



# Cullinan West III in South West Kowloon<sup>#</sup> now on the market

## 西南九龙<sup>#</sup>汇玺III现正发售

The Group is developing a major residential project above MTR Nam Cheong Station. Cullinan West, Phase 2A of the development, and Cullinan West II, Phase 3 of the development, attracted a favourable response at the sales launch. To continue the strong momentum, Cullinan West III, Phase 5 of the development, was released on the market in mid-September 2019 to an overwhelming response.

### Facing the sea with twin clubhouses

Cullinan West III has three high-rise residential towers and two low-rise blocks, providing 1,172 residential units of 267 to 2,171 saleable square feet. The flat mix ranges from studios to four-bedroom units, with nearly 85% of the units being two-bedroom units or smaller flat mixes.

Cullinan West III was designed to spread out along the harbourfront to provide most units with extensive views<sup>1</sup>. The twin clubhouses<sup>2</sup> of Cullinan West III were built in two phases. The clubhouses spans over 180,000 square feet, with communal gardens and leisure space. A wide range of recreational facilities are provided, including an approximately

50-metre outdoor swimming pool, an approximately 25-metre children's swimming pool and a jacuzzi. The gym has a weight-lifting zone with a large number of high-tech fitness equipment, as well as a boxing ring and aerial yoga facilities. Residents can play badminton or basketball in the multi-purpose sports hall. The children's area has a children's library, children's basketball court and double-decker playground with tunnel slides. There is also a multi-purpose function room, a private entertainment room and much more.

### Convenience of double railway line access and comprehensive community facilities

Cullinan West III, atop MTR Nam Cheong Station, is set to benefit from its prime location as Nam

Cheong Station is the only MTR interchange station that connects to both the West Rail Line and Tung Chung Line. Residents can enjoy transport convenience travelling to various locations, including the city centres on Hong Kong Island and in Kowloon, northwest New Territories and Hong Kong International Airport, as well as excellent access to the mainland Express Rail Link.

Cullinan West III has a large flagship mall called V Walk at its podium, housing a variety of tenants. Residents can access it direct from the estate, putting enjoyable shopping and dining, as well as entertainment and leisure options, just a few steps away.

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Cullinan West III's clubhouse features an approximately 50-metre outdoor swimming pool<sup>3</sup>  
汇玺III会所设有长约50米的室外泳池<sup>3</sup>

集团现正在港铁南昌站上盖，发展全新大型住宅项目。项目第2A期汇玺及第3期汇玺II推出时，备受市场欢迎。承接优势，项目第5期汇玺III于2019年9月中开售，反应热烈。

### 迎海而建 双会所设计

汇玺III由三座高座住宅大楼及两座低密度住宅大楼组成，共提供1,172个住宅单位，实用面积由267至2,171平方呎。间隔由开放式至四房均有，当中的两房或以下单位占总数近85%。

汇玺III迎海而建，整体规划采用横排式设计，令大部分单位都可享开扬景观<sup>1</sup>。汇玺III特设双会所<sup>2</sup>，分两期发展。住客会所连同公用花园及游乐地方总面积逾180,000平方呎，设有多元化康乐设施，包括长约50米室外泳池、长约25米儿童专用泳池及按摩池。健身室设有重量训练区，并购置了大量新颖的健身器材，另有拳击擂台及空中瑜伽设施。会所的多用途竞技场可用作羽毛球场或篮球场。儿童区有儿童阅读阁、儿童篮球场及连接管道滑梯的双层玩乐设施。会所亦设有多种宴会厅及私人影院厅等。

### 汇聚双铁路优势 社区配套完善

汇玺III位处港铁南昌站上盖，属于唯一贯穿西铁线及东涌线的港铁交汇点，坐享双铁路优势。住客来往港九市中心、新界西北、香港国际机场，以至连系内地高铁网络亦十分便捷。

汇玺III基座设有大型旗舰商场V Walk，商户组合多元化。住客可由屋苑直达商场，衣食住行娱乐消闲近在咫尺。

#### Notes

# South West Kowloon is defined according to Approved South West Kowloon Outline Zoning Plan No. S/K20/30 gazetted on 3 Oct 2014 by Town Planning Board ([www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk)).

1. The above serves only as a brief description of the surrounding area of Cullinan West III Development. It does not represent all or parts of the units can enjoy the said view. The view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units or all parts of the units. The surrounding buildings and environment may change from time to time. The Vendor does not make any contractual term, offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and of the surrounding environment.

2. Names of different areas and facilities of the clubhouse are promotional names used in promotional materials only. Such names will not appear in the deed of mutual covenant, the preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents. The facilities of the clubhouse and/or recreational facilities and the dates of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of the various facilities in the clubhouse are subject to the relevant laws, land grant, deed of mutual covenant, clubhouse regulations and the actual site conditions. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or may require additional payments.

3. The photo, taken on 29 November 2018 at the Development, has been processed with computerized imaging technique and is for reference only. It does not constitute and shall not be construed as any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor in respect of the Development. This photo does not constitute or shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any Purchaser. The Purchaser must not rely on this photo for any use or purpose. For details of the Development, please refer to the sales brochure.

#### 备注

# 西南九龙乃根据城市规划委员会于2014年10月3日公布的西南九龙分区计划大纲核准图编号S/K20/30([www.ozp.tpb.gov.hk](http://www.ozp.tpb.gov.hk))定义。

1. 上述仅为汇玺III发展项目周边环境的大概描述，并不代表其所有单位或单位所有部分同时享有上述景观。所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位或其所有部分，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之合约条款、要约、陈述、承诺或保证。

2. 会所各区域及设施的名称为推广名称并仅于推广资料中显示，将不会在公契、临时买卖合同、买卖合同、转让契或其他业权契据中显示。会所及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。会所不同设施之开放时间及使用受相关法律、批地文件、公契条款、会所使用守则及现场环境状况限制。会所/康乐设施于发展项目住宅物业入住时未必能即时启用。部分设施及/或服务的使用或操作可能受制于政府有关部门发出之同意书或许可证或须额外付款。

3. 相片于2018年11月29日于发展项目内拍摄，并经电脑相片技术作修饰处理，仅供参考，并不构成亦不得诠释作任何卖方就发展项目明示或隐含之合约条款、要约、承诺、陈述或保证。此相片并不构成或不应被视为任何有关会所及/或康乐设施之实际设计、布局、间隔、建筑、位置、装置、装饰物料、设备、家具、装饰物、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑物任何明示或隐含之合约条款、要约、承诺、陈述或保证。卖方保留其修改及改变会所及/或康乐设施任何部分及其所有设施之绝对权利，事先毋须通知任何买家。买家切勿依赖此相片作任何用途或目的。有关发展项目的详细资料，请参考售楼说明书。

Name of the Phase of the Development: Phase 5 ("the Phase") of Cullinan West Development (Tower 6, Tower 7, Tower 8, Royal Sky Mansion and Aster Sky Mansion of the residential development in the Phase is called "Cullinan West III")

District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: [www.cullinanwest3.com.hk](http://www.cullinanwest3.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: Nam Cheong Property Development Limited (as "Owner"), Joinyield 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 Owner: West Rail Property Development Limited

Holding companies of the Person so engaged: Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Chan Wan Ming

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown, Woo Kwan Lee & Lo, Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited

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: 10 July 2020. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.

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

Please refer to the sales brochure for details.

This advertisement is published by the Person so engaged with the consent of the Owner.

Date of Printing: 25 October 2019.

发展项目期数名称：汇玺发展项目的第5期（“期数”）（期数中住宅发展项目的第6座、第7座、第8座、皇钻汇及慧钻汇称为“汇玺III”）

区域：西南九龙

期数的街道名称及门牌号数：深旺道28号

卖方就期数指定的互联网网站的网址：

[www.cullinanwest3.com.hk](http://www.cullinanwest3.com.hk)

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方：南昌物业发展有限公司（作为“拥有人”）、仲益有限公司（作为“如此聘用的人”）（备注：“拥有人”指期数的法律上的拥有人或实益拥有人。“如此聘用的人”指拥有人聘用以统筹和监管期数的设计、规划、建造、装置、完成及销售的过程的人士。）

拥有人的控股公司：西铁物业发展有限公司

如此聘用的人的控股公司：Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鸿基地产发展有限公司

期数的认可人士：陈韵明

期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团：巴马丹拿建筑及工程师有限公司

期数的承建商：新辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所：的近律师行、司力达律师楼、孖士打律师行、胡关李罗律师行、王潘律师行

已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构：香港上海汇丰银行有限公司

已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

尽卖方所知的期数的预计关键日期：2020年7月10日。预计关键日期是受到买卖合同所允许的任何延期所限制的。

卖方建议准买方参阅有关售楼说明书，以了解发展项目或期数的资料。

详情请参阅售楼说明书。

本广告由如此聘用的人在拥有人的同意下发布。

印制日期：2019年10月25日