



Press Release

SHKP's "Cullinan West"

Unveils 4-bedroom (with Double En-suites) and Balcony Show Flat

(6 March 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) atop MTR Nam Cheong Station, the brand new large-scale residential development "Cullinan West" is located at the heart of the city with complete community facilities and the transport hub advantages offered by the double railway lines. By facing the sea, the Development captures stunning sea view[#]. In addition, the masterpiece design of the Development ensures its remarkable stylishness. The developer is arranging a media preview today to introduce the modified* and unmodified show flats of Unit A on 38/F of Tower 1(1A) of the Development.

The unit has 4 bedrooms (including double en-suites) and a utility room with W.C.. The saleable area^o of the unit is 1,503 square feet including a 53 square feet balcony. The floor-to-floor height of the unit is 3.325 metres. The spacious design guarantees comfort even for larger families.

Modified show flat of Unit A, 38/F, Tower 1 (1A)*

The modified show flat has adopted a key colour tone of rosegold on silver grey, as well as featuring a double door handle design highlighting the unit's gracious size. Abundant carved and floral-shaped decorations are also employed to illustrate a luxuriously elegant style while maintaining a touch of nature.

The spacious living room is connected to the balcony, augmenting spatiality. The balcony's full-height glass sliding door brings in ample natural sunlight, as well as the charming sea view^{#△}. A wood coffee table and embossed fabric chairs are placed on the balcony to create a relaxing and comfortable ambience. Paved with elegant Crema Onyx Marble flooring, the living room integrates classic elements with a sense of modernism. The living room boasts matching mauve



purple sofa and carpets, while 3D-carved metallic ornaments on the walls contrast with the marble-patterned mini coffee table, accentuated by intricate decorations on the bronze wall-mounted shelves and empowering the room with a rich artistic atmosphere. The dining room recalls the elegant interior design and houses a dining room modified from the original open kitchen, housing a marble-patterned rectangular dining table and light grey fabric chairs. Details including decorative flowers and champagne golden cutlery add further exquisiteness to the dining room. The screen design of the dining room's wall draws inspiration from the geometric surface of cut diamonds, and is adorned with a delicate crystal chandelier to establish "Cullinan West's" elegant high-fashion style.

The original dining room has been turned into a bar equipped with quality German-brand Bulthaup kitchen cabinet sets that aim to satisfy residents' needs. Fabric chairs and a bar table locks in with the theme with a marble-patterned surface, continuing the unit's subtly elegant style. The spacious rectangular kitchen allows residents to enjoy cooking in a comfortable environment, where designer-picked Empire Onyx Marble affixed on the bench top to articulate the resident's refined taste. The kitchen is also installed with Italian-brand Poliform kitchen cabinet sets and German-brand Siemens appliances. The utility room is also modified into a personal mini wine cellar to add to occasional delights.

The en-suite bedroom 1 to the left of the dining room follows the elegance of the unit with exquisite wood flooring that echoes with the subtle golden patterns on the main wall, creating a classy environment. The bedding includes a specially chosen elegant silver grey long pillow, and the sides of the bed are decorated with delicate engraved bronze ornaments, perfectly matching with the dark-wood patterned dressing table and classic bronze shelves to create a classy but warm atmosphere. The en-suite bedroom 1's bathroom walls are paved with unique Angel Blue Marble that matches with the light-coloured marble hand basin. The bathroom comes with 3-piece bathroom fixtures to optimize comfort.



The master en-suite bedroom is also paved with wood flooring, and is knocked through to one of the guest bedrooms, which is modified into a functional room and study corner to enlarge the en-suite. The areas are separated by wood-grain wall shelves, while the study corner is adorned with a dark brown minimalistic desk occupied by bronze-coloured miniature ornaments and floral decorations, matched with a light-brown leather chair to create a modern and comfortable environment. The double bed is covered with royal purple and silver grey bedding, accentuating the elegance of the bedroom. The curtain wall next to the double bed welcomes natural sunlight and captures the extensive sea view^{#△}. The walk-in closet is installed with a set of unique wall-mounted wood-grain shelves, bronze accessories racks and designer fashion hangers to display and store a number of fashion items. The geometric mirror and the dark-coloured embossed floor cabinet inspired by retro boxes echo with the unit's elegant theme. The master bathroom is chambered with glass, its walls paved with natural Leon Beige Marble to match with light-coloured double hand basins on both sides. Such thoughtful design allows residents to use both hand basins at the same time. A shower and a separate, uniquely-shaped bathtub offer residents alternatives to bathing.

The other guest bedroom is delicately designed with wide windows that capture the outdoor open views. The single-sized bed is covered with shiny grey silver bedding with its top decorated with a dazzling 3D sun-shaped metallic decoration. The classic bronze fashion racks and dark-wood furniture further emphasize the noble elegance of the room. The bathroom follows the colour tone and design of the other bathrooms, paving the walls with natural Leon Beige Marble, matched with a light-coloured hand basin surface with separate hand basin to create a comfortable bathroom environment.



Unmodified show flat of Unit A, 38/F, Tower 1 (1A)

The main door of the unmodified show flat adopts a double door design secured with the Samsung smart door lock, establishing an imposing entrance to the magnificent unit. Stylish rolling curtains are thoughtfully pre-installed in the living, dining room and each bedroom. This high-level unit displays a generous use of enormous windows, some of which are curtain walls that effectively capture the extensive sea view[#].

There are no bay windows in the entire unit, allowing full utilization of space. All bedrooms in the unit face the same direction and enjoy the same view. The living and dining room, corridor and bedrooms are laid with engineered timber flooring to create a warm atmosphere. The rectangular living and dining room is 8.6 metres long and the living room is 4.3 metres wide, leaving ample space after being furnished with large furniture and dining tables. The living and dining room connected to the balcony through an enormous window, will further augments the spatiality. A window placed next to the living and the opposing balcony ensures cross ventilation and the optimal use of natural sunlight. The balcony is 53 square feet, and can comfortably accommodate outdoor lounge chairs and mini coffee table to create a relaxing outdoor leisure spot.

The spacious rectangular kitchen is furnished with Italian-brand Poliform kitchen cabinets and while all other appliances source from the German-brand Siemens collection. The unit also has an open kitchen installed with German-brand Bulthaup kitchen cabinets. Both kitchens provide multiple sets of cabinets with sufficient storage space. A kitchen island offers additional storage space for different kinds of kitchenware and appliances such as wine cabinets for kitchen organization. The elegant stone-topped kitchen island can function as a flexible workstation or an alternative dining area. Modernist hanging racks atop the island guarantee convenience and practicality. The open kitchen is thoughtfully located next to the utility room with W.C., providing sufficient storage space and convenience.



The master en-suite enjoys a practical layout with ample space for residents to arrange furniture and decorations. A USB wall socket is installed near the end of the bed. The en-suite comes with enormous windows that invite natural sunlight and capture outdoor views, allowing residents to enjoy the extensive sea view[#] from their own bedroom. The cross-ventilation windows keep the room well-ventilated and ensure comfort. A walk-in closet emphasizes the luxury of the bedroom. The spacious bathroom houses glass windows to increase natural sunlight and ventilation. The 4-piece bathroom fixtures include a bathtub, shower, hand basin and toilet, creating an elegant environment with natural stone surfaces and unique wall tiles. The use of sliding door can facilitate future buyer to fully utilize the space.

The other en-suite of the unit is rectangular with a practical layout. The en-suite bathroom has 3-piece bathroom fixtures that create a comfortable private bathroom environment. The layouts of the other two bedrooms are equally practical, with enormous windows to bring in natural sunlight and the charming outdoor view for leisurely home environment. Bathroom 1 also comes with 3-piece bathroom fixtures with an additional ceiling-mounted dehumidifier, creating a comfortable ideal home.

[#]The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings, facilities and environment around 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.

[△]The view from the modified show flat of Unit A, 38/F, Tower 1(1A) is not the view from the actual residential unit upon hand over. No representation, warranty or guarantee whatsoever whether express or implied on the view from the actual residential unit is given by the Vendor. Prospective purchasers should make references to the Sales Brochure for details of the Phase 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.

[○] Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.



* All layout and design, fittings, finishes, appliances, facilities, furniture, equipment, lightings, artworks, decorative items and other chattels mentioned in the above modified show flat of Unit A, 38/F, Tower 1(1A) will not be included in the actual unit upon hand over and is different from the condition upon hand over or the actual condition. This modified show flat is not the indicative of the actual provision of the actual residential units in the Phase of the Development, or its actual or final design or condition unless otherwise stated. Please refer to the Sales Brochure.

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Name of the Phase of the Development: Phase 2A (“the Phase”) of Cullinan West Development

(Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion, Ocean Sky Mansion of the residential development in the Phase is called “Cullinan West”)

District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest.com.hk

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: Nam Cheong Property Development Limited (as “Owner”), Joinyfield Limited (as “Person so engaged”) (Notes: “Owner” means the legal or beneficial owner of the Phase. “Person so engaged” means the person who is engaged by the Owner to co-ordinate and



supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.)

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Authorized Person of the Phase: Chan Wan Ming

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, 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

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

The estimated material date for the Phase to the best of the Vendor's knowledge: 30 November 2018. 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 development or the Phase.

This advertisement is published by the Person so engaged with the consent of the Owner.

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