

PARK YOHO Napoli in Yuen Long features a leisurely Italian lifestyle

元朗PARK YOHO Napoli盡享意式休閒生活

PARK YOHO¹, a major residential development in Yuen Long's Kam Tin North, boasts a prime location surrounded by lush greenery while connected to a host of core commercial districts. Previous phases² have been well received by the market with construction quality widely praised by residents.

Phase 2B PARK YOHO Napoli will comprise 712 premium residential units, ranging from 228 to 1,873 saleable square feet across eight residential towers. Typical units will offer a variety of layouts from studios to four-bedroom units. There will also be duplexes and special units of various layouts with flat roof gardens and/or roofs to suit the needs of different buyers.

Facing a resort-style landscaped waterfall pool

Situated at the heart of the entire PARK YOHO development, PARK YOHO Napoli will feature the clubhouse's³ landscaped waterfall pool⁴ view. The resort-style landscaped waterfall pool will measure approximately 160 metres long with a total area of 130,000 square feet. The landscaping has been thoughtfully designed to capture as wide a vista as possible. The waterfall in the

centre will stand approximately 5.8 metres tall and roughly 20 metres wide, facing a water area of 16,000-square-foot-plus resort-style pool⁵. The lush greenery on both sides will blend in with the pool view layer by layer. PARK YOHO Napoli will provide spectacular views as far as the Kam Tin River and the verdant surroundings of the Tai Lam Country Park⁴ to the south, offering panoramic vistas both near and far.

元朗錦田北大型住宅發展項目PARK YOHO¹，坐擁綠意環境，同時連繫都會核心。過往推出的期數²備受市場歡迎，樓宇質素獲用家讚好。

第2B期PARK YOHO Napoli由八座住宅大樓組成，共提供712個優質住宅單位，實用面積由228至1,873平方呎。標準分層單位間隔多元化，由開放式至四房單位

不等。期數亦提供複式單位，另有多種不同間隔的連平台花園及/或連天台特色單位，切合不同買家需要。

坐擁度假酒店式泳池瀑布園林景致
PARK YOHO Napoli位處整個PARK YOHO發展項目的核心地段，可擁覽住客會所³的中央園林瀑布泳池⁴水景。度假酒店式泳池瀑布園林區長約160米，面積達130,000平方呎。園林設計獨具匠心，景致豐富，以約5.8米高、近20米闊的瀑布為中心，迎向總水面積逾16,000平方呎的度假酒店式泳池⁵，左右環擁翠綠園林，與泳池水景層層交替。PARK YOHO Napoli向南外覽錦田河及大欖郊野公園綠意⁴，內外景致層次豐富。



Notes

1. "PARK YOHO" is a marketing name of "Park Vista Development" only and will not appear in any Deed of Mutual Covenant, Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment and title documents relating to the Phase.
2. Phases launched previously refer to Phase 1A, Phase 1B, Phase 1C, Phase 2A and Phase 2C of the Development.
3. The residents' clubhouse is located at Phase 2A, Phase 2C and Phase 3. All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and recreational facilities, but subject to the terms in the Deed of Mutual Covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities, communal gardens and play area may not be available for use at the time of handover of the residential properties. The names of the clubhouse and clubhouse facilities are promotional names appear in promotional materials. Such names will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or any other title documents of the residential properties.
4. The above is only a brief description of the surrounding environment of the Phase of the Development. It does not represent all units can enjoy the said view. The view is affected by the unit's floor level, orientation, and surrounding buildings and environment, and is not applicable to all units. The surrounding buildings, facilities and environment may change from time to time, and are for reference only. The Vendor does not make any offer, representation, undertaking or warranty, whether expressed or implied, regarding the surrounding environment or view of the Phase.
5. A water area of 16,000-square-foot-plus resort style pool will include a 50-metre outdoor swimming pool, 26-metre kids swimming pool, fun pool and heated swimming pool cum jacuzzi.

備註

1. 「PARK YOHO」為「峻巒發展項目」市場推廣之用的名稱，並不會於關於期數的任何公契、臨時買賣合約、買賣合約、轉讓契及契據出現。
2. 過往推出的期數指發展項目第1A期、第1B期、第1C期、第2A期及第2C期。
3. 住客會所位於第2A期、第2C期及第3期內。所有發展項目內的住宅物業的業主、住客及其賓客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施、公共花園及遊樂地方於住宅物業入伙時將未必可以啟用。會所及會所設施名稱為宣傳物品中出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。
4. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築及環境所影響，並不適用於所有單位，且周邊建築、設施及環境會不時改變，僅供參考。賣方對期數周邊環境或景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
5. 總水面積逾16,000平方米的度假酒店式泳池包括50米室外泳池、26米兒童泳池、暢樂泳池及三溫水磨澗。

The photo was taken at Phase 2A and the residents' clubhouse on 1 April 2018 and processed with computerized imaging techniques, and is for reference only. The neighboring environment, plants, buildings and facilities of the Phase may change from time to time. The above photo does not constitute any offer, undertaking, representation or warranty, whether expressed or implied, on the part of the Vendor regarding the Phase. The residents' clubhouse is located at Phase 2A, Phase 2C and Phase 3. All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and recreational facilities, but subject to the terms in the Deed of Mutual Covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities, communal gardens and play area may not be available for use at the time of handover of the residential properties. The names of the clubhouse and clubhouse facilities are promotional names appear in promotional materials. Such names will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or any other title documents of the residential properties.

相片於2018年4月1日在第2A期及住客會所實景拍攝，並經電腦修飾處理，僅供參考。期數之周邊環境、植物、建築物及設施會不時改變，以上相片不構成任何賣方就期數不論明示或隱含之要約、承諾、陳述或保證。住客會所位於第2A期、第2C期及第3期內。所有發展項目內的住宅物業的業主、住客及其賓客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施、公共花園及遊樂地方於住宅物業入伙時將未必可以啟用。會所及會所設施名稱為宣傳物品中出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。



Name of the Phase of the Development: Phase 2B (Towers 20, 21A, 21B, 22, 23A, 23B, 25A, 25B, 26, 27A, 27B and 28 of the residential development in the Phase are called "PARK YOHO Napoli")

District: Kam Tin North

Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi

Website address designated by the vendor for the Phase: www.parkyoho.com/napoli

The photographs, images, drawings or sketches shown in this advertisement/ promotional material represent an artist's impression of the Development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The vendor also 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.

Vendor: Bright Strong Limited

Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited

Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald

The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Phase: Chun Fai Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown; Woo Kwan Lee & Lo; Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales)

Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

Estimated material date for the Phase to the best of the Vendor's knowledge: 31 October 2019. ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase of the Development.

This advertisement is published by or with the consent of the Vendor.

Date of Printing: 19 December 2018

發展項目期數名稱：第2B期（期數中住宅發展項目的第20、21A、21B、22、23A、23B、25A、25B、26、27A、27B及28座稱為「PARK YOHO Napoli」）

區域：錦田北

期數的街道名稱及門牌號數：青山公路潭尾段18號

賣方就期數指定的互聯網網站的網址：

www.parkyoho.com/napoli

本廣告/ 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/ 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦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。

賣方：輝強有限公司

賣方的控權公司：Fourseas Investments Limited、新鴻基地產發展有限公司

期數的認可人士的姓名或名稱：呂元祥博士

期數的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司

期數的承建商：駿輝建築有限公司

就期數的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行、胡關李羅律師行、王濬律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（於開售前提供）

已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知的期數的預計關鍵日期：2019年10月31日。（「關鍵日期」指批地文件的條件就期數而獲得符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

賣方建議準買方參閱有關售樓說明書，以了解本發展項目期數的資料。

本廣告由賣方或在賣方的同意下發布。

印製日期：2018年12月19日