



**Press Release**

**SHKP “Wings at Sea”**

**Unveils showflat of 3 bedrooms and 2 bathrooms (1 en-suite) unit**

**(12 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. SHKP has received overwhelming market response upon uploading the “Wings at Sea” Sales Brochure. A media preview was organized today to introduce the modified<sup>\*</sup> and unmodified show flats<sup>^</sup> of Unit A on 38/F of Tower 2 (2B) of the Phase of the Development, further illustrate the superiority of the Phase.

The unit has 3 bedrooms and 2 bathrooms (1 en-suite), with a saleable area<sup>o</sup> of 701 square feet, including a 29 square feet balcony and a 16 square feet utility platform, the floor-to-floor height is 3.15m. The unit has no bay window, allowing residents to fully utilize the indoor area.

**Modified show flat of Unit A, 38/F, Tower 2 (2B)<sup>\*</sup>**

The modified show flat is designed with the concept of 3-dimensional aesthetics, featuring a soft champagne gold as main colour tone, adorned with elegant marble blocks with embossed



wood decoration on top, filling space with modern grand style, creating a grandeur and comfortable living ambience.

The unit is in linear layout, allowing all living space (including living room and all bedrooms) to equally enjoy same orientation outdoor view<sup>#</sup>. The wall of the living room is embellished with modern French style fabric. There is a mustard yellow sofa, adorned with grey-silver-coloured embossed cushions and carpet, together with a checker-patterned round coffee table, giving off a touch of vitality. The spacious living room conjoins with the similar-width balcony, introducing the panoramic view and natural sunlight. Besides, the designer has revamped bedroom 1 beside the living room into reading room, parting the two rooms with a hidden TV wall compacted by glass and golden frames, adding a sense of modernity as well as this design also skillfully made the living room and reading room visually augmenting spatiality. The reading room is graced by a wooden desk and chair, embellished with a geometric, highlighting the cultured and refined ambience. The dining room glass embossed decoration, toned with metropolitan 3-D wall, as well as features a stylish chandelier compacted by numerous crystal bulbs, creating a soft and cozy environment. There is also a 4-seat wood-laminated long dining table, flourished with floral and champagne gold tableware showing a stylish elegance. The other side of the room has a display shelf, showcasing a series of artistic decorations, exuding daintiness.

The rectangular kitchen is spacious, residents can enjoy culinary fun under such cozy environment. The designer has thoughtfully paved the countertops and walls with natural stone, matching with a soft light brown wooden and glass cupboards, displaying a sense of elegance. The kitchen is fitted with a series of German-brand Siemens electronic appliances, and Cristal wine cooler, a set of professional culinary equipment has ensured residents' culinary



fun. In addition, the kitchen is conjoining with a utility platform, providing a spacious area for residents to enjoy both indoor and outdoor space.

The master en-suite follows the concept of 3-D style, flourished with waved wooden wall decorations. The double bed placed beside the glass window introduces widespread stunning view<sup>#</sup>, the matching with bedding in elegance colour tone and headboard adorned with sharp coloured artistic decoration. The dark-browened wooden dressing table placed floral and small decoration atop, featuring colour contrasted velvet chairs, to highlight stylishness of the room. Moreover, it comes with a copper frame wardrobe, to display and store different fashionable clothing. The wall in the master bathroom is paved with plain natural marble, matching with a light-yellowed marble finished hand basin, and a standalone bathtub, grandeur while practical.

The single bed of the bedroom 2 is placed beside the wide glass window, capturing the outdoor view<sup>#</sup>. The plain white single bed is matched with embossed cushions in same tone, while there is a wood-laminated dressing table and a copper shelves embellished with next to the bed emitting graceful ambience. In addition, the bathroom walls are paved with plain marble, and highlighted the stylish design with a pink-marble finished hand basin. There is also copper shelf for decorations providing residents a comfortable and cozy private shower area.

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

The unit is in linear layout, sharing the same orientation outdoor view<sup>#</sup>. The living and dining room, hallway, and bedroom are furnished with engineered wood flooring to create a cozy ambience. The living and dining room is in rectangular shape, with 6.31m length, width 2.70m. Such spaciousness allows residents to place large furniture and dining table at ease. It conjoins with a similar-width balcony, further augmenting spatiality.



The kitchen has a spacious layout, walls are paved with light-grey ceramic tiles, feature glasses and mirrors, together with the porcelain tile flooring making it tidy and comfortable. It is fitted with light tanned wood-laminated cabinet, providing a fashionable design sink and yet a spacious storage space. The kitchen countertops are flexible and practical, the hand basin comes with a wooden cover, extending the countertop space. The kitchen is equipped with a series of German brand Siemens electronic home appliances, including gas hob, induction hob, hood and microwave oven. Moreover, there are Whirlpool built-in refrigerator and washer dryer, making overall look tidier. In addition, there is a Cristal wine cooler, enhancing residents' lifestyle. The utility platform in the kitchen is flexible and practical that captures more sun light and helps ventilation.

The other side of the unit is bedroom zone, there are master en-suite, 2 bedrooms and bathroom, providing residents an exclusive private area. The 2 bedrooms are in square layout, allowing flexible furniture arrangement. Both rooms have large windows, capturing more sunlight as well as the outdoor view<sup>#</sup>. The bathroom is well-equipped with a shower compartment, hand basin and toilet.

The master en-suite has a rectangular and a practical layout, providing residents sufficient living space. It is carefully designed with a space reserved to wardrobe. The master en-suite has a large glass window at similar width, allowing residents to enjoy widespread view<sup>#</sup>, and capture the landscape and sunlight from outdoor. The cross-ventilation windows ensure ample air convection. The master bathroom is stylishly designed with a natural stone paved countertop, hand basin, toilet, and bathtub. Residents will be able to enjoy the bathing fun. The bathroom has transom windows to ensure fresh air and a dry environment. The towel bar beside the



bathtub also shows the detailed mind of the designer. The bathroom is fitted with ceiling type thermo ventilator, to guarantee a stylish and practical home.

<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 Development. The buildings, facilities and environment around the Development 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 Development.

<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 Vendor does not make any offer, promise, representation or warranty, whether expressed or implied, regarding the aforesaid.

<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.

<sup>\*</sup> All layout and design, fittings, finishes, appliances, facilities, furniture, equipment, lightings, artworks, decorative items and other chattels mentioned in the above modified show flat of Unit A, 38/F, Tower 2(2B) will not be included in the actual unit upon hand over. This modified show flat is not the indicative of the actual provision of the actual residential units in the Phase of the Development, or its actual or final design or condition unless otherwise stated. Please refer to the Sales Brochure.



△ Vendor reserves the right to amend the building plan based on the rules bounded by the Agreement for Sale and Purchase. The plans are subject to the final building plans approved 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.

- 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”

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.)



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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