

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

港島東半山豪宅項目Central Peak現正招標發售

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.

集團坐落於港島傳統豪宅黃金地段司徒拔道的豪宅項目共分兩期發展。發展項目地理位置得天獨厚，前臨跑馬地、銅鑼灣及灣仔的繁華景致¹，後擁金馬倫山翠綠山巒的環抱¹，盡享恬靜氛圍且高私隱度居住環境，更鄰近都會核心，快捷連繫商業區，寧靜中顯繁華，屬豪宅市場少有的全新發展項目。發展項目第1期Central Peak於2020年11月推出，現正以招標方式出售。

豪宅市場新典範

集團精心設計發展項目，無論地理位置、布局規劃、景觀以至設計細節均一絲不苟，精雕細琢，務求打造矜貴高雅的非凡生活享受。Central Peak採用梯級式的布局，低密度的建築群座向經悉心設計，務求讓單位可享開揚景致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.

相片於2020年7月13日在發展項目附近上空拍攝，並經電腦修飾處理，以展示發展項目期數大約之周邊環境、建築物及設施，並非作展示發展項目期數或其任何部分最後完成之外觀或其景觀，僅供參考。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展項目地盤、其周邊地區環境及附近公共設施有較佳了解。賣方就發展項目期數的周邊環境、建築物及設施不作出不論明示或隱含之要約、承諾、陳述或保證。

Central Peak由五座六層高的低密度住宅大樓組成，提供53個豪華住宅單位。單位實用面積由約1,650至2,960平方呎²，間隔多元化，主要戶型為三房（雙套房及主人房另設衣帽間）以及工作間連洗手間；以及四房（雙套房及主人房另設衣帽間）以及工作間連洗手間。另有特色單位配合不同家庭的需要：首層住宅花園特式單位、高層連平台特色單位及頂層特色單位（連天台及/或平台，另設游泳池或按摩池）。此外，每個單位均備有私人升降機大堂，私隱度十足。

豪華會所 頂級設施配套

Central Peak設有豪華私人會所³連戶外公用花園。私人會所由設計以至裝潢均細緻入微，由國際頂級設計團隊Yabu Pushelberg精心打造，每個角落均擺放從世界各地精心搜羅的巨匠藝術品作點綴。戶外園林景觀則由世界聞名的英國園林設計大師Andy Sturgeon指導，注入當代英式風格。

私人會所³的室內外設施³完善多元化，包括約20米長露天泳池³及戶外水力按摩池³。24小時健身室³設置多款嶄新的健身器材和重量訓練區，另有瑜伽區³。會所同時設有綜合式水療空間³，提供媲美六星級酒店的水療體驗，另設室內全天候水力按摩池³及兩個不同溫度的桑拿室³。多用途宴會廳³可擺放大型圓桌，提供高私隱度空間供住戶隨時舉辦私人派對，毗鄰並設有戶外燒烤區³。會所亦設有酒吧區³及共享空間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.

備註

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2. 住宅物業的實用面積以及構成住宅物業的一部份的範圍內的露台、工作平台及陽台（如有）之樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。在構成住宅物業的一部份的範圍內的附表2第1部所指明的一項目（如有）的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。上述所列之面積則以1平方米=10.764平方呎換算並四捨五入至整數平方呎；因四捨五入的關係，平方呎與平方米之數字可能有些微差異。期數的住宅物業並無陽台。

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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

發展項目期數名稱：Central Peak發展項目（「發展項目」）的第1期（「期數」）（期數中住宅發展項目的Alpex I, Alpex II, Alpex III, Everex I及Everex II稱為「Central Peak」）

區域：半山區東部

期數的街道名稱及門牌號數：司徒拔道18號

賣方就期數指定的互聯網網站的網址：

www.centralpeak.com.hk

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賣方：偉城發展有限公司

賣方的控權公司：新益有限公司·Wisdom Mount Limited·Data Giant Limited·新鴻基地產發展有限公司

期數的認可人士：呂元祥

期數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

期數的承建商：新輝建築有限公司

就期數中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、高偉紳律師行

已為期數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：不適用

已為期數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，以了解期數的資料。

本廣告由賣方或在賣方的同意下發布。

印製日期：2021年1月14日