



**Press Release**

**SHKP's "Cullinan West"  
Reveals Show Flat of 1-bedroom with Balcony**

**(8 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. After revealing the modified\* and unmodified show flats of Unit A on 38/F of Tower 1(1A), the developer has arranged a media preview today to introduce the modified\* and unmodified show flats of Unit C on 38/F of Tower 1(1B) of the Development.

The unit has 1 bedroom (including open kitchen). The saleable area° of the unit is 359 square feet including a 26 square feet balcony. The floor-to-floor height of the unit is 3.325 metres and there is no bay window, allowing its residents to fully utilize the space flexibly.

**Modified show flat of Unit C, 38/F, Tower 1 (1B)\***

The Breccia Oniciata Marble making up the unit's floor brandishes a soft colour tone, complementing the natural wood tones of the furniture. The main door is sided with enormous storage space that can function as a shoe cabinet or a general cabinet, catering to each and every daily need of the residents with comprehensive storage planning. Additionally, a German-brand Siemens refrigerator is built into the cabinet for a neat and tidy storage.

The living room is connected to the balcony, where large windows capture natural sunlight to brighten the unit for a comfortable and leisurely lifestyle. The furniture is arranged in layers in the living room, in which four geometric mirrored walls greatly expand the sense of space. The living room is decorated with a aquamarine suede sofa and printed cushions, matched with



modern metallic mini coffee table and a series of wooden furniture and potted plants to establish a consistent minimalistic stylish design.

The unit has a modern open kitchen with light-coloured natural design. The kitchen walls are paved with Bianco Carrara Marble and match the L-shaped kitchen cabinet to create an elegant outlook. To further augment the unit's style, the designers have made use of geometric mirror ornaments and wooden shelves decorated with miniature potted plants and golden decorations for an exquisite look. The kitchen cabinet conceals a movable expanding dining table and chairs to create a casual interactive environment adorned with cream-coloured ceramic cutlery. The kitchen is also installed with German-brand Siemens appliances. These allow the residents of the unit to fully enjoy the joy and ease of cooking in a well-equipped environment.

The bedroom is also carefully designed. After modification, the room is separated by glass and light wood-coloured shelves with a wood-patterned sliding door. This makes room space more flexible and practical, reducing redundancy in the living room making it more clean and tidy with an increased sense of space that forms a semi-open personal space decorated with modern artistic ornaments. The bedroom has large glass windows to draw in natural sunlight. The double bed placed near the window displays ivory bedding matched with blue, black and white geometric pillows. Both sides of the bed have a bedside cabinet adorned with metallic photo frames to create a simplistic modern look. The walk-in closet is also separated by glass partition for a bright and clear atmosphere decorated by natural wood coloured floor cabinet and fashion hanger from the same series to offer ample storage space. The bathroom resonates with the unit's design and features glass partition and sliding door to increase perceived depth. Paved with Bianco Carrara Marble, the bathroom walls and shower cubicle are matched with Ariston White Marble hand basin and a golden cabinet, which stores colourful striped towels and is decorated by miniature potted plants to invoke warmth.



### **Unmodified show flat of Unit C, 38/F, Tower 1 (1B)**

The living and dining room is in a rectangular layout that allows easy furniture arrangement, its flooring is made up of light-coloured porcelain tiles to create a warm atmosphere. The living and dining room is connected to the balcony to increase perceived space of the living and dining room and to capture natural sunlight, allowing residents to enjoy the delighting outdoor views. The main door adopts a Samsung smart door lock. A storage cabinet is installed next to the main door, with multiple shelves that offer sufficient storage for shoes, umbrellas and other items, catering to each and every daily need of the residents. A German-brand Siemens standard refrigerator is built into the cabinet for convenience and aesthetics. Additionally, living and dining room and bedroom feature fabric curtains.

The unit has a modern open kitchen that can create casual interaction with the living and dining room. Apart from the Siemens appliances and minimalistic elegant kitchen cabinets, the kitchen work surface features a cover that effectively conceals the faucet and basin, keeping the kitchen tidy and clean while also expanding the surface area. The washing dryer is fully integrated into the cabinet for added elegance.

The flooring of the bedroom is also made of light-coloured stone-patterned porcelain tiles to create a warm atmosphere that easily matches different kinds of beddings and decorations. The large windows augment the sense of space of the room and bring in the outdoor scenery and natural sunlight. Furthermore, the bedroom is cleverly equipped with multiple sliding doors to allow flexible and full utilization of every inch of space. The bedroom comes with a wardrobe that offers ample storage space. Closing the sliding door can turn the wardrobe into a flexible walk-in closet, separating it from the bedroom. When the door is opened, the walk-in closet and bathroom becomes an extension of the room. The door of the bedroom is also a sliding door that visually enlarges the entire unit and it can augment to the sense of space the living and dining room. The sliding bathroom door is thoughtfully designed to allow more practical utilization of space. The room is spacious enough for a double bed with ample of space left. A USB wall



socket is installed near the head of the bed for extra convenience. Bathroom flooring is also made of porcelain tiles, and the bathroom comes with a comfortable shower and a ceiling-mounted dehumidifier to ensure a quality bathroom and hygienic laundry drying environment.

# 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.

o 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 C, 38/F, Tower 1(1B) 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. For fitting, finishes and appliances to be provided in the actual residential unit upon hand over, 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](http://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"), Joinyield 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.)

Holding company of the Vendor (Owner): West Rail Property Development Limited

Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited

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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