

SHKP's Lime Gala on Island East is now completed and ready for handover Blends chic and stylish designs with nature

Hong Kong, 4 February 2019: Handover procedures for Lime Gala in Shau Kei Wan on Island East, developed by Sun Hung Kai Properties Limited (SHKP) as the latest project in the Lime series¹, have begun with residents moving in. Lime Gala, SHKP's largest redevelopment project in recent years, provides 650 residential units in a convenient town centre location. This project was designed with thoughtful details throughout, integrating nature into daily life, which helps transport residents from the hectic urban pace to an oasis of tranquility. The indoor and outdoor pools² in the meticulously-designed premium twin resident clubhouses² are not a common luxury extra in the district. Residents not only enjoy a stylish lifestyle within the residence but also benefit from comprehensive community facilities. The project is poised to become the new paradigm for chic living in the area.

SHKP Project Director Clarence Ng said, 'Lime Gala is SHKP's largest redevelopment project in recent years and an exception to the norm throughout the district. Located on Island East, MTR Shau Kei Wan Station is within walking distance of Lime Gala. With the commissioning of stage one of the Central-Wan Chai Bypass and Island Eastern Corridor Link³, residents can also conveniently travel to various core commercial districts. In addition, verdant views of Mount Parker⁴ can be seen from the project's surrounding areas. We have also used natural elements, including water and green plants, on both the outside and the inside of the residence to blend facilities with nature while extending residential space outwards in order to create a chic, healthy living environment.'

Sun Hung Kai Real Estate Agency Assistant General Manager (Sales & Marketing) Tam Sik-cham said, 'At the present time, 60 standard and special units will be launched for sale. The units open for viewing today provide a diverse range of layouts, including a special top-floor unit with a rooftop pool where residents can enjoy panoramic sea views⁴.'

A convenient and advantageous transportation network

While MTR Shau Kei Wan Station is within walking distance of Lime Gala, various bus, minibus and tram routes are also available at the vicinity of Lime Gala, providing a convenient link to main commercial districts such as Island East, Central and Kowloon East. The recent commissioning of stage one of the Central-Wan Chai Bypass and Island Eastern Corridor Link³ add to Lime Gala's geographical advantages, providing an alternative transportation network that may save urban residents a great deal of commuting time.

Stylish twin clubhouses² help nourish a healthy lifestyle

Designed by renowned stylish Japanese designer Jumpei Yamagiwa, the premium twin resident clubhouses² Lagoon Gala⁵ and Horizon Gala⁵ provide healthy living themes and create a quiet oasis in the heart of the urban sprawl. Natural elements such as water and green plants have been brought in to add freshness and vitality to the space. In order to leverage the concept of residence extension, the designer has blurred the boundary between indoor and outdoor spaces, bringing the outdoor water views and sunlight indoors while reflecting the indoor design outdoors. Fundamental elements of gold, wood, water and earth have also been adopted to add more natural and artistic touches to every green area throughout the residence. After working out, residents can relax at the resting area in the bicycle lot, soaking in the tranquility of primitive nature and the stylish, aesthetic aura.

Twin indoor and outdoor pools - an uncommon sight in the district

The resident clubhouses² provide a 20-metre long heated indoor pool, and a 25-metre long outdoor

pool. Comprehensive kitchen appliances are available at the casual sky bar and a multi-purpose function room, ideal for residents to prepare meals then wine and dine with family and friends. An al fresco barbecue area is also available at the clubhouse for private parties. In addition to the 30 pieces of a wide range of advanced fitness equipment, health-conscious residents can make good use of the dynamic cycling room in the gym as well. Located on the podium, the gym is designed with floor-to-ceiling glass walls and sliding doors throughout in order to link with the green space outside. Unlike conventional enclosed floor plans, this gym is specially-designed to bring outdoor sunlight and air inside, making residents feel like they are exercising outdoors.

Leveraging space with thoughtful designs

A media tour was arranged for flat B of Tower 2, a 353-square-foot⁶, mid-upper floor, 1-bedroom on-site unit with a 22-square-foot balcony. Adjacent to the solid wooden door is an exquisite cupboard that comes with the unit to store daily necessities such as shoes. The bathroom is designed with two doors that link to both the bedroom and living/dining room, which allows the flexibility to turn it into an en-suite master bathroom while drawing natural light inside. Another unit for viewing was flat A of Tower 2, a 539-square-foot⁶, mid-upper floor, 2-bedroom unit with a 23-square-foot balcony and a 16-square-foot utility platform. The practical rectangular living/dining room design, which provides ample space for furniture, can be easily divided into different functional areas. The practical glass sliding doors of the open kitchen block cooking fumes without affecting the flat's overall spaciousness and increase flexibility.

Special top-floor unit with rooftop pool - an uncommon indulgence in the district

Flat B of Tower 2, a 738-square-foot⁶, upper-floor, 3-bedroom en-suite unit with a 22-square-foot balcony and a 16-square-foot utility platform, offers views of Mount Parker⁴. A high utility layout is achieved via a rectangular living/dining room design. The balcony's floor-to-ceiling glass sliding doors allow more sunlight inside, enabling residents to enjoy stunning views⁴ of the surrounding area anytime. Fitted with convection windows, the master bathroom is fully-equipped with a bath tub, a shower compartment, a wash basin and a toilet.

Open for the first time, the 1,245-square-foot⁶ special top-floor, 4-bedroom en-suite unit of Tower 1A provides a rooftop pool, a store room with washroom and a 36-square-foot balcony. An 897-square-foot rooftop area is also provided, offering long-range sea views of the Lei Yue Mun area⁴. Partly designed with glass walls, this unit provides an exclusive staircase that leads up to a private rooftop and pool, an opulent amenity not commonly found in the district. The master bathroom is even equipped with a TV and ceiling speakers, catering to residents who seek a premium living environment.

Mobile app makes daily living a snap

Lime Gala residents will be the first to use the brand new virtual key function⁷ of Live e-asy, a mobile app specially tailored for residential estates. Instead of cards, residents will access the lobby and clubhouses through their smartphones. Applicability will soon be extended to lifts and residents' mail boxes as well. After registering, residents can move around the entire residence unimpeded, a perfect fit for people's smartphone use habits these days. Moreover, an online property management system will provide the latest information about residential and community facilities, while the household service programme will offer a host of thoughtful concierge services⁷.

Captions:

	<p>Located on Island East, MTR Shau Kei Wan Station is within walking distance of Lime Gala. Residents can also conveniently travel to various core commercial districts thanks to the newly launched stage one commissioning of the Central-Wan Chai Bypass and Island Eastern Corridor Link³</p>
	<p>Natural elements like water and green plants have been adopted at premium twin resident clubhouses² Lagoon Gala⁵ and Horizon Gala⁵ to add freshness and vitality to the space (Photo shows Lagoon Gala⁵)</p>
	<p>Fundamental elements gold, wood, water and earth have been used to add natural touches throughout the residence. After a workout, residents can relax at the resting area in the bicycle lot, soaking in the tranquility of primitive nature and the stylish, aesthetic aura</p>
	<p>The resident clubhouses² are equipped with a 20-metre long heated indoor pool and a 25-metre long outdoor pool</p>
	<p>Located on the podium, the gym is designed with floor-to-ceiling glass walls and sliding doors throughout to connect with the green space outside. Unlike conventional enclosed floor plans, this gym is specially-designed so that residents feel like they are exercising outdoors</p>

	<p>Apart from about 30 pieces of a wide variety of advanced fitness equipment, health-conscious residents can also make good use of the dynamic cycling room in the gym</p>
	<p>The casual sky bar and multi-purpose function room are ideal for residents to host private parties for family and friends</p>
	<p>Comprehensive kitchen appliances are available at the clubhouses² for residents to cook, then wine and dine with family and friends</p>
	<p>The unit's bathroom is designed with two doors, linking to the bedroom and the living/dining room, which allows the flexibility to turn it into an en-suite master bathroom (Flat B of Tower 2, a mid-upper floor, 1-bedroom on-site unit)</p>
	<p>The glass sliding doors of the open kitchen can block cooking fumes without affecting the overall spaciousness (Flat A of Tower 2, a mid-upper floor, 2-bedroom on-site unit)</p>

	<p>The kitchen features a clean layout with long cupboards and a spacious work area (Flat B of Tower 2, an upper-floor, 3-bedroom on-site unit)</p>
	<p>A special top-floor unit with an exclusive staircase that links to a private rooftop and pool is not commonly found in the district (Rooftop of the special top-floor on-site unit of Tower 1A featuring a rooftop pool)</p>

¹Lime series refers to the developments known respectively as Lime Habitat, Lime Stardom and Lime Gala. Lime Habitat, Lime Stardom and Lime Gala are three independent developments, each of which is governed by a separate set of land grant documents.

² The actual condition of the clubhouse upon completion may differ from the descriptions contained herein and is subject to the final plans approved by the relevant government departments. Uses and opening hours of the facilities of the Development are subject to the restrictions set out in the relevant legislations, land grant and deed of mutual covenant, clubhouse rules as well as actual site constraints. The clubhouse/recreational facilities may not be available for immediate use at the time of handing over of the residential properties in the Development. Fees may be charged for the use of the clubhouse and recreational facilities. The Vendor reserves the right to make modifications and changes to the clubhouse facilities and its design without notice to any purchaser.

³ The works for the Central-Wan Chai Bypass and Island Eastern Corridor Link are in the final stage. Details of the works (including but not limited to the scope of works, location, design, completion date and opening date) may change from time to time and are subject to the information published by the Highways Department of the HKSAR from time to time.

⁴ It is only a general description of the surrounding environment and views of the Development and does not represent that all units can enjoy the relevant views. The views are subject to the floor of which the unit is located, the orientation and the surrounding buildings and environment. They are not applicable to all units of the Development and the surrounding buildings and environment of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Development.

⁵ Promotional name(s) in the promotional materials will not appear in the preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents of residential properties of the Development.

⁶ Saleable area means the floor area of the residential property, which includes the floor area of

balcony, utility platform and verandah (if any), and is 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 in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square foot, which may be slightly different from that shown in square metre.

⁷ The property management services and other abovementioned services will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party company can determine the charges, terms of use, operation hours and service provision period of its management service or other abovementioned services at its own absolute discretion, and such arrangements shall be subject to and bound by the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents. Availability of the catering services is subject to the obtainment of relevant licence(s). Live e-as-y is a smartphone application and there may be modification, expansion, reduction or adjustment of its functions and service coverage from time to time without prior notice to purchasers. The application Live e-as-y may not be available for immediate use at the time of handing over of the residential properties in the Development. The above information does not constitute and shall not be construed as constituting any offer, representation, undertaking or warranty (whether express or implied) by the Vendor in relation to the usage, operation and/or provision of the facilities and/or services.

⁸ This photograph was taken at Lime Gala on 17 January 2019. It has been edited and processed with computerized imaging techniques and is for reference only.

⁹ This photograph was taken at Lime Gala on 22 January 2019. It has been edited and processed with computerized imaging techniques and is for reference only.

¹⁰ This photograph was taken at Lime Gala on 23 January 2019. It has been edited and processed with computerized imaging techniques and is for reference only.

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Information on Vendor and others involved in the Development

Name of the Development: Lime Gala (“the Development”)

District: Shau Kei Wan

Name of the street and the street number of the Development:
393 Shau Kei Wan Road

The website address designated by the Vendor for the Development: <http://www.limegala.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: Wealth Power International Enterprise Limited

Holding companies of the Vendor: Federica Investments Limited, Assets Garden Holdings Limited and Sun Hung Kai Properties Limited

Authorized person for the Development: Lee Kar Yan Douglas

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Ltd.

Building contractor for the Development: Teamfield Building Contractors Ltd.

The firms of solicitors acting for the vendor in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo, Vincent T.K. Cheung, Yap & Co. and Sit, Fung, Kwong & Shum

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

This advertisement is published by the Vendor or by another person with the consent of the Vendor.

Prospective purchaser is advised to refer to the sales brochure for any information on the Development.

Date of Printing: 4th February 2019