

# Luxury St Michel residences in Sha Tin now for sale by tender

## 沙田豪华住宅珑珀山现正招标发售



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The above image was taken from some height above the Phase on 17 July 2020 and has been processed with computerized imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures 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 Phase of the Development was still under construction when the image was taken. The approved building plans of all the phases might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this photo and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities in the district or surrounding the Phase of the Development. 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.

以上相片于2020年7月17日于期数附近上空拍摄，并经电脑修饰处理，发展项目期数之大概外观以电脑模拟效果合成加入并经电脑修饰处理，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。拍摄时，发展项目期数仍在兴建中。发展项目所有期数的批准建筑图则会不时修改，落成后之详情亦可能与相片所述者不同，一切以政府相关部门最后批准之图则为准。发展项目期数四周将会有其他建成及/或未建成之建筑物及设施，且区内及周边环境、建筑物及设施会不时改变，卖方对发展项目期数区内及周边环境、建筑物及设施并不作出不论明示或隐含之要约、陈述、承诺或保证。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。

The Group is developing low-density luxury residences in the St Michel Development in two phases in mid-levels, Sha Tin South. The Development is nestled in a natural location overlooking bustling Sha Tin<sup>1</sup>, set against an emerald backdrop<sup>1</sup> with the neighbouring Lion Rock Country Park<sup>2</sup> adjoining Ma On Shan Country Park<sup>3</sup>. The living environment will provide a sense of tranquillity and utmost privacy. The Development also benefits from a complete railway and road network, setting a benchmark for deluxe residences in the district. Phase 1 of the Development, St Michel, has been launched for sale by tender since its initial release in April 2021.

### Low-density layout for luxury living

The Development is being built with top-notch building materials and fine craftsmanship to create classy, contemporary living space. St Michel has a low-density layout plan, and the Phase provides 196 luxury residential units in three blocks of 19-storey residential towers. Typical floor units range from about 920 to 1,500 square feet<sup>4</sup> in terms of saleable area. The layout varies from three bedrooms with an en-suite and utility room to four bedrooms with two en-suites and a utility room. There will also be special units to suit the needs of different buyers.

### Residents' clubhouse combines modern aesthetics with smart greenery

Designed and decorated by a renowned Japanese interior design company, the residents' clubhouse<sup>5</sup> will have modern aesthetic characteristics, featuring a cosy living environment integrated with the natural greenery. The residents' clubhouse<sup>5</sup> and communal gardens will span over 50,000 square feet<sup>6</sup>, with comprehensive indoor and outdoor facilities, including an observation deck<sup>5</sup>, an outdoor stargazing garden<sup>5</sup>, an approximately 25-metre-long indoor heated swimming pool with scenic views<sup>5</sup>, an indoor sports ground<sup>5</sup>, a 24-hour indoor gymnasium<sup>5,9</sup>, and banquet rooms<sup>5</sup> and VIP rooms<sup>5</sup> with different layouts. The residents' clubhouse<sup>5</sup> will have large outdoor space and amenities, offering an approximately 7,000-square-foot children's outdoor playground<sup>5</sup> and five outdoor or semi-outdoor landscaped zones<sup>5</sup>: a tea house<sup>5</sup>, a barbecue house<sup>5</sup>, a gymnasium<sup>5</sup>, a reading room<sup>5</sup> and an outdoor cinema<sup>5</sup>.

### Blessed with a complete railway and road network

The property management service will provide a seven-seater sedan service<sup>7</sup>, which takes only approximately 3 minutes 28 seconds<sup>8</sup> to get to MTR City One Station. The project offers swift access to the city core – only about a 4-minute 11-second<sup>8</sup> drive to the Tate's Cairn Tunnel Toll Plaza (Kowloon bound) and about a 4-minute 53-second<sup>8</sup> drive to the Lion Rock Tunnel Toll Plaza (Kowloon bound).

集团座落于沙田南半山的低密度豪宅发展项目珑珀山发展项目分两期发展。发展项目坐拥浑然天成的地理位置，前俯瞰沙田的繁华景致<sup>1</sup>，后被翠绿山峦环抱<sup>1</sup>，相傍狮子山郊野公园<sup>2</sup>，其连接马鞍山郊野公园<sup>3</sup>，尽享清幽惬意且高私密度的生活空间。发展项目同时享有完善铁路及道路网络，势必成为区内顶级豪华住宅项目标杆。发展项目第1期珑珀山自今年四月推出，一直以招标方式出售。

### 低密度设计 大宅风范

发展项目选用顶级建筑材料，细节精雕细琢，打造高贵时尚的生活空间。珑珀山采用低密度的建筑群设计，发展项目期数由三幢19层高的住宅大楼组成，合计提供196个豪华住宅单位。标准分层单位实用面积由约920至1,500平方呎<sup>4</sup>不等，户型涵盖三房一套连工作间至四房两套连工作间，另备有特色单位迎合不同买家需求。

### 住客会所融合现代美学与绿色智慧

住客会所<sup>5</sup>由著名日本室内设计事务所设计及装潢，注入现代美学风格，尽显与自然绿意融合的惬意生活。住客会所<sup>5</sup>连户外绿化园林总面积逾50,000平方呎<sup>6</sup>，室内外设施完备，包括观景台<sup>5</sup>、户外观星园<sup>5</sup>、约25米长观景室内恒温游泳池<sup>5</sup>、室内运动场<sup>5</sup>、24小时室内健身房<sup>5,9</sup>及不同户型的宴会厅<sup>5</sup>及贵宾厅<sup>5</sup>。住客会所<sup>5</sup>特意扩大户外空间及配套，提供约7,000平方呎户外儿童游乐场<sup>5</sup>，另设有五大户外或半户外园林区<sup>5</sup>，包括茶室<sup>5</sup>、烧烤区<sup>5</sup>、健身房<sup>5</sup>、阅读室<sup>5</sup>及户外影院<sup>5</sup>。

### 完善的铁路及道路网络

物业管理团队特别提供七人轿车服务<sup>7</sup>，只需约3分钟28秒<sup>8</sup>即可直达港铁第一城站。由项目驾车前往大老山隧道收费亭（往九龙方向）及狮子山隧道收费亭（往九龙方向）分别只需约4分钟11秒<sup>8</sup>及约4分钟53秒<sup>8</sup>，快捷连接都会核心。

## Notes

1. The above is only a general description of the surrounding environment of the Phase 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. Lion Rock Country Park covers a wide upland region set between North Kowloon and Sha Tin. The park borders on Kam Shan Country Park to the west by a boundary line on Tai Po Road, and commands a total area of 557 hectares. Source of information: [https://www.afcd.gov.hk/chi/country/cou\\_vis/cou\\_vis\\_cou/cou\\_vis\\_cou\\_lr/cou\\_vis\\_cou\\_lr.html](https://www.afcd.gov.hk/chi/country/cou_vis/cou_vis_cou/cou_vis_cou_lr/cou_vis_cou_lr.html). Information retrieved on 7 April 2021.
3. Ma On Shan Country Park commands a site of 2,880 hectares in the Eastern New Territories. It forms a wide green belt for leisure and recreation activities in the Ma On Shan region with the neighbouring Sai Kung West Country Park and Lion Rock Country Park. Source of information: [https://www.afcd.gov.hk/chi/country/cou\\_vis/cou\\_vis\\_cou/cou\\_vis\\_cou\\_mos/cou\\_vis\\_cou\\_mos.html](https://www.afcd.gov.hk/chi/country/cou_vis/cou_vis_cou/cou_vis_cou_mos/cou_vis_cou_mos.html). Information retrieved on 7 April 2021.
4. The saleable area and the floor area of a balcony, a utility platform and a verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The areas as specified in square feet above are converted at a rate of 1 square metre=10.764 square feet and rounded off to the nearest square foot. Figures shown in square feet may be slightly different from those shown in square metre.
5. The clubhouse/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 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. 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 promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the abovementioned facilities in this advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and any facilities, design, fees or usage not yet set out. The Vendor reserves the right to revise and alter the clubhouse facilities and its layouts, materials, furniture, design, floor plans, usage, specifications and colour thereof, without prior notice. Uses and opening hours (including change in usage, if any) of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and the deed of mutual covenant (DMC), as well as actual site constraints.
6. The actual area of the clubhouse and landscapes is subject to the final plans and/or documents approved by relevant Government departments. The Vendor reserves the rights to amend and revise the area of the clubhouse and landscapes.
7. This service contract is for a period of 2 years, commencing on the date of execution of the St Michel Deed of Mutual Covenant incorporating Management Agreement. Management service and other abovementioned services are provided by the manager of the Phase or other contract-engaged third party companies, subject to terms and conditions. The manager or contract-engaged third party companies may solely determine the fees, terms of use, operation hours and service period for the provision of management service or other abovementioned services, but subject to the terms in the deed of mutual covenant, service contract or other relevant legal documents. The services and/or facilities may not be available for immediate use at the time of handover of the Phase of the Development. In case of any dispute, the decision of the management company or contract-engaged third party companies shall be final.
8. The abovementioned journey time is estimated using the shortest route and within marked speed limits, excluding the procedures (if applicable) and the waiting time caused by traffic congestion and traffic light signals. The estimated time stated is for reference only, affected by and subject to the actual traffic and road conditions.

## 备注

1. 上述仅为发展项目期数周边环境的大概描述，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不论明示或隐含之要约、陈述、承诺或保证。
2. 狮子山郊野公园范围包括北九龙与沙田之间的山岭地带，西端毗邻金山郊野公园，以大埔公路作为分界线，总面积为 557公顷。相关资料来源自[https://www.afcd.gov.hk/chi/country/cou\\_vis/cou\\_vis\\_cou/cou\\_vis\\_cou\\_lr/cou\\_vis\\_cou\\_lr.html](https://www.afcd.gov.hk/chi/country/cou_vis/cou_vis_cou/cou_vis_cou_lr/cou_vis_cou_lr.html)，资料撷取日期为2021年4月7日。
3. 马鞍山郊野公园位于新界东部，占地2,880公顷，其与西贡西郊野公园及狮子山郊野公园连接，形成面积辽阔的康乐地带。相关资料来源自[https://www.afcd.gov.hk/chi/country/cou\\_vis/cou\\_vis\\_cou/cou\\_vis\\_cou\\_mos/cou\\_vis\\_cou\\_mos.html](https://www.afcd.gov.hk/chi/country/cou_vis/cou_vis_cou/cou_vis_cou_mos/cou_vis_cou_mos.html)，资料撷取日期为2021年4月7日。
4. 实用面积以及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8条计算得出的。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的每一项的面积。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米之数字可能有些微差异。
5. 会所/康乐设施于发展项目期数入伙时未必能即时启用。部分设施及/或服务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。部分设施及/或服务以政府部门之审批同意或许可为准，使用者或须另缴费用。本广告/宣传资料内出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。本广告/宣传资料内所述之设施名称待定，所有名称未必与会所日后启用时的设施名称相同。卖方保留一切修改以上及一切未列举之设施、设计、收费及用途权力。卖方保留修订及更改会所设施及其间隔、用料、家私、设计、布局、用途、规格及颜色等的权利，而无须另行通知。会所不同设施之开放时间及使用（以及更改用途，如有）受相关法律、批地文件及公契条款及现场环境状况限制。
6. 会所及园林的实际面积以政府相关部门最后批准之图则及/或文件为准。卖方保留修订及更改会所及园林的面积的权利。
7. 此服务为期2年合约，由琥珀山公契及管理合约之签订日期起计。管理服务及其他上述服务将由期数的管理人或其他合约聘用的第三方公司所提供，详情受制于条款及细则。管理人或合约聘用的第三方公司可自行决定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。服务及/或设施于发展项目期数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」。
8. 上述的预计行车时间是按最短路程及合法车速计算，并不包括办理手续（如适用）及因交通挤塞及灯号所等候的时间。所述预计时间仅供参考，并受实际交通及路面情况影响及限制。

Name of the Phase of the Development: Phase 1 ("the Phase") of St Michel Development ("the Development") (Crown Tower, Queen Tower 1 and Queen Tower 2 of the residential development in the Phase are called "St Michel")

District: Shatin

Name of Street and Street Number of the Phase: 33 To Shek Street<sup>#</sup>

The website address designated by the Vendor for the Phase: [www.stmichel.com.hk/p1](http://www.stmichel.com.hk/p1)

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: Mainco Limited

Holding companies of the Vendor: Champion Sino Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for the Phase: Lai Chi Leung Henry

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: Archiplus International (HK) Limited

Building contractor for the Phase: Chun Fai Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited

Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited  
The estimated material date for the Phase as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31st May 2022 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

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

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.

<sup>#</sup> The provisional street number is subject to confirmation when the Phase is completed.

All contents of this advertisement/promotional material do not constitute and shall not be constituted as constituting any offer, representation, undertaking or warranty, whether express or implied.

Date of Printing: 19 July 2021

发展项目期数名称：琥珀山发展项目（“发展项目”）的第1期（“期数”）（期数中住宅发展项目的Crown Tower、Queen Tower 1及Queen Tower 2称为“琥珀山”）

区域：沙田

期数的街道名称及门牌号数：多石街33号<sup>#</sup>

卖方就期数指定的互联网网站的网址：  
[www.stmichel.com.hk/p1](http://www.stmichel.com.hk/p1)

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：Mainco Limited

卖方的控股公司：Champion Sino Holdings Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士：赖志良

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：亚设贝佳国际（香港）有限公司

期数的承建商：骏辉建筑有限公司

就期数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、打士打律师行  
已为期数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  
已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited  
尽卖方所知，由期数的认可人士提供的期数之预计关键日期：2022年5月31日（“关键日期”指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。）

本广告由卖方发布或在卖方的同意下由另一人发布。

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

<sup>#</sup> 此临时门牌号数有待期数建成时确认。

本广告/宣传资料及其所有内容仅供参考，并不构成亦不得被诠释或作出任何不论明示或隐含之要约、陈述、承诺或保证。

印制日期：2021年7月19日