



Press Release

SHKP's "Wings at Sea"

Unveils unmodified showflat of 2 bedrooms (open kitchen)

(2 October 2017, Hong Kong) Developed by Sun Hung Kai Properties Limited (SHKP) at LOHAS Park, 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 CBDs in Island East and Kowloon East, presenting a brand new seafront metropolis at LOHAS Park. A media preview was organized today to introduce the unmodified show flat[△] of Unit C on 38/F of Tower 2 (2B) of the Phase.

Unmodified show flat of Unit C, 38/F, Tower 2(2B)[△]

The unmodified show flat of Unit C, 38/F, Tower 2(2B)[△] has a saleable area[°] of 489 square feet in 2-bedroom layout (open kitchen), including a 22 square feet balcony and 16 square feet utility platform. The floor-to-floor height is 3.15 metres.

There is no bay window in the unit, ensuring a practical layout for flexible arrangement of furniture. The open kitchen is fitted with light wood-coloured cabinet and light brown storage cabinet for a simplistic and natural look, offering ample of storage space. The kitchen is fully



equipped with a full set of German-brand Siemens induction hob, microwave oven and hood, as well as Whirlpool built-in refrigerator and washer dryer built into the kitchen cabinet for a uniform look. The kitchen sinks come with a solid wood cover that provides extra work surface. The open kitchen further comes with ventilation windows and ventilator to present a comfortable cooking environment.

The rectangular living room is 4.91m long and 2.5m wide, offering a spacious area for flexible arrangement of furniture. The living room is connected to the balcony to expand the field of vision and spaciousness. The living room, corridor and bedrooms have engineered wood flooring for a natural and aesthetic look.

The bathroom is fully fitted with shower, washbasin and toilet. In addition, a mirror cabinet is thoughtfully provided to offer extra storage space for bathroom products. The ceiling is equipped with Panasonic ceiling type thermos ventilator. The bathroom also has ventilation windows to provide a comfortable bathing area. The bathroom uses tiles and natural marble to emphasize the stylish elegance.

The bedroom has practical layout with large windows, and the master bedroom equally enjoys a practical spacious layout, leaving ample space after placing a double bed and a wardrobe. Furthermore, the utility platform and convection windows design helps ventilate the room and bring in natural sunlight to make the room bright and comfortable.

[^] “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” and is for reference only. 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 aforesaid information is for reference only and does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the view and surrounding environment of the Phase by the Vendor.
- + 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 aforesaid information is for reference only and does not constitute and shall not be construed as constituting any offer, promise, representation or warranty, whether express or implied, regarding the aforesaid by the Vendor.
- 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.
- △ The Vendor reserves the right to amend the building plans and other plans from time to time. The plans are subject to the final approval by the relevant Government departments. All fittings, finishes and appliances are subject to the items listed in the Agreement for Sale and Purchase. The Vendor reserves the right to substitute the fittings, finishes and appliances listed in the Agreement for Sale and Purchase with fittings, finishes and appliances of comparable quality in accordance with the Agreement for Sale and Purchase. For details of the area and floor plan of the residential properties in the Phase, please refer to the Sales Brochure.

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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”

Please refer to the section “Information on the Phase” of the sales brochure for details of the Name of the Phase of the Development.



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.)

The prospective purchaser is 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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