

Press Release

SHKP opens show units in PARK YOHO Genova with southern views of pool and garden 827-square-foot unit with deluxe furniture and practical 719-square-foot unit with three bedrooms (one en suite)

(15 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 adjoining to the heart of the metropolis. Since the announcement of its majestic clubhouse “Club GARDA”, the developer has received enthusiastic market expectations. The developer has then uploaded the sales brochure of “PARK YOHO Genova” on the same day and organized a media tour to unveil the three on-site show flats in Tower 30A: Flat A on 10/F and Flat A and Flat B on 6/F, to further reveal the advantages of the phase.

“Genova Manor^” – On-site Show Flat of Flat A, 10/F, Tower 30A*

The 3-bedroom unit (1 en-suite) with store room and store room with water closet, is named as the “Genova Manor^”. The unit SHKP revealed was Flat A, 10/F, Tower 30A, which has a saleable area° of 827 square feet, including a 31 square feet balcony which connects the living room, and an 18 square feet utility platform which connects with the kitchen, augmenting spatiality.

The unit’s living room has the same view as all the three bedrooms. They all enjoy the magnificent view of the resort-style landscapes surrounded by lush greenery and water views. The theme of the unit is “Magnificent Spangle”, with a low-key but glamorous matte gold and royal blue colour, to set off a light graceful colour tone, creating a unique noble atmosphere.

The living and dining room adopts white as its main colour tone, matched with metal decorations to enrich the noble and luxurious atmosphere. The dining room is adorned with a chandelier, which is assembled with numerous crystal light bulbs, as if a blooming flower. Together with a 6-seated wooden coloured dining table and white dining chairs, also a stylish patched painting hanged on the wall, emphasizing the elegance of the room. The living room is furnished with a white fabric sofa, with matte gold-coloured geometric cushions, beige carpet and a dark bronze coffee table, full of grandeur.

PARK YOHIO *Genova*

Moreover, the balcony which conjoins the living room is fitted with a full-height glass sliding door to capture natural sunlight and the widespread clear greenery view. The walls are embellished with matte gold-shaped ornaments to enrich the elegant atmosphere of the room. Besides, the leathered floor lamp is decorated with fabric lamp shade, bringing a gentle light source to the room.

The master en-suite follows the elegant style of the entire unit, and features royal blue and matte gold as its main colour tone. A double bed is placed beside the glass curtain wall, which allows residents to admire the widespread garden view at ease. The other side of the master en-suite has a rounded bedside table, and a designer lamp to accentuate the gorgeous prestige style. The en-suite bedroom comes with a 4-piece bathroom fixture, includes bathtub, shower, hand basin and toilet that create a hotel-class private bathroom environment. There is also a windowed store room in the unit, in which there lies a dark wooden desk and green fabric chair. Alongside, the unit bathroom is fully equipped with a 3-piece bathroom fixture, giving a detail-décor and practical ideal home.

On-site Show Flat of Flat A, 6/F, Tower 30A*

SHKP also shows the hand-over standard of the above unit at Flat A, 6/F, Tower 30A. The unit has a 3-bedroom (1 en-suite) with store room and store room with water closet layout with a saleable area^o of 827 square feet. The living and dining room is in rectangular shape, conjoining the similar-width balcony, augmenting the spatiality of the room. The floor-to-floor height is around 3 metres⁺, allowing residents to fully utilize the interior space for flexible design.

The kitchen is in a neat square design, with spatial layout, and connects to a utility platform, allowing residents to enjoy both indoor and outdoor space. The kitchen also has a cabinet with double sinks and plenty work surface. The kitchen is fully equipped, which includes Siemens gas cooker, microwave oven, electric oven and steam oven, so that residents can enjoy the cooking pleasure. There is a store room with water closet behind the kitchen, neat and practical.

The master en-suite comes with a glass curtain wall that allows residents to enjoy the resort-style landscape, creating a comfortable and relaxing living environment. The other two bedrooms of the unit adopt square layout, practical at the same time flexible, catering to different residential needs.

PARK YOHIO *Genova*

Bedroom 2 is equipped with glass curtain wall, increasing spatiality. The bathroom has window for ventilation, and is also installed with 3-piece bathroom fixtures, ensuring a practical bathroom area.

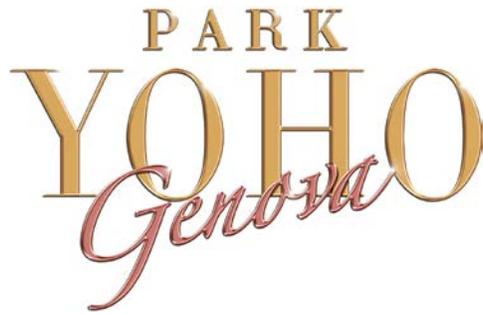
On-site Show Flat of Flat B, 6/F, Tower 30A*

Flat B, 6/F, Tower 30A has a 3-bedroom (1 en-suite) layout with a saleable area° of 719 square feet, including a 31 square feet balcony adjoining the living room, which allows residents to enjoy the garden's greenery and water views.

The unit enjoys a practical layout with solid wooden door and a vestibule to ensure privacy. The living and dining room is rectangular and conjoins a balcony of similar width to extend sense of space. The balcony is fitted with a full-height glass sliding door to capture natural sunlight and the expansive greenery and water view. There is a store room beside the dining room, which installed with an air-conditioner, flexible and practical.

The kitchen has a neat layout, features a cabinet and bench top, with sufficient working space, as well as all-inclusive kitchen appliances, including Siemens gas cooker, ventilator and microwave oven, and the American brand Philco combo washer dryer and refrigerator.

The layout of the master en-suite is practical and spacious for flexible arrangement of the resident's favourite furniture and decorations. The bedroom comes with glass curtain wall that increases the natural brightness and the extensive outdoor view. The en-suite master bathroom has three-piece bathroom fixtures, including bathtub, hand basin and toilet, offering a comfortable private bathroom area. The other two bedrooms equally enjoy a practical layout. Bedroom 2 is fitted with a glass curtain wall, which brings in the natural sunlight and outdoor view, providing residents a relaxing and enjoyable living environment. Furthermore, the bathroom is installed with 3-piece bathroom fixtures, comprehensively equipped.



- [^] “Genova Manor” is a marketing name only and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase agreement for sale and purchase, assignment and title deeds relating to the Phase(s).
- ^{*} All furniture, accessories, chandeliers and feature lightings and potted plants displayed in this unit will not be provided to the purchaser upon handover. For details of the standard provision of the fittings, finishes and appliances please refer to the sales brochure.
- [°] 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 floor-to-floor height (refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) is around 3 metre. There may be ceiling bulkheads and sunken slab of the above units at living room, dining room, bedrooms, bathrooms, water closet, stores, kitchen and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.

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

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PARK YOHIO *Genova*

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.

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