



Press Release

**SHKP's "Cullinan West"
Reveals Show Flat of Studio**

(20 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 H on 38/F of Tower 2(2B) of the development.

The studio unit's saleable area^o is 267 square feet including a 21 square feet balcony. The floor-to-floor height of the unit is 3.325 metres[^]. The absence of bay windows allows its residents to fully utilize the space with extra flexibility.

Modified show flat of Unit H on 38/F of Tower 2(2B)^{*}

The modified show flat is inspired by a minimalistic style and features a stylish brown as the key colour tone, recalling a New York lifestyle that emphasizes simplicity, fun and comfort. A storage cabinet for shoes, brushes, broomsticks, umbrellas, and other kinds of household items is installed next to the main door, catering to each and every daily need of residents. Next to the cabinet, there is a full-height closet offering generous storage space. Furthermore, a German-brand Siemens refrigerator is built into the cabinet for consistent simplicity and functionality.

The unit has an open kitchen designed in light colours with a white kitchen cabinet, illustrating a modern yet simplistic lifestyle. Designated German-brand Siemens appliances aim to fulfil different needs with the best quality. The brownish tinted glass dining table is matched with



white ceramic cutlery and light grey embossed fabric chairs for extra elegance and a comfortable and leisurely lifestyle.

The main room has flooring paved with light-coloured stone-patterned porcelain tiles matched with wooden furniture from the same series to create a minimalistic and modern style. Furniture in the unit is arranged to accentuate a sense of layering, where a double bed next to the large glass window is covered with contrasting-coloured pillows while a modern New York-styled painting hangs atop the bed, filling the room with a youthful energetic vibrancy. Opposite to the double bed are a brown-tone floor cabinet and a writing desk decorated with graceful flowers and books. The unit also brandishes a set of mustard yellow and brown wall-mounted shelves, decorated with mini pot plants and photo frames for the display and storage of different items, cleverly utilizing wall space for a tidier and cleaner look while augmenting the sense of space. The unit is adorned with a range of artistic wall paintings and ornaments to integrate the New York style for a simple yet energetic look.

The bathroom is separated by glass and roller blinds to increase the sense of space in the living room area. The glass sliding door offers flexibility for better utilization of space, and the delicate cabinet next to the bathroom door with multiple shelves offers ample storage space in an appealing appearance. The additional ceiling-mounted dehumidifier makes the bathroom more comfortable and offers a hygienic laundry drying environment.

Unmodified show flat of Unit H, 38/F, Tower 2 (2B)

The main door is secured by Samsung smart lock, and there is ample storage space on both left and right sides of the main door. The right side has a built-in extra-large cabinet. The left side also comes with a large cabinet with multiple shelves, and can function as a shoe cabinet or a general cabinet, catering to each and every daily need of the residents with comprehensive storage planning. A German-brand Siemens refrigerator is built into the cabinet for a clean and



tidy appearance. Furthermore, stylish fabric curtains are thoughtfully pre-installed in the living and dining room.

The flooring of the unit is made of light-coloured stone-patterned porcelain tiles to create a modern elegant design. The unit has a practical rectangular layout, and the connected balcony and large windows greatly increase the sense of interior space while capturing natural sunlight, as well as the outdoor views. The unit has a modern open kitchen with German-brand Siemens appliances matched with a stylish kitchen cabinet that offers storage space for different kinds of kitchen utilities. The bench top comes with a cover that can conceal the faucet and basin for both appearance and functionality to fulfil the needs of residents. Furthermore, USB wall socket is installed in the unit for extra convenience.

The unit's bathroom is designed with glass to extend the interior space for more spaciousness and stylishness. The flexible use of roller blind ensures privacy in the bathroom and the flexible use of space. Storage space is also designed next to the bathroom door to cater to different daily needs. The sliding bathroom door makes it easier to utilize the bathroom space, while the 3-piece bathroom fixtures and the additional ceiling-mounted dehumidifier promise optimal appearance and functionality.

- # 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.
- ° 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.
- ^ Due to spatial constraints at the show flat, the actual effect of the floor-to-floor height of the actual unit cannot be demonstrated in its actuality.
- * 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 H, 38/F, Tower



2(2B) 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

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.