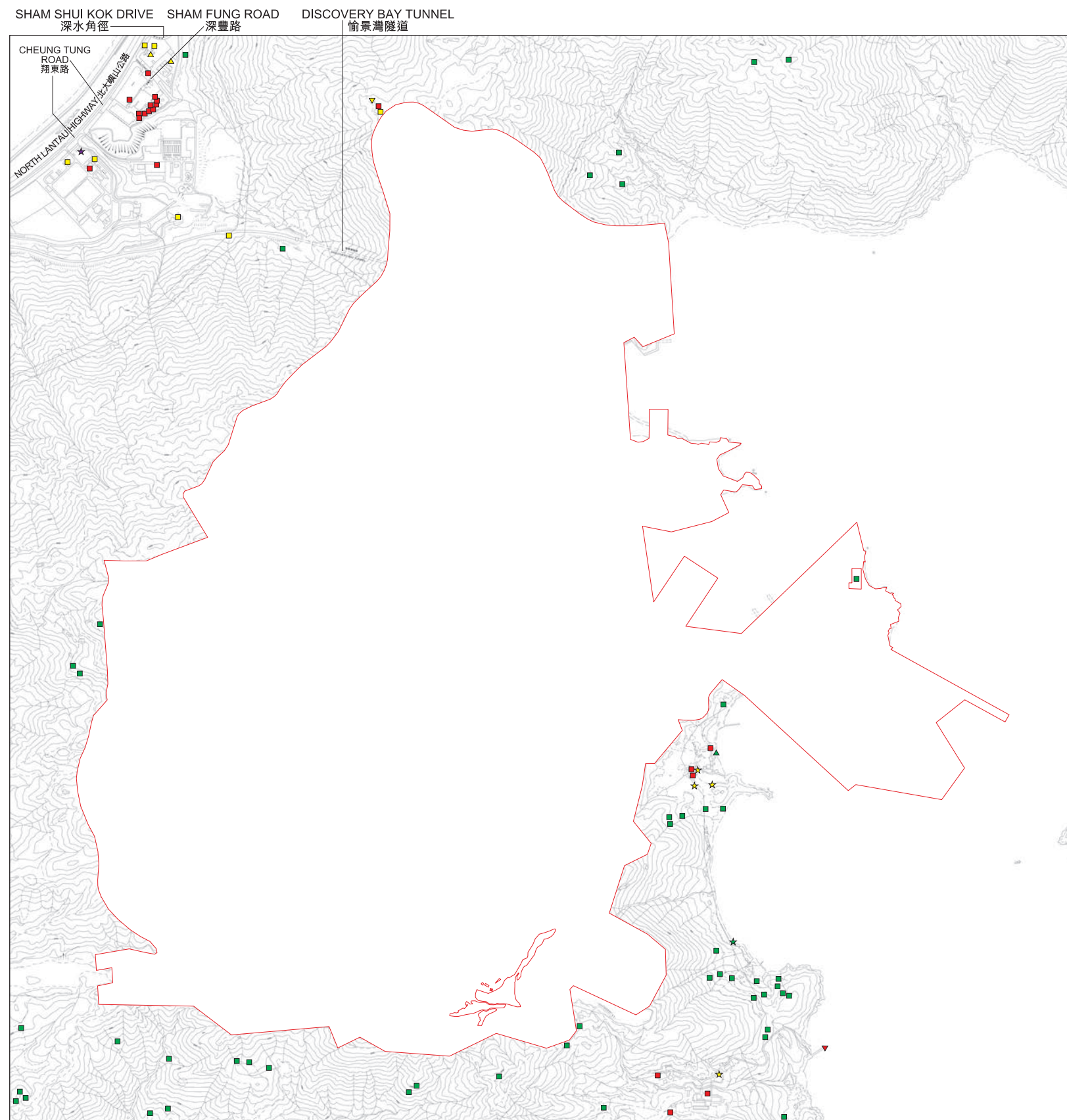


7 LOCATION PLAN OF THE DEVELOPMENT

發展項目的所在位置圖



Location of the Development
發展項目的位置

Scale: 0 250M/米
比例: 1:25000

The Map is provided by the Common Spatial Data Infrastructure (CSDI) Portal and intellectual property rights are owned by the Government of the HKSAR.

地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。



The Location Plan is prepared by the Vendor with reference to the Digital Topographic Map Nos. T10-NW-C, T10-NW-D & T10-SW-A dated 26 March 2026 and T10-SW-B dated 9 April 2026, from Survey and Mapping Office of the Lands Department, with adjustments where necessary.

此所在位置圖是由賣方擬備並參考地政總署測繪處於2026年3月26日出版之數碼地形圖，圖幅編號T10-SW-C、T10-NW-D及T10-SW-A及2026年4月9日出版之數碼地形圖，圖幅編號T10-SW-B，有需要處經修正處理。

Notation 圖例

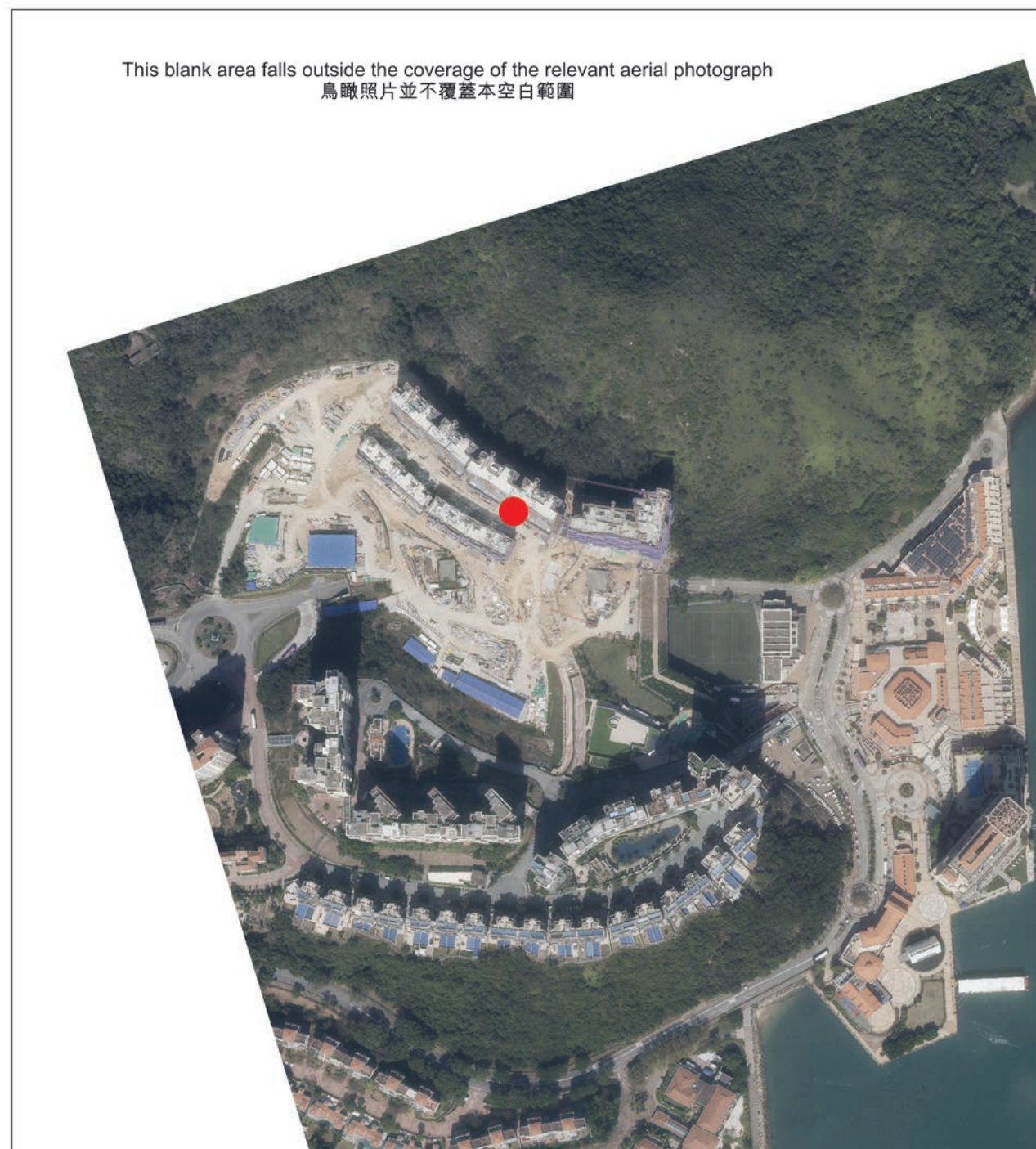
- Bus Depot
巴士車廠
- Sewage Treatment Works and Facilities
污水處理廠及設施
- Power Plant (including Electricity Sub-stations)
發電廠 (包括電力分站)
- Refuse Collection Point
垃圾收集站
- Public Utility Installation
公用事業設施裝置
- Religious Institution (including Church, Temple and Tsz Tong)
宗教場所 (包括教堂、廟宇及祠堂)
- Helicopter Landing Pad
直升機升降坪
- Public Convenience
公廁
- Cemetery
墳場
- Public Transport Terminal (including Rail Station)
公共交通總站 (包括鐵路車站)

Notes:

- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The Location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the development is irregular.

備註：

- 賣方建議準買家到該發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E252808C, date of flight 9 February 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E252808C，飛行日期：2025年2月9日。

Location of the Phase
期數的位置

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

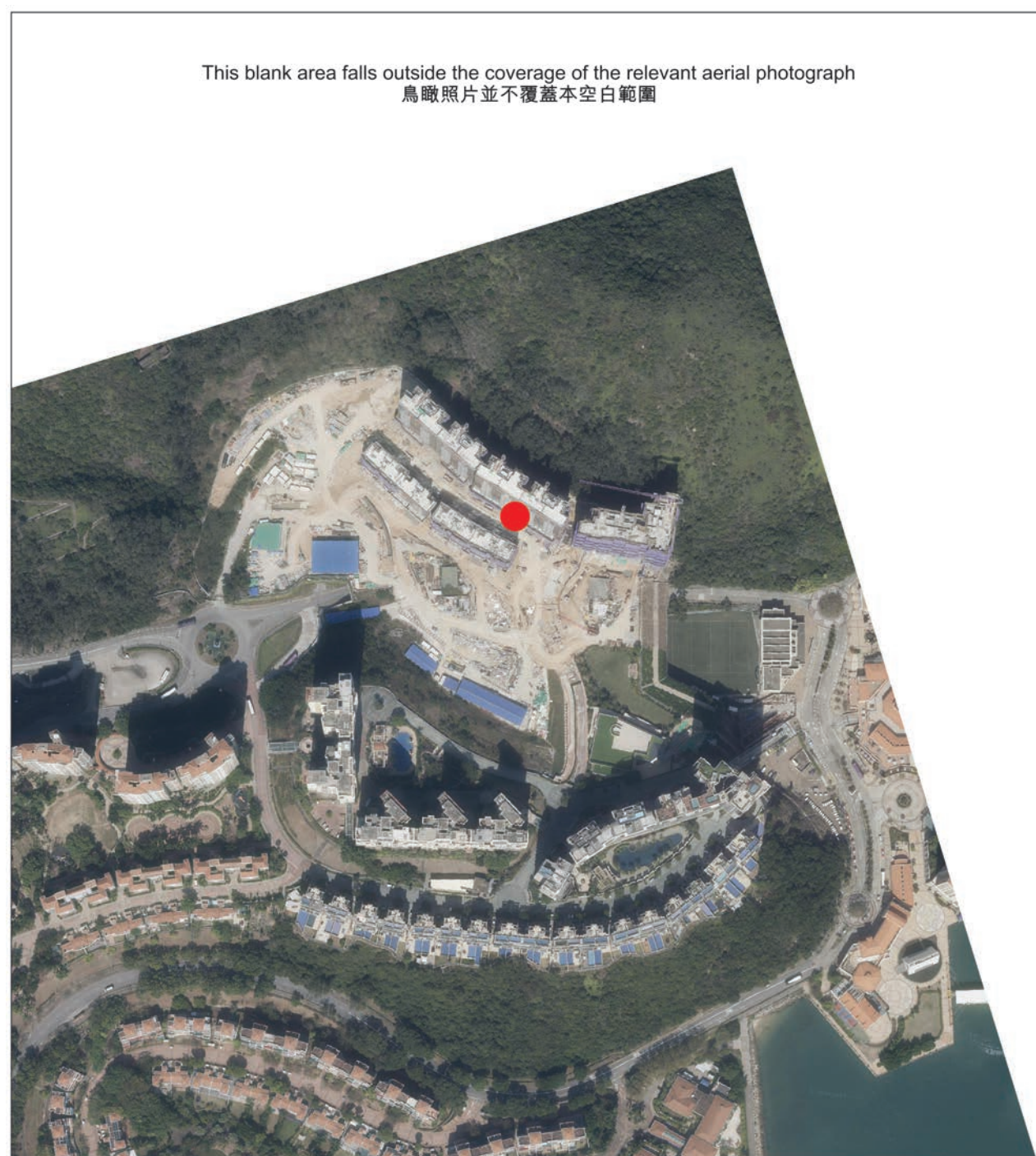
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E252809C, date of flight 9 February 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E252809C，飛行日期：2025年2月9日。

● Location of the Phase
期數的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E251882C, date of flight 9 February 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E251882C，飛行日期：2025年2月9日。

● Location of the Phase
期數的位置

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Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department at a flying height of 6,900 feet, photo No. E251884C, date of flight 9 February 2025.

摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E251884C，飛行日期：2025年2月9日。

Location of the Phase
期數的位置

This blank area falls outside the coverage of the relevant aerial photograph
鳥瞰照片並不覆蓋本空白範圍

Survey and Mapping Office, Lands Department, The Government of HKSAR © Copyright reserved - reproduction by permission only.

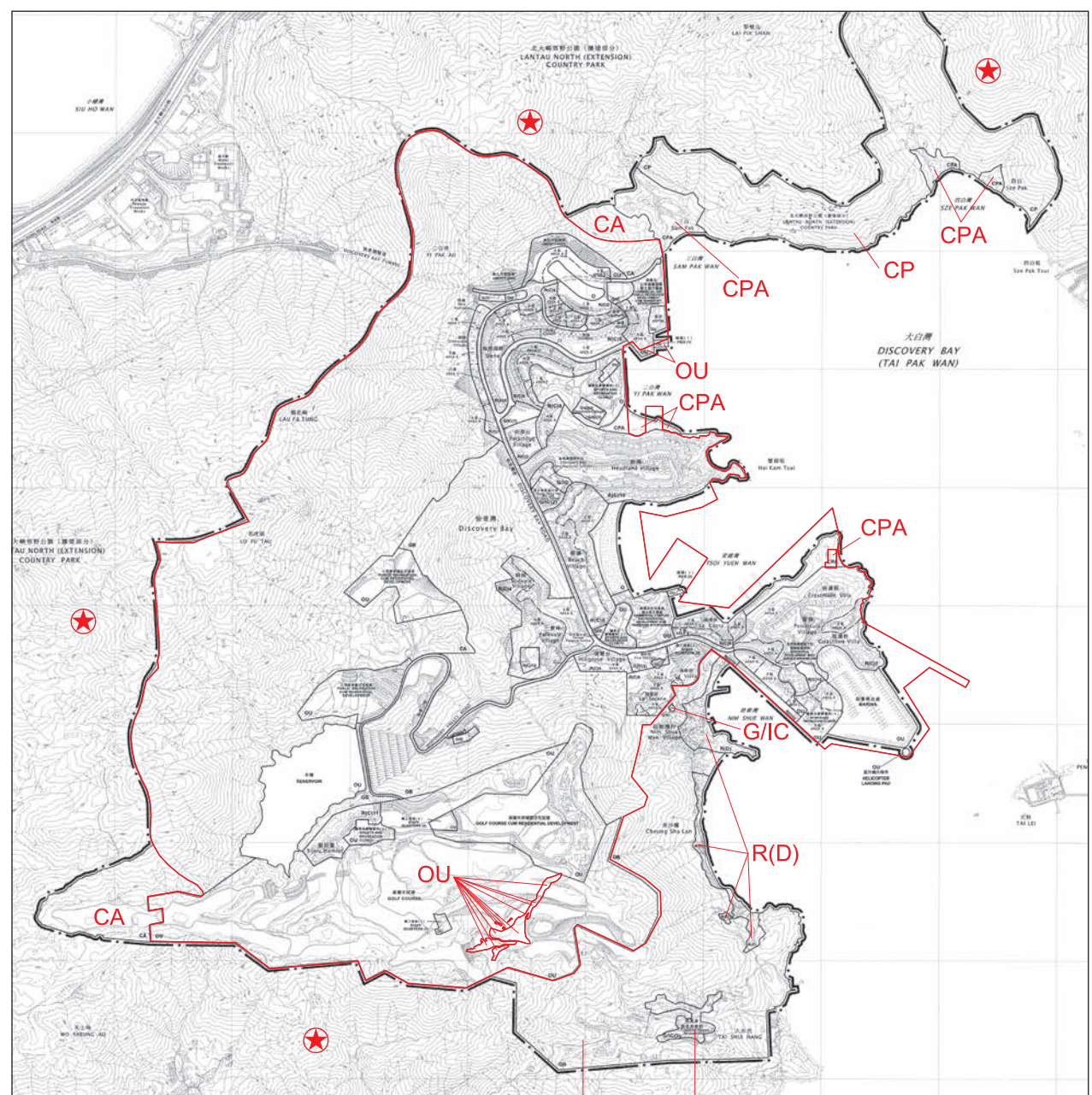
香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Notes:

1. Copy of the aerial photograph of the Phase is available for free inspection at the sales office during opening hours.
2. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Phase is irregular.

備註：

1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的不規則引致的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



Location of the Development
發展項目的位置

GB

G/I/C(3)

Scale: 0 500M/米
比例: 1:500

Adopted from part of the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/6, gazetted on 24 January 2025, with adjustments where necessary as shown in red.

摘錄自2025年1月24日刊憲之愉景灣分區計劃大綱核准圖，圖則編號為S/I-DB/6，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

RESIDENTIAL (GROUP D)

GOVERNMENT, INSTITUTION OR COMMUNITY

OTHER SPECIFIED USES

GREEN BELT

CONSERVATION AREA

COASTAL PROTECTION AREA

COUNTRY PARK

R(D)

G/I/C

OU

GB

CA

CPA

CP

地帶

住宅(丁類)

政府、機構或社區

其他指定用途

綠化地帶

自然保育區

海岸保護區

郊野公園

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

==+==

交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

— • —

其他

規劃範圍界線



The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

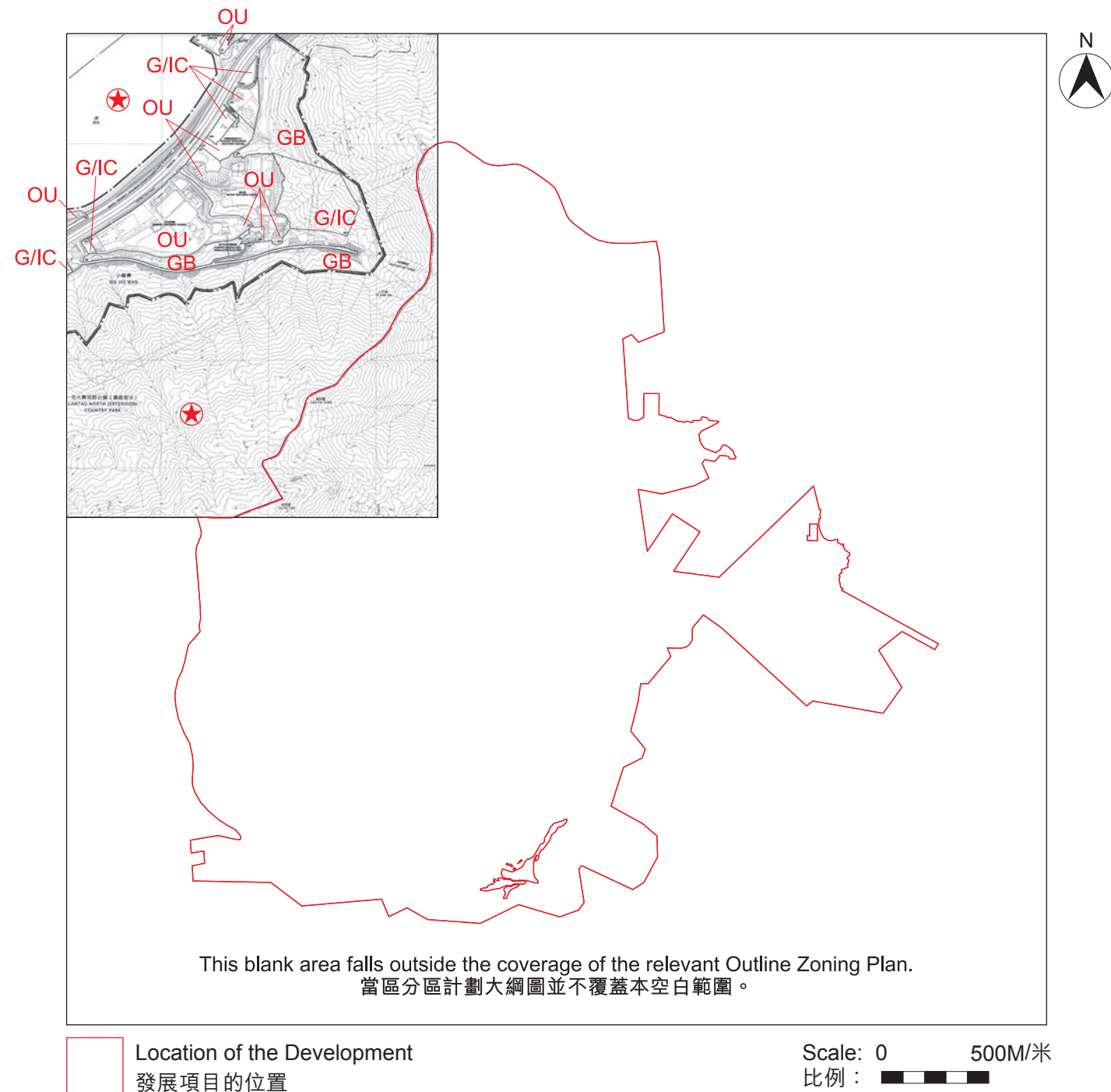
Notes:

- The last updated version of the Outline Zoning Plan and the attached schedule as of the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
- The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
- The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason that the boundary of the Development is irregular.
- Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：

- 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
- 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
- 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
- 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Adopted from part of the Approved Siu Ho Wan Outline Zoning Plan No. S/I-SHW/2, gazetted on 22 February 2019, with adjustments where necessary as shown in red.

摘錄自2019年2月22日刊憲之小蠔灣分區計劃大綱核准圖，圖則編號為S/I-SHW/2，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

GOVERNMENT, INSTITUTION OR COMMUNITY

OTHER SPECIFIED USES

GREEN BELT

G/IC

OU

GB

地帶

政府、機構或社區

其他指定用途

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION



交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

BOUNDARY OF COUNTRY PARK / MARINE PARK



郊野公園 / 海岸公園界線



The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

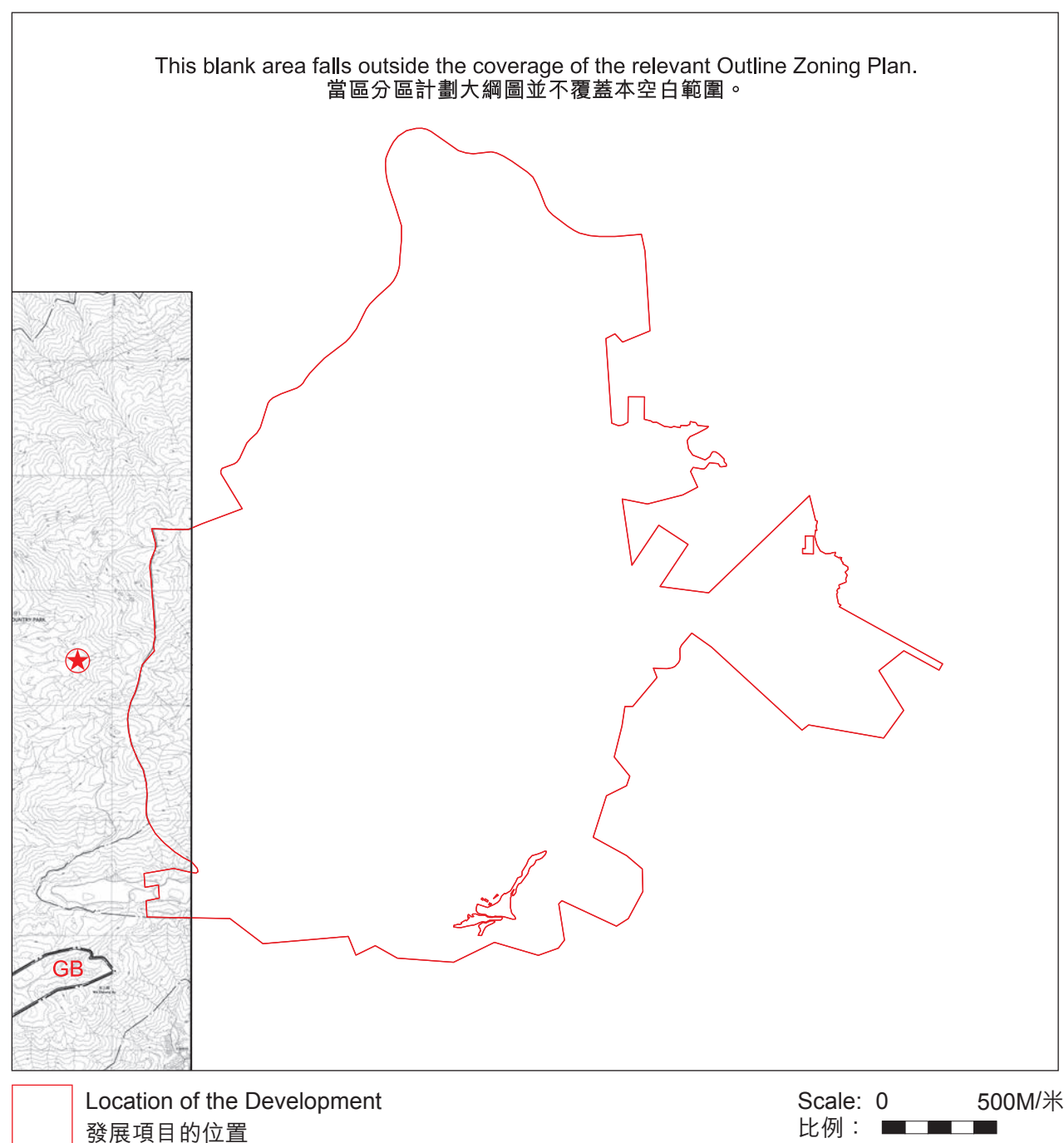
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

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4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：

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2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。



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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Adopted from part of the Draft Tai Ho Outline Zoning Plan No. S/I-TH/1, gazetted on 24 March 2017, with adjustments where necessary as shown in red.

摘錄自2017年3月24日刊憲之大蠔分區計劃大綱草圖，圖則編號為S/I-TH/1，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

GREEN BELT

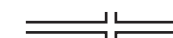
地帶

GB

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION



交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME



其他

規劃範圍界線

BOUNDARY OF COUNTRY PARK / MARINE PARK



郊野公園 / 海岸公園界線



The area is not covered under Outline Zoning Plan or Development Permission Area Plan, or the plan deemed to be a draft plan.

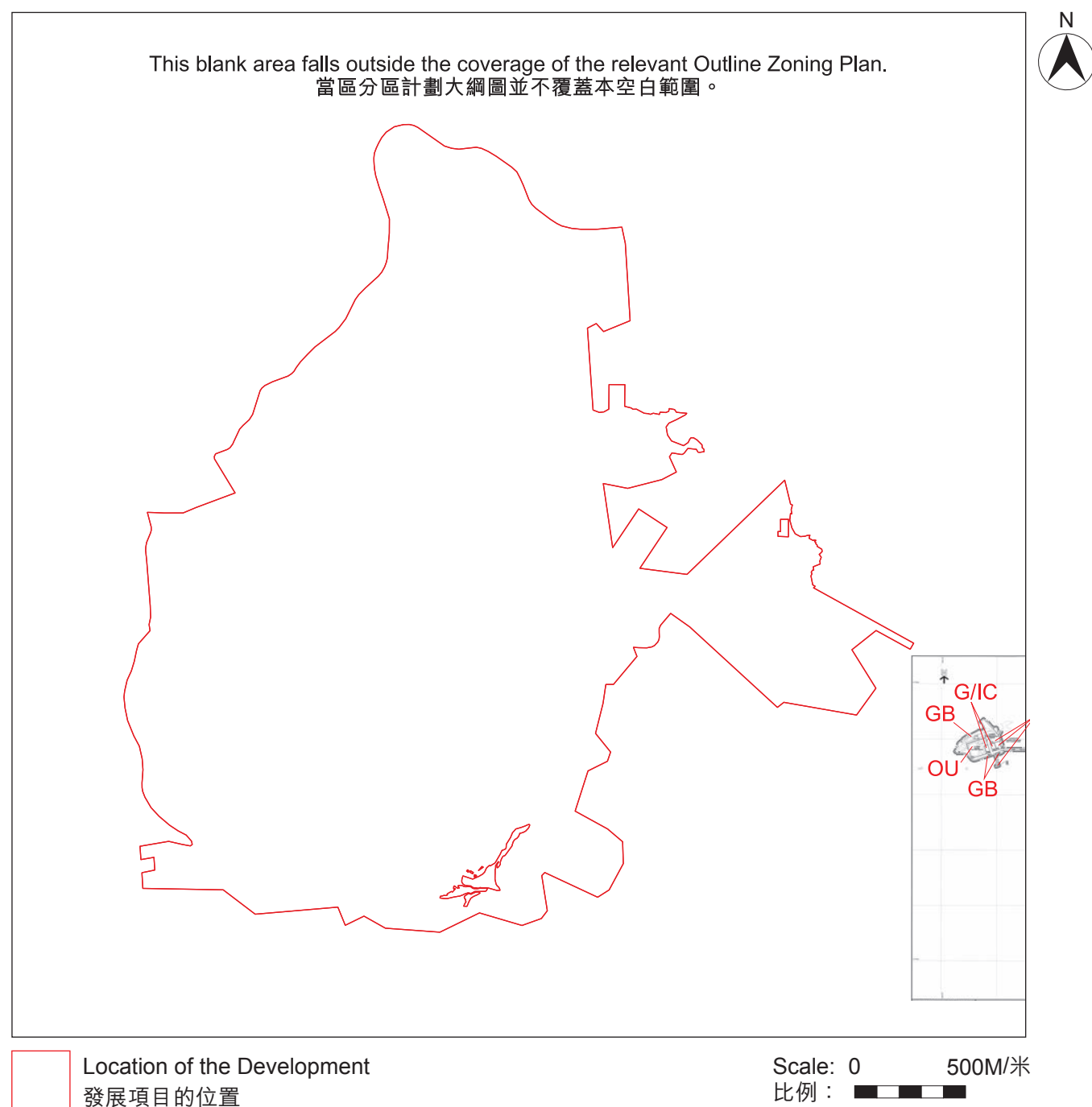
此地帶並不被納入於分區計劃大綱圖或發展審批地區圖，或被當作草圖的圖則。

Notes:

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4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：

1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。



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此圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Adopted from part of the Draft Peng Chau Outline Zoning Plan No. S/I-PC/14, gazetted on 27 March 2026, with adjustments where necessary as shown in red.

摘錄自2026年3月27日刊憲之坪洲分區計劃大綱草圖，圖則編號為S/I-PC/14，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES

GOVERNMENT, INSTITUTION OR COMMUNITY

OTHER SPECIFIED USES

GREEN BELT

G/IC

OU

GB

地帶

政府、機構或社區

其他指定用途

綠化地帶

COMMUNICATIONS

MAJOR ROAD AND JUNCTION

==|==

交通

主要道路及路口

MISCELLANEOUS

BOUNDARY OF PLANNING SCHEME

— • —

其他

規劃範圍界線

Notes:

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4. Please refer to the Outline Zoning Plan, the Notes and Explanatory Statement thereto for details of those Amendment Items (if any).

備註：

1. 在印製售樓說明書當日適用的最近更新版本分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 修訂項目(如有)之詳情，請參閱該分區計劃大綱圖及其註釋及說明書。

L1

THIS BLANK AREA FALLS OUTSIDE THE COVERAGE
OF DISCOVERY BAY LAYOUT PLAN.
愉景灣布局圖並不覆蓋本空白範圍。

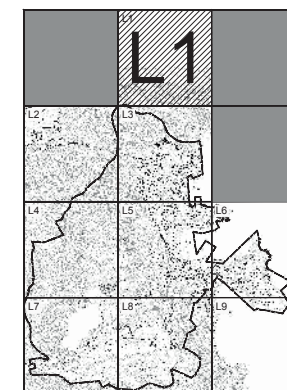
LEGEND 圖例

— — — Boundary line of the Development 發展項目的邊界



Scale: 0 100 200 300 400 500M/米
比例：

Key Plan 索引圖



L2

THIS BLANK AREA FALLS OUTSIDE THE COVERAGE
OF DISCOVERY BAY LAYOUT PLAN.
愉景灣布局圖並不覆蓋本空白範圍。

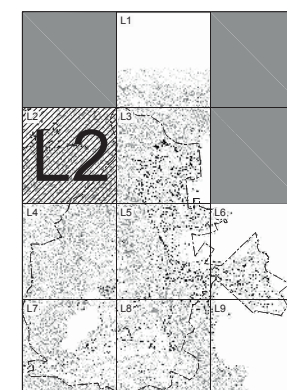
LEGEND 圖例

--- Boundary line of the Development 發展項目的邊界

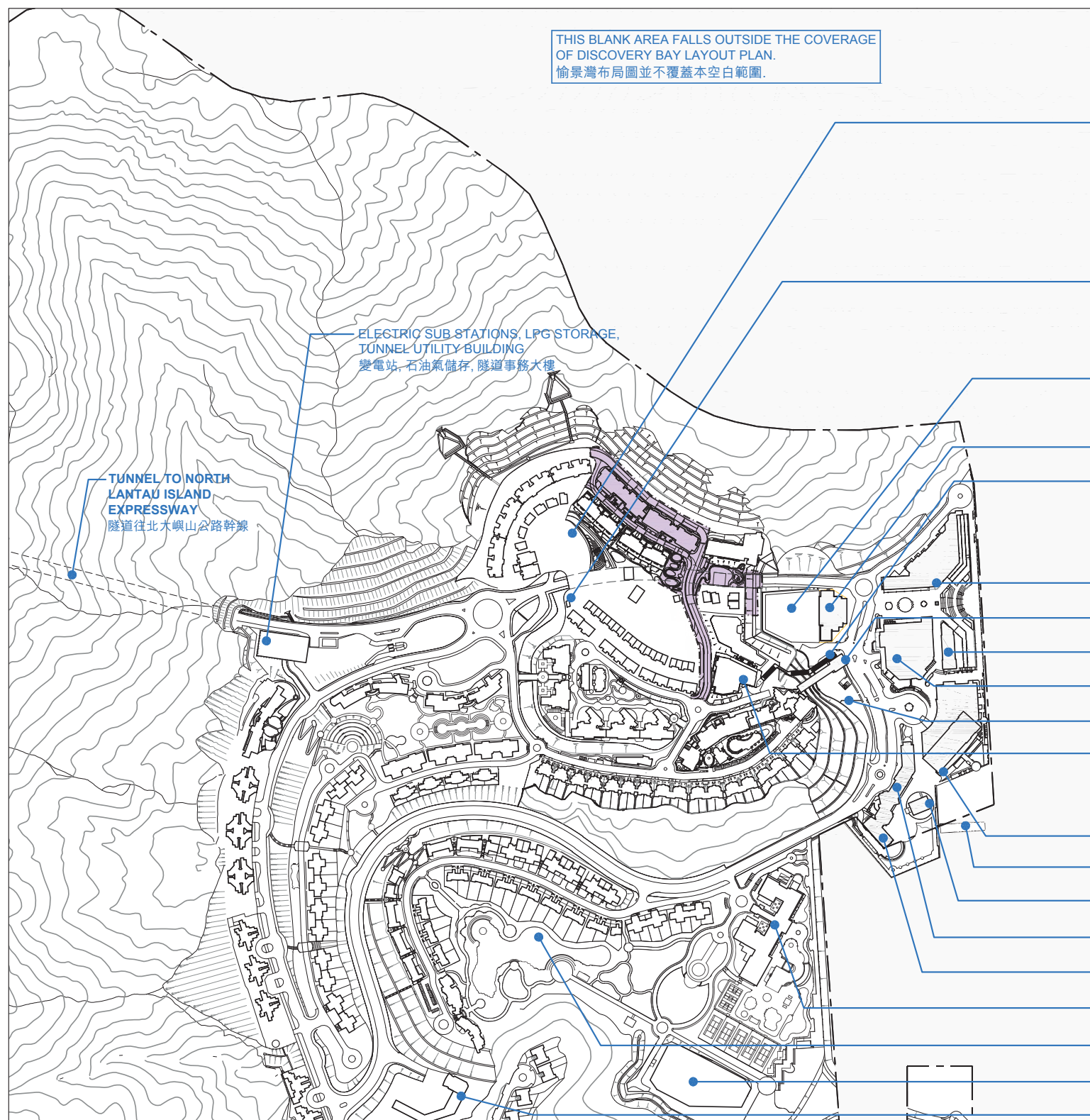


Scale: 0 100 200 300 400 500M/米
比例：

Key Plan 索引圖



L3



- FUTURE RESIDENTIAL DEVELOPMENTS AND OPEN SPACE
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDINGS OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THE FUTURE RESIDENTIAL DEVELOPMENTS AND OPEN SPACE ARE LISTED BELOW, THESE DATES ARE SUBJECT TO REVISION FROM TIME TO TIME:
PHASE 20: 31 OCT 2029
PHASE 21: 30 SEP 2031
PHASE 22-1: 31 DEC 2033
PHASE 22-2: 30 SEP 2035
OPEN SPACE: 30 JUN 2026 / 31 OCT 2029 / 30 SEP 2031 / 31 DEC 2033 / 30 SEP 2035)
未來住宅發展項目及休憩用地
(下列日期為未來住宅發展項目及休憩用地的認可人士提供的建築物或設施的預計落成日期, 該等日期受制於不時之修訂:
第20期: 2029年10月31日
第21期: 2031年9月30日
第22-1期: 2033年12月31日
第22-2期: 2035年9月30日
休憩用地: 2026年06月30日 / 2029年10月31日 / 2031年9月30日 / 2033年12月31日 / 2035年9月30日)
- FUTURE SHUTTLE LIFT
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDINGS OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THE FUTURE SHUTTLE LIFT
THIS DATE IS SUBJECT TO REVISION FROM TIME TO TIME: 31 DEC 2033)
未來穿梭升降機
(穿梭升降機的認可人士提供的建築物或設施的預計落成日期, 該等日期受制於不時之修訂: 2033年12月31日)
- FUTURE RECREATION DEVELOPMENT
(NO AUTHORIZED PERSON HAS BEEN APPOINTED FOR THIS RECREATION DEVELOPMENT)
未來康樂發展項目
(本康樂發展項目尚未委任認可人士)
- COMMUNITY CENTRE
社區中心
- ESCALATOR
扶手電梯
- PUBLIC RECREATION CENTRE AND OFFICE BLOCK
公共康樂中心及辦公大樓
- INCLINED LIFT
升降機
- OFFICE BLOCK
辦公大樓
- SHOPPING CENTRE / KINDERGARTEN / PRIMARY SCHOOL / SECONDARY SCHOOL
商場 / 幼稚園 / 小學 / 中學
- FUTURE TRANSPORT INTERCHANGE (UNDER PLANNING)
未來交通交匯處 (計劃中)
- TEMPORARY SALES HALL
(THIS TEMPORARY SALES HALL WILL BE REDEVELOPED AS PART OF THE PHASE 22-2 RESIDENTIAL DEVELOPMENT)
臨時展銷廳
(此臨時展銷廳將重新發展為第22-2期住宅的一部分)
- HOTEL
酒店
- DISCOVERY BAY NORTH FERRY LANDING POINT
愉景北渡輪上落點
- PAVILION
海濱禮堂
- SHOPPING CENTRE
商場
- KINDERGARTEN / PRIMARY SCHOOL
幼稚園 / 小學
- RESIDENTS' CLUB
康樂會所
- CENTRAL PARK
中央公園
- PRIVATE PRIMARY CUM SECONDARY SCHOOL
私立中小學
- FUTURE SCHOOL DEVELOPMENT
(NO AUTHORIZED PERSON HAS BEEN APPOINTED FOR THIS SCHOOL DEVELOPMENT)
未來學校發展項目
(本學校發展項目尚未委任認可人士)

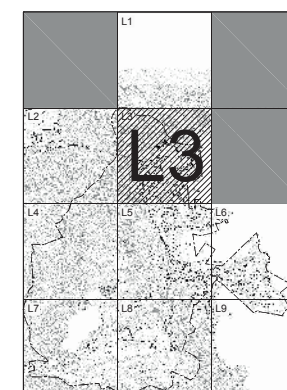
LEGEND 圖例

- Boundary line of the Development 發展項目的邊界
- Location of the Phase 期數的位置



Scale: 0 100 200 300 400 500M/米
比例: 0 100 200 300 400 500M/米

Key Plan 索引圖



L4

THIS BLANK AREA FALLS OUTSIDE THE COVERAGE
OF DISCOVERY BAY LAYOUT PLAN.
愉景灣布局圖並不覆蓋本空白範圍。

TRANSFORMER ROOM / SWITCH ROOM
電力變壓房/電掣房

ELECTRICAL AND MECHANICAL BUILDING / SEWAGE TREATMENT PLANT
ROOM
機電樓及污水處理機房

FUTURE PUBLIC RECREATION DEVELOPMENT
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDING OR
FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THIS
PUBLIC RECREATION DEVELOPMENT: 16 Feb 2027, SUBJECT TO
REVISIONS FROM TIME TO TIME.)
未來公共康樂發展項目
(本公共康樂發展項目的認可人士提供的建築物或設施的預計落成日期:
2027年2月16日, 該日期受制於不時之修訂.)

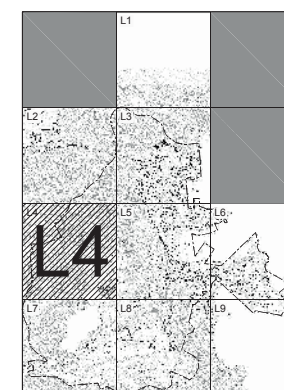
LEGEND 圖例

--- Boundary line of the Development 發展項目的邊界

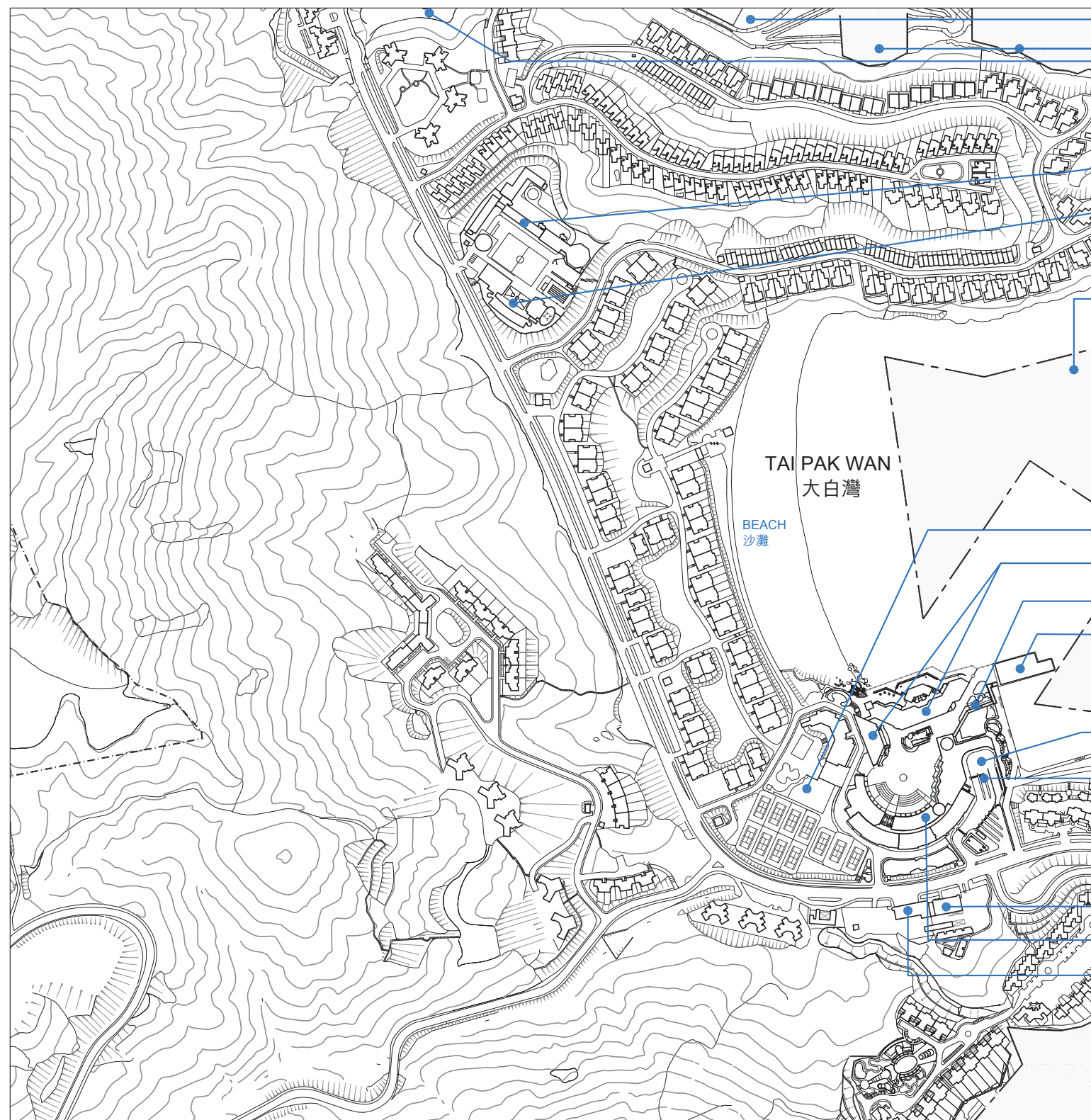


Scale: 0 100 200 300 400 500M/米
比例:

Key Plan 索引圖



L5



PRIVATE PRIMARY CUM SECONDARY SCHOOL
私立中小學

FUTURE SCHOOL DEVELOPMENT
(NO AUTHORIZED PERSON HAS
BEEN APPOINTED FOR THIS
SCHOOL DEVELOPMENT)
未來學校發展項目
(本學校發展項目尚未委任認可人士)

INTERNATIONAL SCHOOL
國際學校

LOCAL PRIMARY SCHOOL
本地小學

THIS BLANK AREA FALLS OUTSIDE THE COVERAGE
OF DISCOVERY BAY LAYOUT PLAN.
愉景灣布局圖並不覆蓋本空白範圍。

TAI PAK WAN
大白灣

BEACH
沙灘

RESIDENTS' CLUB
住客會所

SHOPPING CENTRE
商場

POLICE POST
警崗

FERRY PIER
碼頭

SHOPPING CENTRE
商場

BUS TERMINUS
巴士總站

KINDERGARTEN
幼稚園

SHOPPING CENTRE
商場

FIRE STATION
消防局

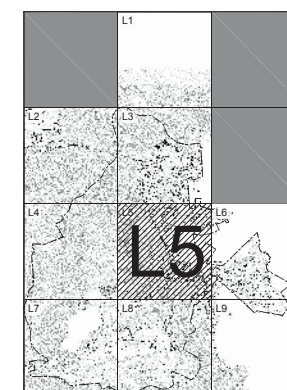
LEGEND 圖例

--- Boundary line of the Development 發展項目的邊界

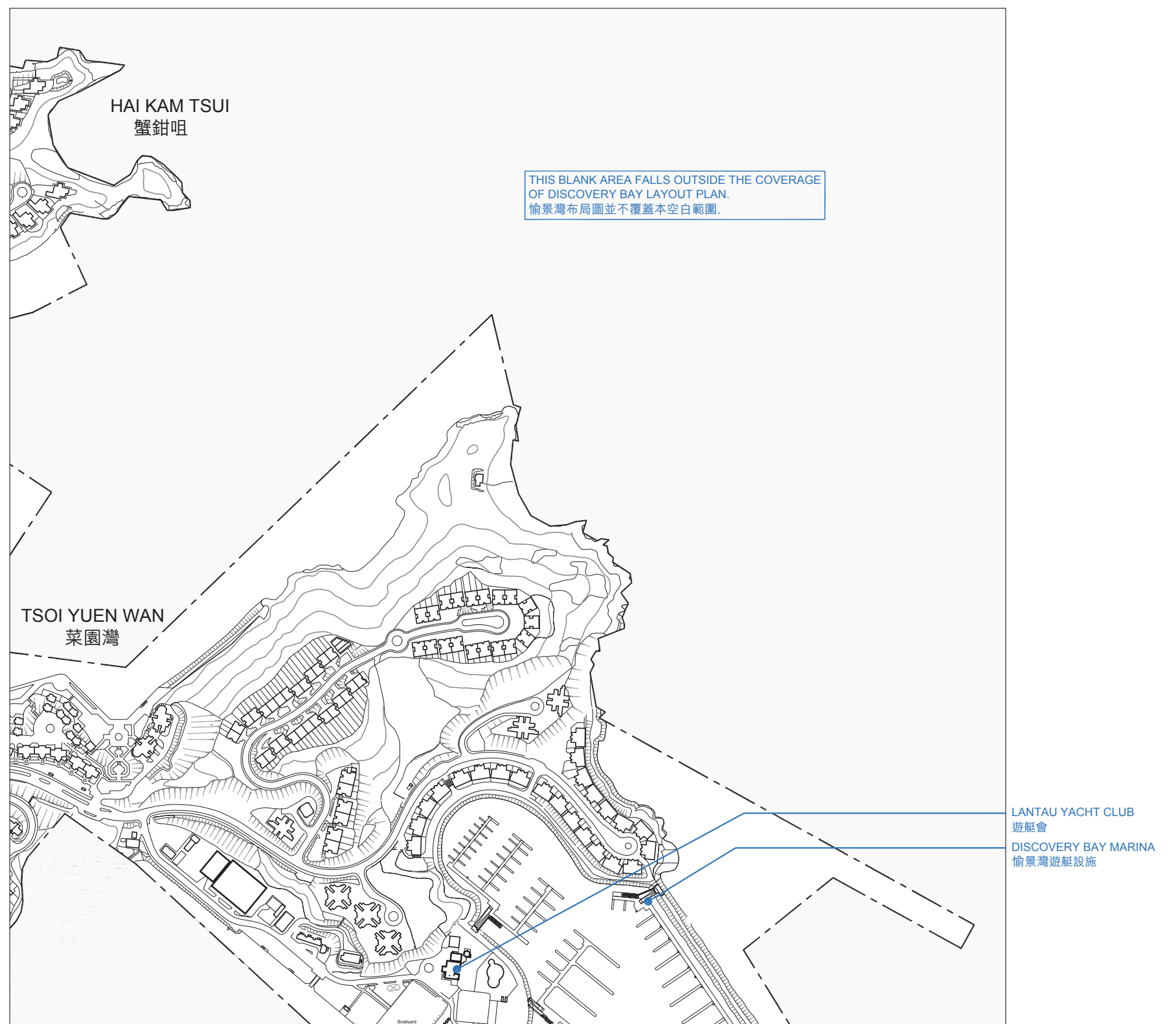


Scale: 0 100 200 300 400 500M/米
比例: 1:5000

Key Plan 索引圖



L6

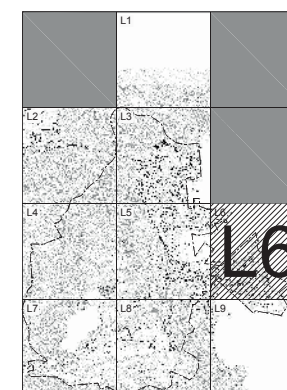


LEGEND 圖例

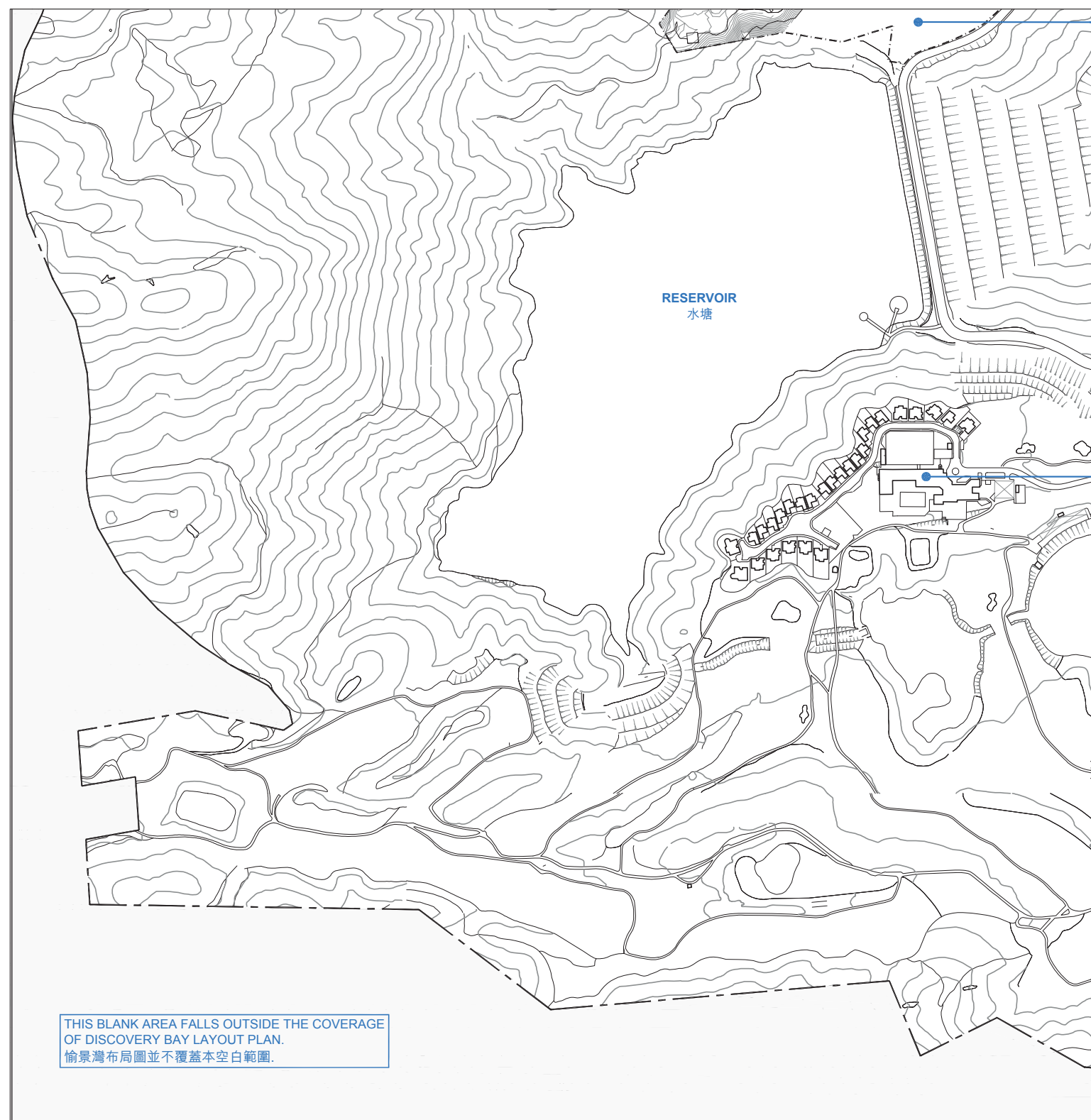
--- Boundary line of the Development 發展項目的邊界



Scale: 0 100 200 300 400 500M/米
比例：

Key Plan
索引圖

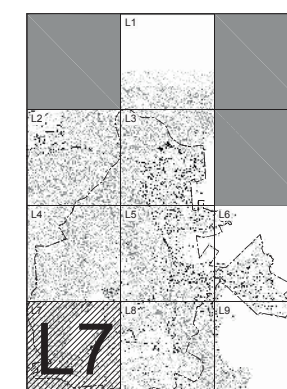
L7



FUTURE PUBLIC RECREATION DEVELOPMENT
(THE ESTIMATED DATE OF COMPLETION OF THE BUILDING OR FACILITIES AS PROVIDED BY THE AUTHORIZED PERSON FOR THIS PUBLIC RECREATION DEVELOPMENT: 16 Feb 2027, SUBJECT TO REVISIONS FROM TIME TO TIME.)
未來公共康樂發展項目
(本公共康樂發展項目的認可人士提供的建築物或設施的預計落成日期: 2027年2月16日, 該日期受制於不時之修訂.)

GOLF CLUB
高爾夫球會

Key Plan
索引圖



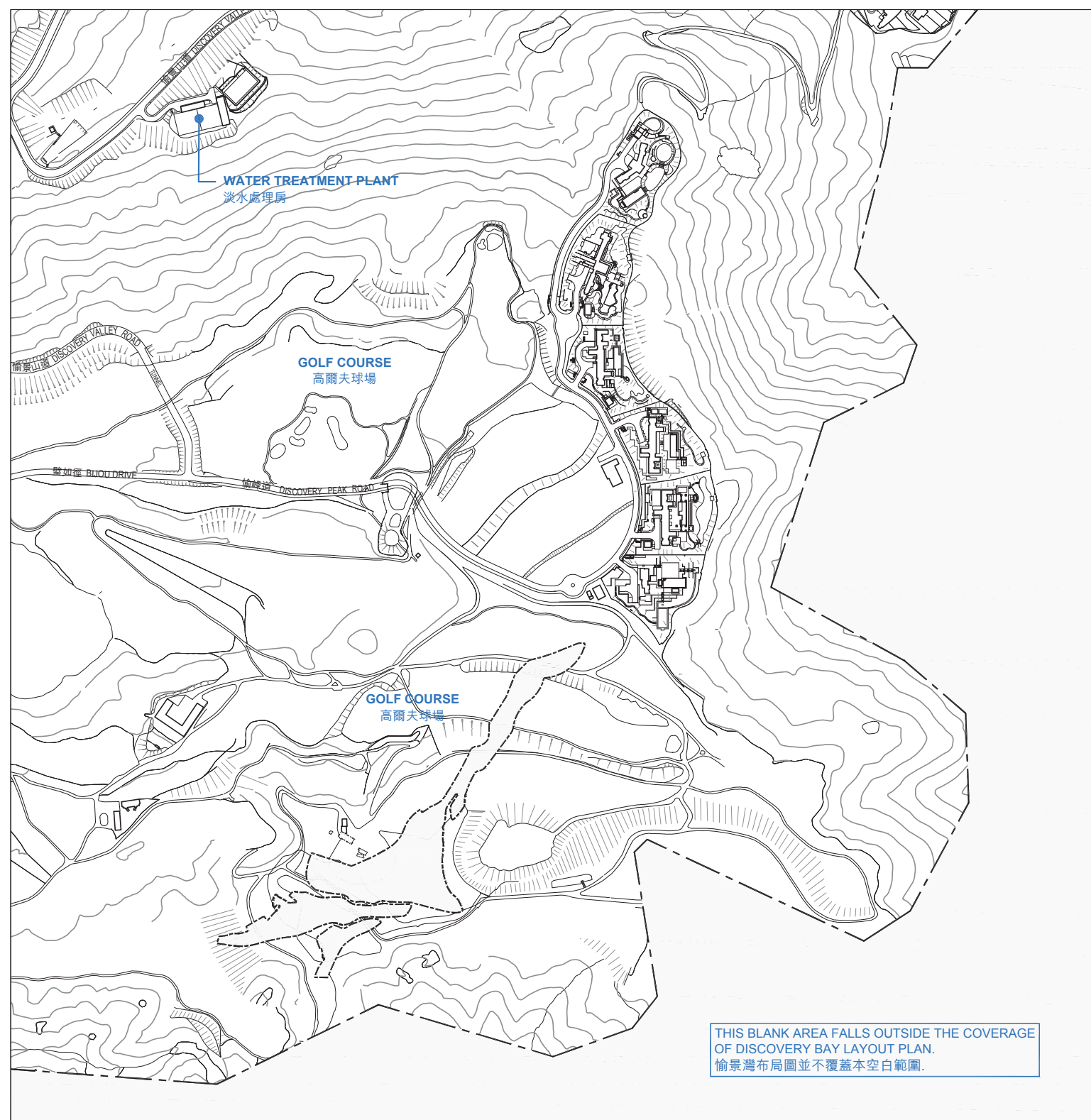
LEGEND 圖例

--- Boundary line of the Development 發展項目的邊界



Scale: 0 100 200 300 400 500M/米
比例:

L8



LEGEND 圖例

--- Boundary line of the Development 發展項目的邊界



Scale: 0 100 200 300 400 500M/米
 比例：

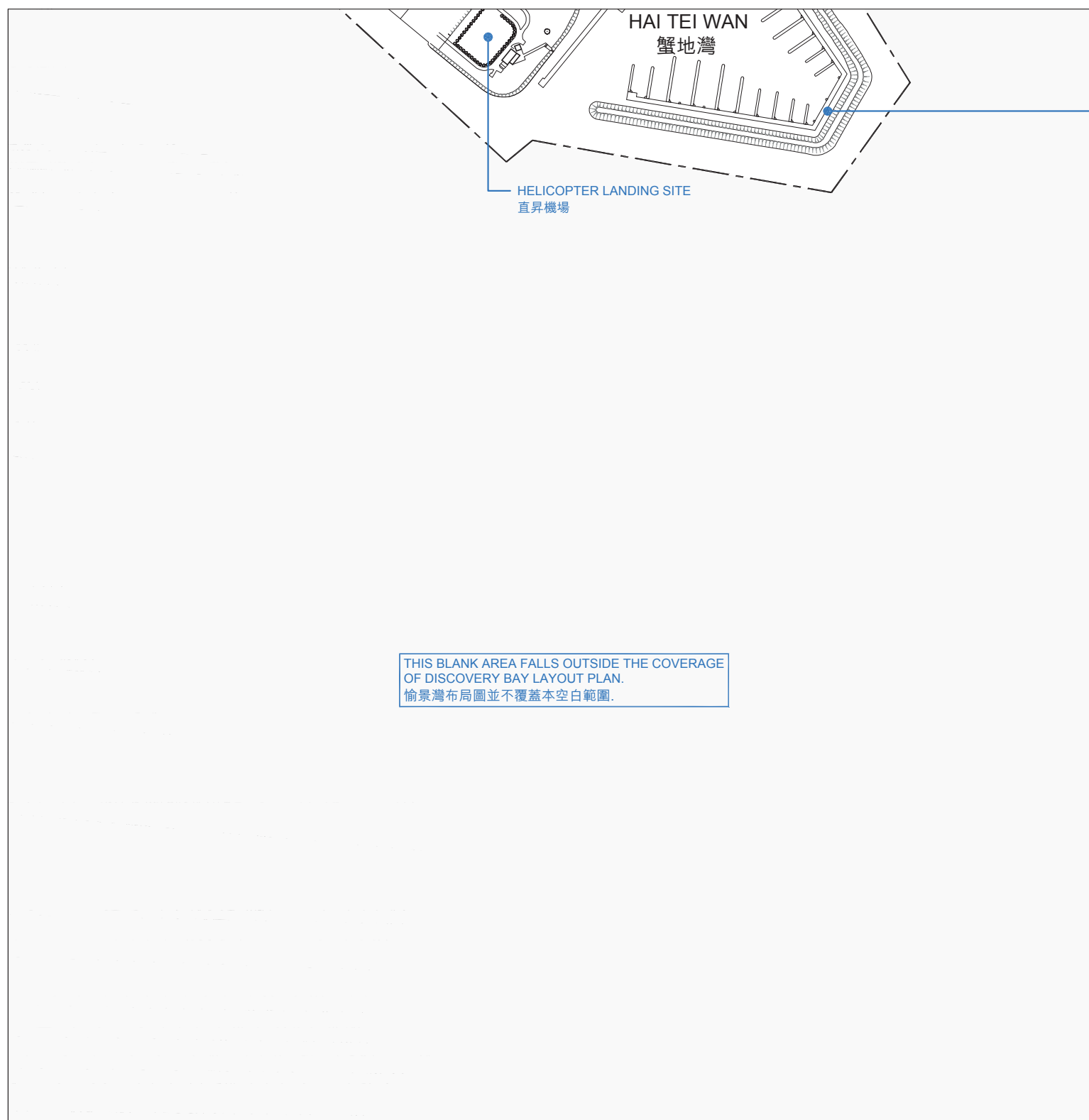
Key Plan
索引圖

10

LAYOUT PLAN OF THE DEVELOPMENT

發展項目的布局圖

L9



LEGEND 圖例

--- Boundary line of the Development 發展項目的邊界



Scale: 0 100 200 300 400 500M/米
比例：

Key Plan 索引圖

