跑道、家庭放映室、灵活的办公空间等。

## Private outdoor space and top-notch appliances

### TO ALL APARTMENTS

Thoughtfully designed homes with tasteful and elegant appliances. Quality craftsmanship as standard.

所有公寓装配工匠级水准的高品质优雅家电。

## 48

### SCHOOLS & COLLEGES

within five kilometres of Royal Eden Docks (all rated 'Outstanding' by Ofsted).<sup>5</sup>

珑茵港5公里范围内开设48所获得英国教育标准局认证的优质学校和大学。<sup>5</sup>

<sup>5</sup>Reports.ofsted.gov.uk, 2019



## 5,000sq m

### LANDSCAPED GREEN SPACE

within Royal Eden Docks. A remarkably green urban environment, designed with wellbeing in mind.

珑茵港绿色景观空间占地5000平方米，健康的都市环境利于改善居民的生活方式。

EQUIVALENT TO 20 TENNIS COURTS



# A new waterfront town for London

## 伦敦新兴滨水小镇



### Yesterday

#### 码头历史

Three enclosed docks built on riverside marshes; the largest in the world. Rows of hulking granaries and warehouses store fruit, grains and tobacco hauled off ships that have sailed from the other side of the world. The docks close in 1981.

三座建立在沼泽地上的码头，共同构成了世界上最大的封闭式码头。成排巨大粮仓和水果、谷物以及烟草的仓库，存储着由世界各地船只运送来的货物。但在1981年，皇家码头封港歇业。



### Today

#### 蓬勃发展

The Royal Docks is burgeoning. Crossrail, slashing journey times across the Capital, is imminent. A £314m investment package, approved by the Mayor of London, is accelerating transformation. A growing programme of global sporting and cultural events are taking place in the water and around the Royal Docks. Smart homebuyers are spotting the last pocket of value in the thriving east — close to Canary Wharf and London City Airport, and with the timeless benefits of waterside living.

皇家码头发展势头正盛。伦敦市长批准的3.14亿英镑投资计划，包括即将通车的伊丽莎白线，大幅度提高了城市的转型速度。除此之外，皇家码头及其附近水域接二连三地举办了多个全球性体育和文化活动。其优美的滨水位置、雄厚的增长潜力、以及邻近金丝雀码头的商业环境吸引着无数购买者。



### Tomorrow

#### 展望未来

Change gathers pace. Forecasts predict house price growth that other parts of London won't achieve. Rental demand grows as professionals flood to an increasingly well-connected area close to the city's action. London City Airport's new terminal opens. Professionals fill Crossrail carriages for a brief hop to Canary Wharf. Population has grown by more than 20%. The Royal Docks has become a new waterfront town for London.

皇家码头的变化步伐不断加快。据预测，该地区房价增速远超伦敦其他各区。同时，基于伦敦城市机场新航站楼竣工开放，以及伊丽莎白线即将完工的通车便利，大量专业人士蜂拥而至，人口增速超过20%，促使该地区的租赁需求显著攀升。皇家码头逐步成为伦敦的新滨水城镇。

# East London – the fastest growing area in the Capital

东伦敦-首都发展最快的地区

Backed by Government investment and the infrastructure legacy of the 2012 Olympic Games, east London has seen the fastest population rise in the UK. And with demand comes growth – house prices in the area have leapt up 63% over the last five years.<sup>6</sup>

Big institutions like Transport for London (TfL) and the V&A Museum are moving in, taking advantage of favourable rents, great transport links and access to a growing pool of city workers, creatives and entrepreneurs.

In east London's borough of Newham, the Royal Docks represents one of the last remaining pockets with scope for serious return on investment. With population numbers showing no signs of a slowdown, experts predict an 11.4% increase in house prices and 21% rental value growth over the next five years.<sup>6</sup>

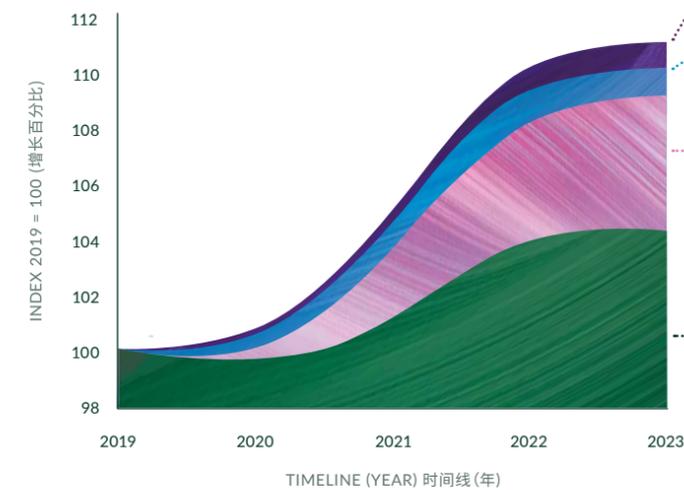
依托于政府的投资扶持以及2012年伦敦奥运会的宣传热度，伦敦东部人口增长迅速，房价也在五年内增长63%。<sup>6</sup>

伦敦交通局、维多利亚和阿尔伯特博物馆等大型机构相继迁入，带动本地区租金、交通网络以及城市工人、创意工作者和企业家人才库的发展。

然而，本地区仍是伦敦为数不多的待再开发地区之一，资本增长潜能巨大。鉴于人口增长居高不下，专家预测未来五年，本地区的房价和租金增幅分别可达11.4%和21%。<sup>6</sup>

## Projected house price growth index

房价预计增长率



## Cumulative house price growth

累计房价增长



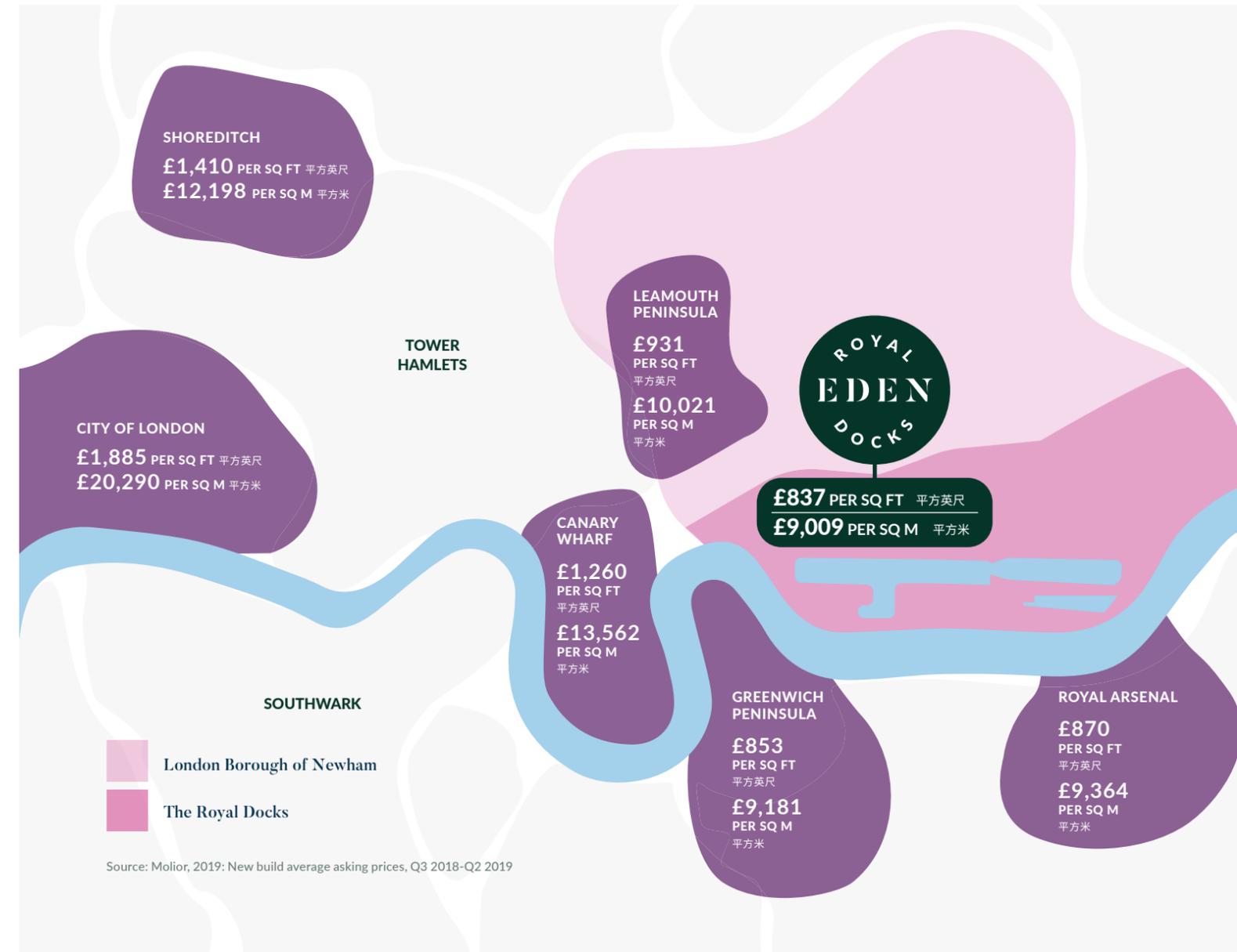
<sup>6</sup>CBRE, 2019: London Borough of Newham

“  
The area is one of the last places in London to offer value for money and great scope for capital growth.

伦敦为数不多的物有所值地区之一，拥有巨大的资本增长空间。

IRENE WANG, MOUNT ANVIL HOMEOWNER, ROYAL DOCKS WEST

蒙特安维业主, IRENE WANG



Source: Molior, 2019: New build average asking prices, Q3 2018-Q2 2019

# The Royal Docks is transforming

## 伦敦皇家码头改造工程

The right regenerations bring royal returns on investment for homebuyers. Propelled by population growth and backed by business commitment and public investment in transport and infrastructure, the Royal Docks bears all the hallmarks of an area that's on the rise. Where public and private finance converge, smart property buyers follow. Buyers in the first phase of Royal Eden Docks are timing it right.

本地区改造工程正在有条不紊地施工中。ExCeL国际会展中心、O2体育馆、伦敦城市机场、东伦敦大学，以及Jubilee Line、伦敦阿联酋航空空中缆车和伦敦轻轨等邻近设施提高了本地区的商业价值和便利性。

随着人口增长、营商环境改善，以及交通与基础设施领域的公共投资量上升，皇家码头正在逐步成为伦敦市内世界级一流的金融区，化身为连接伦敦与全球市场的重要门户。



### A growing community for east London 迅速发展的东伦敦

# 60,000

#### NEW JOBS

in the area, bringing in a pool of professionals looking to call the Royal Docks home.

6万个新工作岗位吸引大批专业人才，在皇家码头寻觅栖身之所。

# 24%

#### POPULATION GROWTH

by 2029, driving demand for new housing.<sup>7</sup>

到2029年，本地区人口将增长24%，扩大新房需求。<sup>7</sup>

<sup>7</sup>GLA, 2019: Population Projections, London Borough of Newham



CGI of Royal Albert Dock and London City Airport runway

### Improved travel across London & beyond

改善伦敦交通系统等设施

# 12 TRAINS



#### TRAVELLING PER HOUR

In 2021, the Elizabeth line (Crossrail) will launch at Custom House station. The station will reduce journey times, increase choice and create new transport links across the city.

2021年，伊丽莎白线开通后，Custom House轻轨车站正式对外开放。届时每小时发出12列车，客流量将达25,000人。

# £500M



#### UPGRADE TO LONDON CITY AIRPORT

A new terminal and upgraded runway open in 2022. Annual passenger numbers are set to soar from 4.8 million to 6.5 million, creating more jobs and business opportunities.

2022年，伦敦城市机场耗资5亿英镑的新航站楼和升级跑道落成，每年旅客接待目标从480万人次升至650万人次，并创造大量就业和商机。

#### SILVERTOWN TUNNEL



#### OPENING 2024

The new road tunnel will improve connections between the Royal Docks and North Greenwich, improving journey times across east London.

Silvertown隧道计划于2024年开通，改善皇家码头和北格林威治交通状况，缩减伦敦东部穿行的旅程时间。

### A thriving waterfront location

迷人的滨水位置



# 7,000,000 SQ FT

#### OF NEW COMMERCIAL SPACE

New shops, businesses and restaurants are emerging along the waterfront, catering to the growing number of people who live, work, visit, and study here.

七百万平方英尺的新商业空间靠近河畔，为越来越多前来定居、工作、旅游和学习的人提供服务。

# OVER £100M

#### INVESTMENT APPROVED BY THE MAYOR OF LONDON

into the streets, public spaces and docks' edge, creating new walking and cycling routes through the Royal Docks.

该地区将投资1亿英镑，用于修建街道、公共空间以及河岸风景区，并开放18.4公里长的滨水区域，从而建成一条贯通皇家码头优美迷人的水道。



CGI of ABP's Royal Albert Dock



A NEW STREET LINKING TO CUSTOM  
HOUSE (CROSSRAIL AND DLR) AND  
ROYAL VICTORIA (DLR) STATION

街道通向轻轨车站和CUSTOM HOUSE车站  
(伊丽莎白线即将开通)





3

min  
分钟

Canary Wharf

金丝雀码头



10

min  
分钟

The City

伦敦金融城



14

min  
分钟

London City Airport

伦敦城市机场



17

min  
分钟

Oxford Street

牛津街

# Faster connections across the Capital and beyond

提高首都通行时间和便利性

To keep up with growing demand, a major increase in transport capacity is underway. The Elizabeth line (Crossrail) will run east to west, cutting journey times across the city. 43 gleaming new DLR trains improve the experience of getting around the neighbourhood – or to London City Airport.

And they're both just a three-minute walk away at Custom House station, meaning you're at Canary Wharf in three minutes or at Liverpool Street in 10.

On the road, the new Silvertown tunnel will make it seamless to cross the river for Greenwich and The O2 Arena.

And with London City Airport being close-at-hand, international travel has never been more convenient.

为了满足不断增长的人口需求，都市交通运输能力也在不断扩大。兴建伊丽莎白线途经的Custom House轻轨车站，调配43辆全新轻轨列车，升级车站设施，并开通Silvertown隧道——连接皇家码头和格林威治半岛的跨河通道。

日渐完善的交通系统提高了首都通行的速度和便利度。琥珀港出发步行3分钟即可抵达Custom House轻轨车站，随后可在3分钟和10分钟内分别到达金丝雀码头和利物浦街。

此外，搭乘伦敦轻轨14分钟便可来到伦敦城市机场，随即前往纽约、莫斯科、孟买和迪拜等45个国际目的地。对于伦敦数量不断增加的商务通勤者和度假人士而言，其位置优越性不言而喻。

Journey times are taken from Custom House station and Royal Victoria station.  
Source: tfl.gov.uk and crossrail.co.uk



**ROYAL DOCKS**

**4min**  
WALK TO ROYAL VICTORIA STATION (DLR)  
步行4分钟抵达皇家维多利亚站

**3min**  
WALK TO CUSTOM HOUSE STATION (CROSSRAIL & DLR)  
步行3分钟抵达 Custom House 车站 (伊丽莎白线和伦敦轻轨)

**London Underground 伦敦地铁**

- DLR
- Central line
- Overground
- Hammersmith & City line
- Northern line
- District line
- Circle line

**Thames River Boat 泰晤士河游船**

- Bakerloo line
- Piccadilly line
- Victoria line
- RB1
- RB1X

**Elizabeth line (Crossrail) 伊丽莎白线**

Opens 2021 将于2021年开通

	Canary Wharf	Liverpool Street	Bond Street	Heathrow Airport
<b>NOW</b>	9 min	23 min	24 min	65 min
<b>BY CROSSRAIL</b>	3 min	10 min	17 min	52 min

**Crossrail**

- Start: Custom House (ExCeL)
- 3 min to Canary Wharf
- 10 min to Liverpool Street (The City)
- 15 min to Tottenham Court Road
- 17 min to Bond Street
- 20 min to Paddington
- 52 min to Heathrow Airport (T4/T5)

**DLR**

- Start: Royal Victoria
- 2 min to Canning Town
- 9 min to Stratford
- 14 min to London City Airport
- 16 min to Tower Gateway (Tower Bridge)
- 19 min to Bank
- 24 min to Greenwich

Map is for illustration purposes only and is not a full representation.  
Journey times are approximate.  
Source: tfl.gov.uk and crossrail.co.uk

# Experience life on the waterfront...

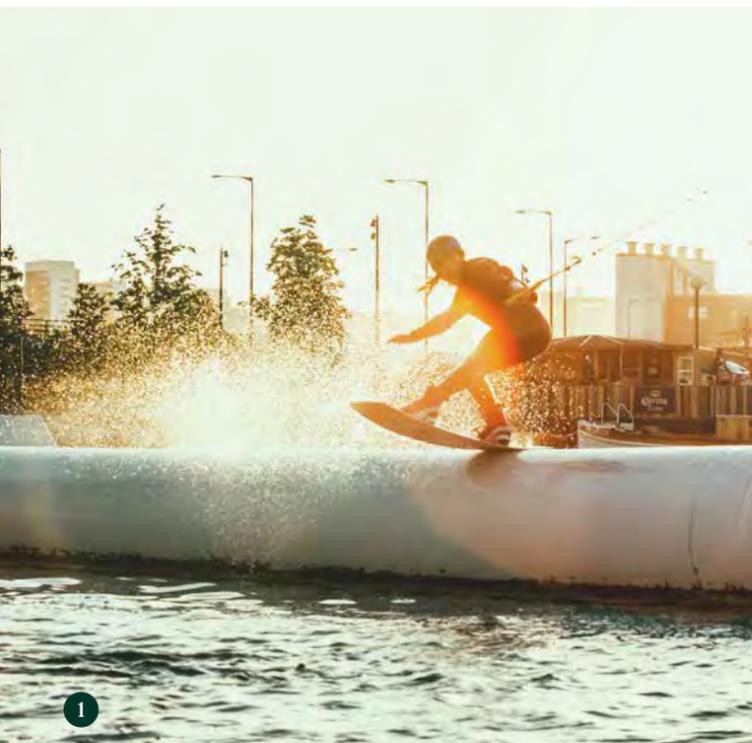
## 滨水生活体验

Step beyond the gates of home and explore the waterside buzz on your doorstep. Restaurants, cafés, bars, entertainment, sport and culture.

Here are some of our top picks:

无论是喧嚣的酒吧，还是精致的餐饮、浪漫的都市美景，或是雅致的咖啡馆，一切尽在掌握。

下文列举了部分推荐：



1



3



2



4



5



6

### 1 Wakeup Docklands

London's only wakeboard and paddleboard centre, located right on Royal Victoria Dock.

Wakeup Docklands位于皇家维多利亚码头，是伦敦市内唯一的花式滑水板和桨叶式冲浪板运动中心。

### 2 Lands End Restaurant on the Sunborn

Dine on the deck of a luxurious superyacht, permanently moored at Royal Victoria Dock.

Sunborn是伦敦的一座豪华帆船酒店，立于酒店甲板之上，享受这座繁华城市的别样风采。

### 3 ICON Outlet at The O2

Shop over 60 premium fashion and lifestyle brands.

坐落于O2体育馆的时尚奥特莱斯ICON，汇集60多个国际一流时尚和生活品牌，最低可享三折优惠。

### 4 Emirates Air Line

Cable car between Greenwich Peninsula and the Royal Docks, offering panoramic views over the River Thames.

阿联酋航空空中缆车连接格林威治半岛与皇家码头，可俯瞰泰晤士河。

### 5 Kids Summer Splash

Something for all the family with a paddling pool, dock pool, sandcastles and deckchairs on Royal Victoria Dock.

儿童夏季游乐园（码头沙滩）：所有家庭都可使用皇家维多利亚码头的戏水池、游泳池、沙堡和躺椅。

### 6 ExCeL London

International events centre hosts over 300 events per year and has more than 20 restaurants on site.

ExCeL国际会展中心每年举办300多场国际盛会，已有20多家餐饮店铺入驻。

# ...and discover its hidden gems

探索周边生活

## Food & Drink 餐饮

- 1 The Upper Deck / 1-min walk
- 2 Fogg's Bar & Restaurant / 1-min walk
- 3 China Palace / 2-min walk
- 4 La Barrique Wine Bar / 3-min walk
- 5 Docklands Bar & Grill / 3-min walk
- 6 ZeroSette / 3-min walk
- 7 Starbucks / 4-min walk
- 8 Lands End on the Sunborn / 5-min walk
- 9 Nakhon Thai / 7-min walk
- 10 The Oiler Bar / 7-min walk

## Entertainment 娱乐

- 1 Emirates Air Line / 4-min walk
- 2 The Crystal / 6-min walk
- 3 ExCeL London / 7-min walk
- 4 The O2 Arena / 8 min by Emirates Air Line
- 5 Cineworld / 8 min by Emirates Air Line
- 6 Brick Lane Music Hall / 25-min walk

## Shopping 购物

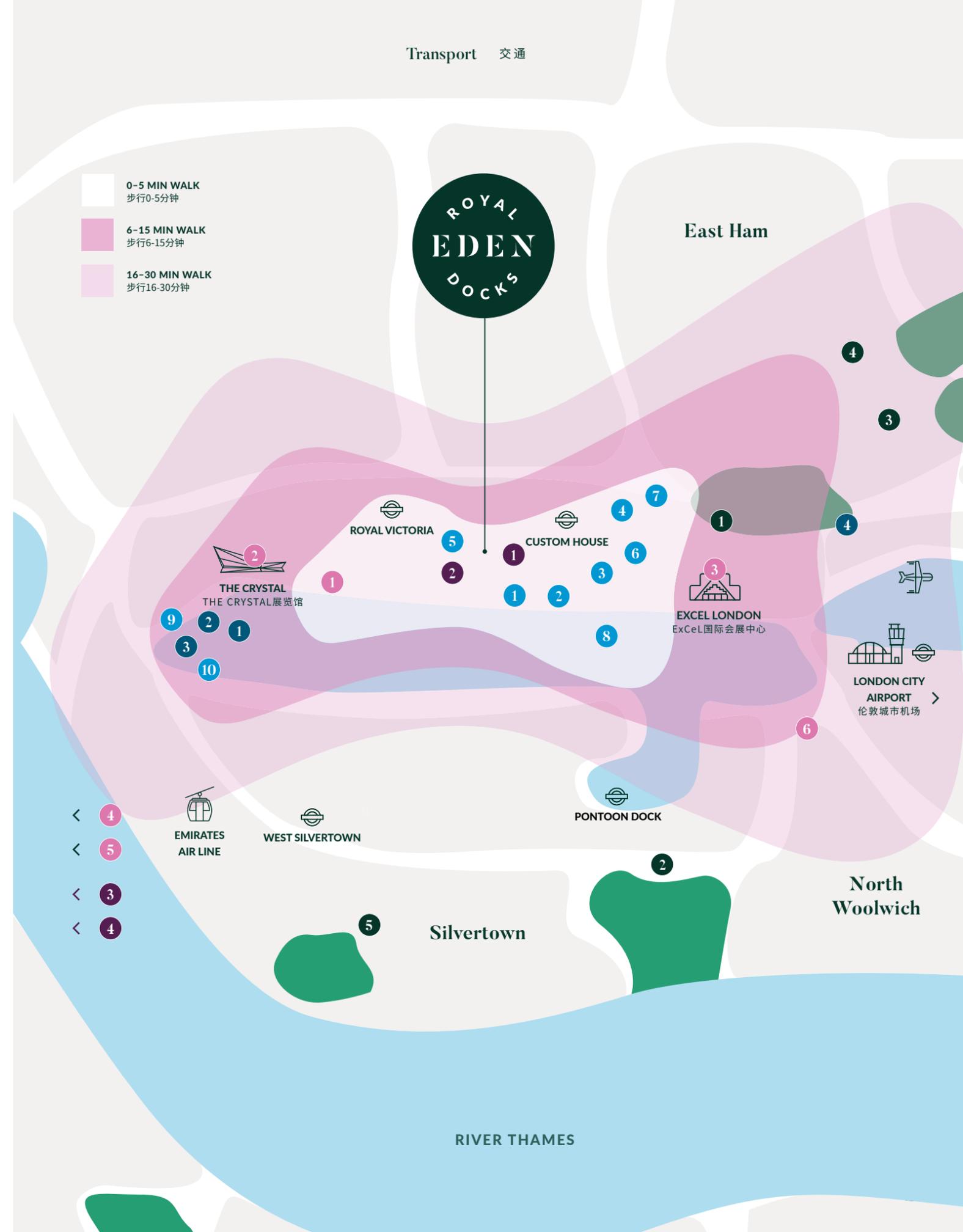
- 1 Convenience store / 1-min walk
- 2 Mini supermarket / 3-min walk
- 3 Canary Wharf Shopping Centre / 3 min by Elizabeth line (Crossrail)
- 4 ICON Outlet at The O2 / 19 min by Emirates Air Line

## Waterfront Activities 滨水活动

- 1 Royal Docks open water swimming / 6-min walk
- 2 Kids Summer Splash / 8-min walk
- 3 Wakeup Docklands / 9-min walk
- 4 Royal Docks Adventure / 20-min walk

## Green Spaces 绿地空间

- 1 Cundy Park / 13-min walk
- 2 Thames Barrier Park / 21 min by bus
- 3 King George V Park / 27-min walk
- 4 Newham City Farm / 27-min walk
- 5 Lyle Park / 29 min by bus



# Outstanding education on your doorstep

优质教育资源



Royal Eden Docks is a perfect base if you want to send your children to Ofsted 'Outstanding' schools or globally feted institutions like University College London.

从低龄启蒙到高等学术，伦敦拥有丰富的教育资源。世界排名前十的著名大学中，两所位于伦敦。同时，伦敦市内设立了多个专业研究所、120座图书馆和上千个博物馆与画廊，学术气氛浓郁。



Photograph of University of East London  
东伦敦大学校区图片

 14 mins

## University of East London

东伦敦大学

Closest to Royal Eden Docks and one of the UK's top six modern universities for research.

距离珑茵港最近的大学，全英国六大现代化研究大学之一。

 23 mins

## University College London

伦敦大学学院

UCL is ranked number one in London and eighth in the world.<sup>8</sup>

伦敦排名第一，世界排名第八。<sup>8</sup>

 28 mins

## King's College London

伦敦国王学院

London's most central university and one of England's oldest, with more than 27,000 students from 150 countries.

伦敦最中心的大学，也是英格兰最古老的大学之一，拥有来自全球约150个国家的27,000多名学生

 30 mins

## London School of Economics & Political Science

伦敦政治经济学院

LSE is the world-leading university for Social Policy and Administration.<sup>8</sup>

伦敦政治经济学院在社会政策和行政管理的教学与研究方面领先全球。<sup>8</sup>

 43 mins

## Imperial College London

伦敦帝国学院

Ranked the second-best institution in London and ninth in the world.<sup>8</sup>

伦敦排名第二，在世界排名第九。<sup>8</sup>

Journey times taken from Royal Victoria station and Custom House station. Source: tfl.gov.uk and crossrail.co.uk

<sup>8</sup>QS World University Rankings, 2020  
<sup>9</sup>Reports.ofsted.gov.uk, 2019

 Ofsted

30 primary schools, 15 secondary schools and three colleges

with an 'Outstanding' Ofsted rating, less than five kilometres from Royal Eden Docks.<sup>9</sup>

珑茵港五公里范围内共有30所小学和15所中学，获得了英国教育标准局认证的优质学校称誉。<sup>9</sup>



SCAN QR CODE TO READ OUR EDUCATION GUIDE  
扫描二维码读取教育指南

### The closest five:

距离项目最近的五所学校

 10 mins  
ST. LUKE'S PRIMARY SCHOOL  
4-11yrs

 21 mins  
FARADAY SCHOOL  
4-11yrs

 22 mins  
CULLODEN PRIMARY  
4-11yrs

 34 mins  
BRAMPTON PRIMARY SCHOOL  
4-11yrs

 34 mins  
BRAMPTON MANOR ACADEMY  
11-18yrs





# Royal Eden Docks

珑茵港

# The green heart of a vibrant city

把握都市绿色脉搏

Two buildings, each with their own identity, frame two garden squares. They're linked by pathways with lush green edges offering direct routes to nearby transport.

Outdoor living is at the heart of this place. A quarter of the space is dedicated to communal green areas — the equivalent of 20 tennis courts. At ground level, landscaped gardens. On the roof, a running track. Connecting you to the station, a new street. All decorated with trees and ornamental shrub planting that would have been native to the area in a bygone era.

The apartments have been arranged to connect you to the outdoors. There's balconies or terraces in every home and in most apartments, from the moment you step through your front door, there are views straight outside to nature.

As well as investing in the area's green credentials, light has been considered at every stage. Discreet ground-level lamps keep the area open and inviting for you to use after dark.

两栋拥有各自特色的建筑，形成独立的两座花园广场，由茂密的绿色小路相连，径直通向附近交通车站。

本项目的开发核心为户外活动区，其中四分之一的面积将被开发为公共绿地——相当于20个网球场。除此之外，地面一层设置幽静雅致的景观花园，并附带屋顶跑道。所有绿植和观赏灌木种植均是本地原生植物。

每套公寓的阳台和露台布局巧妙，尽可能增加可见绿植面积，以便在推开房门时仿若置身于大自然之中。

除精心设计的绿色空间外，照明规划贯穿各个阶段。天色渐暗，低层定向照明点亮这片区域，营建一个活力充沛的生活和休闲空间。



ARRIVAL PLAZA

小区入口广场





## We're bringing nature back into the city

将都市放归自然

The benefits of spending time in green space is widely acknowledged to increase happiness and overall wellbeing. Royal Eden Docks' residents have a generous slice of clean, green space all to themselves. The main garden squares have been designed with relaxation and recovery in mind.

A central courtyard connects the arrival plaza to the concierge's door. A raised walkway circles the lawn, connecting sun-trapped seating areas and wildflower meadows to low-key leisure activities like table tennis and badminton. Up top, things get more energetic with a rooftop running track for taking your training to new heights. Elsewhere, smaller nooks and paths are woven by stepping stones and timber beams through silver birch, maple and copper beech trees.

回归自然可提升都市生活的幸福感、改善整体生活方式。珑茵港的绿色空间干净清爽，主花园设计合理，成为居民放松身心、恢复活力的理想去处。

中央庭院绿色空间是连接项目入口和礼宾服务入口的天然通道；其中，一段特色钢制圆形走道长达109米，内设阳光充足的休息区、野花遍布的繁茂草地，以及乒乓球和羽毛球开放空间。屋顶跑道不仅助人焕发活力，还能增加训练强度。此外，银桦树、枫树和铜山毛榉树构成了大片树林。林间摆设各类木制器材和踏脚石，扩增自然空间，提供探索生活、放松身心的机会。

CENTRAL GARDEN SQUARE

中央庭院绿色空间

“  
By acting as a wharf jetty which  
levitates over the marshland that once  
existed, the walkway speaks to the  
site's industrial past.

作为建立在沼泽地上的码头，人行道诉说着  
本地区悠久的工业历史。

TIM WHYMAN, HEAD OF DESIGN, MOUNT ANVIL

蒙特安维设计主管, TIM WHYMAN



# Explore the range of resident amenities

## 珑茵港配套设施



Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Amenities' floor plans are subject to design amends. We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes.

户型图和楼层图仅用于说明布局，未按比例绘制。所有测量值容差范围为5%。配套设施楼层以设计修正为准。我们（在规划过程中或以其他方式）保留增加开发项目任何一栋楼的高度和/或立面和/或体量，或其他方面（包括居住条件）。在您确认预定时间时视为您已知晓并同意接受该内容。这意味着您将接受该等变更造成的任何外观或配套设施变化。

**24-hour concierge**

24小时礼宾服务

**Meeting room**

会议室

**Flexible workspace**

灵活的工作空间

**Landscaped gardens**

景观花园

**Car club scheme**

汽车俱乐部计划

**Cycle storage**

非机动车存车处

**Swimming pool**

游泳池

**Sauna**

桑拿浴室

**Steam room**

蒸汽浴室

**Gym**

健身房

**Spin studio**

动感单车

**Yoga studio**

瑜伽房

**Treatment room**

休闲室

**Rooftop running track**

屋顶跑道

**Reflexology walkway**

养生步道

**Cinema room**

家庭放映室

**Entertainment space**

娱乐空间

24-HOUR CONCIERGE AND FLEXIBLE WORKSPACE  
PODIUM LEVEL

24小时礼宾服务和灵活的工作空间

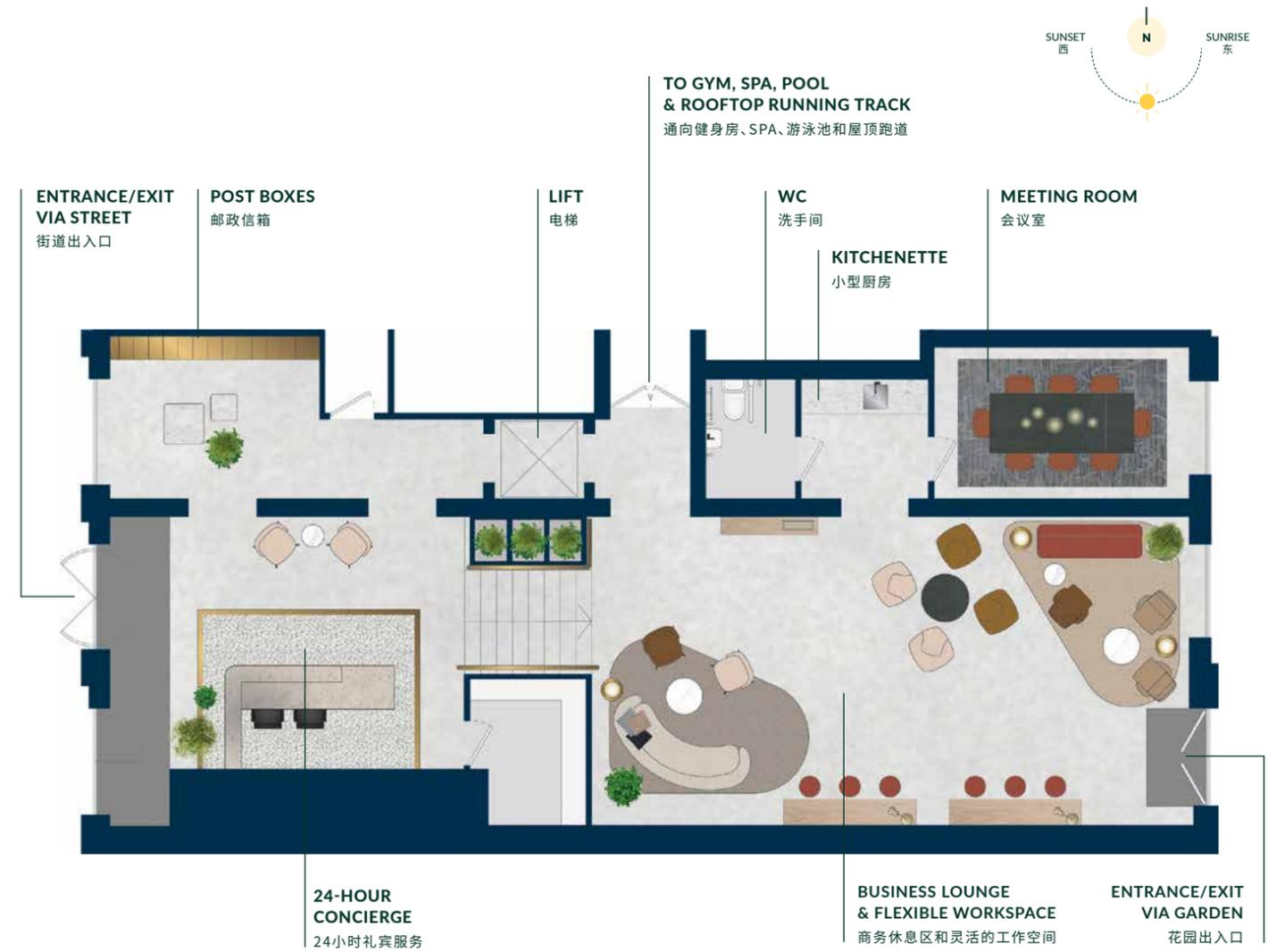
A friendly face 24 hours a day to keep things secure and make sure you never miss a delivery.

Workspaces and meeting rooms give you a relaxed co-working environment — that bustling café ambience, without leaving Royal Eden Docks.

24小时温暖礼宾服务, 保障您的寄存物品安全。

工作空间和会议室的设立, 使您无需离开珑茵港, 便能享受咖啡馆中轻松活跃的工作氛围。

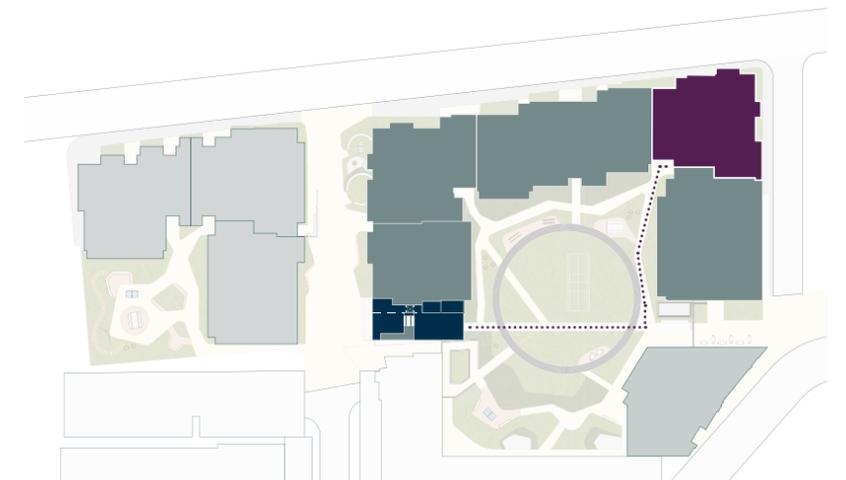
Amenities 配套设施



Site plan

总平面图

- CONCIERGE  
礼宾服务
- THE BOTANIST  
本期系列
- ROUTE TO/FROM CONCIERGE  
出行路线



## CONCIERGE

礼宾服务



24-HOUR CONCIERGE  
24小时礼宾服务



PARCEL COLLECTION  
包裹领取



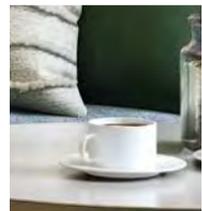
BOOKABLE MEETING  
ROOM AND FLEXIBLE  
WORKSPACE  
可预订的会议室和灵活的  
工作空间



TEA & COFFEE  
MAKING FACILITIES  
茶饮咖啡饮品



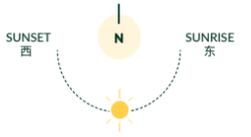
WI-FI  
无线网络



**BUSINESS LOUNGE AND  
FLEXIBLE WORKSPACE**

商务休息区和灵活的办公空间





FITNESS AND WELLBEING  
GROUND FLOOR

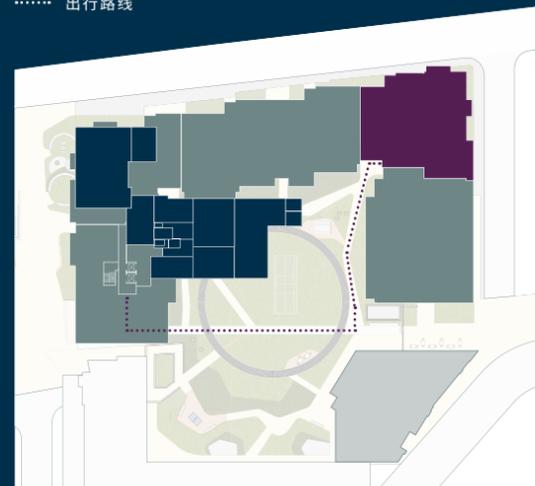
健身与生活方式

With a gym, two studios, pool, sauna and steam room you'll find something to fit your schedule and your wellbeing goals.

健身房、两间训练室、游泳池、桑拿浴室和蒸汽浴室等多样化选择,为您的日常安排提供便利,有助于建立健康的生活方式。

Site plan 总平面图

- RESIDENTS' CLUB  
居民俱乐部
- THE BOTANIST  
本期系列
- ROUTE TO/FROM RESIDENTS' CLUB  
出行路线



## POOL, SAUNA AND STEAM ROOM

游泳池、桑拿浴室和蒸汽浴室



15-METRE POOL  
15米游泳池



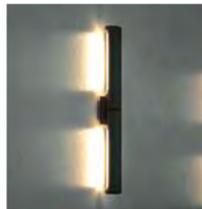
SAUNA AND  
STEAM ROOM  
桑拿和蒸汽浴室



CHANGING AND  
TREATMENT ROOMS  
更衣室和休闲室



POOLSIDE  
SHOWERS  
泳池淋浴室



15-METRE POOL

15米游泳池



GYM  
健身房



GYM  
健身房



NATURAL LIGHT  
自然光



FREE WEIGHTS  
自由器械



RESISTANCE WEIGHTS  
固定器械



WATER FOUNTAIN  
饮水池



ROOFTOP RUNNING TRACK AND REFLEXOLOGY WALKWAY

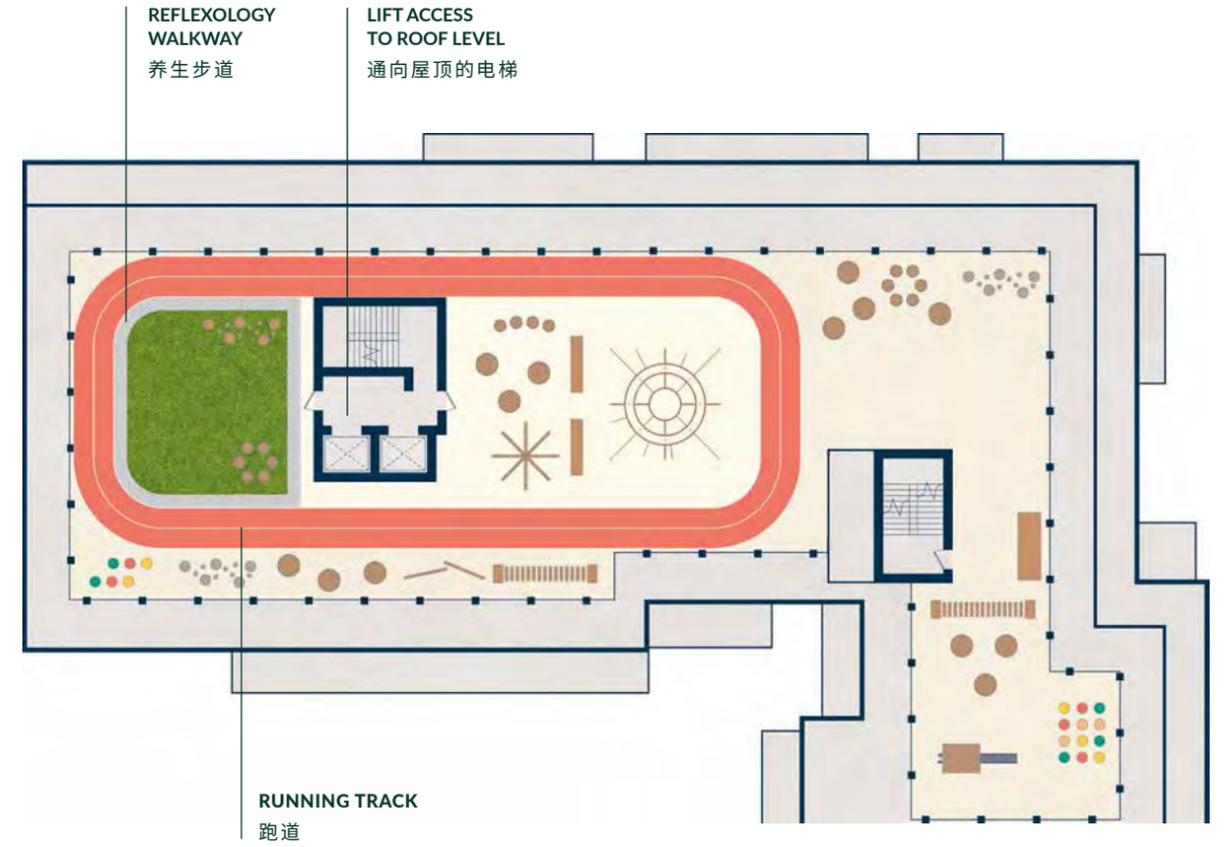
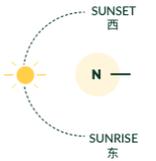
屋顶跑道和养生步道

Stride it out at sunrise with views across the Thames on the rooftop running track. A reflexology walkway hugs the inside lane for a recovery session at new heights.

优化健身体验，在屋顶跑道上欣赏日出日落，俯瞰泰晤士河。

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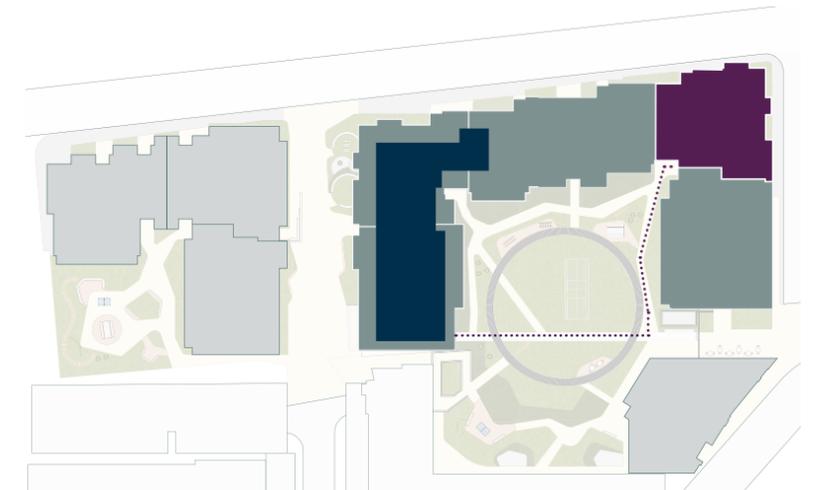
户型图和楼层图仅用于说明布局，未按比例绘制。所有测量值容差范围为5%。配套设施楼层以设计修正为准。我们（在规划过程中或以其他方式）保留增加开发项目任何一栋楼的高度和/或立面和/或体量，或其他方面（包括居住条件）。在您确认预定时间时即视为您已知晓并同意接受该内容。这意味着您将接受该等变更造成的任何外观或配套设施变化。



Site plan

总平面图

- RUNNING TRACK  
跑道
- THE BOTANIST  
本期系列
- ROUTE TO/FROM RUNNING TRACK  
出行路线



ROOFTOP RUNNING TRACK AND  
REFLEXOLOGY WALKWAY

屋顶跑道和养生步道



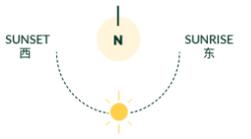
CINEMA ROOM AND ENTERTAINMENT SPACE  
GROUND FLOOR

家庭放映室和娱乐空间

Entertainment on an epic scale. Gather friends to watch a movie, screen a sporting event or host a games night.

盛大娱乐聚会，呼朋唤友共享电影或游戏之夜。

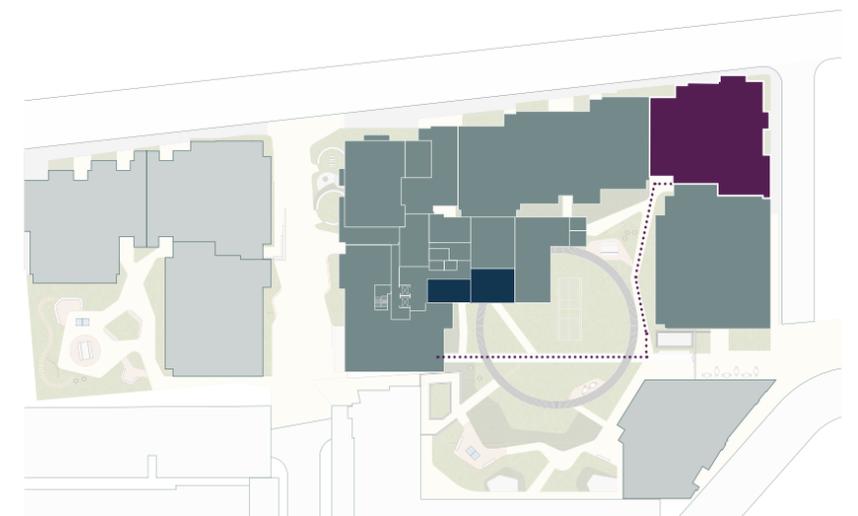
Amenities 配套设施



Site plan

总平面图

- CINEMA ROOM AND ENTERTAINMENT SPACE  
放映室和娱乐空间
- THE BOTANIST  
本期系列
- ROUTE TO/FROM CINEMA ROOM AND ENTERTAINMENT SPACE  
出行路线



CINEMA ROOM

家庭放映室





# The Botanist

本期系列室内展示

LIVING ROOMS

客厅



“

The carefully planned layouts and specification make the apartments feel light, spacious and homely.

精益求精地规划布局和规格，使宽敞的公寓充满温馨愉快的感觉。

ROBERT TALBOT, MOUNT ANVIL HOMEOWNER, ROYAL DOCKS WEST

蒙特安维业主, ROBERT TALBOT

Occupying the eastern corner and standing 14-storeys high, The Botanist is a collection of 83 apartments. Aptly named after the green space it overlooks, it's the second opportunity to invest in Royal Eden Docks.

Studio, one, two and three-bedroom homes are available, offering green views to the west and water views to the east.

From the moment you walk through your door, open plan layouts, full-height windows and outdoor spaces connect you back to nature. Considered design allows for sought-after storage space whilst top-notch appliances will stand the test of time.

For security and peace of mind, every home purchase is underpinned by a 10-year NHBC Buildmark warranty (the UK's leading warranty and insurance provider), which includes a two-year Mount Anvil homes warranty. That means that if anything needs a touch of TLC, or you or a tenant have an issue with an appliance, we're on hand to sort it hassle-free.

The Botanist 住宅系列位于珑茵港开发项目的东北角，高14层共计83套公寓。该系列以其俯瞰的绿地而命名，这将是您投资珑茵港房产项目的又一次良机。

该系列住宅包含单间公寓、一居室、两居室和三居室住宅，均可享受西观绿景、东赏河面的风雅生活。

室内存储空间设计精妙，加之开放式布局并配以精美落地窗，可全景展现户外空间，仿若置身大自然。

所有公寓均享有英国国家房屋建筑委员会 (NHBC) 10年保险，以及蒙特安维两年住宅保修，确保建筑安全，令您放心使用。如果您或租客入住后对房屋配备的家电有任何问题，欢迎联系我们。

## LIVING ROOMS

客厅

### Flooring highlights

地板特色



**QUIET UNDERFOOT**  
强大的吸音能力, 保持安静环境



**RESISTANT TO WATER,  
SPILLS AND STAINS**  
防水、防泼、防污



**EASY TO CLEAN  
AND MAINTAIN**  
便于清洁和维护

## A space to work, relax and rest

工作、放松和休息空间

Open-plan living creates light-filled spaces, a perfect setting to unwind in. Neutral tones, downlit LEDs and wood-effect flooring run throughout. The effect is calm, warm and inviting with seamless transitions from one room to the next.

开放式平层客厅光线充足, 是放松身心的绝佳场所。整个空间色调以中性为主, 全屋装饰LED筒灯并铺设木制地板饰面, 营造出静谧、温馨、惬意的氛围, 实现各个房间的无缝衔接。



## BALCONIES AND TERRACES

阳台和露台

# Bringing the outside in

开门见景,揽窗赏风

Balconies and terraces bring you extra space, fresh air and views of nature from the lush gardens below. The seamless indoor to outdoor flow is all part of the promise of a verdant environment in the urban arena.

本系列住宅旨在通过将绿色空间融入室内设计,改善生活方式,在家即可享受自然美景、呼吸新鲜空气。

同时,我们也为每套公寓设计户外空间,以扩大居住范围;无需远足即可轻松体验明媚的户外悠闲时光。



## STUDIO AND ONE-BEDROOM KITCHENS

单间公寓和一居室厨房

“

Handleless wall cabinets, in timeless shaker style, are complemented by dusk blue, low-level cabinets and black metal handles. The overall effect is calming and contemporary.

永不过时的沙克尔风格无把手壁橱，与配以黑色金属把手的暮蓝色低矮橱柜，共同展现出了宁静的现代艺术感。

NATALIE SLACK, INTERIOR DESIGN MANAGER, MOUNT ANVIL

蒙特安维室内设计经理, NATALIE SLACK

## Smart cooking, easy entertaining

智能厨房, 轻松料理

For hassle-free cooking and minimal clutter, we've equipped kitchens with USB points and integrated appliances. They give the kitchen clean lines and a contemporary aesthetic but, best of all, vapour technology makes cleaning the oven quick and easy.

Under-mounted, stainless-steel sinks create more counter space and continue the unfussy feel. Composite stone worktops are robust, low maintenance, and scratch and stain resistant, while lacquered door finishes are durable and easy to clean.

An uncomplicated proposal for the hardest working room in your home.

厨房设计中增加了USB插口，并配集成家电设备，以增强轻松料理体验，同时最大程度解决厨房用品繁杂无序的问题。尤其是蒸汽技术的应用，提高了烤箱清洁效率。简约干净的线条布置，将现代美学在厨房中表现的淋漓尽致。

此外，厨房作为家中使用频率最高的房间，我们建议采用设计简洁大方的不锈钢悬挂水槽，以释放更多台面空间并延续简洁风格。同时，石材复合的台面坚固防污防刮擦，柜门喷漆饰面经久耐用、易于清洁，无需过多维护。



## TWO AND THREE-BEDROOM KITCHENS

二居室和三居室厨房

“

Two and three-bedroom apartments have a soft stone palette and light, wood-effect floor. The subtle shiplap cabinetry detail celebrates the area's dockyard heritage and emphasises the height of the space.

两居和三居室公寓配备浅色饰面橱柜，竖状线条不仅呼应了本地区悠久的码头特点，也在视觉上扩大了室内空间。

NATALIE SLACK, INTERIOR DESIGN MANAGER, MOUNT ANVIL

蒙特安维室内设计经理, NATALIE SLACK



## BEDROOMS

卧室

# Sleep soundly in the city

安然酣眠，都市美梦

Full-height windows maximise natural morning light and dimmer switches give you control over the evening ambience. Thermally enhanced windows keep the room toasty for a restful night's sleep.

Master bedrooms are TV-ready and have built-in wardrobes with shelving and hanging rails in place.

落地窗最大限度地引入自然晨光，而变光开关可调节傍晚氛围。双层玻璃隔绝了都市的喧闹，守住室内安宁，确保夜晚的酣眠。

主卧室提供电视接口以及附带搁架和吊轨的内置衣柜。



## BATHROOMS

浴室

# A place you can unwind and relax

舒展身心，放松精神

The warmth of the wall-mounted feature lighting and heated towel rails create a spa-like atmosphere – cosy and luxurious.

Large porcelain tiles offer the elegance of white marble with its bold veins and a durable surface that's functional and easy to clean.

Wall-mounted cabinets, concealed behind mirrors, are paired with extra shelving nearby to keep things clutter-free.

壁挂式特色照明和加热式毛巾架烘托了温暖舒适的SPA氛围，增添了几分奢华质感。

时尚实用的大尺寸白色大理石瓷砖，纹理粗犷别致，饰面耐磨易清理。

隐藏于镜后的智能收纳壁橱，与旁边的额外搁物架搭配使用，令私人物品摆放有序，触手可及。



## SHOWER ROOMS

浴室

TWO AND THREE-BEDROOM APARTMENTS

两居室和三居室公寓

# Re-energise morning, noon or night

早中晚持续焕发活力

Low profile shower trays enclosed by framed sliding doors look great and are easy to clean.

Studio shower rooms are finished in timeless white, whereas two and three-bedroom homes are in matt black. Both combine with grey porcelain wall tiles for an elegant finish.

我们的设计基于浴室空间实用性，站立式淋浴配备金属外框推拉门，美观整洁。单间公寓采用恒久的白色饰面，两居室和三居室住宅则选用哑光灰黑色饰面。两种色彩分别与灰色墙砖交相辉映，呈现出典雅的装饰风格。



THREE-BEDROOM MASTER EN SUITES

三居室主卧浴室套间





BEDROOMS

卧室

Specification 规格

# Specification

详细规格

# Interior finishes

## 室内设计

- White painted entrance doors with two panel design, FSC & SBD certified  
白色油漆喷涂入口大门, FSC&SBD认证
- White painted internal doors with single panel design, FSC certified  
白色半光涂料喷涂室内门, FSC认证
- White painted chamfered-edge skirtings and architraves  
白色涂料喷涂边缘踢脚线和楣梁
- Stainless-steel ironmongery throughout  
全部五金不锈钢镀铬饰面
- Walls and ceilings finished in white matt emulsion  
哑光乳胶漆喷涂墙壁和天花板
- Full-height wardrobes to master bedrooms with linear profile door detail, painted internals, hanging rail and shelving  
主卧室落地衣柜, 选用线性型材、柜内喷漆, 并配设吊轨和衣架

### STUDIOS AND ONE-BEDROOMS

#### 单间公寓和一居室

- Natural, wood-effect flooring to hallway, kitchen, living, dining and bedrooms  
木制地板饰面铺设走廊、厨房、客厅、餐厅和卧室

### TWO AND THREE-BEDROOMS

#### 两居室和三居室

- Light, wood-effect flooring to hallway, kitchen, living, dining and bedrooms  
木制地板饰面铺设走廊、厨房、客厅、餐厅和卧室



# Kitchens

## 厨房

### STUDIO AND ONE-BEDROOMS

#### 单间公寓和一居室

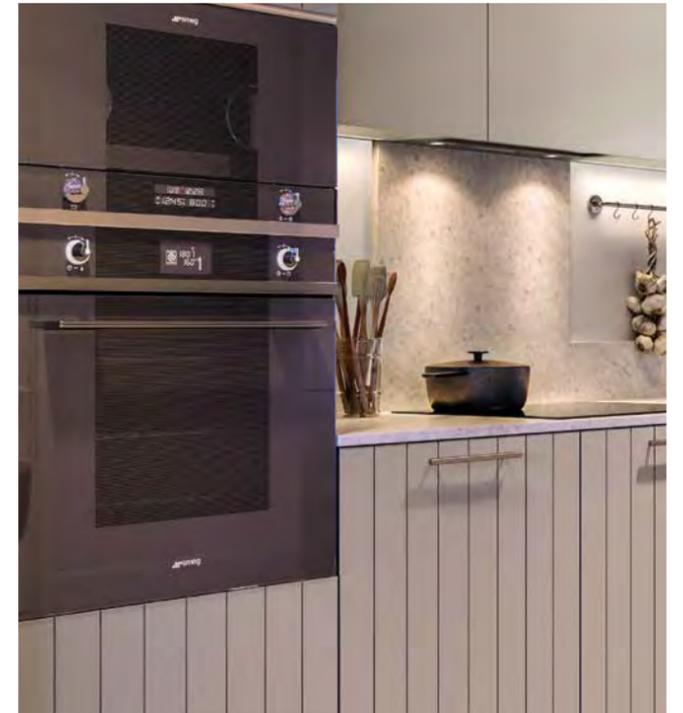
- Low-level cabinets in dusk blue, matt lacquer finish with brushed, black metal handles  
深蓝色哑光漆面低层橱柜, 配设黑色金属拉丝把手
- Handleless wall cabinets with shaker door detail, satin white lacquer finish  
白色半光涂料喷涂沙克尔风格无把手壁橱
- Composite stone worktops with upstand to splashback  
防溅挡板石材复合板台面
- Warm white LED lighting to underside of wall cabinets  
壁橱下方暖白光LED照明
- Single bowl, under-mounted sink, stainless-steel finish  
悬挂式不锈钢单水槽
- Single lever mixer-tap, brushed stainless-steel finish  
拉丝不锈钢单把手水龙头

- Four-ring, touch control, induction hob, black glass finish  
黑色玻璃饰面四环触控电磁炉
- Slide away extractor hood, stainless-steel finish  
不锈钢滑槽吸油烟机
- Integrated combination microwave oven, silver glass finish  
银色玻璃饰面, 上下组合式烤箱微波炉
- Integrated fridge-freezer  
集成式电冰箱
- Integrated slimline dishwasher to studios and full-size to one-bedrooms where space permits  
单间公寓配备集成细长版洗碗机, 一居室如果空间允许, 配备全尺寸洗碗机

### TWO AND THREE-BEDROOMS

#### 两居室和三居室

- Handleless low-level cabinets in soft cashmere, with vertical groove detail and matt lacquer finish  
哑光漆面柔软驼色低层橱柜, 配以垂直凹槽细节
- Handleless wall cabinets in soft cashmere, matt lacquer finish  
哑光漆面柔和驼色无把手壁橱
- Composite stone worktops with upstand to splashback  
防溅挡板石材复合板台面
- Warm white LED lighting to underside of wall cabinets  
橱下方暖白光LED照明



- Large, under-mounted, single bowl sink, stainless-steel finish  
大型悬挂式不锈钢单水槽
- Integrated fridge-freezer  
集成式电冰箱
- Integrated dishwasher  
集成式洗碗机
- Single lever mixer-tap, brushed stainless-steel finish  
拉丝不锈钢单把手水龙头
- Four-ring, touch control, induction hob, black glass finish  
黑色玻璃饰面4环触控电磁炉
- Slide away extractor hood, stainless-steel finish  
不锈钢滑槽吸油烟机
- Multi-function single oven, silver glass finish  
银色玻璃饰面多功能单烤箱
- Integrated microwave with electric grill, silver glass finish  
银色玻璃饰面一体式微波炉, 带点烤架



# Bathrooms

## 洗手间

### ONE, TWO AND THREE-BEDROOMS

一居室、两居室和三居室

- Large-format, white marble-effect porcelain floor and vanity unit splashback tiles  
大尺寸白色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Large-format, soft grey, stone-effect porcelain wall tiles and bath panel  
大尺寸柔和灰色天然石材饰面墙壁瓷和浴室地板砖
- Bespoke vanity unit with semi-recessed basin  
定制的梳妆台，附带半嵌入式洗手盆
- Single-lever basin mixer, brushed nickel finish  
拉丝镍饰面单层洗手盆
- Mirrored cabinet, storage and shaver socket  
镜柜、储物柜和剃须刀插座



- Contemporary wall light to vanity  
梳妆台当代壁灯
- Storage shelf  
置物架
- White wall-mounted WC pan with soft close seat  
具备马桶盖板缓冲功能的白色壁挂式洗手间坐便器
- Dual flush plate, brushed nickel finish  
拉丝镍饰面双冲洗板
- Multi-function shower handset on slide rail, brushed nickel finish  
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- Wall-mounted thermostatic mixer/diverter, brushed nickel finish  
壁挂式恒温拉丝镍饰面洗浴用换向阀
- White single-ended acrylic bath with bath filler  
白色单面丙烯酸料浴缸
- Glass shower screen, chrome finish  
镀铬饰面玻璃淋浴屏
- Electric heated towel rail with thermostatic control  
电热毛巾架，可调节温度

# Shower rooms

## 浴室

### STUDIOS

单间公寓

- Large-format, white marble-effect porcelain floor and vanity unit splashback tiles  
大尺寸白色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Large-format, soft grey stone-effect porcelain wall tiles  
大尺寸柔和灰色天然石材饰面墙壁瓷
- Bespoke vanity with mirrored cabinet and shaver socket  
定制的梳妆台，附带半嵌入式洗手盆和剃须刀插座
- Contemporary wall light to vanity  
梳妆台当代壁灯
- Mixer-tap, brushed nickel finish  
拉丝镍饰面水龙头
- Vanity countertop with semi-recessed white basin  
附带半嵌入式洗手盆的白色梳妆台
- Dual flush, wall-mounted WC pan with soft close seat  
具备马桶盖板缓冲功能的双冲水白色壁挂式洗手间坐便器
- Multi-function shower handset on slide rail, brushed nickel finish  
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- Wall-mounted, thermostatic shower valve, brushed nickel finish  
壁挂式恒温拉丝镍饰面洗浴用换向阀
- White low-profile shower tray  
白色扁平淋浴底盆
- Frameless glass shower panel, chrome fixings  
无框玻璃淋浴墙，配镀铬固定装置
- Electric heated towel rail with thermostatic control  
电热毛巾架，可调节温度
- Storage shelf  
置物架

### Specification 规格



### TWO AND THREE-BEDROOMS

两居室和三居室

- Large-format, black marble-effect porcelain floor and vanity unit splashback tiles  
大尺寸黑色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Large-format, soft grey stone-effect porcelain wall tiles  
大尺寸柔和灰色天然石材饰面墙壁瓷
- Bespoke vanity with mirrored cabinet and shaver socket  
定制的梳妆台，附带半嵌入式洗手盆和剃须刀插座
- Contemporary wall light to vanity  
梳妆台当代壁灯
- Mixer-tap, brushed nickel finish  
拉丝镍饰面水龙头
- Vanity countertop with semi-recessed white basin  
附带半嵌入式洗手盆的白色梳妆台
- Dual flush, wall-mounted WC pan with soft close seat  
具备马桶盖板缓冲功能的双冲水白色壁挂式洗手间连体坐便器
- Multi-function shower handset on slide rail with integrated thermostatic mixer, brushed nickel finish  
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- White low-profile shower tray  
白色扁平淋浴底盆
- Sliding glass shower screen/enclosure, chrome finish  
滑动玻璃淋浴墙/围墙，配镀铬固定装置
- Electric heated towel rail with thermostatic control  
电热毛巾架，可调节温度
- Storage shelf  
置物架

### THREE-BEDROOM MASTER EN SUITES

三居室主卧浴室套间

- Large-format, soft grey, stone-effect porcelain floor and wall tiles  
大尺寸柔和灰色天然石材饰面墙壁瓷
- Large-format, black marble-effect porcelain vanity unit splashback tiles  
大尺寸黑色大理石饰面地板瓷砖和梳妆台防溅挡板瓷砖
- Cantilevered vanity with mirror cabinet and shaver socket  
悬挂式梳妆台，附带半嵌入式洗手盆和剃须刀插座
- Contemporary wall light to vanity  
梳妆台当代壁灯
- Wall-mounted mixer-tap, brushed nickel  
拉丝镍饰面挂壁式水龙头
- Surface-mounted white hand basin  
白色洗手盆台面水槽
- Dual flush, wall-mounted WC pan with soft close seat  
具备马桶盖板缓冲功能的双冲水白色壁挂式洗手间连体坐便器
- Multi-function shower handset on slide rail, brushed nickel finish  
具有高度滑动调节支架的拉丝镍饰面多功能淋浴头
- Wall-mounted thermostatic mixer/diverter, brushed nickel finish  
壁挂式恒温拉丝镍饰面洗浴用换向阀
- White low-profile shower tray  
白色扁平淋浴底盆
- Shower screen/enclosure, chrome finish  
玻璃淋浴墙/围墙，配镀铬固定装置
- Electric heated towel rail with thermostatic control  
电热毛巾架，可调节温度
- Storage shelf  
置物架

## Electrical fittings

### 电气配件

- Energy efficient LED downlights  
节能LED筒灯
- Dimmer lighting to living area downlights and master bedroom  
客厅和主卧室调光筒灯
- White switch plates and low-level sockets  
白色开关面板和低位插座
- Sockets to kitchen splashback with integrated USB  
厨房防溅挡板插座，附集成式USB插口
- USB charging point to master bedroom, white finish  
主卧室白色饰面USB充电点
- Facility for Sky Q (subject to contract and connection)  
电视接口（视合同和连接而定）
- High speed hyper-optic broadband available (subject to connection)  
高速超光纤宽带接口（视连接而定）
- Washer-dryer in utility cupboard  
储物间配置洗衣机/烘干机

### STUDIOS

#### 单间公寓

- Television (terrestrial and satellite), telephone and points to living area.  
客厅电视（地面和卫星传输）和电话接口

### ONE, TWO AND THREE-BEDROOMS

#### 一居室、两居室和三居室

- Television (terrestrial and satellite) and telephone points to living area and master bedroom  
客厅和主卧室的电视（地面和卫星传输）和电话接口
- Television (terrestrial) points to second and third bedrooms.  
第二和第三卧室电视（地面传输）接口

## Resident facilities

### 住宅设施

- 24-hour concierge with entrance lobby, reception, seating and post room  
24小时礼宾服务，设有入口大堂、前台、休息区域和信箱
- Business lounge with flexible workspace  
灵活工作空间的商务休息区
- Pool, sauna and steam room  
游泳池、桑拿浴室和蒸汽浴室
- Gym including spin room, yoga studio, treatment room and gym equipment  
健身房，包括动感单车、训练室、休闲室和健身器材
- Cinema room and entertainment space  
放映室和娱乐空间
- Landscaped courtyard gardens  
景观庭院花园
- Rooftop running track and reflexology walkway  
屋顶跑道和养生步道
- Car parking: underground spaces available by separate negotiation  
停车场：地下停车场需另行协商
- A car club scheme is included close by the development with three-year membership and £50 credit  
三年汽车俱乐部计划，并赠送50英镑会员费
- Cycle storage  
非机动车存放处

## Heating & hot water

### 供暖和热水

- Heating and hot water from centralised system with metered water and electric supply to all apartments  
集中供暖并供应热水，所有公寓均配有供水/电力供应表
- Radiators with thermostatic control  
配备恒温控制的散热器

## Balconies & terraces

### 阳台和露台

- Glazed door onto balconies and terraces with metal balustrades  
阳台和露台附带金属栏杆，以玻璃门与室内隔开



## Sustainable features

### 绿色生态环保系统

- Landscaping to encourage biodiversity  
绿色景观促进多样性生态环境
- Mixed recycling facilities  
混合回收设施
- Electric vehicle charging points  
电动车充电桩



## Lifts & hallways

### 电梯和走廊

- Two passenger lifts located within each entrance lobby serving all levels  
每个入口大堂配备两架客用电梯，通往所有楼层
- Carpet floor finishes and painted walls to communal hallways  
公共走廊铺设地毯并粉刷墙壁

## Security & peace of mind

### 安全与保障

- Audio-visual entry system to individual apartments  
个人公寓的视听门禁系统
- Power point provided for wireless intruder alarm to be fitted later by purchaser  
无线入侵者警报电源点将由购买者稍后安装
- Apartments provided with mains supply heat and smoke detectors fitted with battery back-up and domestic fire sprinkler system  
公寓提供主电源供热和烟雾探测器，并配备备用电池、家庭消防洒水喷头系统
- Multi-point locking and spy hole to apartment entrance doors  
公寓大门的多点锁孔和门道
- 24-hour concierge services and monitored CCTV  
提供24小时礼宾服务并安装闭路电视监视系统
- 200-year lease starting from 1999  
自1999年起享受200年租赁
- 10-year NHBC Buildmark warranty  
享受英国国家房屋建筑委员会10年保险
- Two-year Mount Anvil warranty  
享受蒙特安维两年白色家电担保
- Fob access control to main entrance lobbies and communal areas  
主入口大堂和公共空间门禁控制系统



## Management company

### 物业管理公司

A management company will be set up to manage and maintain the surroundings and resident facilities of your development. They'll ensure that the communal areas like gardens and gyms stay in top shape and that all services and facilities are in good working order. This maintenance and upkeep of the communal facilities is included in your service charge, which is calculated based on the size of your home.

物业公司负责管理和维护本项目的周边环境以及配套设施。他们将确保花园、健身房等公共区域干净整洁，保证所有服务和设施运转良好，维护并保养公共设施，也将相应征收物业费。

For detailed information about the specification of specific homes, talk to one of our sales consultants. While we make every effort to ensure printed information is correct, it has been supplied as a guide. This means that we (Mount Anvil and ExCeL London) reserve the right to make changes to the specification as necessary and without notification.

We reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting of this. This means you'll be expected to accept any consequential change in outlook or amenity as a result of such changes.

特定房屋的规格详情，请咨询置业顾问。尽管我们竭尽全力确保印刷信息的准确性，但本指南仅供参考。即蒙特安维和ExCeL国际会展中心保留在必要时修改规格的权利，恕不另行通知。

开发商（通过规划流程或其他方式）保留增加开发项目中任何一座楼的高度和/或立面和/或建筑体量或其他（包括居住设施）的权利，且买方在预订时应被告知并接受以上条款。

LIVING ROOMS

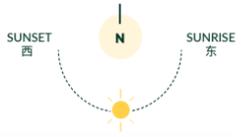
客厅



Floorplates 楼层图

Find your new home

探索您的新家



# Royal Eden Docks

## The Masterplan

珑茵港总体规划

- ① The Courtyard
- ② **The Botanist**
- ③ The Maple
- ④ The Wellspring
- ⑤ The Ellipse
- ⑥ The Halcyon
- ⑦ The Apogee
- ⑧ The Birch



# The Botanist

ROYAL EDEN DOCKS

## 1<sup>ST</sup> FLOOR 第1层

C2 01 04 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	647	60.1
INTERNAL AREA	室内面积	550	51
EXTERNAL AREA	室外面积	97	9
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	17'3" X 14'11"	5267 X 4537
BEDROOM	卧室	17'3" X 11'8"	5267 X 3561
TERRACE	户外露台	18'1" X 5'6"	5523 X 1670

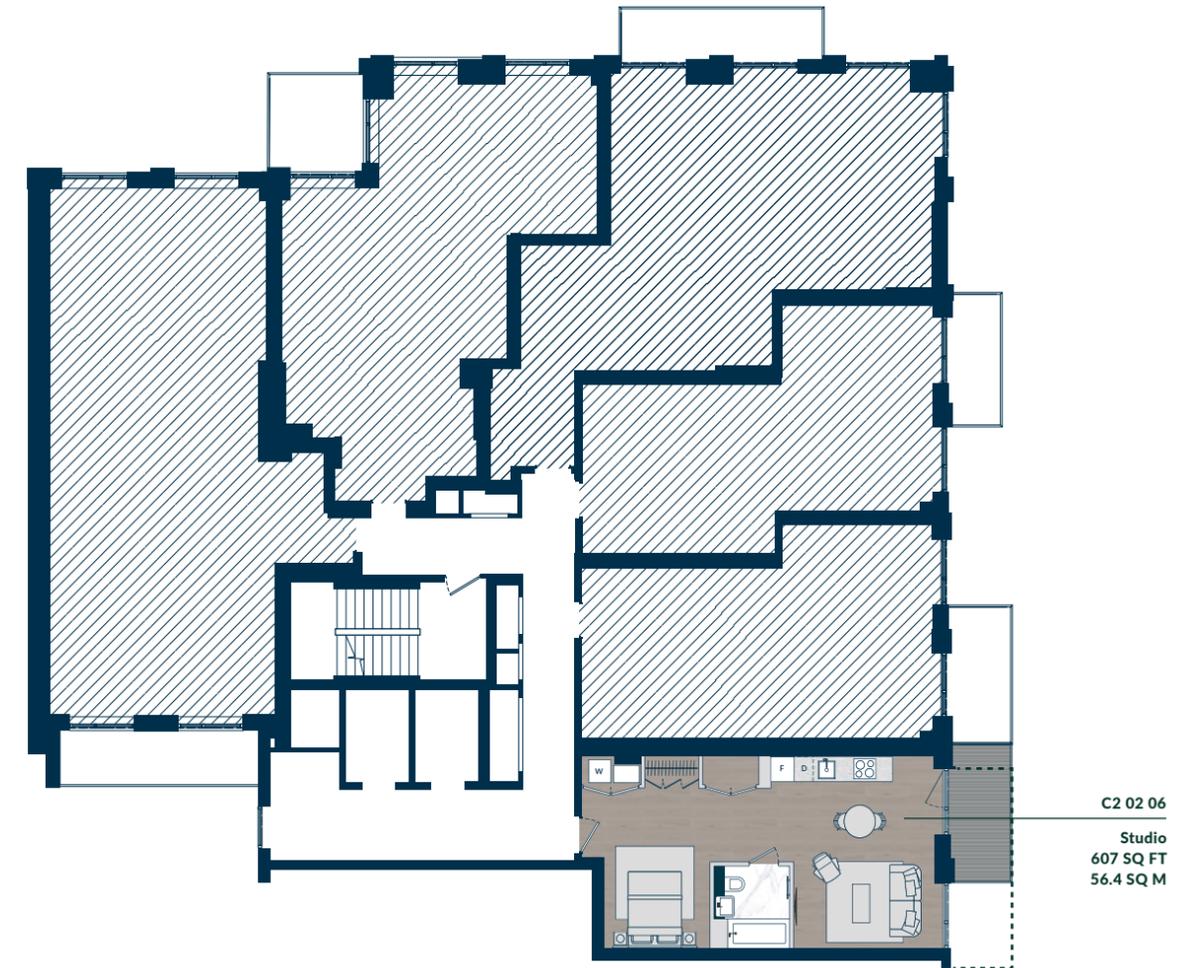
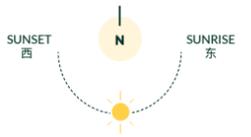
## 2<sup>ND</sup>-4<sup>TH</sup> FLOOR 第2-4层

C2 02 06 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	607	56.4
INTERNAL AREA	室内面积	550	51
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	17'3" X 14'11"	5267 X 4537
BEDROOM	卧室	17'3" X 11'8"	5267 X 3561
BALCONY	阳台	12'5" X 4'11"	3778 X 1507

Floor plans and floorplates are for illustration of layouts only and are not to scale. Ceiling heights may vary in bathrooms, en suites, hallways and studios. All measurements given may vary within a tolerance of 5%, subject to design amendments.

户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

## Floorplates 楼层图



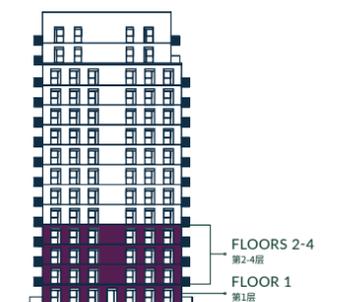
### Legend 图例

- STUDIO APARTMENT  
单间公寓
- SHARED OWNERSHIP APARTMENT  
共享产权房
- 1ST FLOOR EXTENDED BALCONY  
第1层住户阳台

### Site plan 总平面图



### Elevation 立面图



# The Botanist

ROYAL EDEN DOCKS

## 5<sup>TH</sup> FLOOR 第5层

C2 05 04 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	608	56.5
INTERNAL AREA	室内面积	553	51
EXTERNAL AREA	室外面积	55	5
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'7" X 10' "	4738 X 3059
LIVING AREA	客厅	14'4" X 9'7"	4365 X 2910
BEDROOM	卧室	13'12" X 9' "	4265 X 2750
BALCONY	阳台	11'10" X 4'11"	3603 X 1507

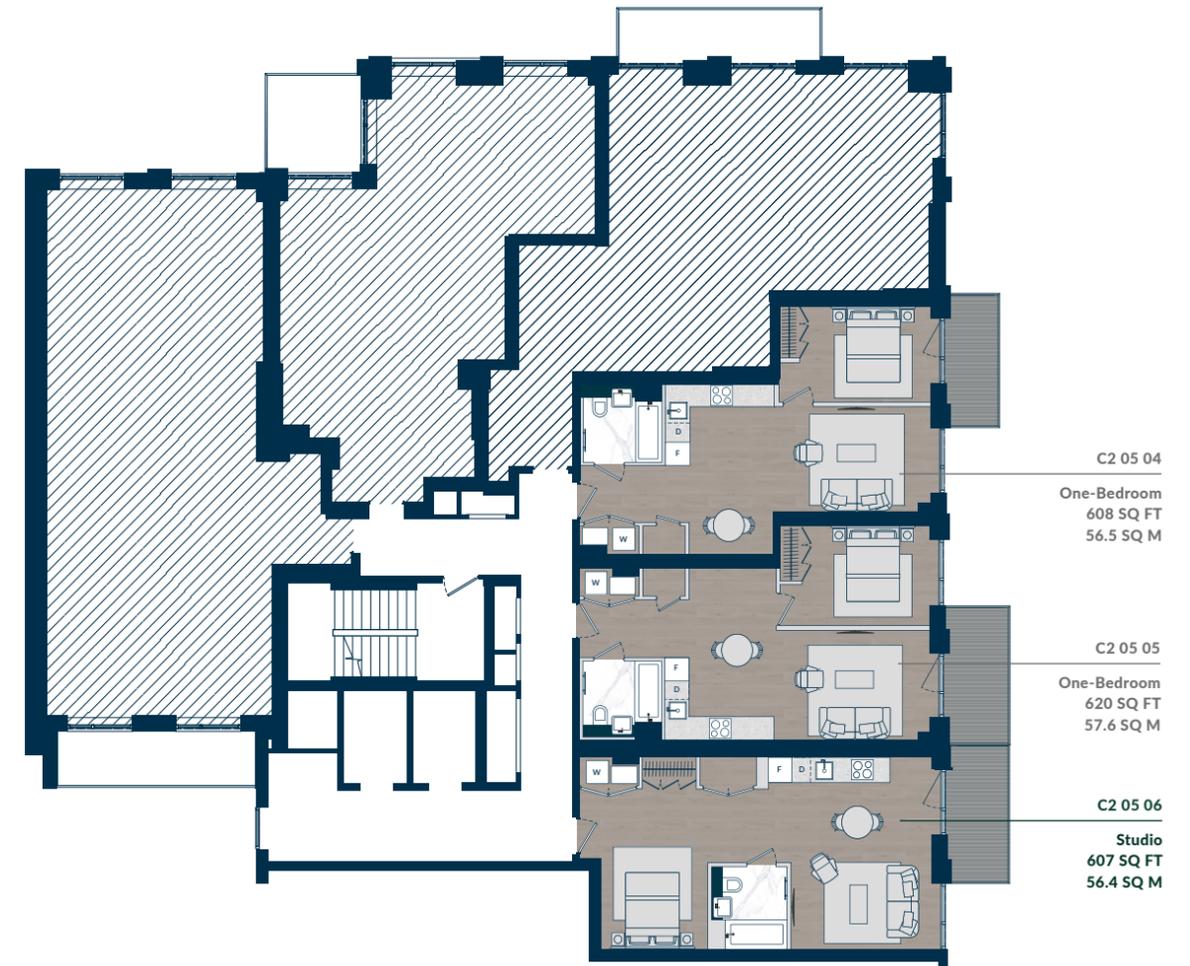
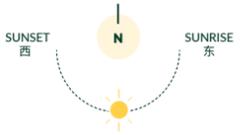
C2 05 05 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	620	57.6
INTERNAL AREA	室内面积	563	52
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'7" X 10' 3"	4750 X 3135
LIVING AREA	客厅	14'1" X 10' 1"	4289 X 3063
BEDROOM	卧室	13'9" X 9'1"	4189 X 2760
BALCONY	阳台	12'1" X 4'11"	3675 X 1507

C2 05 06 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	607	56.4
INTERNAL AREA	室内面积	550	51
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	17'3" X 14'11"	5267 X 4537
BEDROOM	卧室	17'3" X 11'8"	5267 X 3561
TERRACE	户外露台	12'5" X 4'11"	3778 X 1507

Floor plans and floorplates are for illustration of layouts only and are not to scale. Ceiling heights may vary in bathrooms, en suites, hallways and studios. All measurements given may vary within a tolerance of 5%, subject to design amendments.

户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

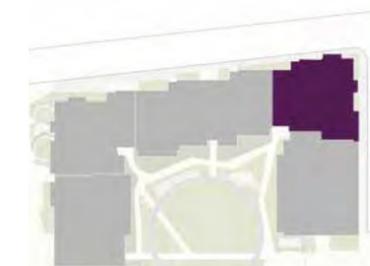
## Floorplates 楼层图



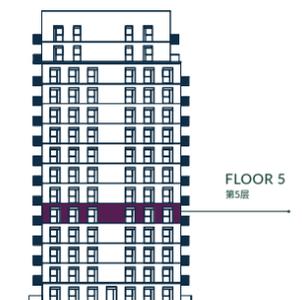
### Legend 图例

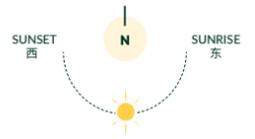
- STUDIO APARTMENT  
单间公寓
- ONE-BEDROOM APARTMENT  
一居室公寓
- SHARED OWNERSHIP APARTMENT  
共享产权房

### Site plan 总平面图



### Elevation 立面图





# The Botanist

ROYAL EDEN DOCKS

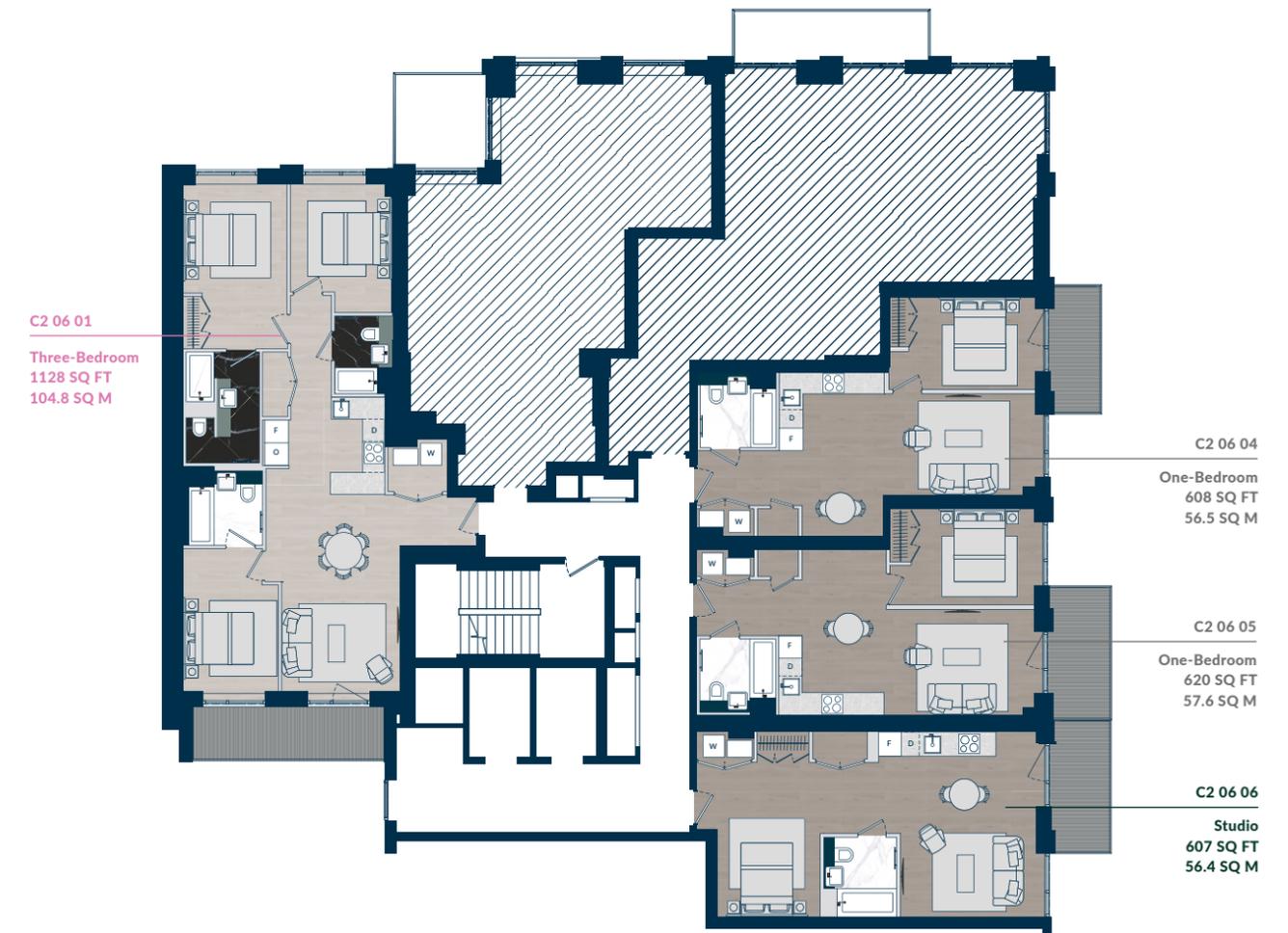
## 6<sup>TH</sup>-7<sup>TH</sup> FLOOR 第6-7层

C2 06 01 [THREE-BEDROOM APARTMENT 三居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	1128	104.8
INTERNAL AREA	室内面积	1044	97
EXTERNAL AREA	室外面积	84	8
		FT 英尺	MM 毫米
LIVING/DINING AREA	客厅/餐厅	18'8" X 11'4"	5693 X 3467
KITCHEN AREA	厨房	9'2" X 9' "	2800 X 2750
BEDROOM 1	卧室 1	15'5" X 9'8"	4693 X 2957
BEDROOM 2	卧室 2	12'1" X 9'10"	3687 X 3000
BEDROOM 3	卧室 3	13'9" X 9' "	4198 X 2750
BALCONY	阳台	17'5" X 4'11"	5298 X 1507

C2 06 06 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	607	56.4
INTERNAL AREA	室内面积	550	51
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	17'3" X 14'11"	5267 X 4537
BEDROOM	卧室	17'3" X 11'8"	5267 X 3561
BALCONY	阳台	12'5" X 4'11"	3778 X 1507

C2 06 04 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	608	56.5
INTERNAL AREA	室内面积	553	51
EXTERNAL AREA	室外面积	55	5
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'7" X 10' "	4738 X 3059
LIVING AREA	客厅	14'4" X 9'7"	4365 X 2910
BEDROOM	卧室	13'12" X 9' "	4265 X 2750
BALCONY	阳台	11'10" X 4'11"	3603 X 1507

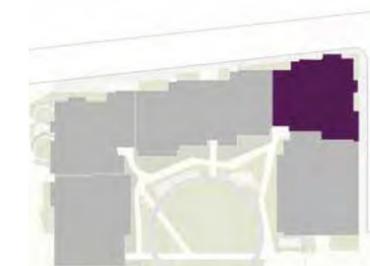
C2 06 05 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	620	57.6
INTERNAL AREA	室内面积	563	52
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'7" X 10'3"	4750 X 3135
LIVING AREA	客厅	14'1" X 10'1"	4289 X 3063
BEDROOM	卧室	13'9" X 9'1"	4189 X 2760
BALCONY	阳台	12'1" X 4'11"	3675 X 1507



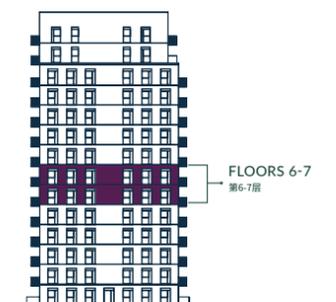
### Legend 图例

- STUDIO APARTMENT  
单间公寓
- ONE-BEDROOM APARTMENT  
一居室公寓
- THREE-BEDROOM APARTMENT  
三居室公寓
- SHARED OWNERSHIP APARTMENT  
共享产权房

### Site plan 总平面图

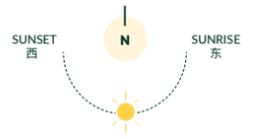


### Elevation 立面图



Floor plans and floorplates are for illustration of layouts only and are not to scale.  
Ceiling heights may vary in bathrooms, en suites, hallways and studios.  
All measurements given may vary within a tolerance of 5%, subject to design amends.

户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。



# The Botanist

ROYAL EDEN DOCKS

## 8<sup>TH</sup>-12<sup>TH</sup> FLOOR 第8-12层

C2 08 01 [THREE-BEDROOM APARTMENT 三居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	1128	104.8
INTERNAL AREA	室内面积	1044	97
EXTERNAL AREA	室外面积	84	8
		FT 英尺	MM 毫米
LIVING/DINING AREA	客厅/餐厅	18'8" X 11'4"	5693 X 3467
KITCHEN AREA	厨房	9'2" X 9' "	2800 X 2750
BEDROOM 1	卧室 1	15'5" X 9'8"	4693 X 2957
BEDROOM 2	卧室 2	12'1" X 9'10"	3687 X 3000
BEDROOM 3	卧室 3	13'9" X 9' "	4198 X 2750
BALCONY	阳台	17'5" X 4'11"	5298 X 1507

C2 08 02 [TWO-BEDROOM APARTMENT 两居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	862	80.1
INTERNAL AREA	室内面积	783	73
EXTERNAL AREA	室外面积	80	7
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	11'4" X 11'6"	3445 X 3496
LIVING AREA	客厅	13'9" X 10'9"	4189 X 3265
BEDROOM 1	卧室 1	10'5" X 9' "	3185 X 2750
DRESSING AREA	更衣室	7'7" X 5'3"	2302 X 1600
BEDROOM 2	卧室 2	14'7" X 9' "	4452 X 2750
BALCONY	阳台	9'2" X 8'12"	2795 X 2735

C2 08 03 [TWO-BEDROOM APARTMENT 两居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	948	88.1
INTERNAL AREA	室内面积	860	80
EXTERNAL AREA	室外面积	88	8
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'3" X 11'5"	4650 X 3474
LIVING AREA	客厅	14'7" X 10'8"	4439 X 3247
BEDROOM 1	卧室 1	11'6" X 9'3"	3507 X 2831
DRESSING AREA	更衣室	8'8" X 6'2"	2631 X 1873
BEDROOM 2	卧室 2	12'7" X 9' "	3830 X 2750
BALCONY	阳台	18'6" X 4'11"	5635 X 1507

C2 08 04 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	608	56.5
INTERNAL AREA	室内面积	553	51
EXTERNAL AREA	室外面积	55	5
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'7" X 10' "	4738 X 3059
LIVING AREA	客厅	14'4" X 9'7"	4365 X 2910
BEDROOM	卧室	13'12" X 9' "	4265 X 2750
BALCONY	阳台	11'10" X 4'11"	3603 X 1507

C2 08 05 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	620	57.6
INTERNAL AREA	室内面积	563	52
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
KITCHEN/DINING AREA	厨房/餐厅	15'7" X 10'3"	4750 X 3135
LIVING AREA	客厅	14'1" X 10'1"	4289 X 3063
BEDROOM	卧室	13'9" X 9'1"	4189 X 2760
BALCONY	阳台	12'1" X 4'11"	3675 X 1507

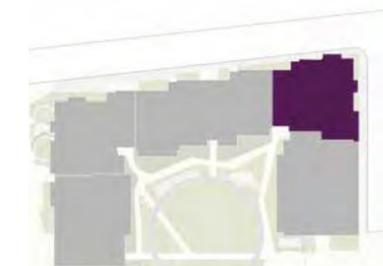
C2 08 06 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	607	56.4
INTERNAL AREA	室内面积	550	51
EXTERNAL AREA	室外面积	57	5
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	17'3" X 14'11"	5267 X 4537
BEDROOM	卧室	17'3" X 11'8"	5267 X 3561
BALCONY	阳台	12'5" X 4'11"	3778 X 1507



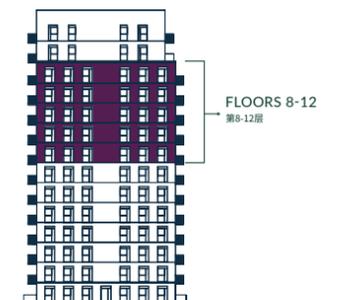
### Legend 图例

- STUDIO APARTMENT  
单间公寓
- ONE-BEDROOM APARTMENT  
一居室公寓
- TWO-BEDROOM APARTMENT  
两居室公寓
- THREE-BEDROOM APARTMENT  
三居室公寓

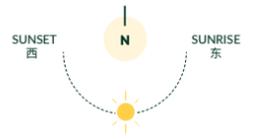
### Site plan 总平面图



### Elevation 立面图



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# The Botanist

ROYAL EDEN DOCKS

## 13<sup>TH</sup> FLOOR 第13层

C2 13 01 [THREE-BEDROOM APARTMENT 三居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA 总面积		1255	116.6
INTERNAL AREA 室内面积		1075	100
EXTERNAL AREA 室外面积		180	17
		FT 英尺	MM 毫米
LIVING/DINING AREA 客厅/餐厅	22'7" X 11'2"	6893	3404
KITCHEN AREA 厨房	9'4" X 8'6"	2850	2600
BEDROOM 1 卧室1	15'8" X 10'5"	4787	3180
BEDROOM 2 卧室2	12'5" X 9'1"	3779	2772
BEDROOM 3 卧室3	10'8" X 9'3"	3241	2808
BALCONY 阳台	17'7" X 4'11"	5358	1507
TERRACE 户外露台	20'3" X 4'11"	6175	1510

C2 13 02 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA 总面积		866	80.5
INTERNAL AREA 室内面积		672	62
EXTERNAL AREA 室外面积		195	18
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA 客厅/餐厅/厨房	23'8" X 15'10"	7216	4814
BEDROOM 卧室	13'4" X 11'3"	4066	3427
BALCONY 阳台	40'10" X 4'11"	12445	1510

C2 13 03 [TWO-BEDROOM APARTMENT 两居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA 总面积		1190	110.6
INTERNAL AREA 室内面积		872	81
EXTERNAL AREA 室外面积		319	30
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA 客厅/餐厅/厨房	24'2" X 11'9"	7362	3571
BEDROOM 1 卧室1	12'2" X 11'5"	3697	3479
BEDROOM 2 卧室2	12'2" X 11'2"	3697	3415
TERRACE 户外露台	66'7" X 4'11"	20288	1510

C2 13 04 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA 总面积		684	63.5
INTERNAL AREA 室内面积		570	53
EXTERNAL AREA 室外面积		113	11
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA 客厅/餐厅/厨房	27'1" X 11'1"	8257	3384
BEDROOM 卧室	19' " X 9'5"	5802	2862
TERRACE 户外露台	25'4" X 4'11"	7725	1510

C2 13 05 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA 总面积		662	61.5
INTERNAL AREA 室内面积		572	53
EXTERNAL AREA 室外面积		90	8
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA 客厅/餐厅/厨房	27'1" X 11'1"	8257	3384
BEDROOM 卧室	19'1" X 9'5"	5807	2862
TERRACE 户外露台	20'3" X 4'11"	6175	1510

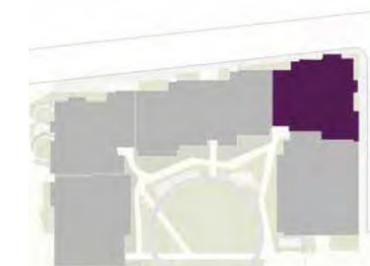
C2 13 06 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA 总面积		549	51
INTERNAL AREA 室内面积		497	46
EXTERNAL AREA 室外面积		52	5
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA 客厅/餐厅/厨房	18'6" X 13'5"	5643	4093
BEDROOM 卧室	14'4" X 10'7"	4373	3238
BALCONY 阳台	7'12" X 6'8"	2431	2030



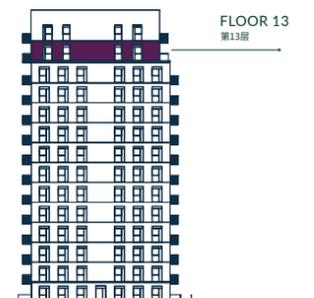
### Legend 图例

- STUDIO APARTMENT 单间公寓
- ONE-BEDROOM APARTMENT 一居室公寓
- TWO-BEDROOM APARTMENT 两居室公寓
- THREE-BEDROOM APARTMENT 三居室公寓

### Site plan 总平面图

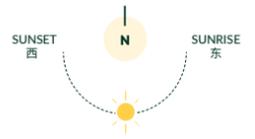


### Elevation 立面图



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户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。



# The Botanist

ROYAL EDEN DOCKS

## 14<sup>TH</sup> FLOOR 第14层

C2 14 01 [THREE-BEDROOM APARTMENT 三居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	1159	107.7
INTERNAL AREA	室内面积	1075	100
EXTERNAL AREA	室外面积	84	8
		FT 英尺	MM 毫米
LIVING/DINING AREA	客厅/餐厅	22'7" X 11'2"	6893 X 3404
KITCHEN AREA	厨房	9'4" X 8'6"	2850 X 2600
BEDROOM 1	卧室 1	15'8" X 10'5"	4787 X 3180
BEDROOM 2	卧室 2	12'5" X 9'1"	3779 X 2772
BEDROOM 3	卧室 3	10'8" X 9'3"	3241 X 2808
BALCONY	阳台	17'7" X 4'11"	5358 X 1507

C2 14 02 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	743	69
INTERNAL AREA	室内面积	672	62
EXTERNAL AREA	室外面积	71	7
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	23'8" X 15'10"	7216 X 4814
BEDROOM	卧室	13'4" X 11'3"	4066 X 3427
BALCONY	阳台	14'11" X 4'11"	4550 X 1507

C2 14 03 [TWO-BEDROOM APARTMENT 两居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	968	89.9
INTERNAL AREA	室内面积	872	81
EXTERNAL AREA	室外面积	96	9
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	24'2" X 11'9"	7362 X 3571
BEDROOM 1	卧室 1	12'2" X 11'5"	3697 X 3479
BEDROOM 2	卧室 2	12'2" X 11'2"	3697 X 3415
BALCONY	阳台	20' " X 4'11 "	6100 X 1507

C2 14 04 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	631	58.6
INTERNAL AREA	室内面积	570	53
EXTERNAL AREA	室外面积	60	6
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	27'1" X 11'1"	8257 X 3384
BEDROOM	卧室	19' " X 9'5"	5802 X 2862
TERRACE	户外露台	12'7" X 4'11"	3825 X 1508

C2 14 05 [ONE-BEDROOM APARTMENT 一居室公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	632	58.7
INTERNAL AREA	室内面积	572	53
EXTERNAL AREA	室外面积	60	6
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	27'1" X 11'1"	8257 X 3384
BEDROOM	卧室	19'1" X 9'5"	5807 X 2862
TERRACE	户外露台	12'7" X 4'11"	3825 X 1508

C2 14 06 [STUDIO APARTMENT 单间公寓]			
		SQ FT 平方英尺	SQ M 平方米
TOTAL AREA	总面积	549	51
INTERNAL AREA	室内面积	497	46
EXTERNAL AREA	室外面积	52	5
		FT 英尺	MM 毫米
LIVING/DINING/KITCHEN AREA	客厅/餐厅/厨房	18'6" X 13'5"	5643 X 4093
BEDROOM	卧室	14'4" X 10'7"	4373 X 3238
BALCONY	阳台	7'12" X 6'8"	2431 X 2030

C2 14 02  
One-Bedroom  
743 SQ FT  
69 SQ M

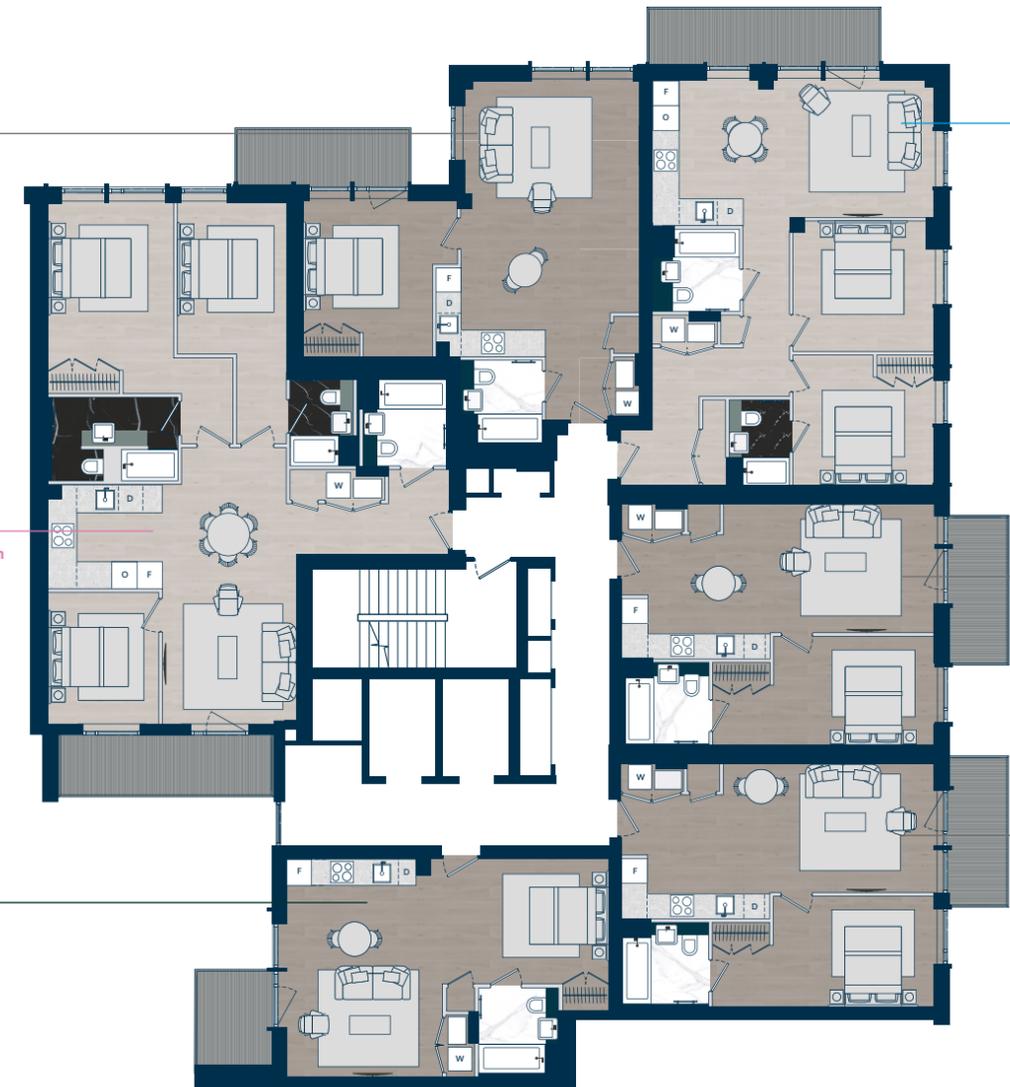
C2 14 01  
Three-Bedroom  
1159 SQ FT  
107.7 SQ M

C2 14 06  
Studio  
549 SQ FT  
51 SQ M

C2 14 03  
Two-Bedroom  
968 SQ FT  
89.9 SQ M

C2 14 04  
One-Bedroom  
631 SQ FT  
58.6 SQ M

C2 14 05  
One-Bedroom  
632 SQ FT  
58.7 SQ M



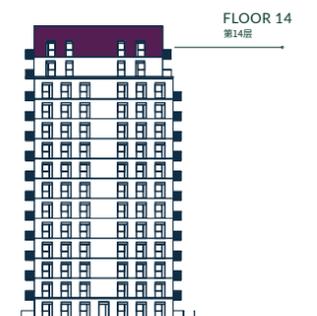
### Legend 图例

- STUDIO APARTMENT 单间公寓
- ONE-BEDROOM APARTMENT 一居室公寓
- TWO-BEDROOM APARTMENT 两居室公寓
- THREE-BEDROOM APARTMENT 三居室公寓

### Site plan 总平面图



### Elevation 立面图



Floor plans and floorplates are for illustration of layouts only and are not to scale. Ceiling heights may vary in bathrooms, en suites, hallways and studios. All measurements given may vary within a tolerance of 5%, subject to design amends.

户型图和楼层图仅用于说明布局，未按比例绘制。卧室、浴室套间、走廊和单间公寓天花板高度可能有所差异。所有测量值容差范围为5%，视设计修订而定。

# With you every step of the way

我们始终与您相伴

## Awards

屡获殊荣

We exist to create outstanding places where people can thrive.

These places have been awarded with some of London's rarest accolades.

伦敦开发商蒙特安维以建造优质住宅和社区、构思杰出设计、坚守恒久品质和提供细心客户关怀享誉全球。我们的开发项目屡获殊荣，且人们乐于居住、工作和拥有。



### What is the NHBC Buildmark warranty?

NHBC is the UK's leading warranty and insurance provider for new homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date. For more information visit: nhbc.co.uk

英国国家房屋建筑委员会十年保险是英国领先的新建筑担保和保险。保险有效期自交换合同开始，最长期限为合法完工之日后十年。更多信息请访问: nhbc.co.uk。



Discover your future home in one of our studio, one, two and three-bedroom apartments. Part of creating thoughtful, design-led homes that discerning people fall in love with is making settling into life here as straightforward as possible. That's why a Mount Anvil Customer Experience Manager will be with you from the moment you exchange contracts – helping you step through the process and keeping you informed of how the building work is going.

Once you're all moved in, you're looked after by a two-year fixtures and fittings warranty (part of the 10-year NHBC Buildmark warranty). That means that if anything needs a touch of TLC or you or a tenant have an issue with say, an appliance, we're on hand to sort it hassle-free.

All visuals in this brochure are artistic interpretations of Royal Eden Docks for indicative purposes only.

单间公寓、一居室、两居室和三居室公寓，探索您未来的家。蒙特安维客户体验管理员将在您交换合同之时起，时刻伴您左右——帮助您处理各项手续，确保您了解工作的进展情况。

一旦入住，您将享受新建住宅的固定附物和配件两年保险（英国国家房屋建筑委员会（NHBC）10年保险的内容之一）。如果您或租客入住后对房屋配备的家电有任何问题，欢迎联系我们。

本楼书中所有珑茵港视觉效果图均含艺术诠释。

# London's specialist residential developer

伦敦精品住宅开发商



**Three Waters**  
Bow Creek, E3  
金淼水岸



**Dollar Bay**  
Isle of Dogs, E14  
多乐湾

- Future development 未售项目
- Current development 在售项目
- Completed development 已售项目



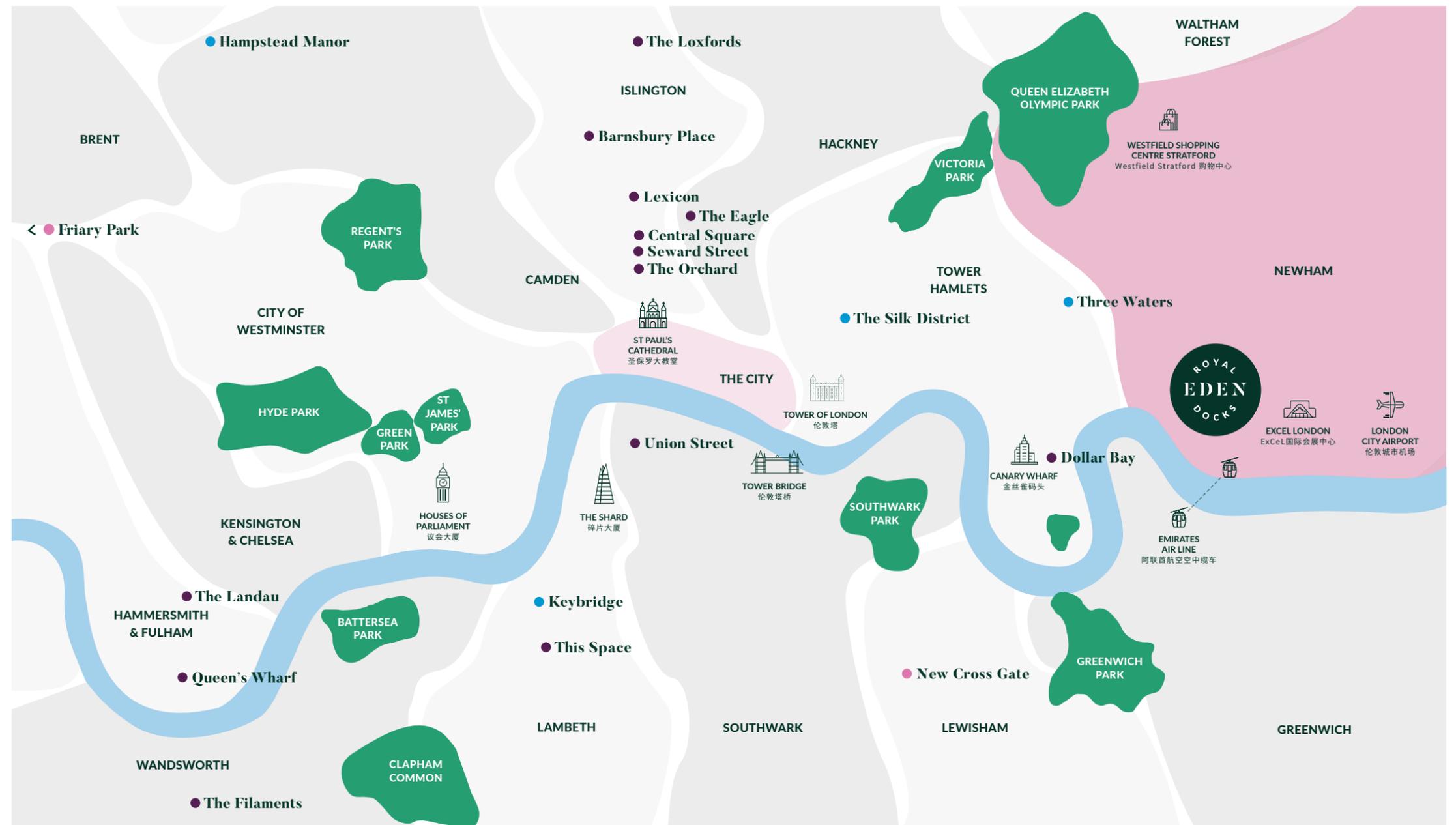
**Hampstead Manor**  
Hampstead, NW3  
汉普斯泰德庄园



**Keybridge**  
Vauxhall, SW8  
匙桥苑



**The Silk District**  
Whitechapel, E1  
丝绸镇



# The Royal Eden Docks partnership

珑茵港合作伙伴关系

Royal Eden Docks is a collaboration between Mount Anvil and ExCeL London.

One of London's last pockets of rejuvenation, we're proud to be shaping the area for future generations with the delivery of high-quality new homes and outstanding customer experiences. Together, we're creating a verdant, thriving place to live that nourishes both the working lives and the overall wellbeing of its residents.

伦敦精品住宅开发商蒙特安维与ExCeL国际会展中心合力打造珑茵港项目。

我们为能够参与重塑伦敦为数不多的待再开发地区之一而深感荣幸。我们力争建造高品质新住宅，提供出色的客户服务，为住户营造一个生机盎然、活力旺盛的社区。

## Mount Anvil

### 蒙特安维

We exist to create outstanding places where people can thrive. It starts with the way we do business, with a relentless focus on people and culture, and shows up in the legacy we're proud to create for London. We weave world-class design, lasting quality and care for people through all the outstanding places that we create. A Mount Anvil home is built to last and built for lasting value. We raise the bar each time, evidenced by the repeat customers and partners that have come back to us throughout our almost thirty years in London.

We call it Better London Living.

蒙特安维近30年来潜心专注于伦敦房地产市场，力争成为备受尊敬的开发商。从前期对产品项目的精准管控：建筑设计、选材选料和装饰风格，到后期严格执行的实际建造，亦或是公司内部管理运营，处处体现着英国人一贯的严谨、信守承诺、尊重人文与历史遗产的精神。秉承着世界领先设计理念，蒙特安维将艺术美观和高度功能实用性相结合，采选高质量的建材，遵从世界的健康、安全和环保规格，让置身其中的住户感到安心、满足和骄傲。

蒙特安维，筑造更美好的伦敦生活。

## ExCeL London

### ExCeL国际会展中心

ExCeL London opened in November 2000, in an area of huge regeneration in London's historic Royal Docks. Today, the venue hosts 300 events per year, welcoming four million visitors from every corner of the globe. Events hosted at ExCeL London generate £4.5bn in economic impact for London and support 37,600 jobs. Under the ownership of ADNEC, ExCeL London has seen significant investment in new facilities, including the opening of London's International Convention Centre (ICC) and on site hotel developments.

ExCeL国际会展中心坐落于发展潜力巨大的伦敦皇家码头，于2000年11月向公众开放。如今，会展中心每年举办300场展览活动，迎接全球专业观众400万人次，带来45亿经济效益并提供7600岗位。ExCeL国际会展中心隶属ADNEC集团，着力投资新设施建设工作，包括伦敦国际会展中心（ICC）和相关酒店的开发工作。

## Contact us

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