



Press Release

SHKP seafront development[#] “Wings at Sea”

The 3-bedroom unit with spacious and practical layout

Conjoining balcony to introduce panoramic sea view[#]

(4 September 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) at MTR LOHAS Park Station, being Phase IVA (“the Phase”) of LOHAS Park (“the Development”), the premium seafront development “Wings at Sea” is the next brand new large-scale premium residence by SHKP in the district, following the success of “The Wings” series[^] in Tseung Kwan O. Situated near the coastline of Tseung Kwan O[#], the Phase enjoys over a million square feet of open spaces^{*} within the Development, as well as excellent community planning and a complete transport network with close access to two CBDs, Island East and Kowloon East, presenting a brand new seafront metropolis. SHKP is now preparing for the sales arrangement, and revealed today the floor plan of Unit A, 38/F, Tower 1(1A), Unit A; 38/F, Tower 1(1B) and Unit B, 38/F, Tower 1(1A) of “Wings at Sea”.

“Wings at Sea” comprises two high-rise residential towers and offers a total of 1,040 residential units in a variety of layouts from 1-bedroom to 4-bedroom typical units, as well as special units with flat roofs and/or rooftops to fulfill the needs of different buyers. In addition, “Wings at Sea” possesses a superb modern appearance with large windows that capture the extensive outdoor views[#] to present a comfortable premium lifestyle space for residents.

“Wings at Sea Supreme”⁺ — Unit A, 38/F, Tower 1 (1A)

SHKP revealed the floor plan of Unit A, 38/F, Tower 1(1A) at “Wings at Sea”. It is a 3-bedroom + 2-bathroom (1 en-suite) + 1-store room + 1-utility room with WC. unit. The saleable area^o is 841



square feet and with a limited supply of 38 units. It will be a gem in the market, and specially named as “Wings at Sea Supreme”⁺ to highlight the superiority.

The rectangular-shaped living and dining room of the unit is spacious and practical. It conjoins with the balcony through a glass window, augmenting spatiality as well as introducing natural light and panoramic sea view[#] into the unit, creating a relaxing living environment. The squared kitchen is next to the utility room with WC., with such detailed design and connecting to the utility platform at the same time, it shows the practicality of the unit.

The major living space of the unit (including living and dining room and bedrooms) uses a linear design, which allows all rooms to enjoy the same orientation sea view[#] through the windows, giving residents a pleasant living space. The master bedroom is spacious and practical, the considerate design has reserved space for the wardrobe. The room also comes with a cornered window and cross-ventilation windows, including the widespread outdoor view[#], augmenting indoor spatiality. The en-suite bathroom is equipped with a 3-piece bathroom fixture, including bath tub, hand basin, and toilet. The other two bedrooms enjoy rectangular and spacious layout. The store room uses a square design that allows various usages which is especially designed for “Wings at Sea Supreme”⁺. On the other hand, the bathroom is well-equipped, including shower, hand basin and toilet, providing an elegant and practical ideal home.

“Wings at Sea Deluxe”⁺ — Unit A, 38/F, Tower 1 (1B)

Unit A, 38/F, Tower 1(1B) is a typical 3-bedroom + 2-bathroom (1 en-suite) unit with a saleable area^o of 701 square feet, named as “Wings at Sea Deluxe”⁺. The living and dining room conjoins with a similar-width balcony, connecting both the indoor and outdoor space, bringing in the gorgeous sea view[#] to the room, as well as augmenting spatiality. The room also uses linear



design, which allows the living and dining room as well as bedrooms share the same view[#]. The rectangular-shaped kitchen conjoins with the utility platform, this careful design allows residents to enjoy both indoor and outdoor areas.

The master en-suite is in rectangular shape that comes with a huge glass window and cross-ventilation windows. The practical and elegant layout of the room reserves a space for wardrobe. The master en-suite bathroom is equipped with windows, together with 3-piece bathroom fixture, including bath tub, hand basin and toilet, creates a practical bathroom area. The other two bedrooms of the unit equally share the neat and tidy layout, also with large windows to capture the glamorous view[#], highlighting a cozy home ambience. Other than that, the bathroom is well-equipped with shower, hand basin and toilet.

“Wings at Sea Manor”⁺ — Unit B, 38/F, Tower 1 (1A)

Unit B, 38/F, Tower 1 (1A) has a 3-bedroom + 1-bathroom (1 en-suite) (open kitchen) layout, with a saleable area^o of 624 square feet, and is named as the “Wings at Sea Manor”⁺. The living room and dining room conjoin with a similar-width balcony, giving all bedrooms the same view, all able to enjoy splendid sea view[#]. The unit comes with an L-shaped open kitchen, augmenting spatiality and, blending the kitchen into the living area. There are also windows, allowing cross-ventilation effect with the living room balcony. The bathroom of the unit is installed with windows and two doors. Besides connecting to the living room and dining room, the bathroom also connects to the master bedroom, making it an individual private bathroom. The design of the en-suite bathroom is very flexible, providing residents with high privacy. The bathroom has a 4-piece bathroom fixture, including bath tub, shower, hand basin and toilet, offering a comfortable bathing environment.



The master bedroom conjoins with the utility platform, residents can enjoy both indoor and outdoor spaces. There is also space for residents to place wardrobe, creating a cozy and comfortable living environment. Moreover, bedroom 1 and bedroom 2 equally adopt the square and practical layout with large windows, allowing residents to enjoy the same widespread view[#], catering needs of different families.

[^] “The Wings” series refers to the development(s) known respectively as “The Wings”, “The Wings II”, “The Wings IIIA”, “The Wings IIIB” and “Ocean Wings”. “The Wings”, “The Wings II”, “The Wings IIIA”, “The Wings IIIB” and “Ocean Wings” are five independent developments, each of which is governed by a separate set of land grant documents and terms and conditions of agreements for sale and purchase and are not relevant to the Development or the Phase of the Development.

[#] It is only a brief description of the surrounding area and view of “Wings at Sea”. It does not represent all units can enjoy the said view. The view is affected by the unit’s floor level, orientation, surrounding buildings and environment, and is not applicable to all units of the Phase. The buildings, facilities and environment around the Phase may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied regarding the view and surrounding environment of the Phase.

^{*} The over one million square feet of open spaces within the Development, including The Park and Activity Green with a total area over 200,000 square feet will be completed in phases. Part of the facilities may not be completed upon handover of the Phase. MTR Corporation Limited reserves the right to amend the name of the parks, the use of the area, the facilities and their date of commencement of use. The Vendor does not make offer, promise, representation or warranty, whether expressed or implied.

⁺ “Wings at Sea Supreme”, “Wings at Sea Deluxe” and “Wings at Sea Manor” are the marketing names only and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment and any other title deeds relating to the Phase(s).

^o The saleable area of each residential property and the floor areas of every balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of other specified items (if any) to the extent that they form part of the residential property (not included in saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer square feet; 1 m = 3.281 ft; 1 sq.m. = 10.764 sq.ft.; the area shown in sq.ft. is rounded down



or rounded up to the nearest integer and may be slightly different from that shown in sq.m. There is no verandah in the residential properties in the Phase.

- End -

Name of the Phase of the Development: Phase IVA of LOHAS Park (“the Phase”) “Tower 1 (1A & 1B) and Tower 2 (2A & 2B) of and in the Phase are called “Wings at Sea” ”

District: Tseung Kwan O

Name of the street and the street number of the Phase: 1 Lohas Park Road

The website address designated by the Vendor for the Phase: www.wingsatsea.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: MTR Corporation Limited (as “Owner”), Globaluck 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): Not applicable

Holding companies of the Vendor (Person so engaged): Mount East Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Cheung Man Ching, Anthony

The firm or corporation of which the Authorized Person of 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: Yee Fai Construction Company Limited

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

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not Applicable

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: 31 Oct 2019. ("Material date" means the date on which the conditions of the land grant are complied 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.)

As at the date of printing of this advertisement/promotional material, the sales brochure of the Phase is not yet available.

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

Date of Printing: 4 September 2017