

St. Barths in Ma On Shan sees brisk sales

馬鞍山雲海銷情暢旺



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feet. The two-storey or three-storey houses and villas will enjoy a high degree of privacy with three bedrooms (three en-suites) or four bedrooms (four en-suites). Most houses and villas will come with gardens while a selected few will even have a private swimming pool.

集團現正在馬鞍山白石興建雲海發展項目，分兩期發展，分別提供分層單位及低密度洋房及別墅。發展項目坐擁吐露港¹及沙田海景致¹，同時鄰近鐵路網絡，連繫都會核心，勢必成為區內豪華住宅項目的新指標。

St. Barths Development, the Group's latest residential project in Ma On Shan Whitehead, will provide units and low-density houses and villas in two phases. The development overlooks Tolo Harbour¹ and Sha Tin Hoi¹ with convenient railway transport connectivity to core business districts, representing a brand new landmark for luxury residences in the district.

Phase 1 of the development – St. Barths has enjoyed a strong response since its market launch in mid-January with over 92% of total released residential units sold by 29 March², generating contracted sales of over HK\$3,500 million.

Prominent living space

St. Barths will have 353 residential units in seven residential towers of between 10 and 12 storeys. The units will be in diverse layouts with saleable areas ranging from about 380 to 990 square feet with one bedroom and a study to four bedrooms. Special units will also be available.

Crown of St. Barths, Phase 2 of the development, will have 67 houses and villas with saleable areas ranging from about 2,000 to 4,000 square

Top-notch resort-style private clubhouse

St. Barths Development will feature a top-notch private residents' clubhouse³ with floor-to-ceiling glass facades to allow outdoor verdant views inside the venue, making it feel just like a resort. There will also be comprehensive facilities, including indoor and outdoor swimming pools, a kids' pool, spa rooms, sauna rooms, steam rooms, a gymnasium, outdoor barbeque zone, banquet rooms, a garden restaurant, landscaped garden and more.

Prime location with convenient access

St. Barths Development is located along the coast that overlooks views of Tolo Harbour¹ and Sha Tin Hoi¹ as well as the emerald scenery of Pat Sin Leng¹, offering a tranquil environment supported by excellent transportation access. A covered footbridge⁴ will sit adjacent to the main entrance of the development leading to MTR Wu Kai Sha Station, which also hosts a public transport interchange with multiple bus routes leading to destinations all over Hong Kong. Residents will truly enjoy the benefits of the convenient transport network.

發展項目第一期雲海於一月中推出，市場反應理想。截至3月29日，已售出該期的全部已推售住宅單位逾92%²，合約銷售總額超過35億港元。

優越生活空間

雲海由七座10至12層高的住宅大樓組成，共提供353個住宅單位，實用面積由約380至990平方呎，間隔多元化，設有一房連書房至四房設計，另有特色單位。

發展項目第二期雲海別墅由67幢洋房及別墅組成，實用面積由約2,000至4,000平方呎。洋房及別墅層高分為兩層或三層，私隱度極高，設有三房三套及四房四套戶型。大部分洋房及別墅附設花園，極少部分更享有私人泳池。

頂級私人會所 度假休閒體驗

雲海發展項目精心打造頂級私人住客會所³，外牆採用落地玻璃設計，引入戶外園林景觀，令人仿如置身於自然之中，締造度假式休閒享受。會所具

備多元化設施，包括室外及室內游泳池、兒童嬉水池、水療按摩室、桑拿室、蒸氣室、健身室、戶外燒烤區、宴會廳、園林餐廳及園藝花園等。

位置優越 交通便捷

雲海發展項目座落海旁，享有吐露港¹及沙田海景致¹，遠望八仙嶺翠綠山巒¹，環境幽靜，同時享有完善交通網絡優勢。發展項目正門入口毗鄰有蓋行人天橋⁴直達港鐵烏溪沙站，而位於烏溪沙站的公共運輸交匯處亦設有多條巴士路線直達香港各區，住戶可盡享交通便利。

Notes

¹ The view is affected by the unit's floor level, orientation, and surrounding buildings and environment, and is not applicable to all units of the Development. The buildings and environment around the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and surrounding environment of the Development.

² Released residential units of Phase 1 means the residential units of Phase 1 that are included in the Information on Sales Arrangements issued by the Vendor from time to time. The transaction records in the Register of Transactions shall be final.

³ All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and its 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 clubhouse and its recreational facilities may not be operational upon the date of occupation of the residential properties of the Development, subject to the approval by relevant government departments. The names of the clubhouse zones and facilities are promotional names. Such names will not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title documents.

⁴ The covered footbridge is still under construction. It is not built by the Vendor and does not constitute as part of the Development. The use of the covered footbridge to and from MTR Wu Kai Sha Station will have to pass through the walkway of a private residential development. The covered footbridge and walkway may not be available for use upon the date of occupation of the residential properties of the Development. The use of the covered footbridge and walkway is subject to the provisions of relevant land leases, deed of mutual covenant and regulations. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the covered footbridge and walkway connecting to MTR Wu Kai Sha Station.

備註

¹ 所述景觀受單位所處層數、座向及周邊建築物及環境影響，並不適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。

² 第一期的已推售住宅單位指已於賣方不時發出的銷售安排資料內列出的第一期的住宅單位。成交資料以成交紀錄冊為準。

³ 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住客會所及康樂設施，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。會所及康樂設施於住宅物業入伙時未必可以啟用，以相關政府部門批准為準。會所各區域及設施的名稱為推廣名稱，將不會在公契、臨時買賣合約、買賣合約、轉讓契、或其他業權契據中顯示。

⁴ 有蓋行人天橋仍在建造中，並非由賣方負責建造亦並非構成發展項目期數的部份。使用有蓋行人天橋往返港鐵烏溪沙站須經過私人屋苑之通道，該有蓋行人天橋及通道於發展項目期數入伙時未必可以即時使用。使用有蓋行人天橋及通道須遵守並受相關地契、公契及守則之條款所約束。賣方不對連接港鐵烏溪沙站之有蓋行人天橋及通道作出不論明示或隱含之要約、陳述、承諾或保證。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of St. Barths Development ("the Development") (Towers 1 – 3 Sandalwood Court, Towers 1 – 2 Cedar Court and Towers 1 – 2 Maple Court of the residential development in Phase 1 is called "St. Barths")

Phase 2 ("Phase 2") of St. Barths Development ("the Development") (41 Houses and 26 Villas of the residential development in Phase 2 is called "Crown of St. Barths")

District: Ma On Shan

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 9 Yiu Sha Road[#]

The website address designated by the Vendor for Phase 1 of the Development: www.stbarths.com.hk/p1

The website address designated by the Vendor for Phase 2 of the Development: www.stbarths.com.hk/p2

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: Good Assets Limited Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, China Benefit Holdings Limited Authorized person of Phase 1 and Phase 2 of the Development: Ip Kar-Wai Kelvin Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor of Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Mayer Brown JSM, Sit, Fung, Kwong & Shum Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales) Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for Phase 1 and Phase 2 of the Development as provided by the authorized person of Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 15th June, 2019 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 and Phase 2 of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. This advertisement is published by the vendor or by another person with the consent of the vendor. [#]The above provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development is completed. Date of Printing: 29 March, 2018

發展項目期數名稱：

雲海發展項目（「發展項目」）的第一期（「第一期」）（第一期中住宅發展項目的Sandalwood Court第1座至第3座、Cedar Court第1座及第2座及Maple Court第1座及第2座稱為「雲海」）

雲海發展項目（「發展項目」）的第二期（「第二期」）（第二期中住宅發展項目的41座洋房及26座別墅稱為「雲海別墅」）

區域：馬鞍山 本發展項目第一期及第二期的街道名稱及門牌號數：耀沙路9號[#]

賣方就本發展項目第一期指定的互聯網網站的網址：www.stbarths.com.hk/p1

賣方就本發展項目第二期指定的互聯網網站的網址：www.stbarths.com.hk/p2

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：Good Assets Limited 賣方之控股公司：新鴻基地產發展有限公司、Time Effort Limited、華益控股有限公司 本發展項目第一期及第二期的認可人士：葉嘉偉 本發展項目第一期及第二期的認可人士以其專業身份擔任經管人、董事或僱員的高級或法團：呂元祥建築師事務所（香港）有限公司 本發展項目第一期及第二期的承建商：添輝建築有限公司 就本發展項目第一期及第二期中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、薛馮鄭岑律師行 已為本發展項目第一期及第二期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：香港上海匯豐銀行有限公司（於開售前提供） 已為本發展項目第一期及第二期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，由本發展項目第一期及第二期的認可人士提供的本發展項目第一期及第二期之預計關鍵日期：2019年6月15日（「關鍵日期」指批地文件的條件就本發展項目第一期及第二期而獲符合的日期。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，以了解本發展項目第一期及第二期的資料。 本廣告由賣方發布或在賣方的同意下由另一人發布。 *此臨時門牌號數有待本發展項目第一期及第二期建成時確認。 印刷日期：2018年3月29日