

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

沙田豪華住宅瓏珀山現正招標發售



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.

以上相片於2020年7月17日於期數附近上空拍攝，並經電腦修飾處理，發展項目期數之大概外觀以電腦模擬效果合成加入並經電腦修飾處理，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。拍攝時，發展項目期數仍在興建中。發展項目所有期數的批准建築圖則會不時修改，落成後之詳情亦可能與相片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目期數四周將會有其他建成及/或未建成之建築物及設施，且區內及周邊環境、建築物及設施會不時改變，賣方對發展項目期數區內及周邊環境、建築物及設施並不作出不論明示或隱含之要約、陳述、承諾或保證。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。

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 Tin¹, set against an emerald backdrop¹ with the neighbouring Lion Rock Country Park² adjoining Ma On Shan Country Park³. 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 feet⁴ 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' clubhouse⁵ will have modern aesthetic characteristics, featuring a cosy living environment integrated with the natural greenery. The residents' clubhouse⁵ and communal gardens will span over 50,000 square feet⁶, with comprehensive indoor and outdoor facilities, including an observation deck⁵, an outdoor stargazing garden⁵, an approximately 25-metre-long indoor heated swimming pool with scenic views⁵, an indoor sports ground⁵, a 24-hour indoor gymnasium^{5,9}, and banquet rooms⁵ and VIP rooms⁵ with different layouts. The residents' clubhouse⁵ will have large outdoor space and amenities, offering an approximately 7,000-square-foot children's outdoor playground⁵ and five outdoor or semi-outdoor landscaped zones⁵: a tea house⁵, a barbecue house⁵, a gymnasium⁵, a reading room⁵ and an outdoor cinema⁵.

Blessed with a complete railway and road network

The property management service will provide a seven-seater sedan service⁷, which takes only approximately 3 minutes 28 seconds⁸ to get to MTR City One Station. The project offers swift access to the city core – only about a 4-minute 11-second⁸ drive to the Tate's Cairn Tunnel Toll Plaza (Kowloon bound) and about a 4-minute 53-second⁸ drive to the Lion Rock Tunnel Toll Plaza (Kowloon bound).

集團座落於沙田南半山的低密度豪宅發展項目瓏珀山發展項目分兩期發展。發展項目坐擁渾然天成的地理位置，前俯瞰沙田市的繁華景致¹，後被翠綠山巒環抱¹，相傍獅子山郊野公園²，其連接馬鞍山郊野公園³，盡享清幽愜意且高私隱度的生活空間。發展項目同時享有完善鐵路及道路網絡，勢必成為區內頂級豪華住宅項目指標。發展項目第1期瓏珀山自今年四月推出，一直以招標方式出售。

低密度設計 大宅風範

發展項目選用頂級建築材料，細節精雕細琢，打造高貴時尚的生活空間。瓏珀山採用低密度的建築群設計，發展項目期數由三幢19層高的住宅大樓組成，合共提供196個豪華住宅單位。標準分層單位實用面積由約920至1,500平方呎⁴不等，戶型涵蓋三房一套連工作間至四房兩套連工作間，另備有特色單位迎合不同買家需求。

住客會所融合現代美學與綠色智慧

住客會所⁵由著名日本室內設計事務所設計及裝潢，注入現代美學風格，盡顯與自然綠意融合的愜意生活。住客會所⁵連戶外綠化園林總面積逾50,000平方呎⁶，室內外設施完備，包括觀景台⁵、戶外觀星園⁵、約25米長觀景室內恆溫游泳池⁵、室內運動場⁵、24小時室內健身室^{5,9}及不同間隔的宴會廳⁵及貴賓廳⁵。住客會所⁵特意擴大戶外空間及配套，提供約7,000平方呎戶外兒童遊樂場⁵，另設有五大戶外或半戶外園林區⁵，包括品茶房⁵、燒烤區⁵、健身室⁵、閱讀室⁵及戶外影院⁵。

完善鐵路及道路網絡

物業管理團隊特別提供七人轎車服務⁷，只需約3分鐘28秒⁸即可直達港鐵第一城站。由項目駕車前往大老山隧道收費亭（往九龍方向）及獅子山隧道收費亭（往九龍方向）分別只需約4分鐘11秒⁸及約4分鐘53秒⁸，快捷連繫都會核心。



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/tc_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/tc_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.

備註

1. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。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. 獅子山郊野公園範圍包括北九龍與沙田之間的山嶺地帶，西端毗鄰金山郊野公園，以大埔公路作為分界線，總面積為 557 公頃。相關資料來源自 https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_lr/cou_vis_cou_lr.html，資料擷取日期為 2021 年 4 月 7 日。
3. 馬鞍山郊野公園位於新界東部，佔地 2,880 公頃，其與西貢西郊野公園及獅子山郊野公園連接，形成面積遼闊的康樂地帶。相關資料來源自 https://www.afcd.gov.hk/tc_chi/country/cou_vis/cou_vis_cou/cou_vis_cou_mos/cou_vis_cou_mos.html，資料擷取日期為 2021 年 4 月 7 日。
4. 實用面積以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第 8 條計算得出的。實用面積不包括《一手住宅物業銷售條例》附表 2 第 1 部所指明的一項的面積。上述以平方呎所列之面積，均以 1 平方米=10.764 平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米之數字可能有些微差異。
5. 會所/康樂設施於發展項目期數入伙時未必能即時啟用。部分設施及/或服務屬於或位於發展項目其他期數，於該期數並未落成及準備妥當前不可使用。部分設施及/或服務以政府部門之審批同意或許可為準，使用者或須另外繳費。本廣告/宣傳資料內出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。本廣告/宣傳資料內所述之設施名稱待定，所有名稱未必與會所日後啟用時的設施名稱相同。賣方保留一切修改以上及一切未列舉之設施、設計、收費及用途權力。賣方保留修訂及更改會所設施及其間隔、用料、傢俬、設計、布局、用途、規格及顏色等的權利，而無須另行通知。會所不同設施之開放時間及使用（以及更改用途，如有）受相關法律、批地文件及公契條款及現場環境狀況限制。
6. 會所及園林的實際面積以政府相關部門最後批准之圖則及/或文件為準。賣方保留修訂及更改會所及園林的面積的權利。
7. 此服務為期 2 年合約，由瓏珀山公契及管理合約之簽立日期起計。管理服務及其他上述服務將由期數的經理人或其他合約聘用的第三方公司所提供，詳情受制於條款及細則。經理人或合約聘用的第三方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。服務及/或設施於發展項目期數入伙時未必能即時啟用。如有任何爭議，管理公司或合約聘用的第三方公司保留最終決定權。
8. 上述的預計行車時間是按最短路線及合法車速計算，並不包括辦理手續（如適用）及因交通擠塞及燈號所等候的時間。所述預計時間僅供參考，並受實際交通及路面情況影響及限制。

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[#]

The website address designated by the Vendor for the Phase: 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.

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

發展項目期數名稱：瓏珀山發展項目（「發展項目」）的第 1 期（「期數」）（期數中住宅發展項目的 Crown Tower、Queen Tower 1 及 Queen Tower 2 稱為「瓏珀山」）

區域：沙田

期數的街道名稱及門牌號數：多石街 33 號[#]

賣方就期數指定的互聯網網站的網址：

www.stmichel.com.hk/p1

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：Mainco Limited

賣方的控股公司：Champion Sino Holdings Limited、Time Effort Limited、新鴻基地產發展有限公司

期數的認可人士：賴志良

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：亞設貝佳國際（香港）有限公司

期數的承建商：駿輝建築有限公司

就期數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、孖士打律師行

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：香港上海滙豐銀行有限公司

已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知，由期數的認可人士提供的期數之預計關鍵日期：2022 年 5 月 31 日（「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

本廣告由賣方發布或在賣方的同意下由另一人發布。

賣方建議準買方參閱有關售樓說明書，以了解期數的資料。

此臨時門牌號數有待期數建成時確認。

本廣告/宣傳資料及其所有內容僅供參考，並不構成亦不得被詮釋或作出任何不論明示或隱含之要約、陳述、承諾或保證。

印製日期：2021 年 7 月 19 日