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Developer: Zhong Shan Kingsway Properties CO.,LTD

物业管理: 中山市利和物业管理有限公司  
Property Management: Zhong Shan Lihe Property Management CO.,LTD



推广策划及独家租赁代理、物业管理顾问: 高力国际  
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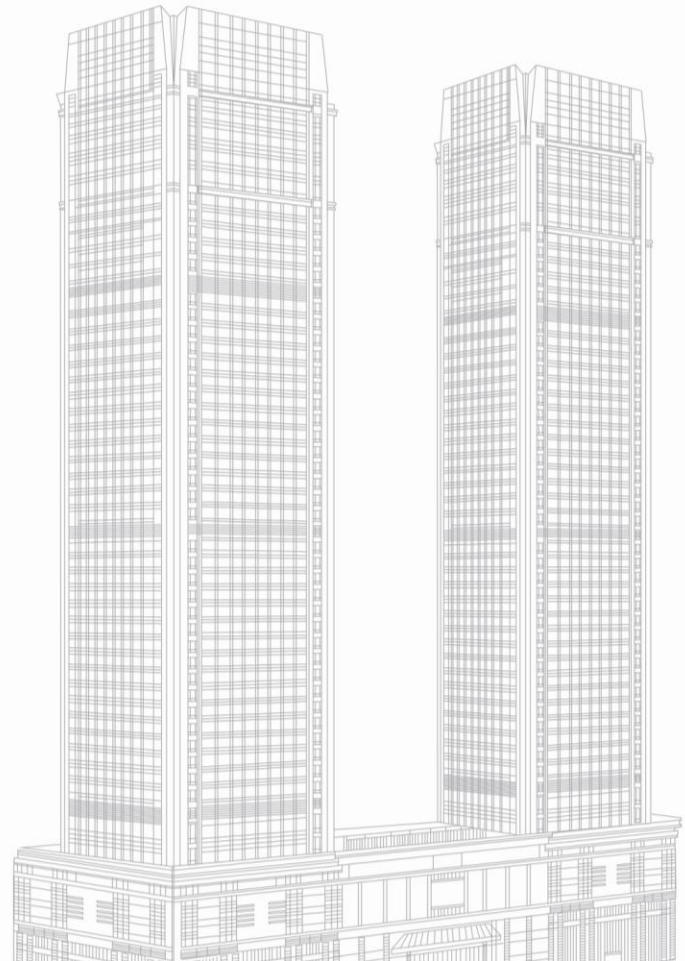


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珠江西岸商务引领者  
International Financial Center. Leading Hub on Pearl River West Bank



# 核心区位 首席地标

CORE AREA. LANDMARK BUILDING

利和广场国际金融中心位于珠江西岸中樞——中山市，雄踞中山政府规划的商务核心区，以铂金5A级写字楼品质成就珠江西岸首屈一指的商务地标。为企业提供一个连通全球的高效商务平台。革新中山国际化商务软硬件标杆，交通便利，尽揽周边顶级财富资源及配套设施。

Lihe Plaza International Financial Center is situated in the central business district of Zhongshan - the core city on the West Bank of Pearl River. This unique platinum 5A office building is a premier landmark in the area, providing a highly connected and efficient business platform for corporations and institutions. The building provides unprecedented advantages as a central business location in Zhongshan with its seamless transportation network, world-class amenities, excellent infrastructure, comprehensive facilities and all-in-all convenience on the doorstep.



# 立体交通 联通全城

## MULTI-DIMENSIONAL TRANSPORTATION HUB THAT CONNECTS THE DISTRICT

多元交通网络围绕中山，全面覆盖珠三角经济圈。广珠轻轨、京珠高速、中江高速、西部沿海高速、深中通道等全面贯通各大核心城市。利和广场国际金融中心位于中山最成熟、最高端商圈，城市主干道——中山三路下沉隧道无缝链接项目地下停车场，且近20条公交线路经由近旁，交通畅达无阻。

Zhongshan is built on a multi-dimensional transportation network that covers the whole Pearl River Delta Economic Zone. The network, including the Guangzhou-Zhuhai Intercity MRT, Beijing-Zhuhai Expressway, Zhongshan-Jiangmen Expressway, Western Coast Expressway and Shenzhen-Zhongshan Passage, connects all the major cities. Situated at the most developed and high-end business hub of Zhongshan, Lihe Plaza has an underground parking facility that is linked seamlessly with the city's arterial road. The area is serviced by 20 bus routes and various road networks, offering great access and transportation to its tenants.



# 综合配备 精彩荟萃

## COMPREHENSIVE AMENITIES & FACILITIES

利和广场作为城市地标综合体，汇聚国际风尚购物中心、国际金融中心、希尔顿奢华五星酒店、CEO圈层专属公馆四大业态。其同步国际的规划，使商务资源得到最大限度地整合，为每一位商务人士提供一站式、优质、高效、便捷的服务。

Lihe Plaza, the iconic commercial complex, comprises International Fashion Shopping Mall, International Financial Center, 5-star Hilton Hotel and CEO Premier Mansion. All of the commercial resources are professionally integrated under a simultaneous international programming. It offers excellent, efficient and excellent one-stop service to every tenant.



# 顶级配置 比肩全球

## PREMIER FACILITIES, WORLD-CLASS SERVICE

超高空间 网络架高地台 同步国际商务

罕有4米舒适层高，网络架高地台设计，办公空间方正设计，最大限度满足室内空间及新设备升级的使用需求。

High Ceiling, Raised Flooring, Superior International Office Service  
Four-meter ceiling height, raised floor and rectangular-shaped floor plan can meet tenants' requirements for space and new specifications.



顶层停机坪 奠定商务旗舰

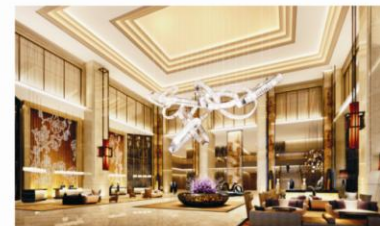
罕贵顶层直升机停机坪，便捷往来，通达天地，自由链接全球商务，打破中山写字楼无直升机停机坪的历史。

Top-Floor Parking Apron. Commercial Flagship Hub  
The unique parking apron on the top floor offers easy transportation and connectivity to global business across the world, set a new benchmark for office buildings in Zhongshan.

德国顶级高速电梯 科学运营 高效省时

14部高速电梯实行高中低区管理，形成高效灵活的垂直交通系统，大大缩短候梯时间，为租户赢得更多时间。

Top High-Speed Elevators from Germany. Scientific Operation with Speed & Efficiency  
Fourteen high-speed elevators serve the high, middle and low zones respectively. Assisted with elevator group control technology, these elevators form a comprehensive and flexible vertical transport that can shorten the overall waiting time and significantly reduce waiting time during peak time.



希尔顿奢华酒店 五星服务

世界级五星酒店希尔顿，为国际金融中心提供中山最为顶级的商务配套，快捷便利。

Exquisite Hilton Hotel. Five-star service  
Renowned Five-star Hilton Hotel allows you to embrace the unrivalled world-class relaxation.

高力国际 写字楼物业管理经验专家

高力国际是全球领先的商业房地产服务公司，融合国际先进管理经验，为客户提供国际级物业管理服务。

Colliers International  
Real Estate Management Expert in Office Properties  
Colliers International, a global leader in real estate services, offers an exclusive world-class property management service with its expert knowledge and global experience.



## 群策空间 卓越设备

### METICULOUS DESIGN. REMARKABLE FACILITIES

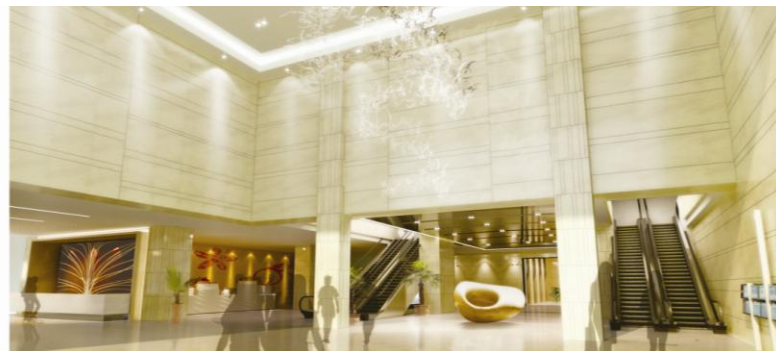
- 209米超高层地标级建筑，10米挑高大堂  
209-meter high landmark office building with 10-meter high grand lobby.
- 大堂特设智能门禁系统，安全、私密的办公环境  
Intelligent Card Access Control System in the lobby ensures a secure and private business environment.
- 中央空调系统、新风系统，制造健康舒适的办公空间  
Central air-conditioning system and fresh air supply system create a healthy and comfortable office area.
- 采用24小时机房冷却水，保持设备运行稳定  
Constant water cooling system maintains a steady environment for equipments.
- 双回路供电系统，满足企业不间断供电系统需求  
Double-circuit power supply system is in place to provide round-the-clock power supply particularly for financial institutions.
- 消防系统：24小时消防监控中心、消防警铃、消防栓、喷淋、烟感等配置  
Fire Safety System includes 24-hour BMS central monitoring centre, fire detection alarm, fire hydrants, fire spray and smoke detection alarm system, etc.
- 内部局域网、接入网和光纤接入，预留扩充能力，满足商务办公的高效、安全所需  
Intranet, Access Network, Optical Fibre Access are tailored for additional requirements or future expansions. It also creates a secure and efficient business environment.
- 智能停车系统，高效、人性  
Smart Parking System is efficient and user-friendly.



## 大厦技术参数表

### TECHNICAL SPECIFICATIONS

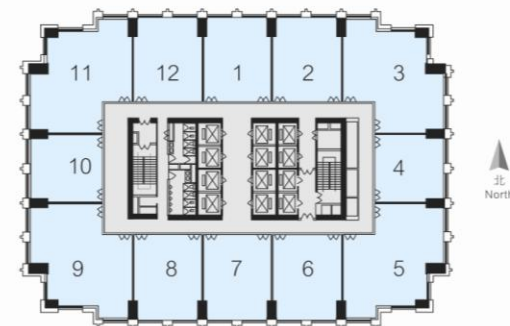
写字楼建筑面积：约120,000平方米	Office Gross Floor Area: about 120,000 sq m
地上面积：约80,000平方米	Area Aboveground: about 80,000 sq m
地下面积：约40,000平方米	Area Underground: about 40,000 sq m
层数：52层	No. of Floors: 52
标准层建筑面积：约1,880平方米	Typical Gross Floor Area: about 1,880 sq m
单层跨度：约51.6米	Floor Width: about 51.6 m
标准层高：4.2米	Typical Floor Height: 4.2 m
净高：2.7米	Ceiling Height: 2.7 m
电梯：12部客梯、2部消防梯	No. of Lifts: 12 passenger lifts and 2 emergency lifts
停车位：约2,500个	Parking Space: about 2,500



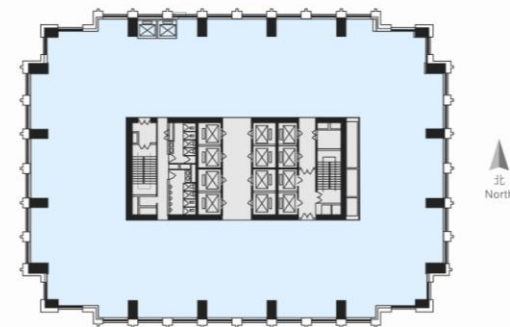
## 高效空间应用

### EFFECTIVE SPACE DISPOSITION

中、高区标准层平面图  
TYPICAL FLOOR PLAN  
FOR MIDDLE & HIGH ZONE



低区标准层平面图  
TYPICAL FLOOR PLAN FOR  
LOW ZONE



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