

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

馬鞍山雲海落成交樓 盡享海景¹優勢

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 barbecue 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.

集團位於馬鞍山的雲海發展項目第一期雲海早前落成，業主現正陸續收樓。發展項目規劃迎合天然地勢，屬兩面向海¹的低密度住宅，同時鄰近鐵路，加上精緻的住客會所連園藝花園，提供優質高尚的生活體驗。

規劃配合自然環境

雲海發展項目的規劃配合自然環境地勢起伏，階梯式的建築物佈局渾然天成。雲海距離港鐵烏溪沙站僅數分鐘步程²，發展項目同時毗鄰海星灣和渡頭灣，對岸則為大尾督船灣淡水湖堤壩，住客可兼享「西貢式悠閒生活」³和便捷的交通網絡。



頂級住客會所 設施齊備

雲海發展項目精心打造頂級住客會所⁴，締造度假式休閒享受。住客會所連戶外園林總面積約130,000平方呎，天台更設有園藝花園。住客會所設施多元化，設有長約50米室外游泳池⁴、長約25米室內游泳池⁴、兒童嬉水池及水療按摩室。健身室⁴全天候24小時開放，運動器材新穎，部分健身單車甚至配備虛擬實境遊戲。會所設有四個多功能宴會廳，部分配備廚具及日式鐵板燒吧枱，另有三個戶外燒烤區。

創新智能物業管理服務

雲海在物業管理服務上應用智能科技，提供方便優質的服務。住客只需安裝屋苑專屬的手機應用程式⁵，即可憑手機進出住宅大堂、住客會所和使用升降機，亦可為訪客製造二維碼，方便核實身分。此外，住客可透過手機應用程式預約住客會所場地或家居服務⁵，服務費以至管理費均可透過手機應用程式繳付。智能化服務更延伸至停車場，住客駕駛已登記車輛出入時，無需拍卡即可出入，方便省時。

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.

備註

1. 所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
2. 步行時間以最短路線估算，實際步行路程及時間因人而異。
3. 「西貢式悠閒生活」僅泛指悠閒生活方式，並不表示發展項目位處西貢，發展項目實際位處之區域為馬鞍山。
4. 所有發展項目內的住宅物業的業主、住客及其賓客均可使用住客會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用，以相關政府部門批准為準。會所各區域及設施的名稱為推廣名稱，將不會在公契、臨時買賣合約、買賣合約、轉讓契，或其他業權契據中顯示。
5. 業主須自行安排網絡連線服務。
註：管理服務及其他上述服務將由發展項目的管理人或其他合約聘用的第三者公司所提供。管理人或合約聘用的第三者公司可自行決定其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。餐飲服務須待取得有關牌照後方可提供。流動智能電話的應用程式的功能及覆蓋的服務可能不時作出修改、增加、刪減或調整，而無須事先通知買方。應用程式於入伙時可能未必能即時啟用。以上資料並不構成或不應被視為賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證（不論明示或隱含）。
6. 此圖片於2019年6月27日拍攝於雲海，並經電腦修飾處理，僅供參考。

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.

Date of Printing: 25 October 2019

發展項目期數名稱：雲海發展項目（「發展項目」）的第一期（「第一期」）（第一期中住宅發展項目的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座稱為「雲海」）

雲海發展項目（「發展項目」）的第二期（「第二期」）（第二期中住宅發展項目的41座洋房及26座別墅稱為「雲海別墅」）

區域：馬鞍山

本發展項目第一期及第二期的街道名稱及門牌號數：
耀沙路9號

賣方就本發展項目第一期指定的互聯網網站的網址：
www.stbarths.com.hk/p1

賣方就本發展項目第二期指定的互聯網網站的網址：
www.stbarths.com.hk/p2

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：Good Assets Limited

賣方之控股公司：新鴻基地產發展有限公司、Time Effort Limited、華益控股有限公司

本發展項目第一期及第二期的認可人士：葉嘉偉

本發展項目第一期及第二期的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司

本發展項目第一期及第二期的承建商：添輝建築有限公司

就本發展項目第一期及第二期的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行、薛馮麟峇律師行

已為本發展項目第一期及第二期的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海匯豐銀行有限公司

已為本發展項目第一期及第二期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

賣方建議準買方參閱有關售樓說明書，以了解本發展項目第一期及第二期的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期：2019年10月25日