



## **Press Release**

### **SHKP “Wings at Sea”**

#### **Reveals unmodified showflat of 3 bedrooms and 1 bathroom (1 en-suite) unit**

**(13 September 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<sup>^</sup> in Tseung Kwan O. Situated near the coastline of Tseung Kwan O<sup>#</sup>, the Phase enjoys over a million square feet of open spaces<sup>+</sup> 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<sup>^</sup> of Unit B on 38/F of Tower 2 (2B) of the Phase.

The unit has 3 bedrooms and 1 bathroom (1 en-suite), with a saleable area<sup>o</sup> of 623 square feet, including a 22 square feet balcony and a 16 square feet utility platform, the floor-to-floor height is 3.15m. There are no bay windows in the unit, ensuring a practical layout for fully utilization.

#### **Unmodified show flat of Unit B, 38/F, Tower 2(2B)<sup>^</sup>**

The unit adopts a modern open kitchen design with light brown as the main colour tone, matched with the wood-laminated kitchen cabinet to present a minimalistic modern design.



The unit enjoys abundant storage spaces, including a hidden pull-out cabinet next to the cooking stoves, which is thoughtfully designed with multiple shelves for different cookware, fully utilizing every inch of space. Apart from offering ample work surface, the kitchen sinks come with a solid wood cover that can increase work surface. The kitchen is fully equipped with a full set of German-brand Siemens home appliances, including gas hob and induction hob, hood and microwave oven. Furthermore, the kitchen comes with a built-in Whirlpool refrigerator and washer dryer. In addition, the open kitchen has windows that can increase cross ventilation between the kitchen and the living room, ensuring ample supply of fresh air.

The living room and the bedroom are designed with the same orientation, facing the same views<sup>#</sup>. The rectangular living room is 5.86m long and 2.6m wide, with a flooring of tiles. The living room is also connected to the balcony through a full-height glass sliding door that fully captures natural sunlight. The practical layout design augments the sense of space and makes it easy to arrange the TV, sofa, dining table, and other kinds of furniture.

The other side of the unit is the bedroom area, comprises of the master bedroom, 2 bedrooms and bathroom in a highly private corner. The two bedrooms have large windows that enhance their sense of space, as well as to bring in the outdoor views<sup>#</sup> and natural sunlight. The bedrooms have engineered wood flooring that creates a natural and refreshing atmosphere. The practical bedroom layouts can match with different decoration and design needs. The bathroom is finished with carefully selected tiles and natural stone. The spacious bathroom has two doors, and with the door to the living/dining room closed, residents can have private access to the hotel-style bathroom from the master bedroom. The 4-piece bathroom set with bathtub, shower, hand basin and toilet. The ceiling is equipped with Panasonic ceiling type thermos ventilator that is aesthetic and functional.



The master bedroom is connected to the utility platform, which captures the outdoor views<sup>#</sup> and sunlight, as well as allowing residents to enjoy a full view of the outdoor scenery. The master bedroom is spacious and comfortable, with space reserved for wardrobe, demonstrating a practical and thoughtful design.

<sup>^</sup> “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.

<sup>#</sup> 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 above said information is for reference only and does not constitute and shall not be constructed 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.

<sup>+</sup> 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 above said information is for reference only and does not constitute and shall not be constructed as constituting any offer, promise, representation or warranty, whether expressed or implied, regarding the aforesaid by the Vendor.

<sup>o</sup> 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.

△ 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. 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 similar quality according to the rules bounded by the Agreement of Sale and Purchase. Please refer to the Sales Brochure for unit area and layout.

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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](http://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.

# WINGS 晉 AT SEA 海

Date of Printing: 13 September 2017