

Luxury Central Peak residences in Mid-Levels East now for sale by tender

港岛东半山豪宅项目Central Peak现正招标发售

The Group is developing a luxury residential development in two phases on Stubbs Road, a traditional prime location for luxury residences on the Hong Kong Island. Sitting in a superb location, the Development offers bustling views of Happy Valley, Causeway Bay and Wan Chai¹ below, set against the emerald backdrop of Mount Cameron¹. The tranquil living environment enjoys high privacy, but it is close to the city core, with easy access to the business districts. The serene setting, with proximity to the hustle and bustle of the city, makes the new Development a rare find in the luxury residential market. Phase 1 of the Development, Central Peak, was released for sale by tender in the launch in November 2020.

New standard for luxury residences

The exquisite Development is finely crafted in terms of geographical location, master plan, views and design details to create a graceful, exceptional living environment. Central Peak has a stepped layout, coupled with a well-planned, low-density orientation complex, providing wide views for each unit¹.

Central Peak has 53 luxury residential units, comprising five blocks of six-storey low-density residential towers. The units range from approximately 1,650 to 2,960 square feet² in terms of saleable areas and are in various layouts. Most of the units have three bedrooms (two en-suites and a master bedroom with walk-in closet) and a utility room (with lavatory); or four bedrooms (two en-suites and a master bedroom with walk-in closet) and a utility room (with lavatory). Special units are available to suit the needs of different families: first floor special units with gardens, higher floor special units with flat roofs, and penthouses with roofs and/or flat roofs, along with a swimming pool or Jacuzzi. Each unit includes a private lift lobby for enhanced privacy.

Luxury clubhouse with top-notch facilities

Central Peak is supplemented by a luxury private clubhouse³ and outdoor communal gardens. The private clubhouse boasts exquisite design and decoration in every detail. Created by top international design firm Yabu Pushelberg, it is adorned with famous artwork sourced from around the world. The outdoor landscape is blooming in contemporary British style, guided by Andy Sturgeon, an internationally renowned landscape designer from the UK.

The private clubhouse³ is filled with comprehensive indoor and outdoor facilities³, including an approximately 20-metre-long outdoor swimming pool³ and an outdoor Jacuzzi³. The 24-hour gymnasium³ includes various advanced fitness equipment, a weight-training zone and a yoga zone³. The clubhouse also comes with an integrated spa area³, offering a spa experience that is comparable to that in a six-star hotel. There is also an indoor, all-weather Jacuzzi³ and

two sauna rooms at different temperatures³. The multi-purpose banquet room³ can accommodate a large round table, providing a highly private, ready-to-use venue for residents' private parties. Right next to it is an outdoor barbecue area³. The clubhouse also has a bar³ and co-sharing spaces³.

集团坐落于港岛传统豪宅黄金地段司徒拔道的豪宅项目共分两期发展。发展项目地理位置得天独厚，前临跑马地、铜锣湾及湾仔的繁华景致¹，后拥金马伦山翠绿山峦的环抱¹，尽享恬静氛围和高私密度居住环境，更邻近都会核心，快捷连接商业区，宁静中显繁华，属豪宅市场少有的全新发展项目。发展项目第1期Central Peak于2020年11月推出，现正以招标方式出售。

豪宅市场新典范

集团精心设计发展项目，无论地理位置、布局规划、景观以至设计细节均一丝不苟，精雕细琢，务求打造矜贵高雅的非凡生活享受。Central Peak采用阶梯式的布局，低密度的建筑群坐向经悉心设计，务求让每个单位可享开阔景致¹。



This image was taken from some height above the Development on 13 July 2020 and has been processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, buildings and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, buildings and facilities surrounding the Phase of the Development.

相片于2020年7月13日在发展项目附近上空拍摄，并经电脑修饰处理，以展示发展项目期数大约之周边环境、建筑物及设施，并非作展示发展项目期数或其任何部分最后完成之外观或其景观，仅供参考。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展项目地盘、其周边地区环境及附近公共设施有较佳了解。卖方就发展项目期数的周边环境、建筑物及设施不作出任何明示或隐含之要约、承诺、陈述或保证。

Central Peak由五座六层高的低密度住宅大楼组成，提供53个豪华住宅单位。单位实用面积由约1,650至2,960平方呎²，户型多元化，主要户型为三房（双套房及主人房另设衣帽间）以及工作间连洗手间；四房（双套房及主人房另设衣帽间）以及工作间连洗手间。另有特色单位配合不同家庭的需要：首层住宅花园特式单位、高层连平台特色单位及顶层特色单位（连天台及/或平台，另设游泳池或按摩池）。此外，每个单位均备有私人电梯大堂，私密度十足。

豪华会所 顶级设施配套

Central Peak设有豪华私人会所³连户外公用花园。私人会所从设计以至装潢均细致入微，由国际顶级设计团队Yabu Pushelberg精心打造，每个角落均摆放从世界各地精心搜罗的巨匠艺术品作为点缀。户外园林景观则由世界闻名的英国园林设计大师Andy Sturgeon指导，注入当代英式风格。

私人会所³的室内外设施³完善又多元化，包括约20米长露天泳池³及户外水力按摩池³。24小时健身房³设置多款崭新的健身器材和重量训练区，另有瑜伽区³。会所同时设有综合式水疗空间³，提供媲美六星级酒店的水疗体验，另设室内全天候水力按摩池³及两个不同温度的桑拿室³。多用途宴会厅³可摆放大型圆桌，提供高私密度空间供住户随时举办私人派对，毗邻还设有户外烧烤区³。会所亦设有酒吧区³及共享空间³。

Notes

1. The above is only a general description of the surrounding environment of Phase 1 of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment.
2. The saleable area of a residential property and the floor area of a balcony, a utility platform and a verandah to the extent that it forms part of the residential property (if any) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of every one of the items specified in Part 1 of Schedule 2 to the extent that it forms part of the residential property (if any) (excluded from the saleable area) is calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot. As figures are rounded off to the nearest integer, figures shown in square feet may be slightly different from those shown in square metre. Residential properties in the Phase do not have verandahs.
3. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of the Phase 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 all rights to amend the aforesaid and amend any facilities, design, fees and usage not yet set out. Some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before completion of construction of such Phase(s) and all the necessary preparations for such use. The above services and/or facilities referred to in this advertisement/promotional material are provided or managed by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service and/or facility from time to time including and not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of handover of the residential properties in the Development. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.

备注

1. 上述仅为发展项目第1期周边环境之大概描述，并不代表所有单位同时享有相关景观。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，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明示或隐含之要约、承诺、陈述或保证。
2. 住宅物业的实用面积以及构成住宅物业的一部份的范围内的露台、工作平台及阳台（如有）之楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。在构成住宅物业的一部份的范围内的附表2第1部所指明的每一项目（如有）的面积（不计入实用面积），是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述所列之面积则以1平方米=10.764平方呎换算并四舍五入至整数平方呎；因四舍五入的关系，平方呎与平方米之数字可能有些微差异。期数的住宅物业并无阳台。
3. 会所及/或康乐设施于发展项目期数入伙时未必即时启用。部分设施及/或服务以政府部门的审批同意或许可为准，使用者或需另外缴费。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权利。部分会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。本广告/宣传资料载列的服务及/或服务将由发展项目的管理人或其他合约聘用的第三方公司所提供或管理，详情受制于条款及细则，管理人或其他合约聘用的第三方公司可自行就有关服务及/或服务之服务/使用条款及细则作出修订、更改或增减，包括及不限于收费、营运时间及服务期限，而不作另行通知。惟服务及/或服务须受公契、服务合约或其他相关法律文件所订立的条款规限。服务及/或服务于发展项目住宅物业入伙时未必能即时启用。如有任何争议，管理公司或合约聘用的第三方公司保留最终决定权。

Name of the Phase of the Development: Phase 1 ("the Phase") of Central Peak Development ("the Development") (Alpex I, Alpex II, Alpex III, Everex I and Everex II of the residential development in the Phase are called "Central Peak")

District: Mid-Levels East

Name of the street and the street number of the Phase: No. 18 Stubbs Road

The website address designated by the Vendor for the Phase: www.centralpeak.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: Wisecity Development Limited
Holding companies of the Vendor: Neo Gains Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited
Authorized Person for the Phase: Lu Yuen Cheung Ronald
The firm or corporation of which the Authorized Person for 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: Sanfield Building Contractors Limited
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Clifford Chance
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
Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
Date of Printing: 14 January 2021

发展项目期数名称: Central Peak发展项目(「发展项目」)的第1期(「期数」)(期数中住宅发展项目的Alpex I, Alpex II, Alpex III, Everex I及Everex II称为「Central Peak」)
区域: 半山区东部
期数的街道名称及门牌号数: 司徒拔道18号
卖方就期数指定的互联网网站的网址: www.centralpeak.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。

发展项目期数名称: Central Peak发展项目(「发展项目」)的第1期(「期数」)(期数中住宅发展项目的Alpex I, Alpex II, Alpex III, Everex I及Everex II称为「Central Peak」)

区域: 半山区东部

期数的街道名称及门牌号数: 司徒拔道18号

卖方就期数指定的互联网网站的网址:

www.centralpeak.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: 伟城发展有限公司
卖方的控股公司: 新益有限公司、Wisdom Mount Limited、Data Giant Limited、新鸿基地产发展有限公司
期数的认可人士: 吕元祥
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人: 吕元祥建筑师事务所(香港)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行事的律师事务所: 胡关李罗律师行、高伟绅律师行
已为期数的建造提供贷款或已承诺为该建造提供融资的认可机构: 不适用
已为期数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，以了解期数的资料。
本广告由卖方或在卖方的同意下发布。
印制日期: 2021年1月14日