



St. Barths sea view¹ residences in Ma On Shan now completed

马鞍山云海落成交付 尽享海景¹优势

St. Barths, Phase 1 of the St. Barths Development in Ma On Shan, has been completed with owners taking possession of their new homes. Taking advantage of the natural landscape, the low-density residential development has its both sides facing the sea¹ and near the MTR station. Its exquisite residents' clubhouse and landscaped garden spice up its premium, privileged lifestyle.

Designed to fit in with the natural environment

The St. Barths Development was well-planned to fit in with the natural environment with a stepped building design which was adopted to create a perfect match. St. Barths is only a few minutes' walk² to MTR Wu Kai Sha Station, yet close to Starfish Bay and To Tau Wan, while facing the Plover Cove Reservoir Dam in Tai Mei Tuk. Residents can enjoy both the leisurely Sai Kung lifestyle³ and the convenient transportation network.

All-round facilities at a top-notch residents' clubhouse

St. Barths Development offers a top-notch residents' clubhouse⁴ to complement the resort-style lifestyle. The residents' clubhouse and outdoor greenery span about 130,000 square feet, including a landscaped rooftop garden. The comprehensive facilities in the residents' clubhouse include an approximately

50-metre-long outdoor swimming pool⁴, an approximately 25-metre-long indoor swimming pool⁴, a children's pool and a spa. The all-weather, 24-hour gymnasium⁴ provides the latest fitness equipment. Some of the stationary bikes even offer virtual reality games. There are four multi-purpose banquet rooms, some with kitchenware and Japanese Teppanyaki grill tables. There are also three outdoor barbeque areas.

Innovative, smart property management service

St. Barths applies smart technology to deliver convenient, premium property management services. Residents can download the estate's exclusive mobile app⁵ and use a mobile pass to access the estate lobby, residents' clubhouse and lifts. And they can use the mobile app to generate visitor QR codes for identification. In addition, residents can book the residents' clubhouse venues or home convenience service⁵ via the mobile app. Service charges and even

management fees can be paid through the mobile app. The smart service has been extended to the carpark. Residents no longer have to tap a card to access the carpark when driving their registered vehicle for added convenience.

集团位于马鞍山的云海发展项目第一期云海日前落成，业主现正陆续收楼。发展项目规划迎合天然地势，属两面向海¹的低密度住宅。同时邻近铁路，加上精致的住户会所连带园艺花园，提供优质高尚的生活体验。

规划配合自然环境

云海发展项目的规划配合自然环境地势起伏，阶梯式的建筑物布局浑然天成。云海距离港铁乌溪沙站仅数分钟步程²，发展项目同时毗邻海星湾和渡头湾，对岸则为大尾督船湾淡水湖堤坝，住户可兼享“西贡式悠闲生活”³和便捷的交通网络。



顶级住户会所 设施齐备

云海发展项目精心打造顶级住户会所⁴，缔造度假式休闲享受。住户会所连带户外园林，总面积约130,000平方呎，天台更设有园艺花园。住户会所设施多元化，设有长约50米室外游泳池⁴、长约25米室内游泳池⁴、儿童嬉水池及水疗按摩室。健身房⁴全天候24小时开放，运动器材新颖，部分健身单车甚至配备虚拟现实游戏功能。会所设有四个多功能宴会厅，部分配备厨具及日式铁板烧吧台，另有三个户外烧烤区。

创新智能物业管理服务

云海在物业管理服务上运用智能科技，提供方便优质的服务。住户只需安装屋苑专属的手机应用程序⁵，即可凭手机进出住户大堂、住户会所和使用电梯，还可为访客生成二维码，方便核实身份。此外，住户可通过手机应用程序预约住户会所场地或家居服务⁵，服务费以至管理费均可通过手机应用程序缴付。智能化服务更延伸至停车场，住户驾驶已登记车辆出入时，无需拍卡即可出入，方便省时。

Notes

1. The said view is affected by the unit's floor level, orientation and surrounding buildings and environment, and is not applicable to all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty, whether express or implied, regarding the view and surrounding environment.
2. Walking time is estimated using the shortest route. Actual walking route and time may differ.
3. Sai Kung-style leisurely living experience only refers to a leisure living style generally and does not indicate that the development is situated in Sai Kung. The development is actually situated in Ma On Shan.
4. All owners of residential properties in the Development, residents and their guests will have access to the residents' clubhouse and recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay a fee. The clubhouse and recreational facilities may not be operational at the time of handing over of the residential properties, subject to the approval by relevant Government authorities. The names of the sections and facilities of the clubhouse are marketing names only and will not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title documents.
5. Owners are required to arrange their own network connection service. Note: 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 companies may determine the charges, terms of use, operation hours and service provision period of its management service or other abovementioned services at their own discretion, but subject to the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents. Catering service is subject to the issuance of relevant licenses. The mobile phone app's functions and coverage of service may be modified, expanded, reduced or adjusted from time to time without prior notice to purchasers. The app may not be available for immediate use at the time of handing over of the residential properties. 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 any relevant facilities and/or services.
6. This photograph was taken at St. Barths on 27 June 2019. It has been edited and processed with computerized imaging technique and is for reference only.

备注

1. 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，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图论或隐含之要约、陈述、承诺或保证。
 2. 步行时间以最短路线估算，实际步行路程及时间因人而异。
 3. “西贡式悠闲生活”仅泛指悠闲生活方式，并不表示发展项目位处西贡，发展项目所实际位处之区域为马鞍山。
 4. 所有发展项目内的住宅物业的业主、住客及其宾客均可使用住客会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时未必可以启用，以相关部门批准为准。会所各区域及设施的名称为推广名称，将不会在公契、临时买卖合约、买卖合约、转让契、或其他业权契据中显示。
 5. 业主须自行安排网络连线服务。
- 注：管理服务及其他上述服务将由发展项目的管理人或其他合约聘用的第三者公司所提供。管理人或合约聘用的第三者公司可自行决定就其管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须受公契、服务合约或其他相关法律文件所订立的条款规限。餐饮服务须待取得有关牌照后方可提供。流动智能电话的应用程序的功能及覆盖的服务可能不时作出修改、增加、删减或调整，而须事先通知买方。应用程序于入伙时可能未必能即时启用。以上资料并不构成或不应被视为卖方对任何有关设施及/或服务的使用、操作及/或服务提供之要约、陈述、承诺或保证（不论明示或隐含）。
6. 此图片于2019年6月27日拍摄于云海，并经电脑修饰处理，仅供参考。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of St. Barths Development ("the Development") (Towers 1 - 3 Sandalwood Court, Towers 1 - 2 Cedar Court and Towers 1 - 2 Maple Court of the residential development in Phase 1 is called "St. Barths")

Name of the Phase of the Development:

Phase 2 ("Phase 2") of St. Barths Development ("the Development") (41 Houses and 26 Villas of the residential development in Phase 2 is called "Crown of St. Barths")

District: Ma On Shan

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 9 Yiu Sha Road

The website address designated by the Vendor for Phase 1 of the Development: www.stbarths.com.hk/p1

The website address designated by the Vendor for Phase 2 of the Development: www.stbarths.com.hk/p2

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: Good Assets Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, China Benefit Holdings Limited

Authorized person of Phase 1 and Phase 2 of the Development: Ip Kar-Wai Kelvin

Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or

employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor of Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: Mayer Brown, Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 and Phase 2 of

the Development: The Hongkong and Shanghai Banking Corporation Limited

Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties

Holding Investment Limited

Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development.

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

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发展项目期数名称：云海发展项目（“发展项目”）的第一期（“第一期”）（第一期中住宅发展项目的Sandalwood Court第1座至第3座、Cedar Court第1座及第2座及Maple Court第1座及第2座称为“云海”）

云海发展项目（“发展项目”）的第二期（“第二期”）（第二期中住宅发展项目的41座洋房及26座别墅称为“云海别墅”）

区域：马鞍山

本发展项目第一期及第二期的街道名称及门牌号数：耀沙路9号

卖方就本发展项目第一期指定的互联网网站的网址：www.stbarths.com.hk/p1

卖方就本发展项目第二期指定的互联网网站的网址：www.stbarths.com.hk/p2

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：Good Assets Limited

卖方之控股公司：新鸿基地产发展有限公司、Time Effort Limited、华益控股有限公司

本发展项目第一期及第二期的认可人士：叶嘉伟

本发展项目第一期及第二期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：吕元祥建筑师事务所（香港）有限公司

本发展项目第一期及第二期的承建商：添辉建筑有限公司

就本发展项目第一期及第二期的住宅物业的出售而代表拥有人行事的律师事务所：孖士打律师行、薛冯邨岑律师行

已为本发展项目第一期及第二期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

已为本发展项目第一期及第二期的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

卖方建议准买方参阅有关售楼说明书，以了解本发展项目第一期及第二期的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

印制日期：2019年10月25日