

# The completed Mount Regency Development sets a new standard for chic living in Tuen Mun

## 屯門御半山發展項目落成交樓 時尚生活新指標

Situated in a prestigious residential site in Tuen Mun, the Mount Regency Development has recently been completed, with owners taking possession of their new homes. Its strategic location is gifted with lush greenery<sup>1</sup> set against the backdrop of Tai Lam Country Park and served by a comprehensive transportation network. The Development is destined to set a new standard for chic living in Tuen Mun with its thoughtfully planned design and facilities.



Indoor heated swimming pool<sup>4</sup>  
室內恒温游泳池<sup>4</sup>

### Practical layouts for flexible designs and ideal homes

The residential units have neat, practical layouts with no bay windows, allowing the efficient use of space. The rectangular living/dining room in a typical floor unit allows flexible furniture placement and has an adjoining balcony to provide natural light and a wide surrounding view<sup>1</sup>. Some living/dining rooms have modern, basic wooden cabinets with a concave section on the open shelf for handy storage. The cabinets also come with twin socket outlets with USB ports, making them both stylish and user-friendly.

All typical units are handed over to new owners with complimentary electrical appliances, as well as curtains for all windows, an all-in-one router (concealed type), twin socket outlets with USB ports and thermo ventilators (ceiling type), providing extra care to cater for the needs of residents.

### Trendy residents' clubhouse facilities plus co-living facilities and services

The residents' clubhouse<sup>2</sup> was finely crafted by

an internationally renowned interior designer. The clubhouse and communal gardens span more than 75,000 square feet, with facilities including a 24-hour gym, an indoor swimming pool, a multi-purpose indoor sports hall with a half-court basketball court, a children's area, a coffee lounge, and a banquet room with a trendy Japanese teppanyaki grill table<sup>2,3</sup>.

The residents' clubhouse will introduce a co-sharing concept, offering co-living facilities and services, including a WiFi network, USB chargers for electronic gadgets, and printing service. There is also a 24-hour laundry and dry cleaning service<sup>3</sup> with drop-off and collection in electronic lockers dedicated for residents' use.

The estate's concierge and butler services<sup>3</sup> provide residents with a one-stop service. Before move-in, residents are offered a tea reception, district information, a moving arrangement service, and so forth. After move-in, residents can seek assistance for home cleaning, floor and carpet care and maintenance, professional car wash service, restaurant booking, flower and cake ordering service, catering arrangements, pet boarding

booking, sedan booking service, and more<sup>3</sup>.

集團位於屯門尊尚住宅地段的御半山發展項目最近落成，業主現正陸續收樓。發展項目擁有策略性的地理優勢，背靠大欖郊野公園，飽覽秀麗翠綠景致<sup>1</sup>，同時可享完善交通配套設施。發展項目的建築設計及配套規劃別出心裁，勢將成為屯門區時尚生活新指標。

### 間隔方正實用 靈活設計理想家居

住宅單位間隔工整實用，全部採用無窗台設計，可善用每吋空間。標準樓層單位之客廳/飯廳以長方形設計，可靈活擺放傢俬，並連接露台，引入自然光之餘，更可盡覽開揚景致<sup>1</sup>。部分客廳/飯廳附送一組設計時尚簡約的木櫃，中空位置預留小窩位，供住客放置隨身物件，更備有USB雙位電插座，實用時尚兼備。

所有交樓標準單位，除附送各種家電外，均附送全屋窗簾、一體化路由器（隱藏式）、USB雙位電插座及浴室寶（天花式），多方面細心照顧住客所需。

## 住客會所引入新興設備 兼享共享生活設施及服務

住客會所<sup>2</sup>由國際著名室內設計師精心打造，連同戶外園林面積逾75,000平方呎，設施包括24小時健身室、室內游泳池、設有半個標準籃球場的多用途室內運動館、兒童空間、咖啡館以及引入日式鐵板燒吧台設備的宴會廳等<sup>2,3</sup>。

住客會所引入共享空間概念，提供多項共享生活設施及服務，包括WiFi無線網絡、電子產品USB插頭及打印服務等。住客亦可透過屋苑內的電子儲物櫃使用24小時磅洗及乾洗服務<sup>3</sup>。

屋苑設有禮賓及管家服務<sup>3</sup>，為住客提供一條龍服務。入伙前服務包括迎新茶聚、社區資訊及搬屋服務安排等。住客入伙後可享用家居清潔、地板或地毯護理、專業洗車、代訂餐廳/ 鮮花/ 蛋糕、到會安排、寵物酒店預約及轎車預約服務等<sup>3</sup>。

### Notes

1. The description above is only a brief account of the surroundings of the Development. Not all units enjoy the respective scenery. The view is affected by a unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The surrounding buildings, facilities and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied.

2. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of Phase 1 and/or Phase 2 of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The Vendor reserves the right to amend the aforesaid and any facilities, design, fees or usage not yet set out.

3. The aforesaid services will be provided by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager or contract-engaged third party companies may amend, revise, insert/delete the terms and conditions for the provision of the related service including and not limited to the fees, operation hours and service period without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or other relevant legal documents. These services may not be immediately available for use at the time of handover of the residential properties in Phase 1 or Phase 2 of the Development. In case of any dispute, the decision of the management company or contract-engaged third party companies shall be final.

4. This photo was taken at the Development on 9 July 2020. It has been edited and processed with computerized imaging technique and is for reference only.

### 備註

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4. 以上圖片於2020年7月9日拍攝於發展項目，並經電腦修飾處理，僅供參考。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of Mount Regency Development ("the Development") Tower 1A and 1B of the Phase is called "Mount Regency"

Phase 2 ("Phase 2") of Mount Regency Development ("the Development") Tower 2A and 2B of the Phase is called "Mount Regency Phase II"

District: Tuen Mun

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 8 King Sau Lane

Website address designated by the vendor for Phase 1 of the Development: [www.mountregency.com.hk](http://www.mountregency.com.hk)

Website address designated by the vendor for Phase 2 of the Development: [www.mountregency2.com.hk](http://www.mountregency2.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: Great Alliance Limited

Holding Companies of the Vendor: Hanpalava Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for Phase 1 and Phase 2 of the Development: Wong Ka Man Carmen

The firm or corporation of which the Authorized Person for Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited

Building Contractor for 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: Woo Kwan Lee & Lo

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 (the undertaking has been cancelled).

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

Prospective purchasers are advised to refer to the sales brochure for any information on the Development or Phase 1 and Phase 2 of the Development.

This advertisement is published by or with the consent of the Vendor.

Date of Printing: 22 October 2020

## 發展項目期數名稱：

御半山發展項目（「發展項目」）的第1期（「第1期」）期數中的第1A及1B座稱為「御半山」

御半山發展項目（「發展項目」）的第2期（「第2期」）期數中的第2A及2B座稱為「御半山II 期」

區域：屯門

本發展項目第1期及第2期的街道名稱及門牌號數：景秀里8號

賣方就本發展項目第1期指定的互聯網網站的網址：

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

賣方就本發展項目第2期指定的互聯網網站的網址：

[www.mountregency2.com.hk](http://www.mountregency2.com.hk)

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賣方：建良有限公司

賣方的控權公司：Hanpalava Limited、Time Effort Limited、新鴻基地產發展有限公司

本發展項目第1期及第2期的認可人士：黃嘉雯

本發展項目第1期及第2期的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：新鴻基建築設計有限公司

本發展項目第1期及第2期的承建商：添輝建築有限公司

就本發展項目第1期及第2期的住宅物業的出售而代表擁有人行事的律師事務所：胡關李羅律師行

已為本發展項目第1期及第2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：香港上海滙豐銀行有限公司（有關承諾書已經取消）。

已為本發展項目第1期及第2期的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

賣方建議準買家參閱有關售樓說明書，以了解本發展項目或本發展項目第1期及第2期的資料。

本廣告由賣方或在賣方的同意下發布。

印製日期：2020年10月22日