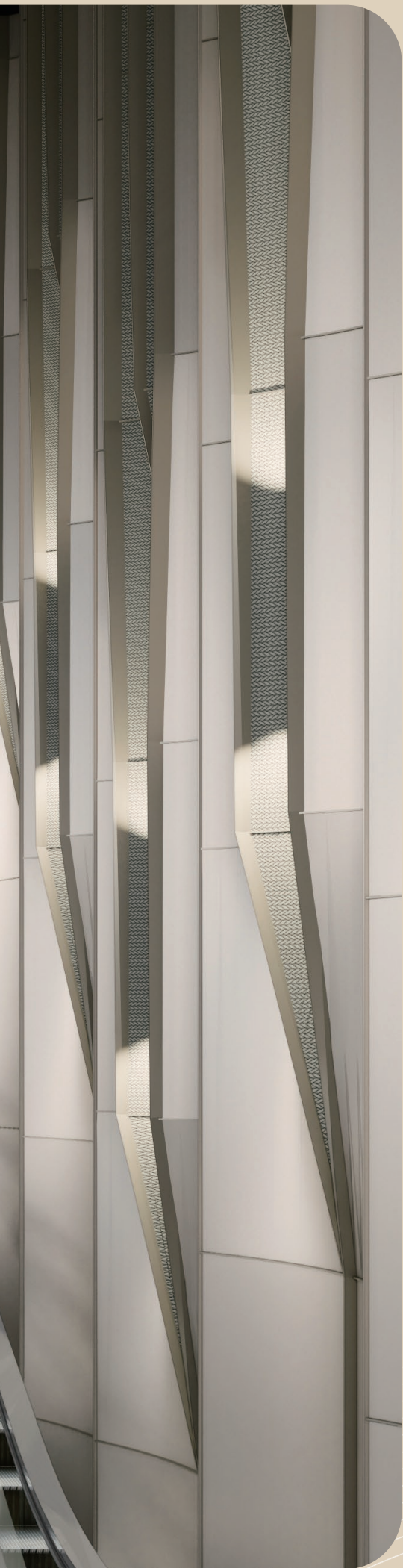


CRYSTAL TOWER

77
How Ming Street

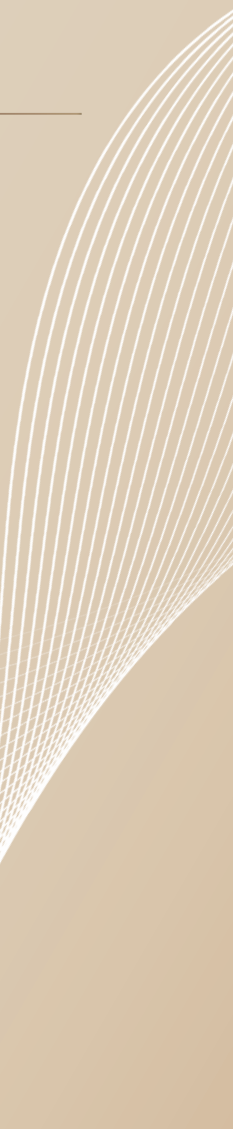






Premium
boutique office,
a unique gem in
Kowloon East

九龍東極罕
高級精品寫字樓





Introduction

Introducing Crystal Tower, a visionary icon in the heart of Kowloon East, brought to life by the Chairman of Crystal Group. As a Grade A commercial landmark, it redefines the standards of premium office space, seamlessly integrating cutting-edge technology, sustainable design, and exceptional services. Strategically located adjacent to Kwun Tong and Ngau Tau Kok MTR stations, Crystal Tower boasts unparalleled accessibility, with every element carefully crafted by our renowned design team to harmonize style and functionality.

With its advanced smart management system, international-standard property services, and commitment to safety, efficiency, and sustainability, Crystal Tower offers a unique and forward-thinking workplace experience. The building's sleek, modern design features full height curtain walls, bathing the interiors in natural light and showcasing breathtaking views. By incorporating full 5G coverage, state-of-the-art smart management systems, and cloud-based building solutions, Crystal Tower is poised at the forefront of workplace innovation.

The stunning sky gardens provide peaceful oases, fostering a balance between work and life, while every architectural detail has been thoughtfully designed to support the success of visionary businesses in today's fast-paced landscape.

Crystal Tower is more than just a building — it's a hub for innovative companies to thrive, setting a new benchmark for modern commercial excellence.



由晶苑集團主席全資開發的Crystal Tower，是一座融合智能科技、環保設計與卓越服務的甲級商廈，專為追求品質與效率的企業打造。項目坐落於九龍東核心商業區，毗鄰觀塘及牛頭角地鐵站，坐享便捷交通網絡，為企業提供無與倫比的區位優勢。

Crystal Tower由頂尖建築團隊精心設計，外立面採用流線型結構與全落地玻璃幕牆，不僅展現現代建築的非凡氣派，更為租戶帶來充足的自然採光與開闊景觀。大廈內配備先進的5G網絡、智能管理系統及雲端樓宇管理平台，以科技創新引領未來辦公體驗，助力企業提升營運效率。

作為一座智能商廈，Crystal Tower致力於為尊貴租戶提供安全、高效、永續的商務環境。專業的設計與管理團隊對每項細節精益求精，從智能科技到環保設施，無不體現對品質的極致追求。此外，特設的空中花園為租戶營造舒適的工作生活平衡，讓商務與自然和諧共生。

Crystal Tower，新時代智能商廈的典範，不僅是企業辦公的理想之選，更是實現企業願景的戰略基地。選擇Crystal Tower，啟航企業未來，共創卓越成就。



Building Specification 大廈規格

Floor to Floor Height 樓層高度

6/F–37/F : 4.43m

38/F : 4.84m

Clear Headroom (from raised floor to false ceiling) 淨樓底高度(從架空地台至假天花)

Office area 辦公室空間 : 2.9m

Floor Loading 樓面承重

6/F–8/F : 5+2 kPa

9/F–38/F : 4+2 kPa

Curtain Wall Glass 幕牆玻璃

High performance insulated glass units (IGU) with 0.19 Solar Heat Gain Coefficient (SHGC)
高性能中空絕緣玻璃，太陽得熱系數為0.19

Landlord Provisions 業主供應設備

150mm height raised floor system
150mm高架地台

Roller blind
卷簾

Aluminum suspended ceiling with LED
light fittings
鋁質天花板及LED燈具

Special decorated corridors, washrooms and
staircases
特色走廊、洗手間及樓梯

Electrical Supply 電力安排

6/F–19/F & 22/F–32/F : 160A TPN

21/F & 33/F–38/F : 125A TPN

CLP meter installed for each office floors 每層已安裝中電電錶

Air-conditioning System 空調系統

Central A/C+Fan Coil Unit (FCU) system
中央冷氣+風機盤管(FCU)系統

Dedicated 24-hour chilled water supply
24小時冷凍水供應

Reserved licensed space for tenant's air-conditioner for server room
已預留特許位置供租戶放置伺服器機房的冷氣機

Lift Service 升降機

6 nos. passenger lifts for office floors (1,600kg) (21 persons), with Destination Control System
6部客用升降機供辦公室樓層，負重1,600千克(21人)，備智能選層分配系統

1 no. passenger lift for carpark floors (750kg) (10 persons)

1部客用升降機供停車場樓層，負重750千克(10人)

1 no. service lift (1,350kg) (18 persons)

1部載貨升降機，負重1,350千克(18人)

Telecommunication Provisions 通訊設備

Fiber and copper block wiring
光纖和電信銅纜佈線

Wi-Fi covered G/F and 2/F lobbies
Wi-Fi訊號覆蓋地面及2樓大堂

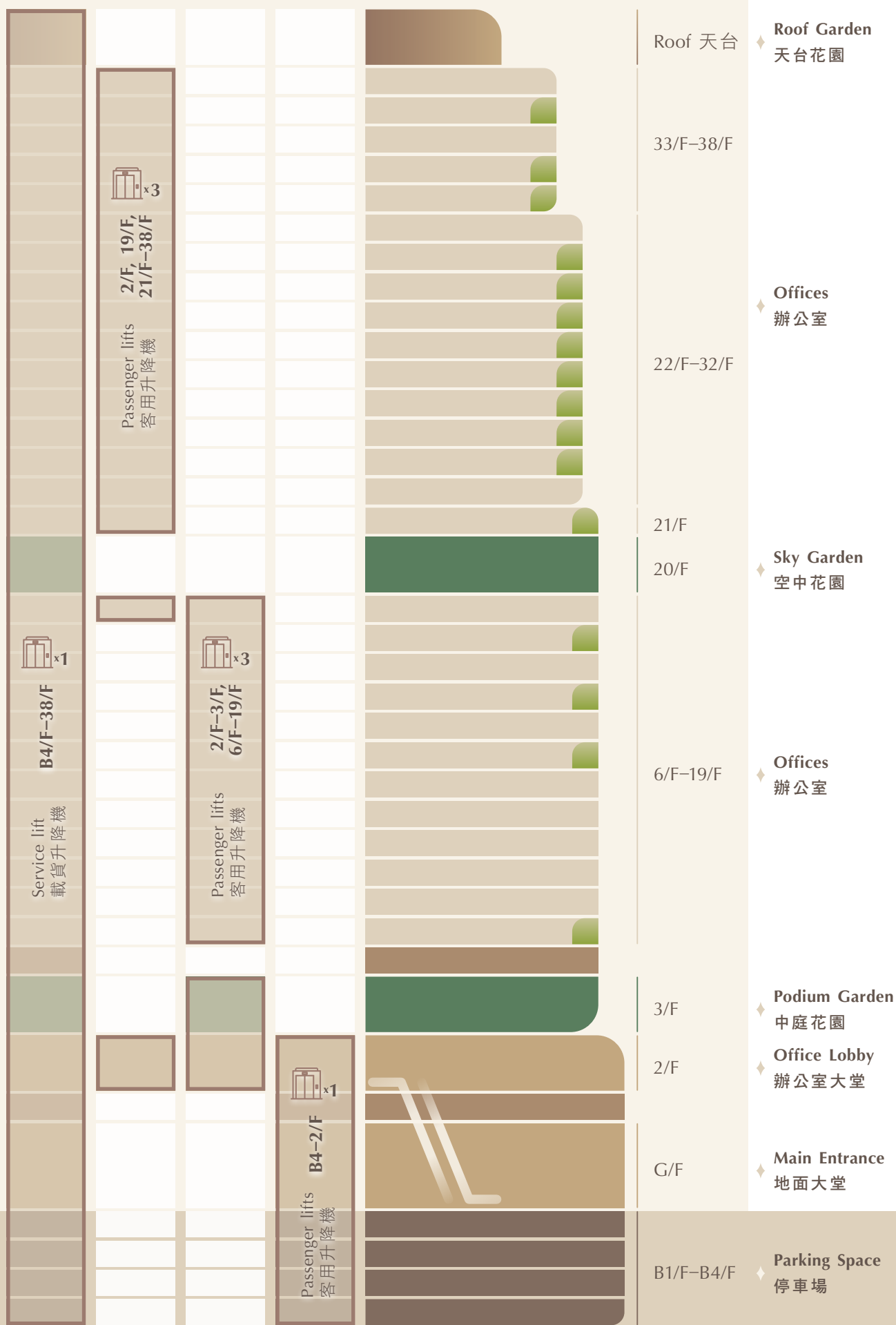
5G signal antenna system fully covered
5G訊號全面覆蓋

Communal Antenna Broadcast Distribution
(CABD) system 公共天線系統

Security 保安

Access control system throughout lifts,
washrooms and corridors
電子化門禁系統覆蓋電梯、樓梯通道、
洗手間等位置

Visitor Management System
訪客管理系統



* In addition to the omission of floor numbers "4" and "13", floor numbers ending with a "4" are omitted.
除了省略樓層編號「4」和「13」之外，也省略以「4」結尾的樓層編號。

■ Floor With Balcony 附設環保露台的樓層

Center of CBD2

位處第二核心商業區的中心

Crystal Tower stands in the heart of East Kowloon's business hub — Hong Kong's Second Central Business District (CBD2). Located within a 5-minute walk of both Ngau Tau Kok and Kwun Tong MTR stations, it provides effortless transportation access. The building's strategic location adjacent to MTR shopping malls offers convenient access to daily amenities, while its position affords breathtaking views of Victoria Harbour.

Crystal Tower位於東九龍商業中心，香港的第二核心商業區，步行5分鐘內可達牛頭角或觀塘地鐵站，交通四通八達；同時毗鄰50萬尺商場、商業及酒店設施，能夠全面滿足日常所需，並享有壯麗維多利亞港的海景。



Situated in a prime location within Hong Kong's second Central Business District (CBD2), Crystal Tower stands as a rare premium commercial building in East Kowloon.

坐落於香港第二核心商業區(CBD2)的黃金地段，是東九龍區內罕有的高級商廈項目。



Just a 5-minute walk from both Kwun Tong and Ngau Tau Kok MTR stations, it offers excellent accessibility with the convenience of dual station connections.

步行5分鐘即可抵達觀塘或牛頭角兩個港鐵站，享有雙鐵路站接駁優勢，交通極其便利。



Close to shopping malls, tenants enjoy comprehensive lifestyle amenities right at their doorstep.

毗鄰大型商場，為租戶提供完善的生活配套，滿足日常所需。



Commercial Building
商業大廈



Shopping Centre
購物中心



Hotel
酒店



Recreational Facility
休憩設施



Manulife Place
宏利廣場



NEO 綠景



C-BONS
絲寶國際大廈



Kai Tak Cruise Terminal
啟德郵輪碼頭

 Ngau Tau Kok Station
牛頭角站



View from
How Ming Street



Nina Hotel Kowloon East
九龍東如心酒店



Millennium City 創紀之城



Kwun Tong Road 觀塘道



Kwun Tong Station
觀塘站



Millennium City 1 創紀之城一期



Holiday Inn Express
智選假日酒店



APM



The Millennity

How Ming Street 巧明街



MG Tower
萬兆豐中心

How Ming Street 巧明街

Hung To Road 鴻圖道



Hotel Cozi 悅品海景酒店

Wai Yip Street 偉業街



Kwun Tong Bypass 觀塘繞道
Kwun Tong Promenade 觀塘海濱花園



Manulife Financial Centre 宏利金融中心

This map is not drawn to scale and is for reference only.
此圖不按比例繪製，僅供參考。



Green Development

綠色概念

Sustainable Smart Building Management System to Enhance Energy Efficiency

智能樓宇管理系統 提高能源效益



AI operated chiller system
採用人工智能操控製冷系統



Equipped with high-tech sensors, such as water leakage and CO₂ sensors, to enhance safety and minimise resource wastage
配備高科技感應器，例如漏水及二氧化碳感測器，以提升安全性及減少資源浪費



Awarded International Certification

榮獲國際認證

Crystal Tower has earned both BEAM Plus certification and LEED Gold certification for green buildings.

Crystal Tower 先後獲得綠建環評認證和美國 LEED 綠色建築金級認證。





Green Design and Eco-friendly Energy Saving System 綠色設計及環保節能系統



Roof-mounted
Solar Panels
屋頂安裝太陽能板



Using high-performance
glass to reduce solar
heat
使用高性能玻璃幕牆以
減少太陽熱量吸收



All parking spots have
EV chargers, with at least
7 kW reserved for use
全部停車位設有電動車
充電位，並已預留最少
7千瓦電量供將來安裝
中速電動車充電裝置



Green Spaces, Comfortable Living 綠化空間 舒適生活



Vertical greenery on the base wall
基座牆身設有垂直綠化



Japanese garden on 3/F Podium
3樓平台設有日式花園



Exquisite landscape design
精美綠化設計





3/F Podium Garden
中庭花園





Smart Building 智能管理

Professional Management Team

專業管理團隊

Crystal Tower sets a new standard for excellence in intelligent management systems, and appoints world-renowned property management company to create an unparalleled business experience.

The property team pays meticulous attention to every detail, enabling tenants to enjoy top-notch management services at an affordable price.

Crystal Tower以卓越智慧型管理系統引領業界新趨向，委托國際知名物業公司管理，打造無與倫比的商務體驗。

物業團隊細心關注每個細節，讓租戶能夠以合理的價格，享用頂尖管理服務。





Emphasize Safety Management 重視安全管理



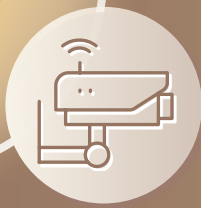
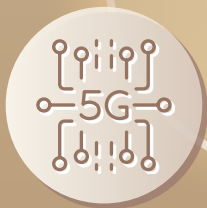
AI CCTV systems enhance management efficiency

人工智能閉路電視監控系統，提升管理效率



Advanced electronic access control system covers lifts, stairwells, washrooms, and includes a visitor management system

尖端電子化門禁系統覆蓋電梯、樓梯通道、洗手間等位置，並設有訪客管理系統



24-hour round-the-clock security surveillance and high-definition surveillance cameras, together with the electronic patrol system, can detect and respond to abnormal situations in real time.

24小時全天候保安監控以及高清監控攝影機，配合電子化巡更系統，能即時偵測及應對異常情況

Innovative Technology in Every Detail

創新科技融入每個細節



Digital car park management with automatic licence plate recognition system
電子化停車場管理，設有車牌自動識別系統



Full coverage of the latest 5G network (including office, washrooms, lifts, carpark and back of house area)
全面覆蓋最新5G網絡（包括辦公室、洗手間、電梯、停車場和後勤區域）



Lift API ready for future robotic integration
已配備升降機應用程式開發介面，為未來的機器人整合做好準備



High speed broadband infrastructure
高速寬頻基建



Smart Lighting
智慧照明



Wi-Fi covered G/F and 2/F lobbies
Wi-Fi訊號覆蓋地面及2樓大堂



Lift Destination Control System
升降機智能化目標樓層分配系統

Sophisticated Cloud Management Platform

先進的雲端管理平台

The advanced Building Management System (BMS) and Facility Management (FM) platform enables real-time monitoring of energy efficiency. The property team can instantly access building data through mobile devices, creating an environmental friendly and intelligent space for enterprises.

先進的智能化大廈設備管理系統及數碼化設施管理平台實時監控大廈能源效率，物業團隊透過移動設備即時掌握大廈數據，為企業打造環保智能的卓越商務空間。







2/F Concierge
接待櫃檯



Rendering for reference only
圖片僅供參考



Tenant-oriented Provisions 以心為心

Smart Technology Leads Stylish Spaces

智能引領時尚空間

The building and property management team not only utilizes cutting-edge smart technology but also provides stylish and comfortable spaces at the most competitive costs, ensuring that everyone enjoys a quality lifestyle alongside their work.

大廈及物業管理團隊不但使用頂尖的智能科技，還在最具競爭力的成本下提供充滿時尚品味的舒適空間，讓大家工作之餘，不忘生活質感。





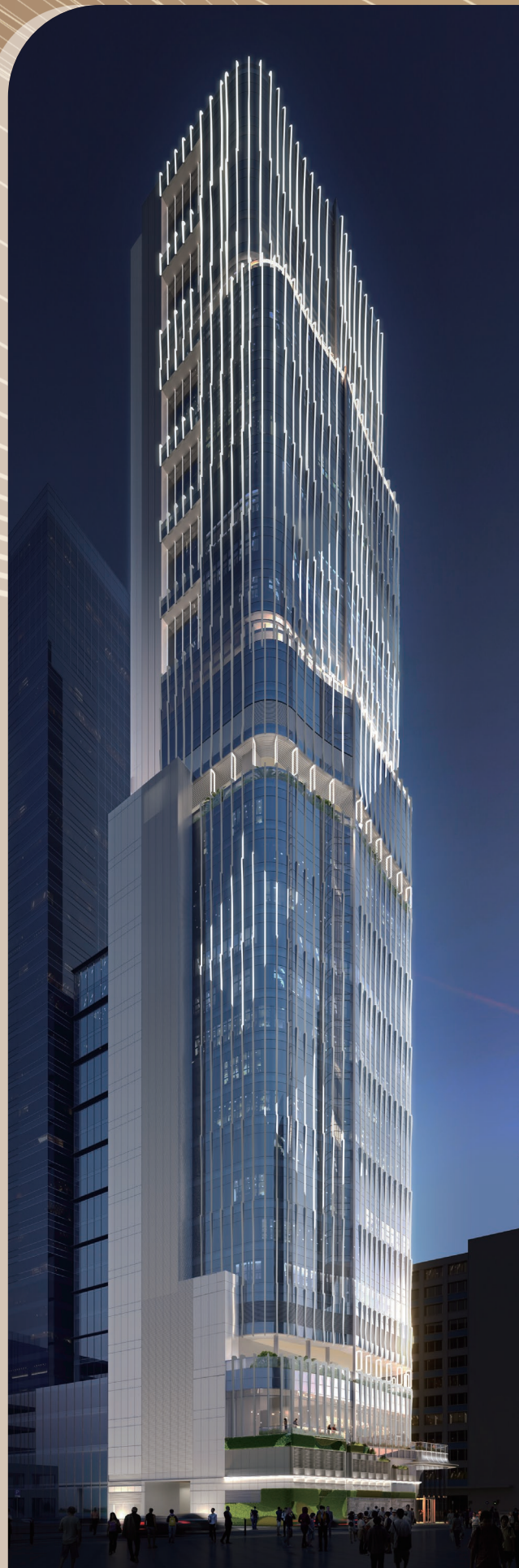
Comfortable Working Environment 舒適工作環境

- Sky gardens and outdoor sitting-out platforms on 2/F, 3/F, 20/F and the rooftop 於2樓、3樓、20樓及天台特設空中花園及戶外休憩平台
- Balconies and flat roof at various floors 於不同樓層設有特色露台及平台
- Vertical greening on the wall of the basement to enhance the greening area 基座牆身設有垂直綠化，提高綠化面積



◆
Digital Facade lighting
with computer programme
control for decoration and
advertisement purpose

數碼幕牆燈光裝置，並配備電腦程式控制。提供廣告位置，讓租戶的意念能展示人前





Pleasant office atmosphere

舒適品味



Equipped with bright, well-maintained back staircases throughout all floors, enhancing tenants safety

精美後樓梯貫穿各寫字樓層，並保障租戶的安全



High capacity gondola and demountable curtain wall units at designated floors for tenants to move large furniture

高載荷吊船及於指定樓層設有可拆卸的玻璃幕牆位置，方便租戶搬運大型家具



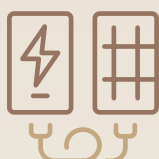
A designated space has been reserved for tenants to install air conditioning units for the server room

已預留特許位置供租戶放置伺服器機房的冷氣機



Aluminum ceilings and LED lighting fixtures have been installed, along with a 150mm raised flooring and roller blind

已安裝鋁質天花板及LED燈具並配有150mm高架空地台和卷簾



CLP meter ready for each office floors to reduce application time and administrative works

已安裝中電分層電錶以減少申請時間和行政工作



Refined lifestyle design 細緻生活設計

- Touch-free sanitary fixtures are provided
提供免觸式潔具
- Smart storage lockers are available in the women's washrooms
於女廁設有智能儲物櫃
- UV disinfection devices are integrated into the lifts and escalators
於升降機及扶手梯設有紫外線消毒裝置







2/F Office Lobby
辦公室大堂



Crystal Tower

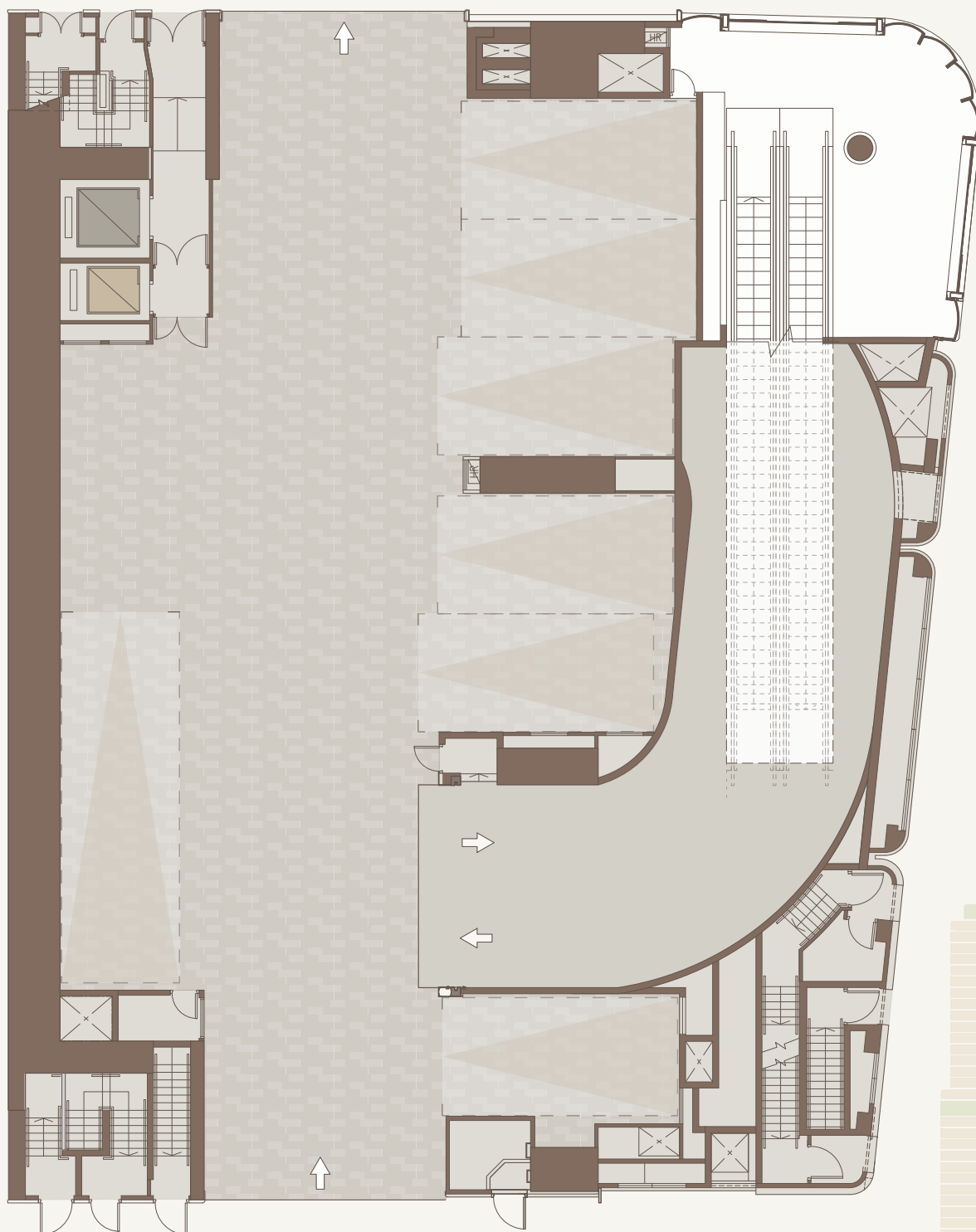
**Provides great
flexibilities for
different needs
of tenants**

Crystal Tower

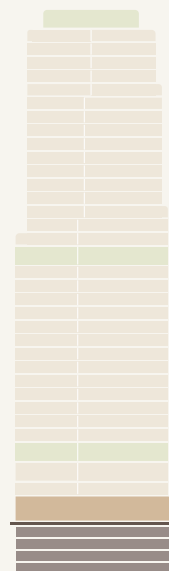
**為不同租戶的
不同需求提供了
極大的靈活性**



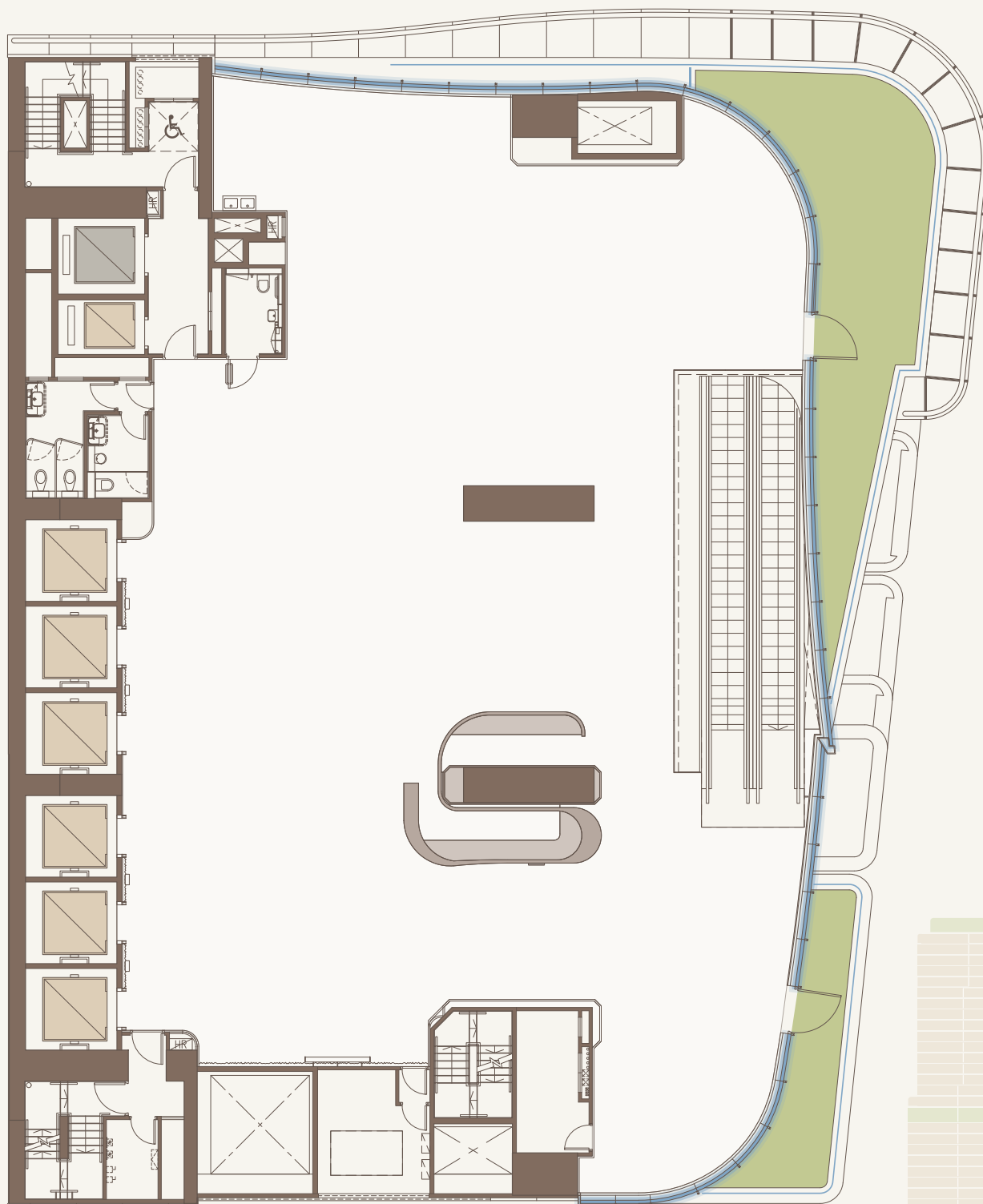
G/F Main Entrance 地面大堂



● Passenger Lift 客用升降機
● Service Lift 載貨升降機

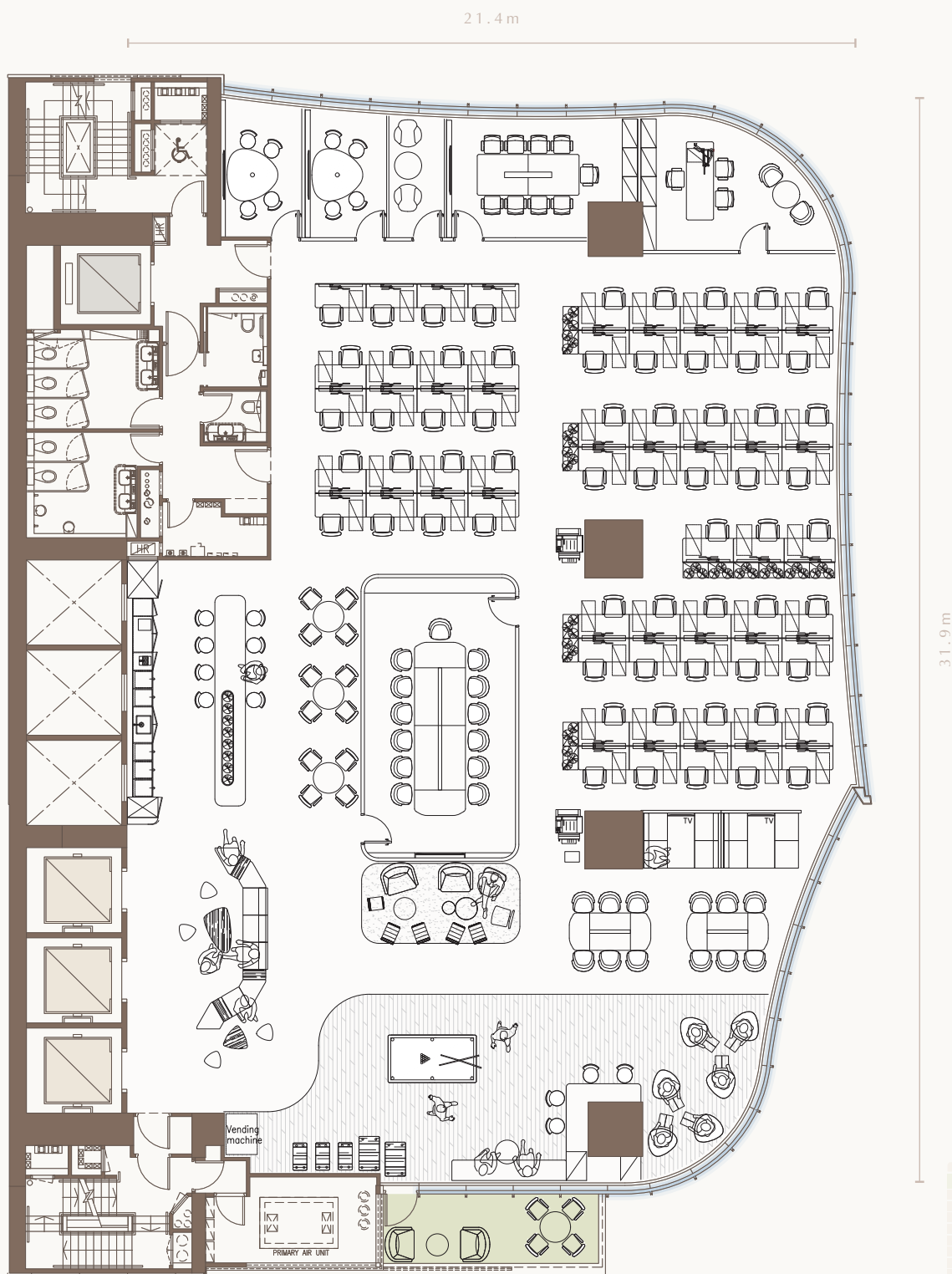


2/F Office Lobby 辦公室大堂



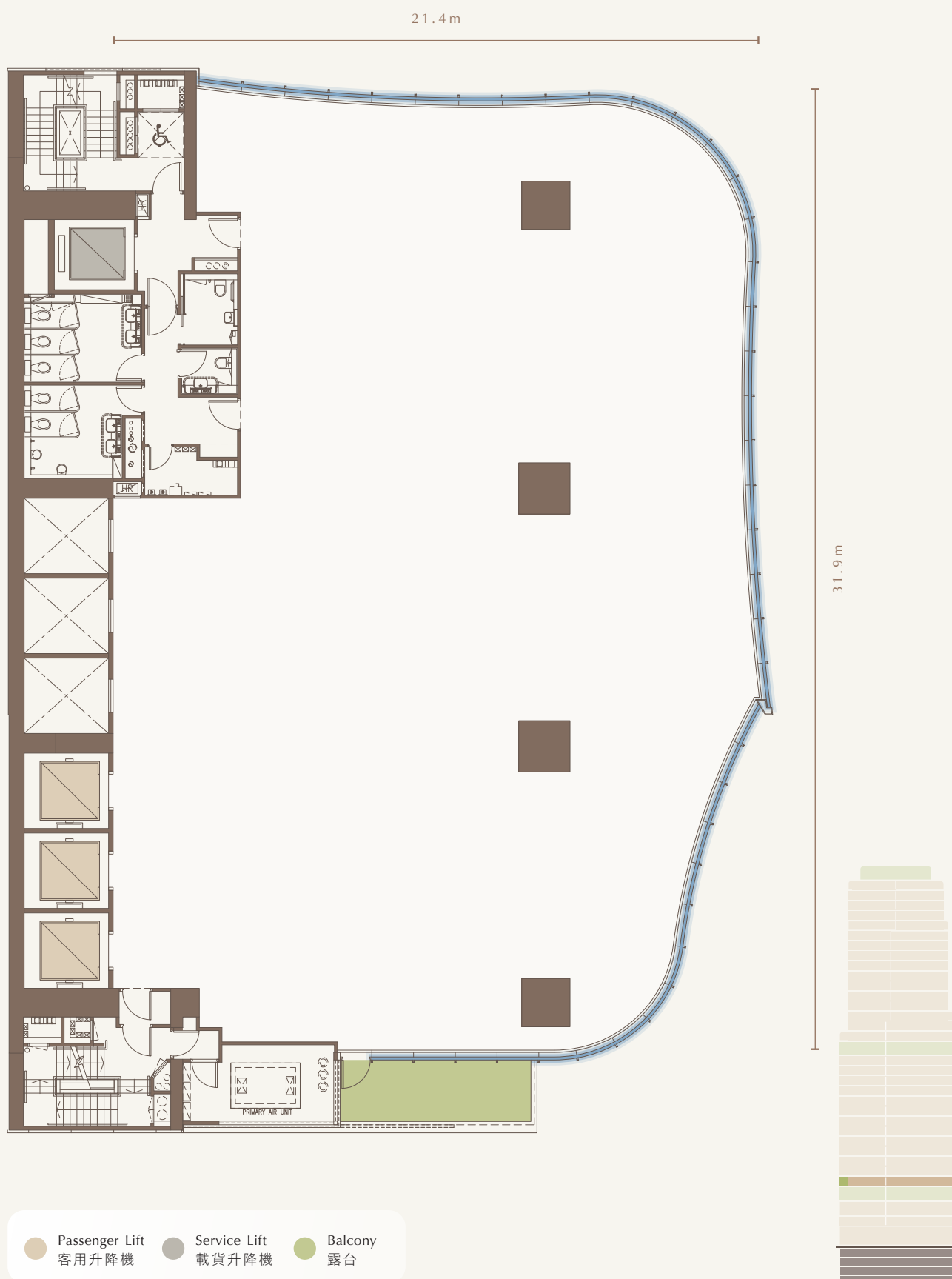
- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台

6/F Office 寫字樓層 (With Balcony 附設環保露台)

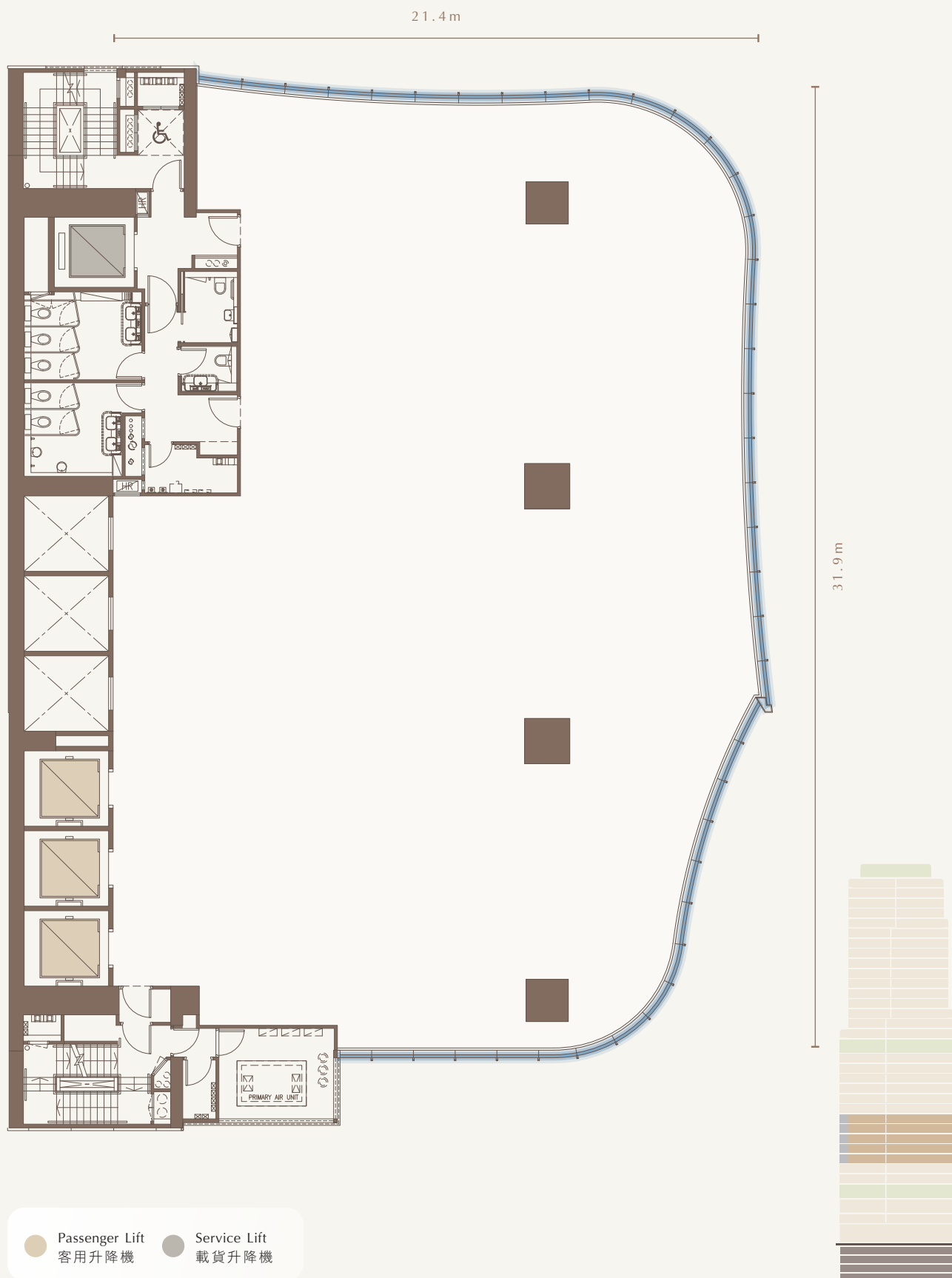


- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台

6/F Office 寫字樓層 (With Balcony 附設環保露台)

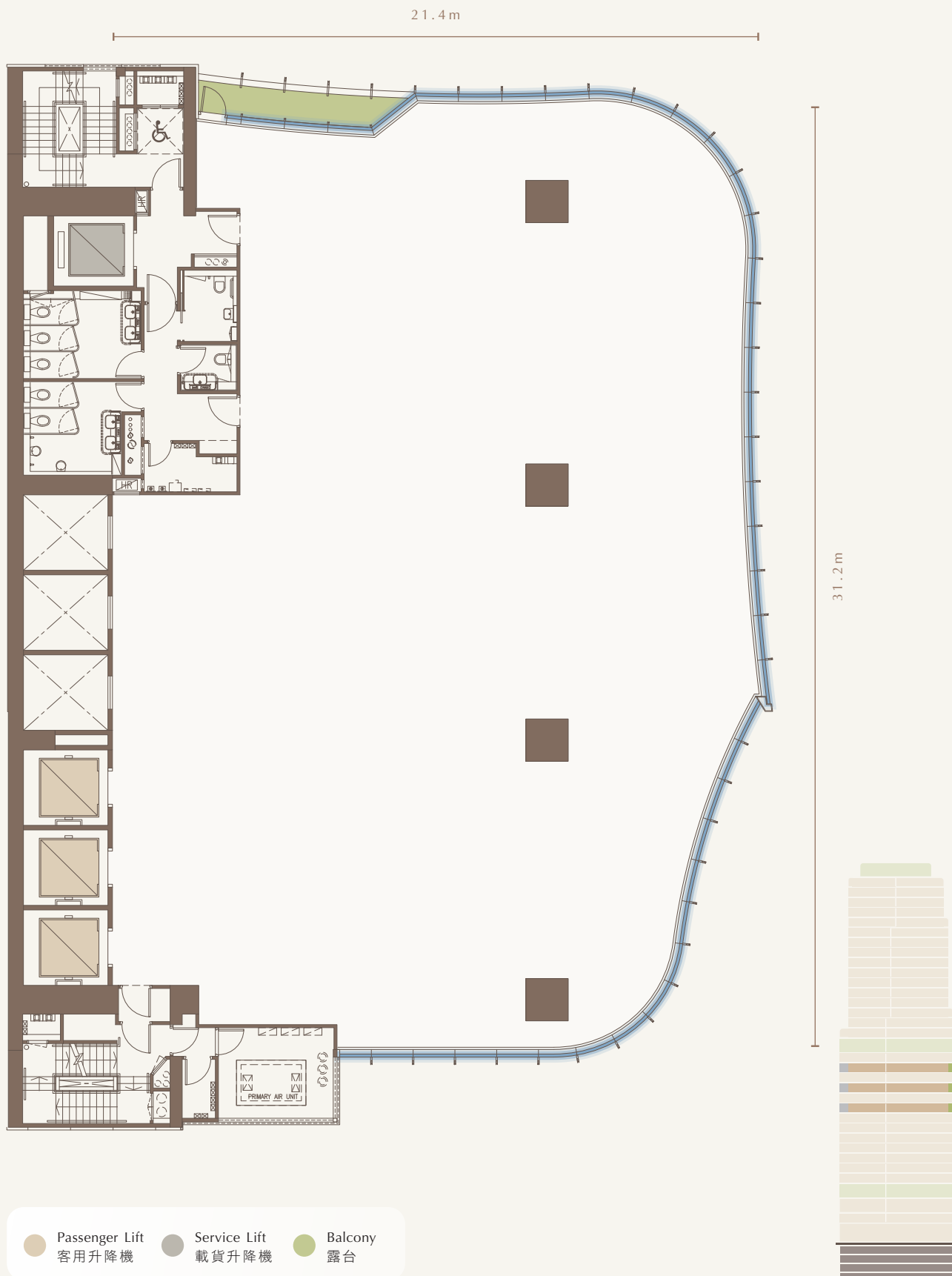


7-11/F Offices 寫字樓層

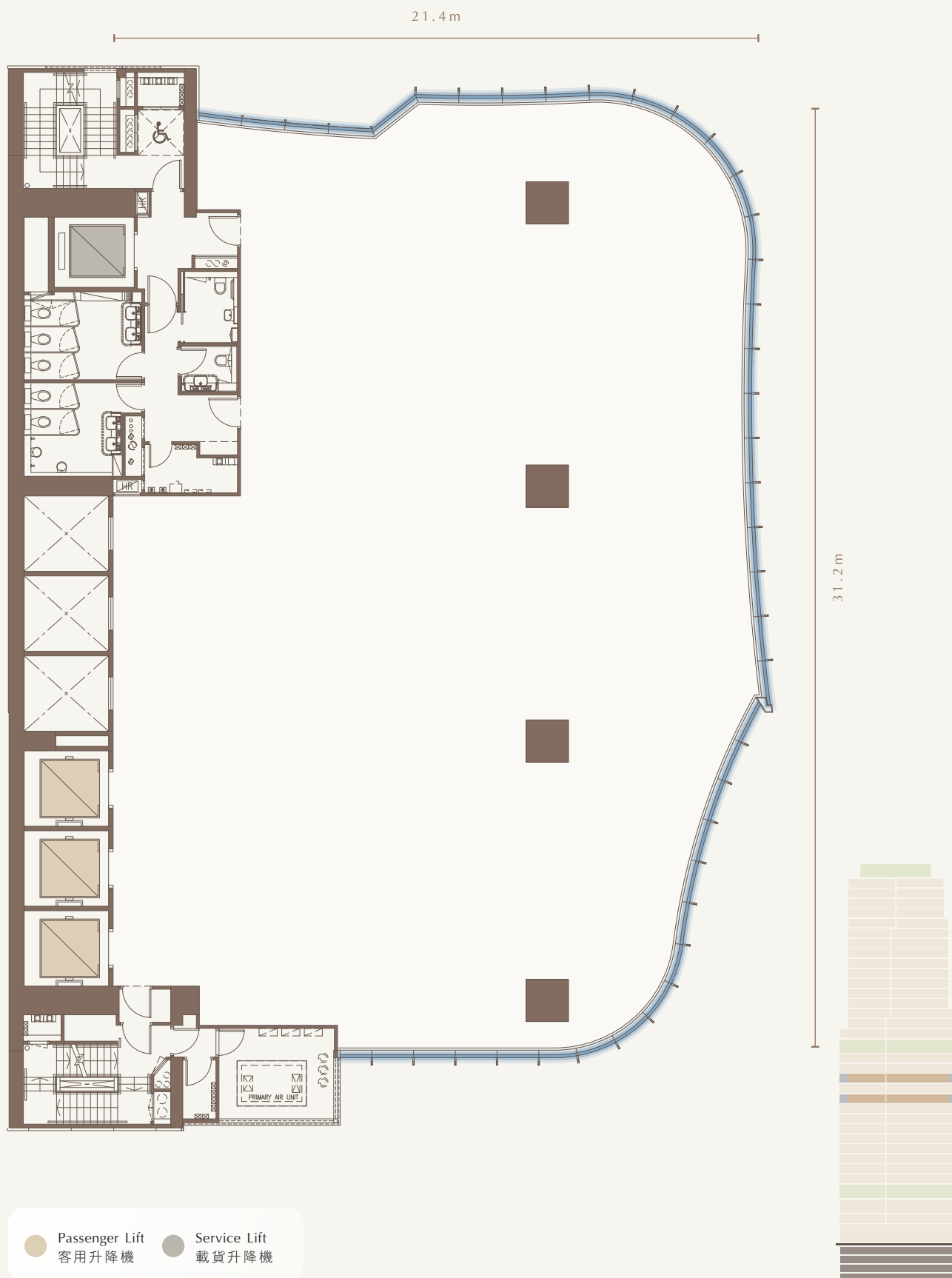


12, 16, 18/F Offices 寫字樓層

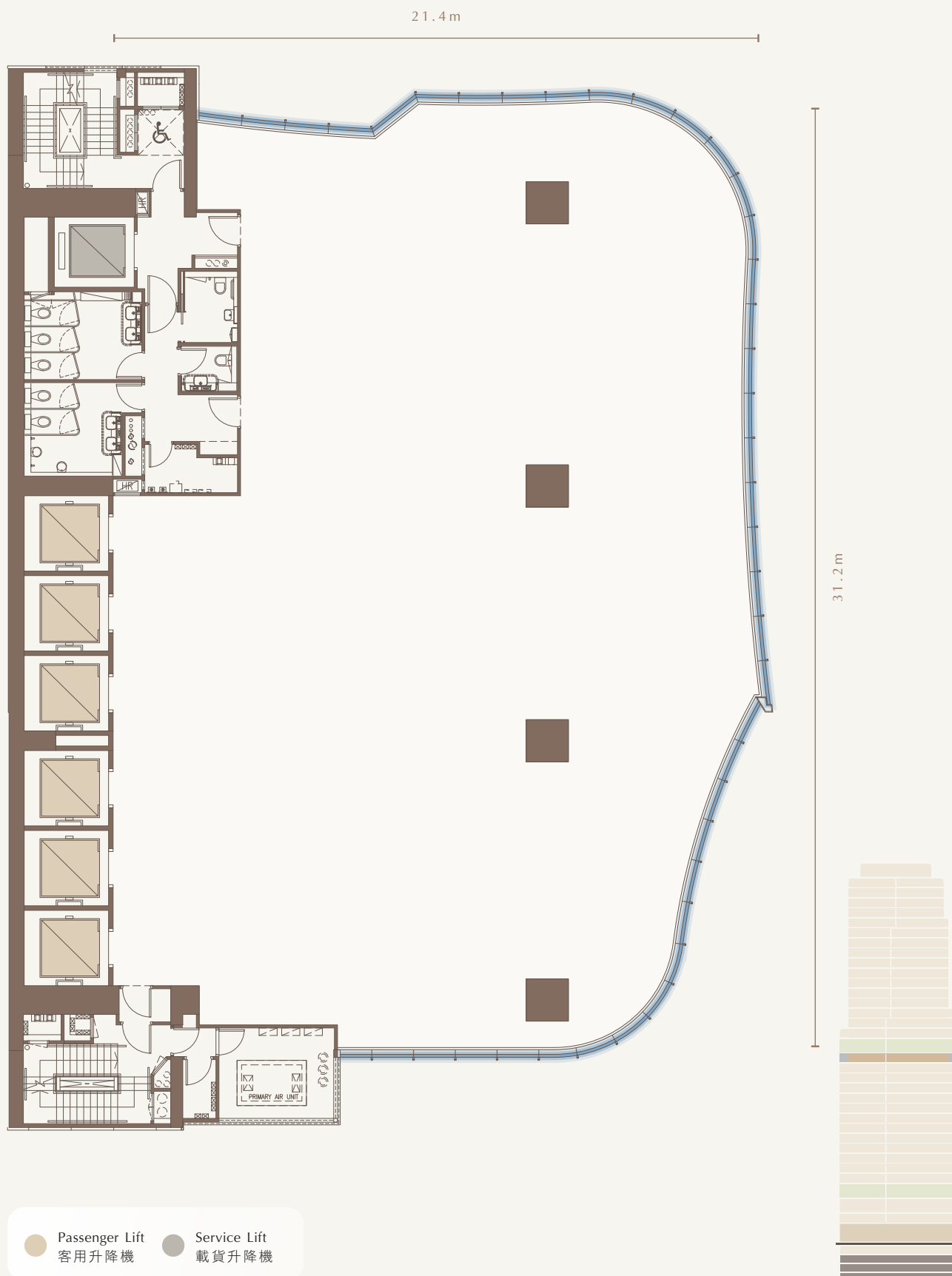
(With Balcony 附設環保露台)



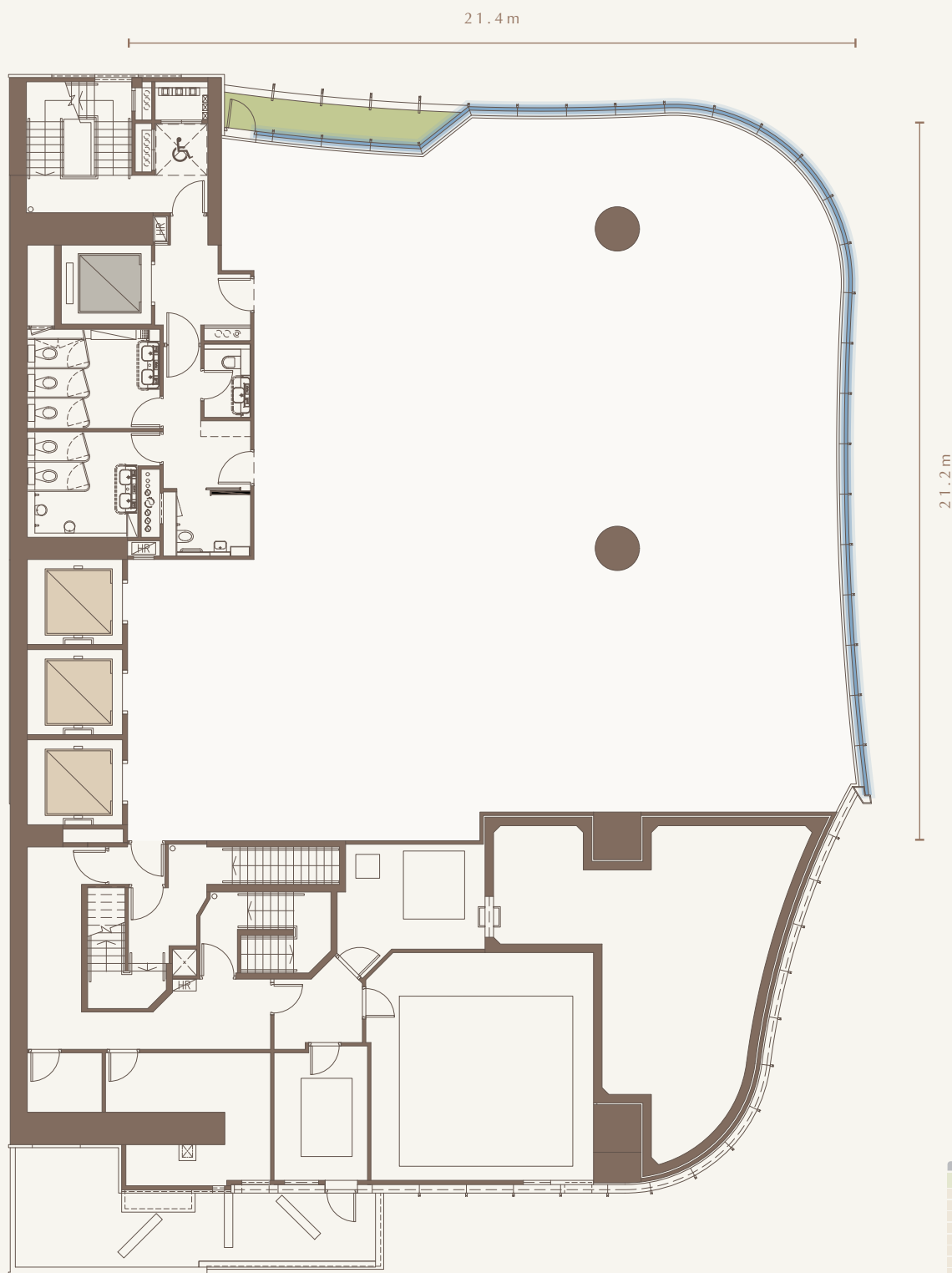
15, 17/F Offices 寫字樓層



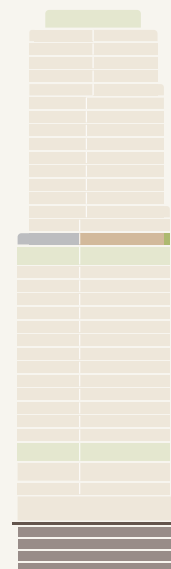
19/F Office 寫字樓層



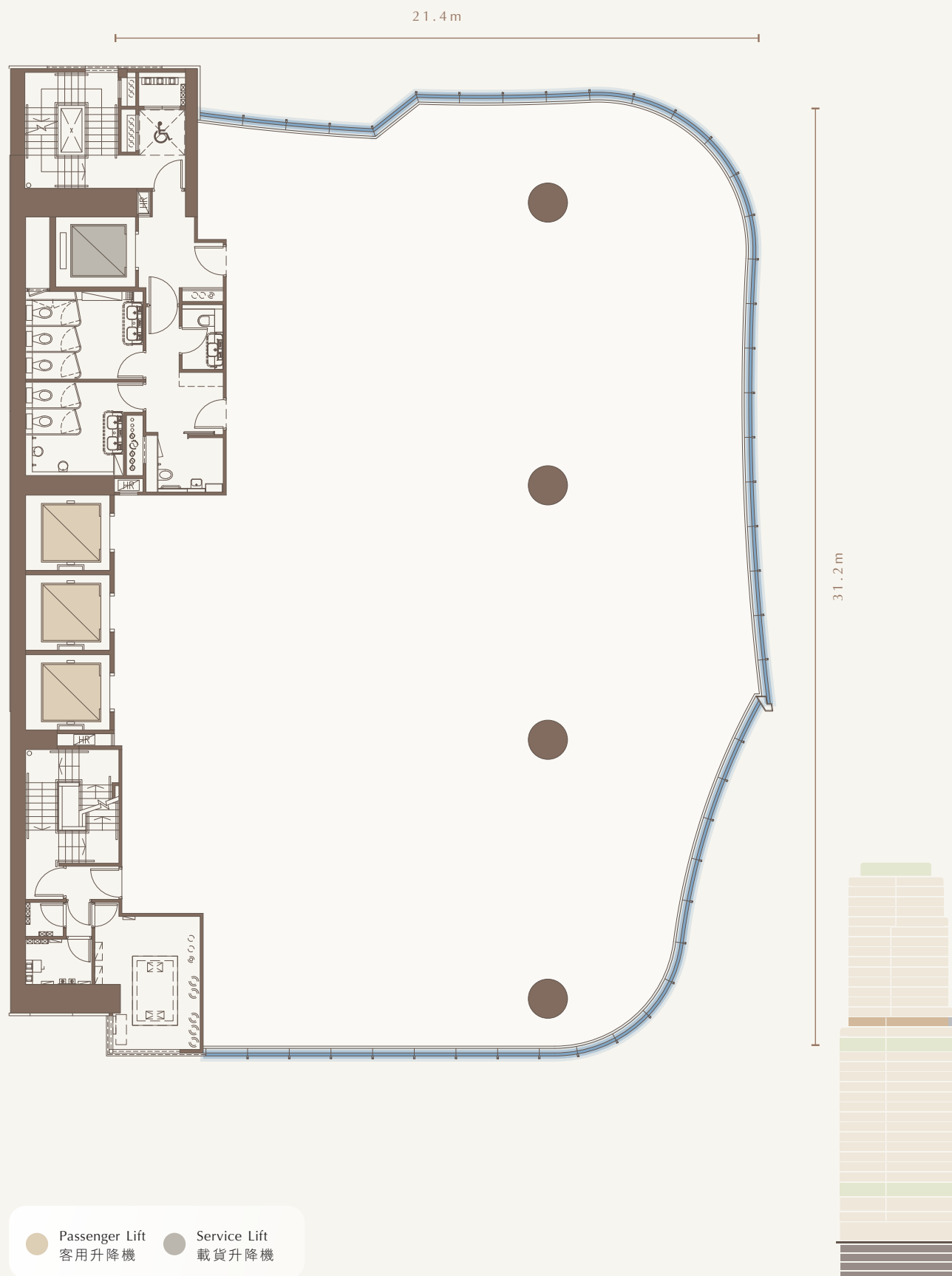
21/F Office 寫字樓層 (With Balcony 附設環保露台)



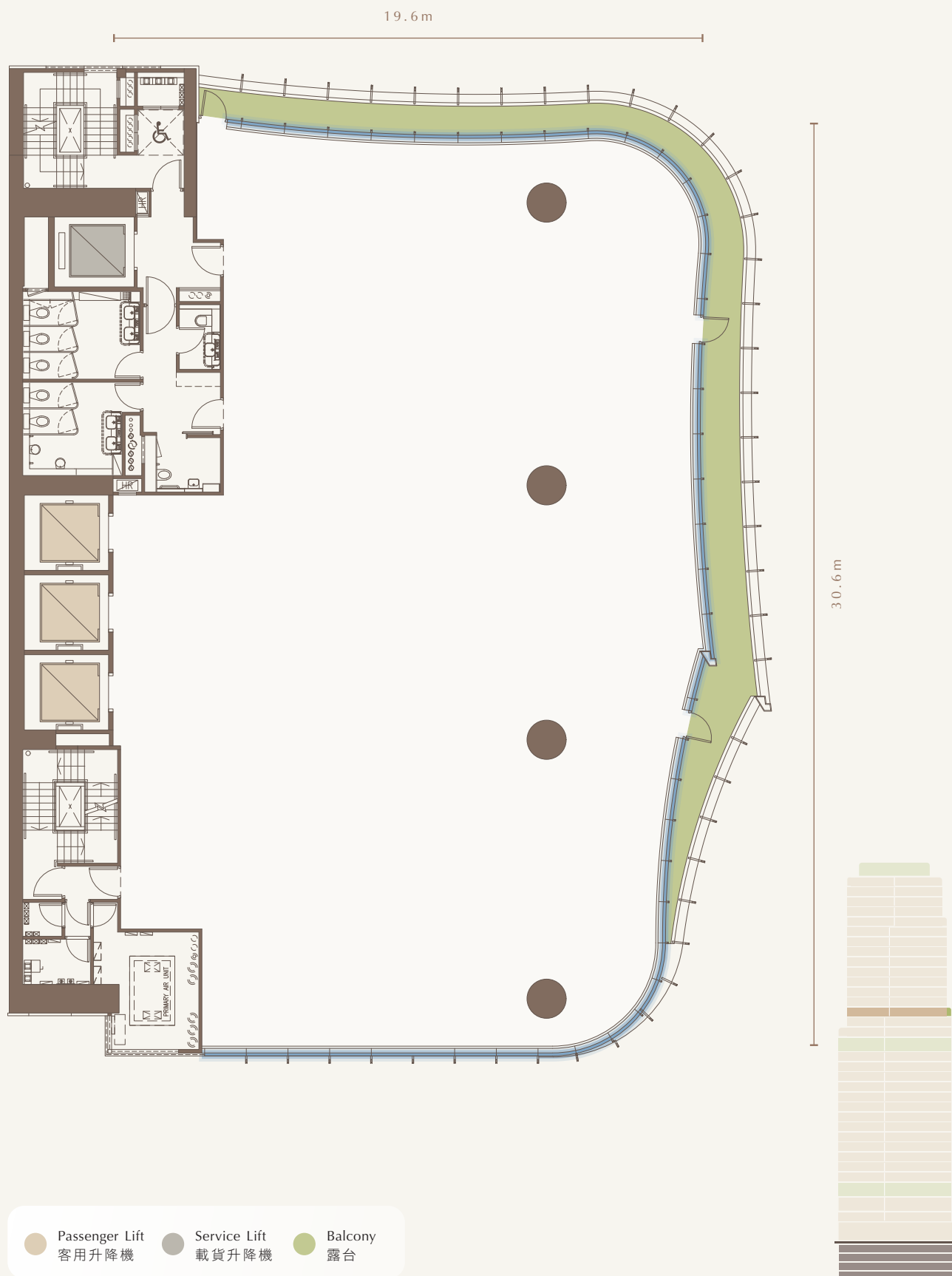
- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台



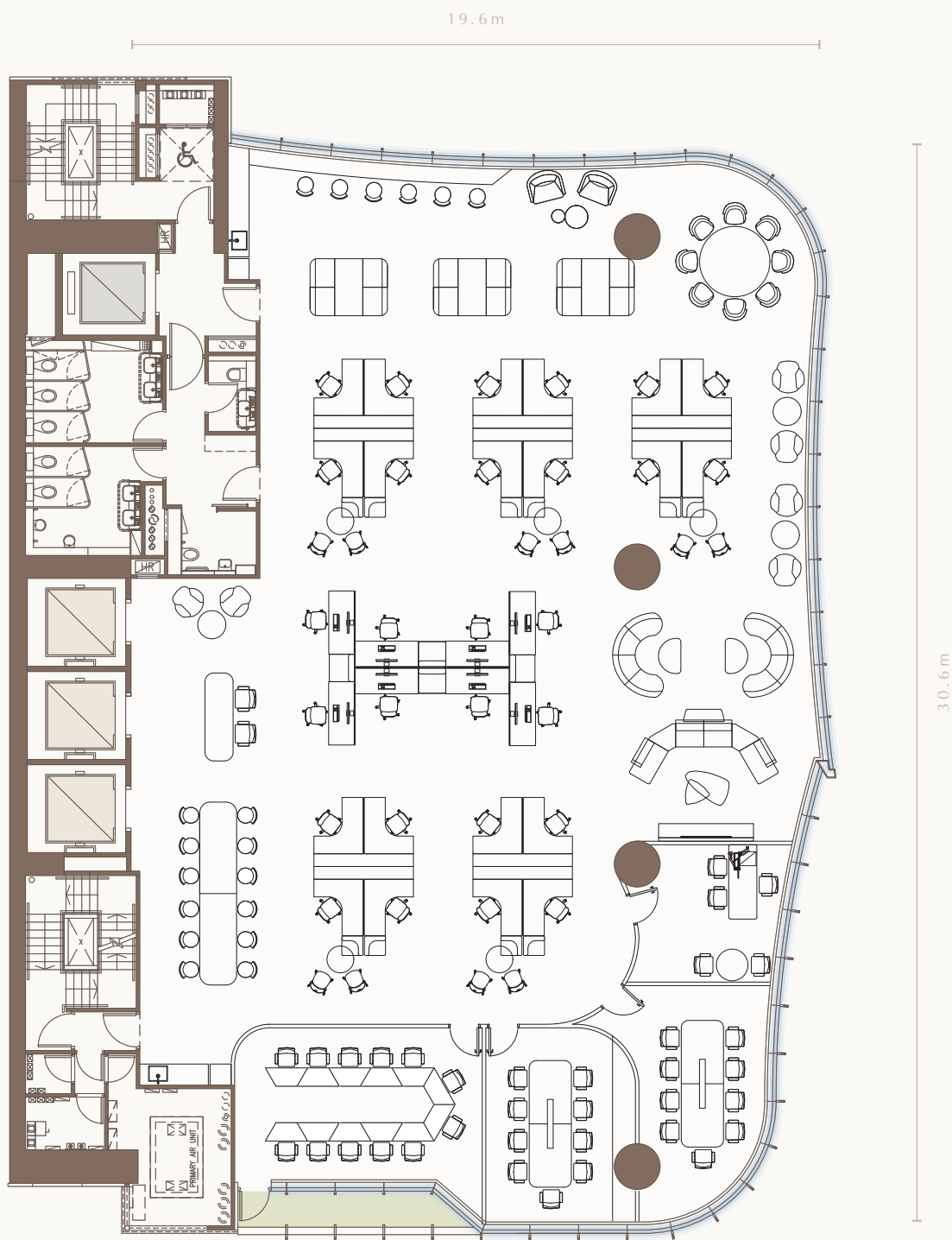
22/F Office 寫字樓層



23/F Office 寫字樓層 (With Balcony 附設環保露台)

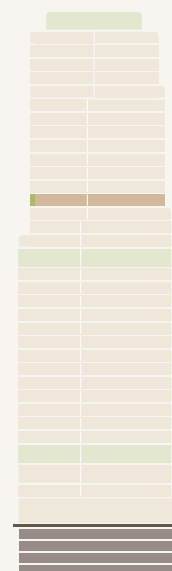
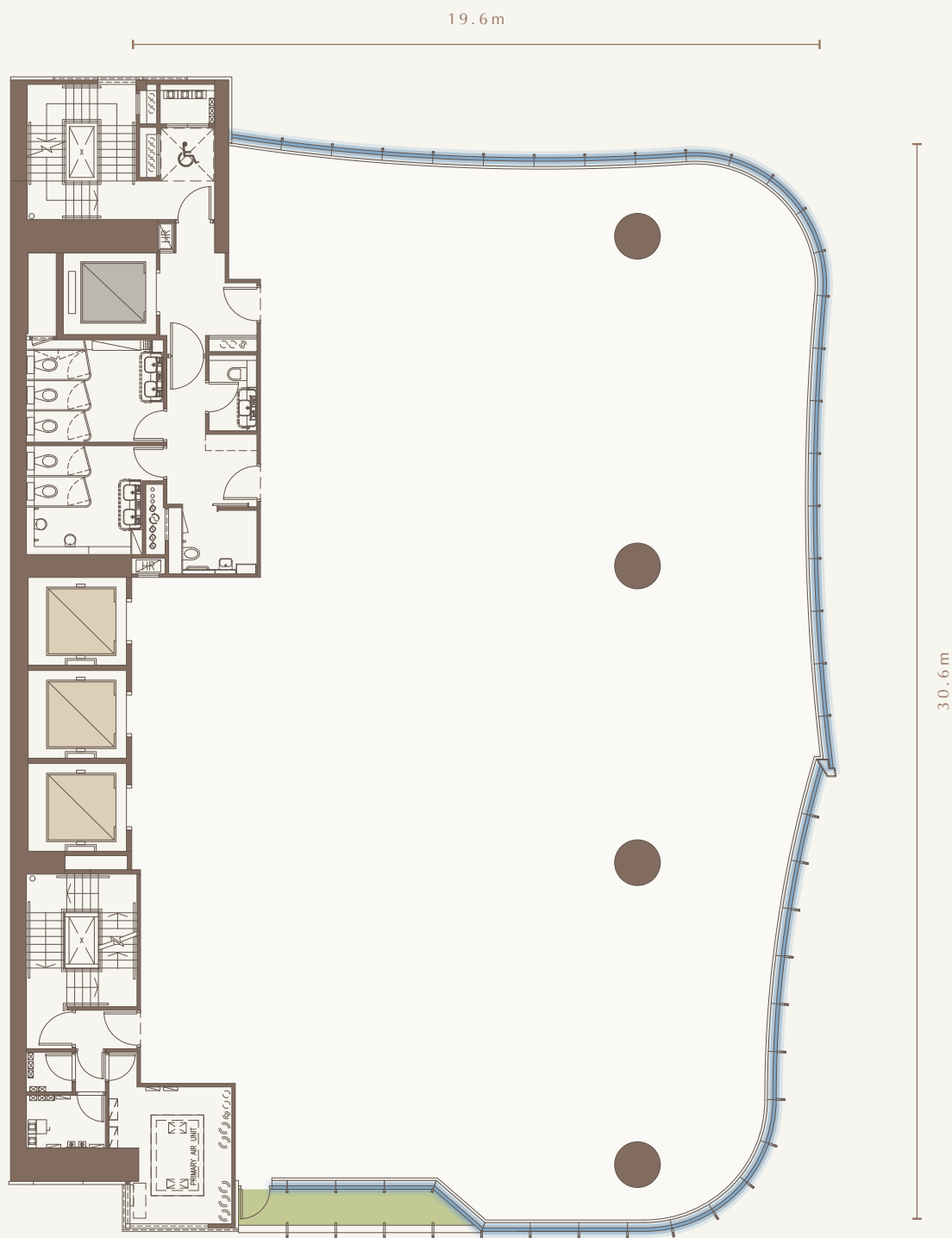


25/F Office 寫字樓層 (With Balcony 附設環保露台)



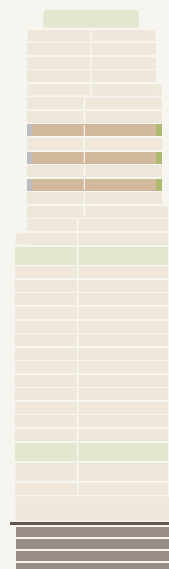
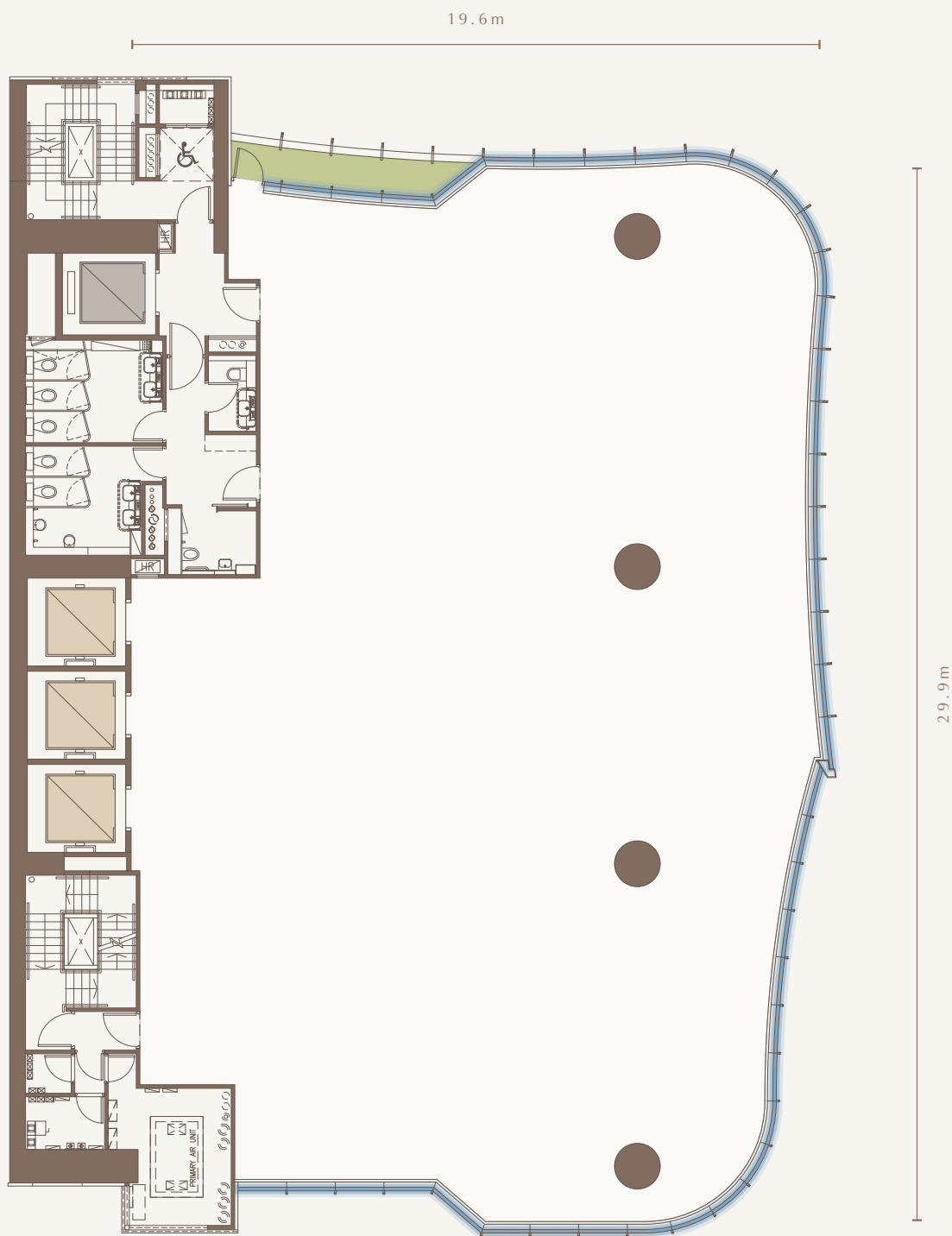
- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台

25/F Office 寫字樓層 (With Balcony 附設環保露台)



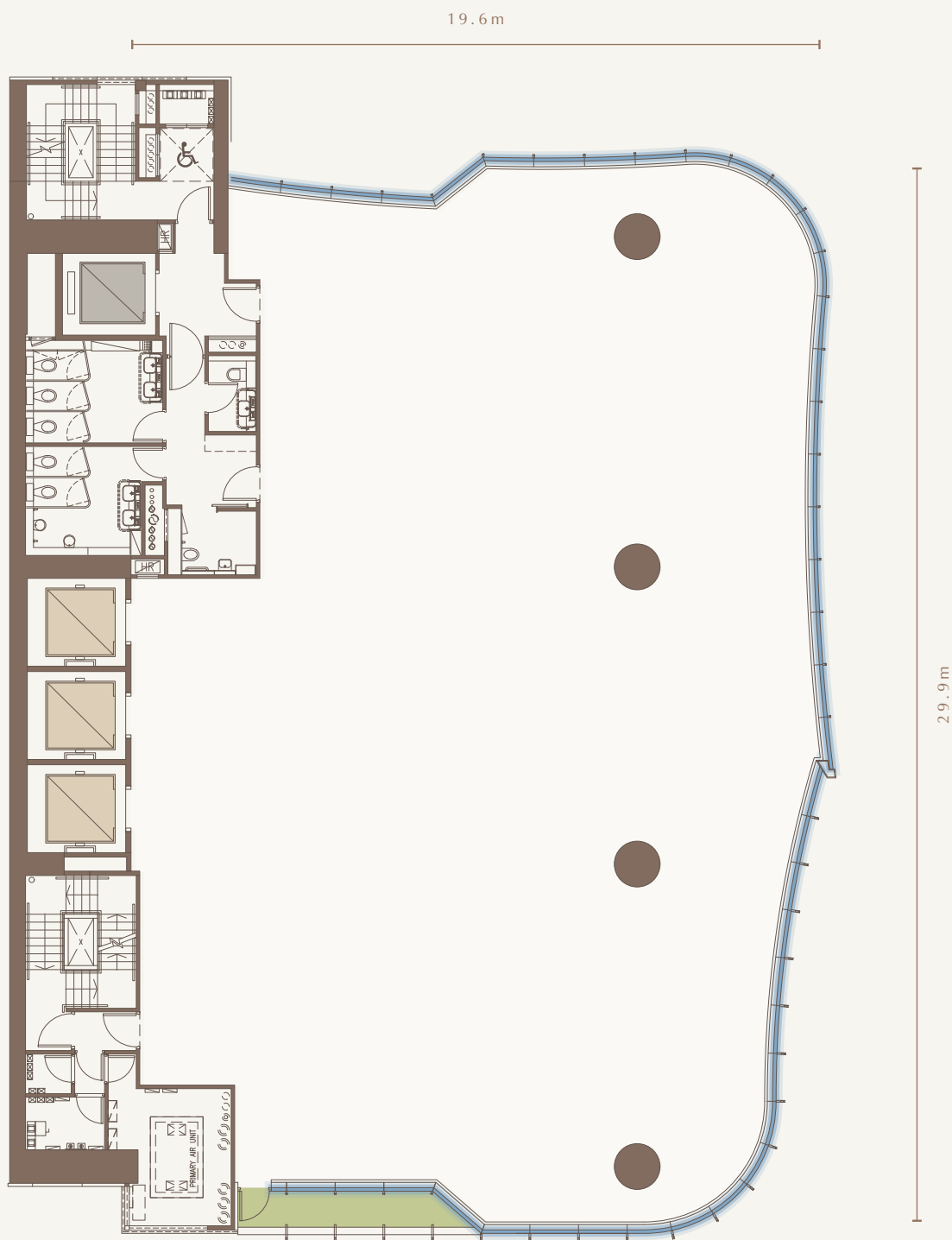
26, 28, 30/F Offices 寫字樓層

(With Balcony 附設環保露台)

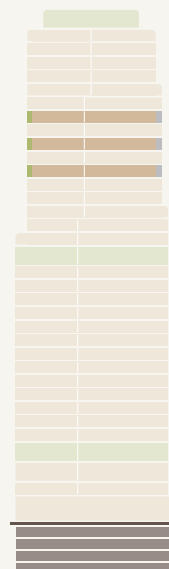


27, 29, 31/F Offices 寫字樓層

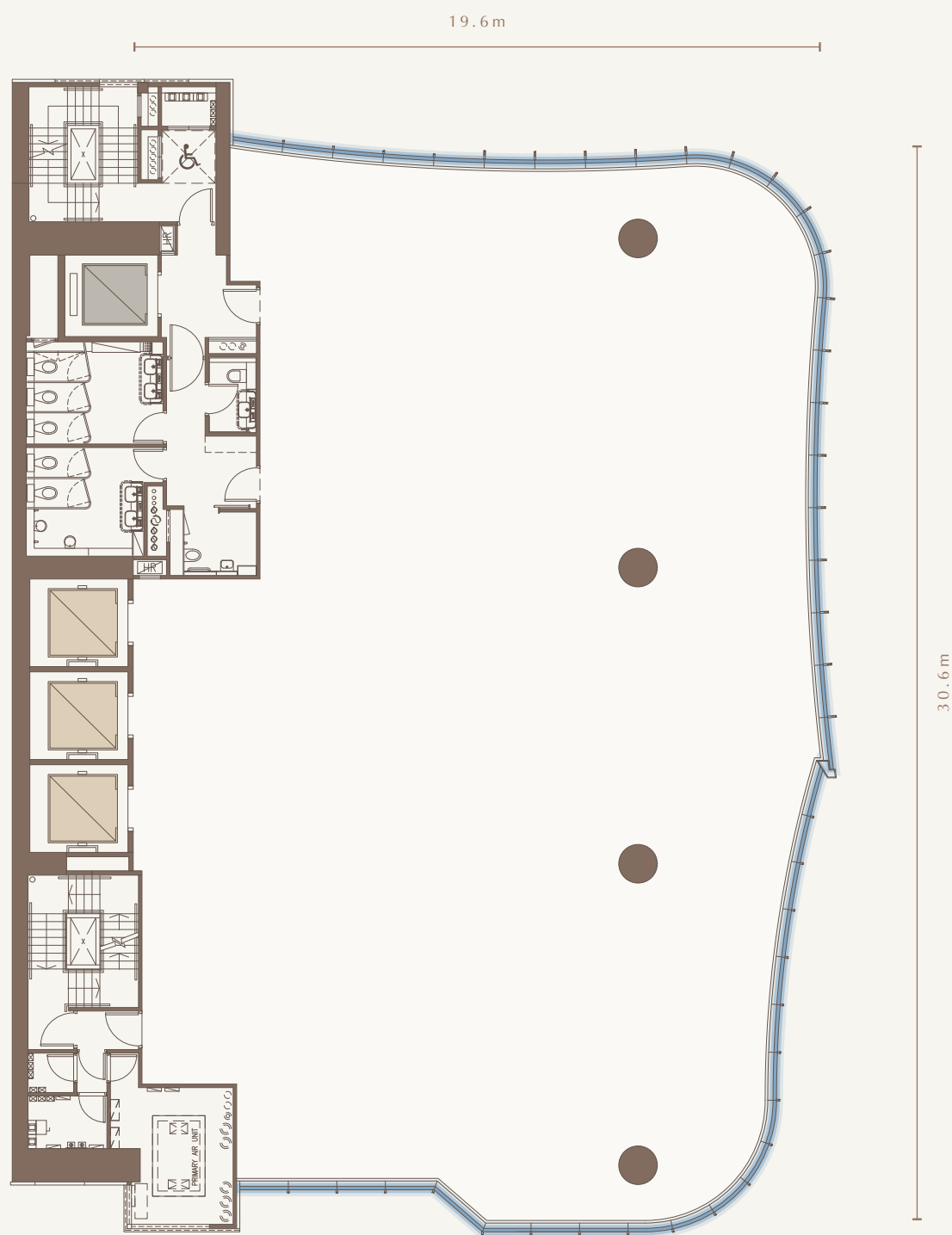
(With Balcony 附設環保露台)



- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台

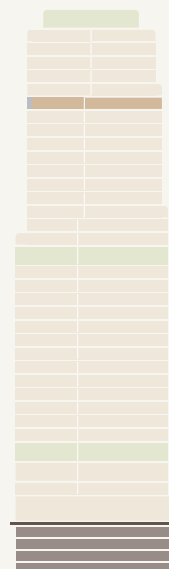


32/F Office 寫字樓層

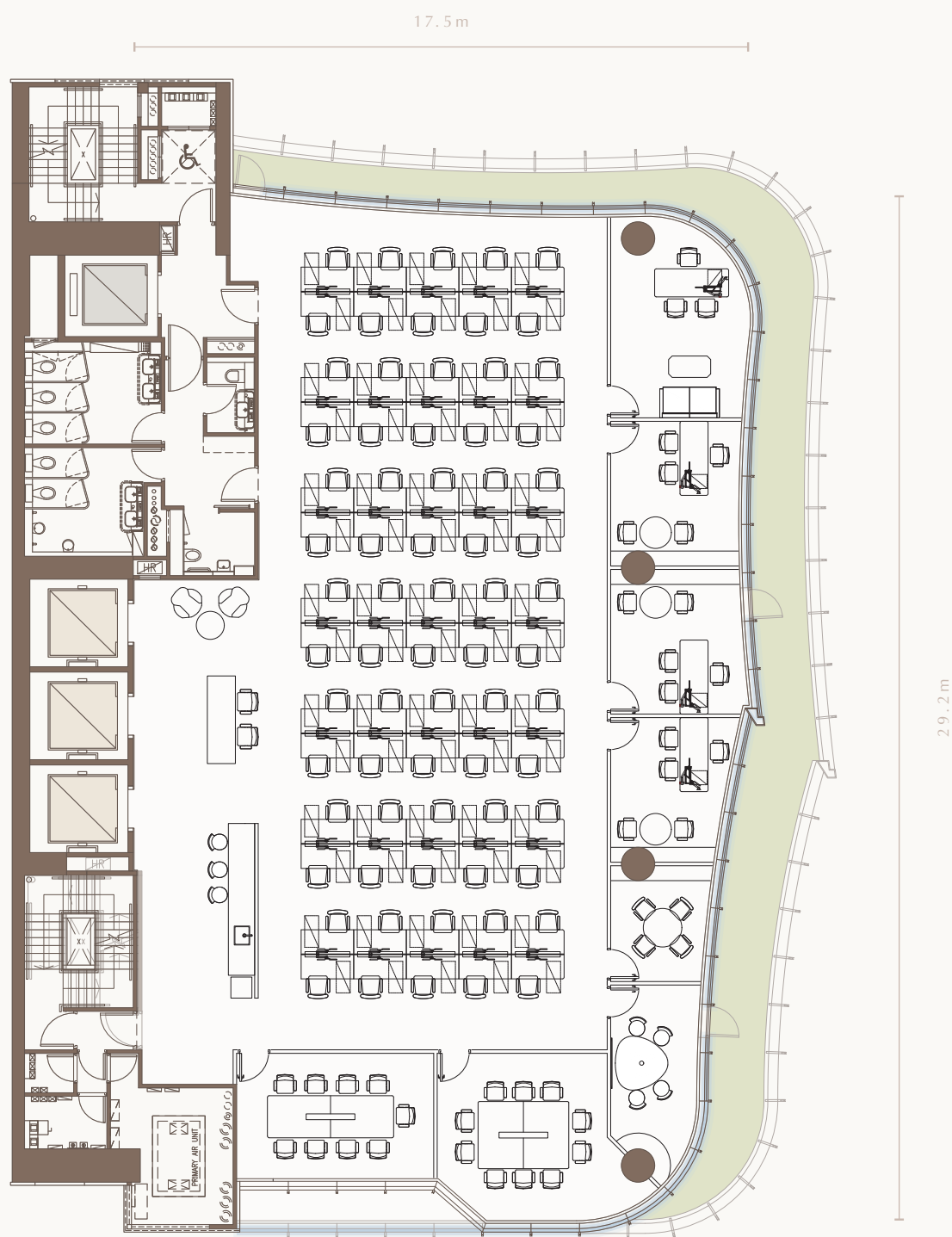


● Passenger Lift 客用升降機

● Service Lift 載貨升降機

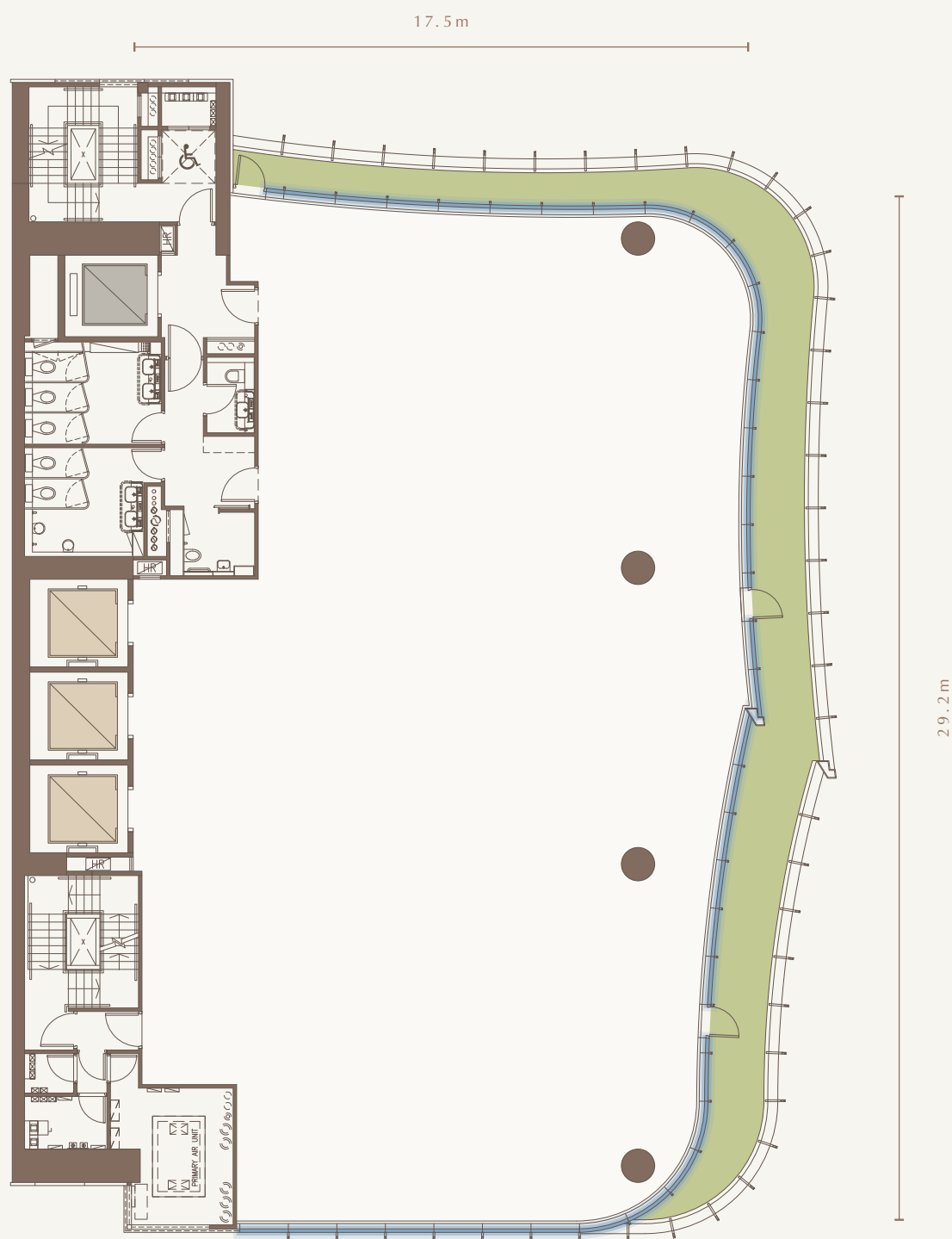


33/F Office 寫字樓層 (With Balcony 附設環保露台)

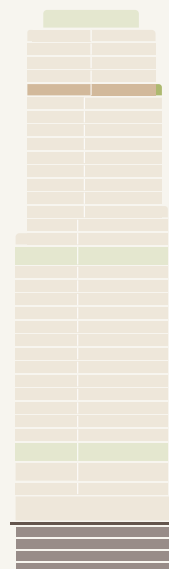


- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台

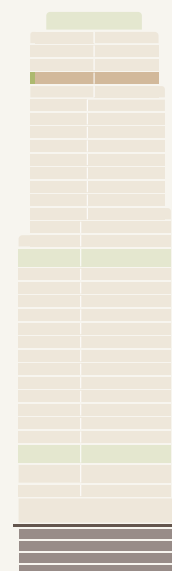
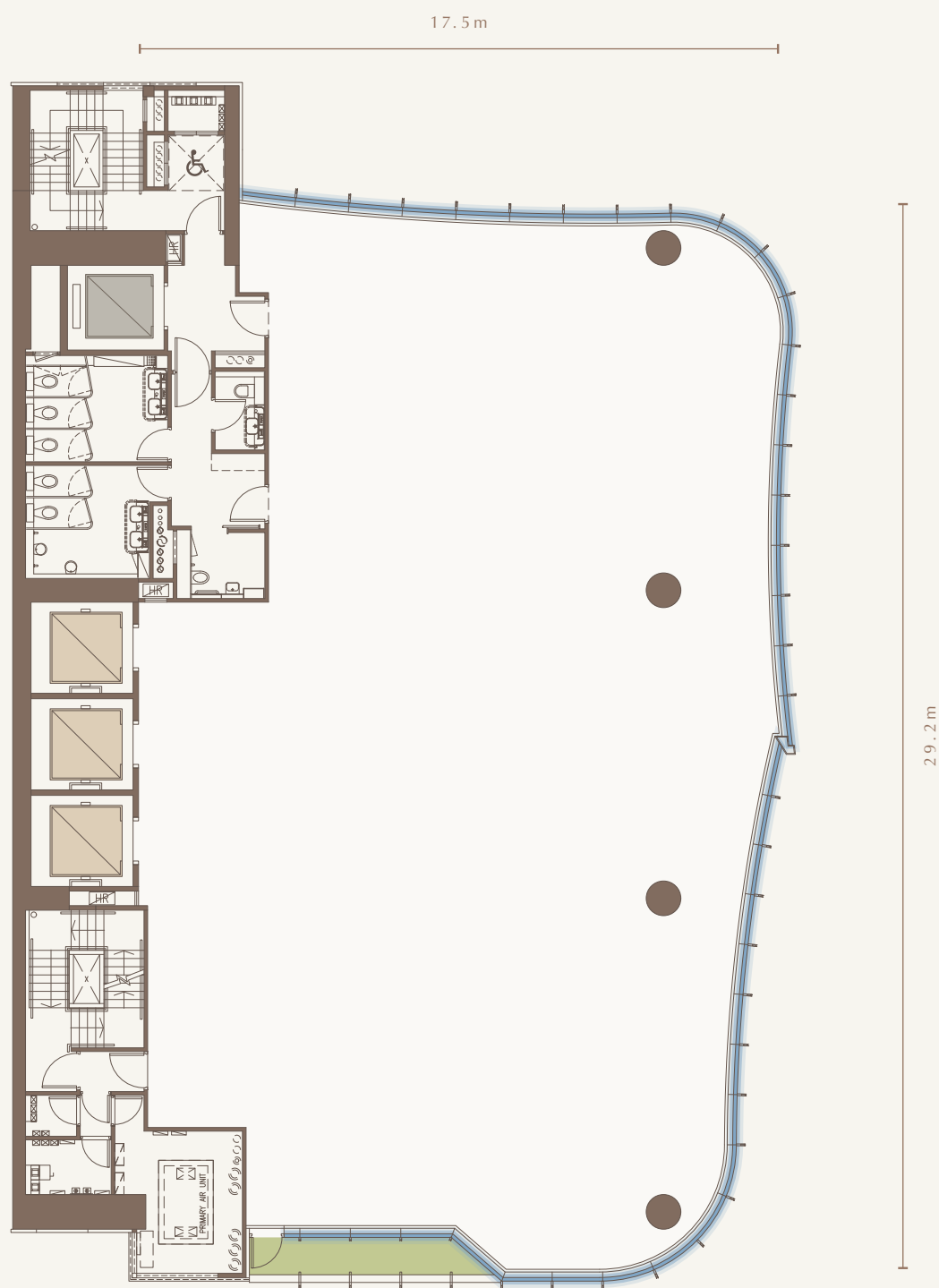
33/F Office 寫字樓層 (With Balcony 附設環保露台)



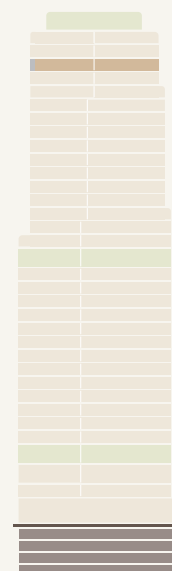
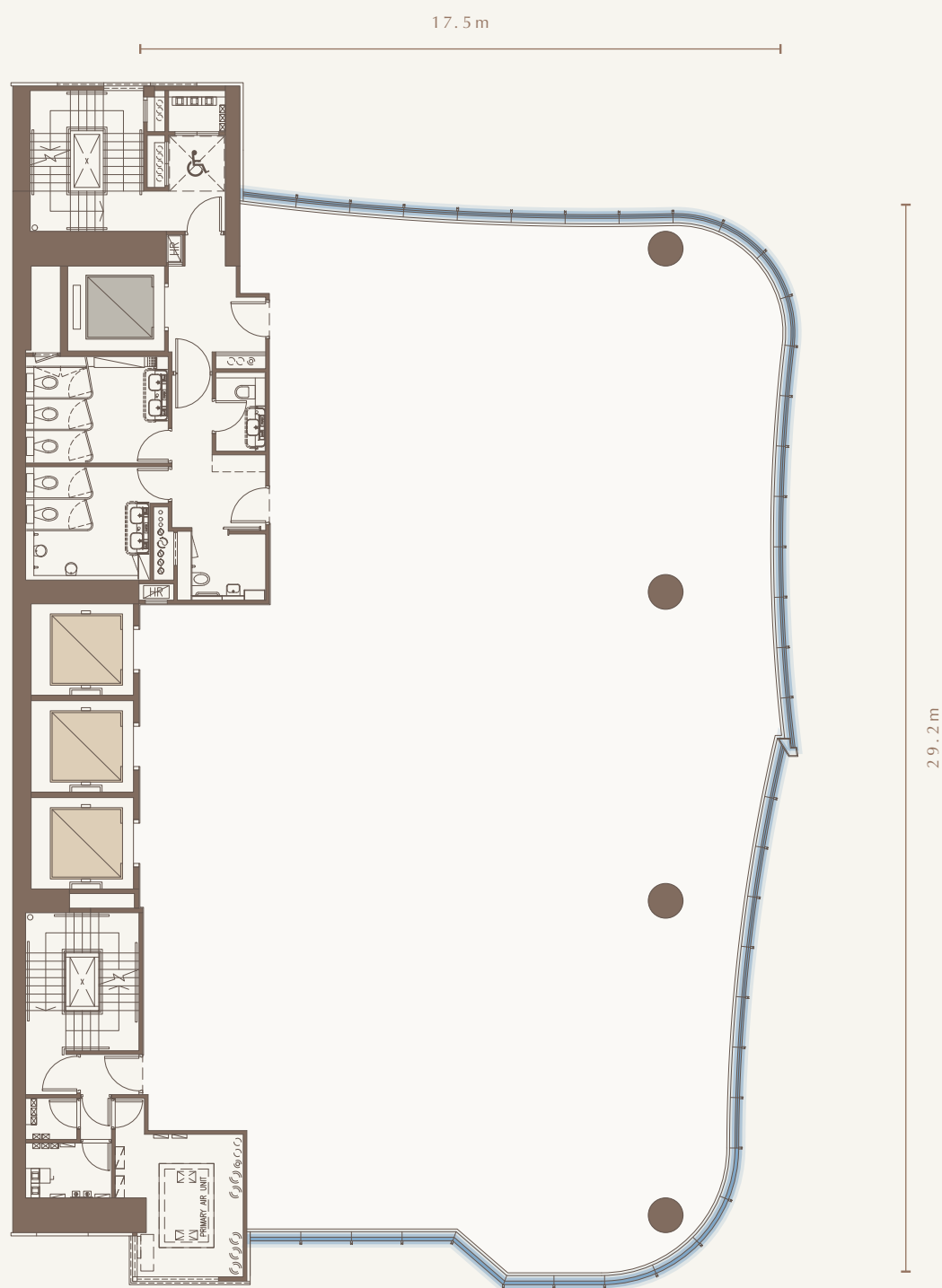
- Passenger Lift 客用升降機
- Service Lift 載貨升降機
- Balcony 露台



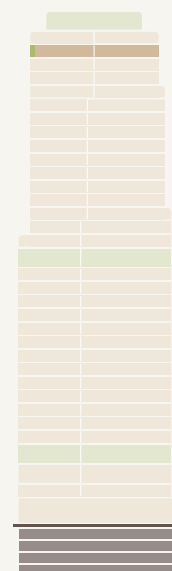
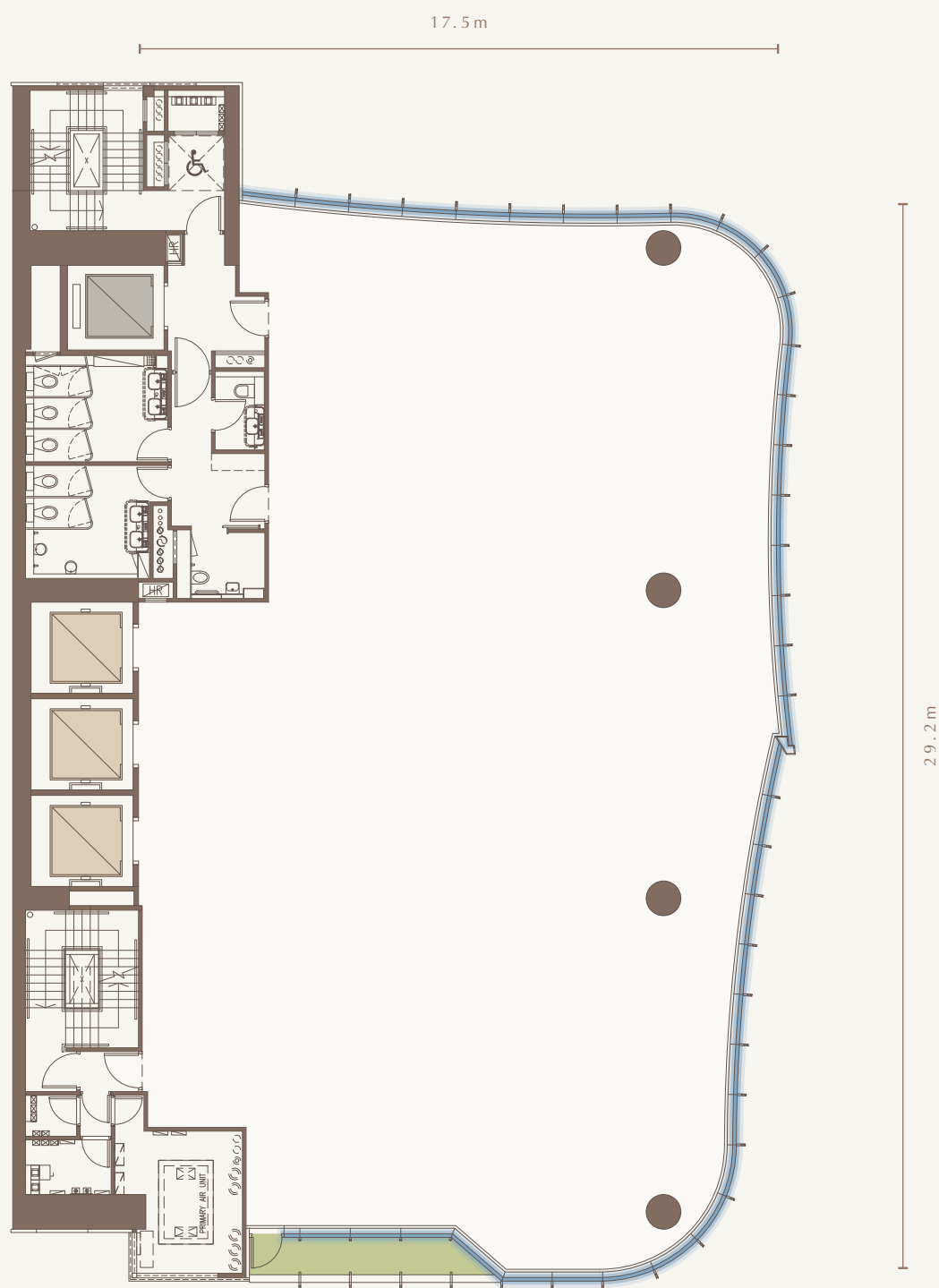
35/F Office 寫字樓層 (With Balcony 附設環保露台)



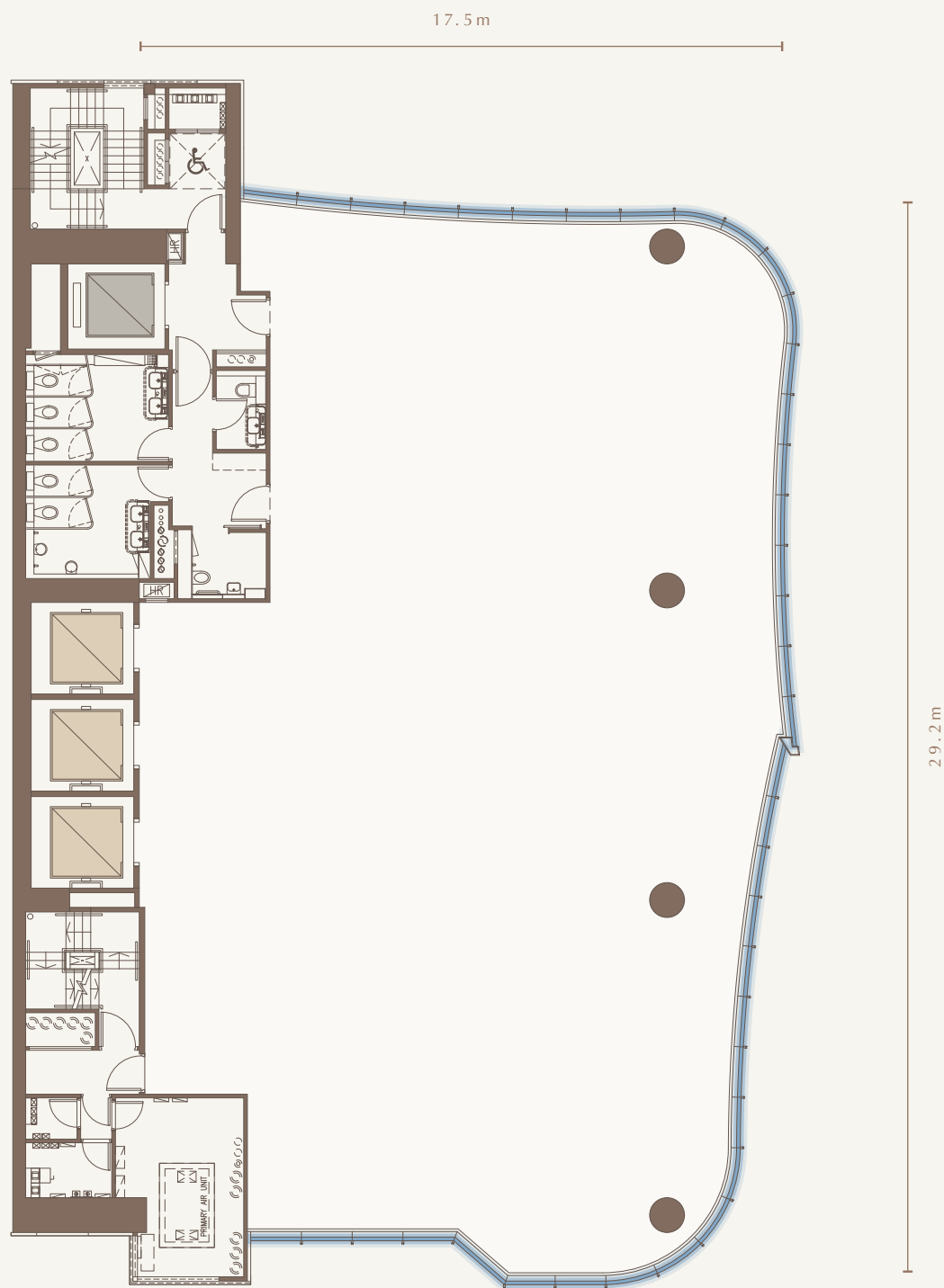
36/F Office 寫字樓層



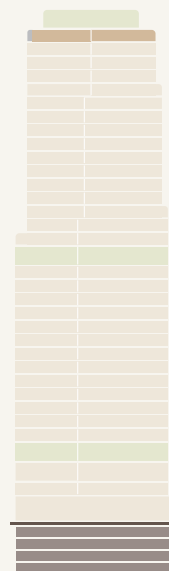
37/F Office 寫字樓層 (With Balcony 附設環保露台)



38/F Office 寫字樓層



- Passenger Lift 客用升降機
- Service Lift 載貨升降機





CRYSTAL TOWER

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The background of the entire page is a solid light blue. On the left side, there is a large, abstract graphic composed of many thin, white, curved lines that overlap and create a mesh-like pattern, resembling a stylized wave or a modern architectural structure. The lines are more densely packed on the left and become more sparse as they move towards the right.

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