

SHKP's King's Hill in Island West ready for handover Premium development with top materials and design featuring twin clubhouses

Owners of King's Hill, a new residential development by Sun Hung Kai Properties Limited (SHKP) in a prime location on the MTR West Island Line, are now taking possession. The premium project features the finest materials and a stylish design, plus dual clubhouses and open views that epitomize boutique hotel-style living on Hong Kong Island.

SHKP Project Director Clarence Ng said: "King's Hill has an advantageous site on the MTR West Island Line with an exceptional school net in a prestigious setting close to the University of Hong Kong and across the road from the famous King's College. SHKP used a premium design with low-E insulated glass curtain walls that stand out in the area and save energy. It has a King's Sky clubhouse offering a commanding view of the city's skyline and a Queen's Garden clubhouse serving as an oasis in the city where residents can relax."

Thoughtful designs with en-suite bathrooms, balconies and extensive storage

All King's Hill units have balconies spanning the living and dining rooms with lift-and-slide doors letting in natural light and giving a sense of spaciousness and open views. The bathroom features two doors leading to the bedroom and living room respectively for flexibility and privacy.

The units have extensive storage space for modern residents, like a concealed roll-out cabinet drawer to maintain neatness and tidiness.

Fine materials and premium facilities for stylish living

Contemporary open-kitchens augment the spaciousness of the living rooms and have full, top-quality appliances like Miele steam combination ovens, induction hobs, 1.5-metre Siemens two-door fridge freezers and Italian wine cellars to suit residents' refined lifestyles.

SHKP has adorned the development with many artistic elements and paintings to give it a stylish, aesthetic ambience. The main entrance lobby features geometric-patterned illuminated glass panels for a shimmering, elegant look.

King's Sky¹ clubhouse with commanding views and exclusive amenities

King's Sky¹ on the 25th floor affords a commanding view of the city's skyline. Its round-the-clock Sky Gym has a wide range of equipment and curtain walls so residents can admire the breath-taking views while working out. The Star Gala¹ room lets residents host private parties in a spectacularly decorated space with amazing views through curtain walls, while residents can bring in acclaimed chefs to prepare tailor-made meals for guests. The clubhouse also has relaxing areas with audio-visual equipment where residents can have private times with friends. A Majestic Tunes¹ piano room offers a peaceful environment for residents to play the piano to soothe weary minds. To embrace the digital era, the clubhouses provide wifi access and USB ports, allowing guests to use their smart devices with total convenience. King's Sky¹ also provides co-working space where residents can work on new ideas in a pleasant setting.

Queen’s Garden¹ clubhouse – an oasis in the city

Queen’s Garden¹ is on the first floor and has a function room with a long dining table, a large open kitchen and sofa area. French dessert and other trendy baking workshops will be organized in the kitchen so residents can relax after a busy day. It also has a jacuzzi for relaxation and an adjacent covered landscaped garden adding a green touch to the urban oasis where residents can refresh themselves.

Starred home and concierge plus one-stop tenancy management

PRIMA by Royal Elite¹ will offer comprehensive, personalized service ensuring residents with hotel-style living. One-stop tenancy management will help homeowners collect rents, settle property-related expenses, and arrange maintenance and decoration, giving long-term investors peace of mind.

King’s Hill residents will get cards that grant access to the lobby, smart mailboxes, clubhouses and their units. They can also download a designated smartphone app that incorporates the access function of their smart cards. Services of the app include access to management notices, reservation of clubhouse facilities, details of nearby shops, management fee enquiries and more that let residents enjoy the convenience of smart living. PRIMA by Royal Elite¹ can arrange cleaning before residents move into their new apartments as well as regular cleaning subsequently. Other services include window cleaning, laundry delivery, newspaper and magazine delivery, supermarket ordering and delivery, party planning, pet care, ticket and accommodation booking, limousine pickup and yacht rental for hassle-free living.

Basic information on King’s Hill

- Contains 166 units of different sizes and layouts. 133 with one bedroom (plus en suite) measuring 314 -389 sq ft (80%); 30 with two bedrooms measuring 410 – 540 sq ft(18%), 12 of which have one en-suite and 18 have two en-suites; and three penthouses measuring 607 – 955 sq ft (Units A & C include a 366 and 287 sq ft roof top respectively).
- SHKP provides a three-year warranty demonstrating its confidence in the quality of its developments. The property handover team has checked each unit at least three times before owners take possession, including using high-pressure jets to check window seals, the quality of flooring and more.

Photo Captions:

	<p>i. King’s Hill is in a prime location on Hong Kong Island with an elegant design using low-E insulated glass curtain walls that stand out in the area and save energy.</p>
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 <p>2</p>	<p>ii. Mid-high floor Unit D (one bedroom with en-suite):</p> <p>All units have balconies spanning the living and dining rooms for light, spaciousness and open views.</p>
 <p>2</p>	<p>iii. Extensive storage space features thoughtful design to maintain neatness and tidiness.</p>
 <p>3</p>	<p>iv. Upper floor Unit A (two bedrooms and two en-suites) Bathroom has doors to both the living room and bedroom for flexibility and privacy, plus another meticulous design of concealed roll-out cabinet drawer that provides surprising storage space for residents.</p>
 <p>2</p>	<p>v. King's Sky on the 25th floor, which is one of the two clubhouses, has a round-the-clock gym with a wide range of equipment and curtain walls so residents can admire the views while working out.</p>

 <p>2</p>	<p>vi. The function room at Queen’s Garden on the first floor has a long dining table, large open kitchen and sofa area for parties.</p>
 <p>3</p>	<p>vii. Jacuzzi adjacent to the director’s house available by reservation for extra amusement and relaxation</p>
 <p>2</p>	<p>ii. Landscaped garden adds a green touch in an urban oasis where residents can refresh.</p>
 <p>2</p>	<p>ix. The development is adorned by geometric-patterned glass and art for an aesthetic ambience, the property also offers card access to lobbys, smart mailboxes, clubhouses and units.</p>

-End-

District: Sai Ying Pun & Sheung Wan

Name of the street and the street number: 38 Western Street

The website address designated by the vendor for the development:
www.kingshill.com.hk

Remarks:

¹King's Sky, Queen's Garden, PRIMA by Royal Elite and other facilities names are promotional names appearing in promotional materials. Such names will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title documents.

The Clubhouse/part of management services may not be immediately available for use upon the date of occupation of the residential properties of the development. Use or operation of certain facilities and/or management services shall also be subject to issuance of the relevant consents or licenses from the relevant Government departments and payment of additional fees.

² This photograph was taken at King's Hill on 22 November 2017. It has been edited and processed with computerized imaging technique and is for reference only.

³ This photograph was taken at King's Hill on 28 November 2017. It has been edited and processed with computerized imaging technique and is for reference only.

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Authorized person: Cheng Yuk Leung

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity: Aedas Limited

Building contractor: Teamfield Building Contractors Limited

Solicitors for the vendor: Mayer Brown JSM

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

Any other person who has made a loan for the construction of the development: Sun Hung Kai Properties Holding Investment Limited

Prospective purchasers are advised to refer to the sales brochure for any information on the development.

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