

**Press Release**

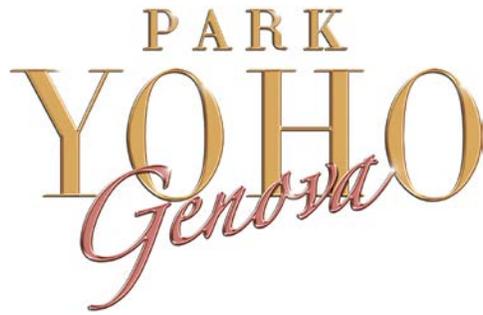
**Premium living at PARK YOHO Genova**  
**Two-bedroom plus storeroom for functionality**  
**Four-bedroom offers a remarkable sense of space**

**(12 June 2017, Hong Kong)** Developed by Sun Hung Kai Properties Limited (SHKP) in Kam Tin North, Yuen Long, the brand new low-density Italian lifestyle landmark “PARK YOHO Genova” comes with a lush-green environment, while offering accessibility to the heart of the metropolis. “PARK YOHO Genova” with emerald landscaped gardens and pool views, as well as scenic sights of Tai Lam Country Park, Kam Tin River, Deep Bay and the prosperous urban views of Shenzhen in the distant<sup>^</sup>. SHKP today announced for the first time the master layout plan of “PARK YOHO Genova”, revealing a superior detail-planned living space.

“PARK YOHO Genova” has 8 residential towers with a low-density green environment. Each tower has only 13 to 16 residential floors. To enhance the privacy, 5 towers were designed into block A and B. The block consists of either 4 or 5 units with 2 lifts, reaching all floors in an easier and faster way. All units of “PARK YOHO Genova” have no bay windows, allowing residents a full utilization of space. The living room is connected with a similar-width balcony, augmenting spatiality. It also takes in the natural light and captures the scenic views.

“PARK YOHO Genova” offers 683 premium residential units in a variety of unit layouts, including 2-bedroom with store and 4-bedroom units that have never been offered in typical units of previous phases<sup>\*</sup>, meeting the residential needs of even more types of families.

**2-bedroom with Store Saleable Area<sup>o</sup> from 572 Square Feet to 587 Square Feet**



“PARK YOHO Genova” 2-bedroom with store units, saleable area° ranging from 572 square feet to 587 square feet, have a neat and practical layout. In which, the layout plan of Flat D, 8<sup>th</sup> Floor of Tower 12 was shown for the first time. The unit has a saleable area° of 583 square feet. The living room is connected with the balcony, extending the sense of outdoor space with a greenery view. On the other hand, the kitchen is connected with the utility platform, giving a more functional layout. The master bedroom is equipped with a cornered glass curtain wall, which allows residents to enjoy a wide-angled view while also brings in ample natural light, creating an impression of space. There are also windows in the store, neat and practical.

#### **4-bedroom Units Saleable Area° 1,061 Square Feet and 1,174 Square Feet**

One of the main focuses of the Phase – 4-bedroom unit – has 2 layouts. Both layouts have adopted luxurious double-leaf door design, bearing a sense of majestic. The layout plan of Flat A, 8<sup>th</sup> Floor of Tower 29 was revealed for the first time. It is a 4-bedroom with 1 en-suite (with store and water closet) unit of 1,061 square feet saleable area°. The living room was designed in a rectangular shape, connected with a similar-width balcony, conjoining the outdoor view. Such clear layout has created a relaxing and enjoyable living ambience. Bathroom in the master en-suite is well-equipped with a 4-piece bathroom fixture, developing a private and comfortable bathroom environment.

Furthermore, the Flat A, 8<sup>th</sup> Floor of Tower 19, is a 4-bedroom with 2 en-suite (with store and water closet) unit, with a saleable area° of 1,174 square feet. The living room is also connected with a similar-width balcony, providing an enormous amount of living space. The master en-suite is in long rectangular shape, elegant and functional. The master bedroom and the master bathroom are both equipped with an L-shape glass curtain wall, augmenting spatiality while imposing a grand style. Bedroom 3 is an en-suite, with a glass curtain wall same width as the room, residents can enjoy the extensive view through it. The bathroom is well-equipped with a 3-piece bathroom fixture, creating an elegant and practical ideal home.

^ The above description serves only as a brief of the surrounding area of the Phase of the Development. Not all units enjoy all respective scenery. The scenery described might be affected by

# PARK YOHO *Genova*

the floor, direction, surrounding buildings and environment of the units and is not applicable to all units. The neighbouring building, facilities and environment described is only for reference and might change from time to time. The vendor's description of the neighbouring environment or scenery of the Phase of the development does not constitute and shall not be construed as giving any offer, representation or warranty whether expressed or implied.

\* The previous Phases refer to phases of the development known respectively as Phase 1A, Phase 1B, and Phase 1C. Phase 2 of the development includes Phase 2A.

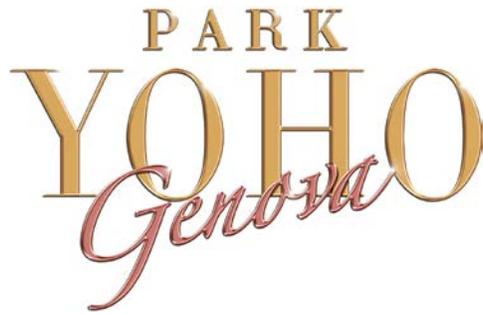
° Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.

Remark: All owners of residential units in the development, residents and their guests may use the clubhouse and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licences and regulations, and may be required to pay fees for the use. The clubhouse and its recreational facilities may not be operational when owners of the residential properties take possession, subject to relevant government approval. The names of clubhouse facilities are marketing names only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or title deeds relating to the residential properties.

– END –

District: Kam Tin North

Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi



Website address designated by the Vendor for the Phase:  
[www.parkyoho.com/genova](http://www.parkyoho.com/genova)

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; 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 (to be provided before commencement of sales) | Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited | Estimated material date for the Phase to the best of the Vendor's knowledge: 31 March 2018. ("material date" means the date on which the conditions of the land grant are compiled with in respect of the Phase. 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 Phase. | This advertisement is published by or with the consent of the Vendor.

Date of print of this advertisement: 12 June 2017