

Owners take possession of PARK YOHO Venezia and PARK YOHO Sicilia in Yuen Long

元朗PARK YOHO Venezia及PARK YOHO Sicilia交楼

Phase 1B PARK YOHO Venezia and Phase 1C PARK YOHO Sicilia of PARK YOHO¹ in Yuen Long's Kam Tin North are completed and new owners are in the process of taking possession. The development is set amid the natural beauty of Sha Po and adjoins a 500,000-square-foot Fairyland² wetland park in a tranquil area that also offers a speedy connection to the commercial cores of Hong Kong Island and Kowloon via the West Rail. The project is set to redefine green living in the area.

Fairyland for residents

PARK YOHO is a major residential project incorporating wetland conservation that is rarely found in Hong Kong. The Group noted the potential ecological value of part of the site early in the planning stage and commissioned independent conservation experts to study the land. They found it was once a wetland home to dragonflies, butterflies and birds. The Group worked with its experts under careful planning to conserve nature by combining residential development with the restored wetland dubbed Fairyland.

Restoration work and the reintroduction of reeds and mangroves gradually brought the marsh back to life. The Fairyland is now home to over 180 species of dragonflies, butterflies, birds and other wildlife including near-threatened four-



Striking fields of golden reeds waving at the Fairyland in the autumn and winter breezes⁵
秋冬天的“候花园”满布金黄芦苇丛·随风摇曳⁵

spot midgets, Pallas's leaf warblers, great and little egrets and variegated flutterers. Clubhouse staff will organize regular guided eco tours for residents, relatives and friends to admire the beauty of the seasons at Fairyland.

Wide views from home

PARK YOHO covers over 1.2 million square feet of lush greenery³. In Phase 1 of the development, insulated glass walls are widely used and over 90% of the master bedrooms have corner or convection windows. Residents can therefore enjoy outdoor green views and the beauty of nature from home.

Twin clubhouses coupled with full facilities

PARK YOHO has twin clubhouses² spanning about 120,000 square feet indoor and outdoor with around 70 recreational features like villas, banquet rooms, theme gardens, outdoor pools, heated indoor pools, aqua bikes, jacuzzis, indoor cycling zone, gym rooms, dining zone, children's zone and more. There is also a mall⁴ of about 75,000 square feet to meet the everyday needs.

PARK YOHO management will offer special services like bike rental and arrange hiking and cycling tours² so residents can enjoy the popular trails nearby for exercise in the countryside.



Careful planning at PARK YOHO shows that residential development and wetland conservation can coexist⁶
集团精心规划PARK YOHO·展示发展住宅项目与保育可平衡共存⁶

集团位于元朗锦田北的PARK YOHO¹第1B期PARK YOHO Venezia及第1C期PARK YOHO Sicilia已经落成，业主现正陆续交付。发展项目坐拥沙埔天然优美环境，加上占地500,000平方呎的湿地“候花园”²，绿意盎然。住户在享受宁静优雅的生活时，也可搭乘西铁迅速前往港九商贸核心，与繁华都会融合。项目势将成为区内绿意生活新地标。

住户专用“候花园”

PARK YOHO是结合湿地保育的大型住宅项目，全港罕有。早在规划初期，集团发现地盘部分地方具有生态价值潜力，委托独立保育专家视察环境，确认该地曾经是蜻蜓、蝴蝶及雀鸟的栖息地。为了保育自然环境，集团精心规划，将住宅项目与湿地结合，并与保育专家合作，将此地修复成为项目的“候花园”。

经过多重工序，并引入天然芦苇及红树后，原有湿地生态逐步恢复。目前“候花园”内的蜻蜓、蝴蝶及雀鸟等自然物种已超过180种，包括近危蜻蜓科广濑妹螳、黄腰柳莺、大小白鹭以及蜻蜓斑丽翅蜻等。会所将定期举办生态导赏团，让住户可与亲友欣赏“候花园”的四季美景。

住宅单元景观开阔

PARK YOHO坐拥逾120万平方呎绿意环境³。发展项目第1期住宅单元大量采用双层中空玻璃幕墙，加上逾九成住宅单元的主人房均设有转角窗或对流窗，为单元引入广阔翠绿景色，住户安坐家中也可欣赏天然优美环境。

双会所、生活配套完善

项目设有双住户会所²，室内及室外总面积约120,000平方呎，提供约70项文娱康乐设施，包括别墅式独立大屋、宴会厅、主题花园、室外泳池、室内恒温泳池、水动单车、水力按摩池、室内单车区、健身房、餐饮区及儿童区等。项目另设有约75,000平方呎的商场⁴，满足住户日常生活所需。

由于周边有多条爬山及骑车热门路线，PARK YOHO的物业管理服务特别安排单车租借服务，也会举办单车团及行山团²，让住户享受运动乐，亲近大自然。

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 deeds relating to the Phase(s).

2. All owners of residential units in the development, residents and their guests will have access to the clubhouses and their recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay a fee. The clubhouses, recreational facilities, communal garden and play area may not be operational when owners of the residential properties take possession. Fairyland is part of the common areas of the development. Bike rental service, hiking and cycling tours will be provided by the manager or third parties, who may amend, modify, add or reduce the terms and conditions of the relevant services without prior notice, subject however to the terms of the deed of mutual covenant, service agreements or other relevant legal documents. No undertaking or warranty is provided by the vendor in respect of the services provided by the manager or third parties. Fairyland is marketing name in publicity materials only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or any other title deeds relating to the residential properties.

3. Lush greenery refers to the green spaces within Park Vista Development which has a total area of approximately 1.22 million square feet, including communal gardens, play areas, wetland, ponds, landscape areas, etc. The green spaces would be available for use in line with the moving-in time of the various phases.

4. The design and area of the mall are subject to the final building plans approved by the Government. Shops may not open for business upon the occupation of the Phase(s) of the Development.

5. This photograph was taken at PARK YOHO on 15 December 2016. It has been edited and processed with computerized imaging technique and is for reference only.

6. This photograph was taken at PARK YOHO on 17 December 2015. It has been edited and processed with computerized imaging technique and is for reference only.

1. "PARK YOHO" 为“峻峦发展项目”市场推广之用的名称，并不会于关于期数的任何公契、临时买卖合同、买卖合同、转让契及契据出现。

2. 所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所、康乐设施、公共花园及游乐地方于住宅物业入伙时将未必可以启用。“候花园”乃发展项目的公用地方。单车租借服务、单车团及行山团由管理人或第三者提供，管理人或第三者可自行就有服务之服务条款及细则作出修订、更改或增减，而不作另行通知，惟须受公契、服务合约或其他相关法律文件所订立的条款规限，卖方对管理人或第三者所提供之任何服务并不作出任何承诺或保证。“候花园”为宣传物品中出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。

3. “绿意环境”指峻峦发展项目内的绿化地方，面积约122万平方呎，包括公共花园、游乐地方、湿地、池塘、园景等。有关之绿化地方将按个别期数入伙时间开放。

4. 商场之设计及面积以政府最终核准之图则为准。店铺于发展项目期数入伙时未必即时启用。

5. 以上图片于2016年12月15日拍摄于PARK YOHO，并经电脑修饰处理，仅供参考。

6. 以上图片于2015年12月17日拍摄于PARK YOHO，并经电脑修饰处理，仅供参考。

District: Kam Tin North
Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi
Website addresses designated by the Vendor for the Phases:
Phase 1B www.parkyo.com/venezia;
Phase 1C www.parkyo.com/sicilia

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 JSM; Winston Chu & Company; 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. (Note: The relevant undertakings have been cancelled.)
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited
Prospective purchasers are advised to refer to the sales brochures for any information on the Phase.
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区域：锦田北
期数的街道名称及门牌号数：青山公路
潭尾段18号

卖方就期数指定的互联网网站的网址：
第1B期 www.parkyo.com/venezia；
第1C期 www.parkyo.com/sicilia

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