

# KENNEDY 38 in Kennedy Town receives a strong market response

## 坚尼地城KENNEDY 38 推售 市场反应热烈



The main entrance of the Development (computer rendering photo)<sup>6</sup>  
发展项目住客入口 (电脑模拟效果图)<sup>6</sup>

KENNEDY 38 is the Group's latest jointly held residential development in Kennedy Town. Combining the transportation network, leisure and entertainment facilities and a prestigious school net, the Development is set to become a new landmark in the Island West metropolis.

KENNEDY 38 has been well received by the market since its launch in mid-November 2021. As at 28 December 2021, the contracted sales achieved over HK\$1,500 million.

### Prime location in Island West with swift connections to other places on Hong Kong Island, and in Kowloon and the New Territories

KENNEDY 38 faces the Belcher Bay Promenade with Lung Fu Shan and High West as the backdrop for a laid-back living environment. The Development is close to MTR Kennedy Town Station<sup>1</sup> and has convenient access to various bus, mini bus and tram lines. The comprehensive transportation network enables easy access to core business districts and shopping destinations across Hong Kong Island, Kowloon and the New Territories. In addition, the neighbourhood is well established<sup>2</sup> and falls in the prestigious Hong Kong Island school net.

KENNEDY 38 will have 341 residential units in a single residential tower. The saleable area of typical floor units range from 229 to 456 square feet<sup>3</sup>, featuring studios, and one- and two-bedroom units<sup>4</sup>. Special units with flat roofs, and flat roofs and roofs will also be available to suit the needs of different buyers.

### Sophisticated private clubhouse to complement the cozy lifestyle

The residents' clubhouse<sup>5</sup> at KENNEDY 38 will offer comprehensive indoor and outdoor facilities to accommodate the working, everyday and leisure needs of residents. The clubhouse will have indoor co-sharing spaces<sup>5</sup>, a multi-purpose banquet room<sup>5</sup>, a barbecue zone<sup>5</sup> and a 24-hour gym<sup>5</sup> with advanced fitness equipment. Residents can turn on the two smart fitness mirrors in the yoga zone and work out to over 300 fitness classes.

### 集团现正以合作发展形式，于坚尼地城兴建全新住宅发展项目KENNEDY 38。发展项目集结交通网络、休闲娱乐及名校网络多种优势于一身，势必成为港岛西都会新地标。

KENNEDY 38 于2021年11月中开售，深受市场欢迎，截至2021年12月28日，录得合约销售总额逾15亿港元。

### 港岛西黄金地段 瞬间连接港九新界

KENNEDY 38 前临卑路乍湾海滨长廊，背靠龙虎山及西高山，坐拥悠然惬意的生活环境。发展项目邻近港铁坚尼地城站<sup>1</sup>，坐拥多条巴士、小巴及电车线路覆盖，尽享多元化的交通网络优势，方便贯连港九新界核心商业及购物区。此外，社区生活配套完善<sup>2</sup>，位处港岛著名名校网络区，优势不言而喻。

KENNEDY 38 为单幢式住宅大楼，提供341个住宅单位。标准分层单位使用面积由229至456平方呎<sup>3</sup>不等，户型涵盖开放式、一房及二房间隔<sup>4</sup>；另设连平台以及连平台与天台的特色单位，贴心照顾不同买家的居住需要。

### 潮流私人会所 缔造惬意生活

KENNEDY 38 的住客会所<sup>5</sup>设有多元化室内外设施，集工作、生活及休闲配套于一身。会所设有室内共享空间<sup>5</sup>、多用途宴会室<sup>5</sup>、烧烤区<sup>5</sup>及设有先进健身器材的24小时健身室<sup>5</sup>。瑜伽区设有两部智能健身镜，提供超过300款健身课程供住户选择。

### Notes

1. Source of Kennedy Town Station and Island Line information: MTR Corporation Limited website (<http://www.mtr.com.hk/en/customer/jp/index.php>) Information retrieved on 3 August 2021. The relevant information is for reference only. The transport services referred to in this advertisement/promotional material are provided by third parties. The Vendor does not make any undertaking or warranty whatsoever as to the provision of services, their details or the routes.
2. The surrounding environment, buildings and facilities of the Development may change from time to time. The Vendor does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, as to the surrounding environment, buildings and facilities of the Development. The Vendor 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.
3. 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 area of other specified items (not calculated as saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.
4. The layouts of the units in the Development are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details.
5. The names of the areas and facilities of the clubhouse and recreational facilities are promotional names that appear in promotional materials only, and will not appear in the Deed of Mutual Covenant, preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. Such names are subject to confirmation, and might be different when the areas or facilities are open for use. Please refer to the Sales Brochure for details of the Development.
6. This image is processed with computerized imaging techniques and represents an artist's impression of the Development only. It is intended to show the approximate external appearance of the Development only and is not intended to display the final appearance of the Development, or the view from the Development or the surrounding environment of the Development upon completion and is for reference only. All facilities, layout, partition, specification, measurement, colour, material, fittings, finishes, appliances, decorative items, art pieces, trees, plants, landscapes, gardening and other items as shown in the image may not be present in the Development or its vicinity and is for reference only. The surrounding buildings and environment of the Development are not fully shown or may be different from that as shown in the image. Prospective purchasers should refer to the sales brochure for information on the Development. The surrounding environment, buildings and facilities of the Development may change from time to time. The Vendor 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. This image shall not constitute or be construed as any offer, undertaking, representation or warranty, whether express or implied, by the Vendor regarding the Development or any part thereof.

Name of the Development: KENNEDY 38

District: Kennedy Town & Mount Davis

Name of the street and street number of the Development: 38 Belcher's Street#

Website address designated by the Vendor for the Development: [www.kennedy38.com](http://www.kennedy38.com)

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: Harvest Treasure Limited, Victory Land Management Limited, City Precise Limited, Well Metro Development Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Assets Garden Holdings Limited, Triplex Fortune Group Limited, Ample Talent International Limited, Silver Radiance Limited, Wheelock Properties Limited, Myers Investments Limited, Wheelock Investments Limited, Wheelock and Company Limited

Authorized Person for the Development: Zhou Raymond Chun Sum

The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Limited

Building contractor for the Development: Sanfield Engineering Construction Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Mayer Brown, Deacons, Zhong Lun Law Firm LLP

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not Applicable

Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited, NART Finance Limited, Henderson Finance Company Limited

Estimated material date for the Development to the best of the Vendor's knowledge: 26 February 2023 (The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.)

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

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

#The provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 31 December 2021

### 备注

1. 坚尼地城站及港岛线资料源自香港铁路有限公司网站 (<http://www.mtr.com.hk/en/customer/jp/index.php>)，参考日期为2021年8月3日。相关资料仅供参考，本广告/宣传资料内提及之交通运输服务由第三者提供，卖方对服务提供与否，详情或路线均不作任何承诺或保证。
2. 发展项目的周边环境、建筑物及设施可能不时改变，卖方对发展项目的周边环境、建筑物及设施并不作出任何明示或暗示之要约、承诺、陈述或保证。卖方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。
3. 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。其他指明项目的面积（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。
4. 发展项目的单位户型以政府有关部门最后批准的图则为准，详情请参阅售楼说明书。
5. 会所及康乐设施各区域及设施的名称为宣传名称并仅于宣传资料中显示，将不会在公契、临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。且该等名称待定，未必与会所日后启用的区域或设施名称相同。有关发展项目的详细资料，请参考售楼说明书。
6. 本图像经电脑修饰处理，纯属画家对本发展项目之想像，仅作参考。本发展项目大概外观之用，并不反映本发展项目落成后之实际外观，其景观或其周边环境，仅供参考。图像内的设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、装饰物、艺术品、树木、植物、园景、园艺及其他物件等不一定会在本发展项目或其附近范围出现，仅供参考。本发展项目的周边建筑物和环境并不完全显示或可能与图像内所述者不同。准买家如欲了解本发展项目的详情，请参阅售楼说明书。本发展项目的周边环境、建筑物及设施会不时改变，卖方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。本图像不构成亦不得诠释成卖方就本发展项目或其任何部分作出任何明示或暗示之要约、承诺、陈述或保证。

发展项目名称: KENNEDY 38

区域: 坚尼地城及摩星岭

发展项目的街道名称及门牌号数: 卑路乍街38号#

卖方就发展项目指定的互联网网站的网址: [www.kennedy38.com](http://www.kennedy38.com)

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: 溢宝有限公司、伟龙管理有限公司、城轩有限公司、方颖发展有限公司  
卖方的控股公司: 新鸿基地产发展有限公司、Assets Garden Holdings Limited、Triplex Fortune Group Limited、Ample Talent International Limited、Wentel Investment Limited、Silver Radiance Limited、会德丰地产有限公司、Myers Investments Limited、Wheelock Investments Limited、会德丰有限公司  
发展项目的认可人士: 周骏森

发展项目的认可人士以其专业身分担任经营人、董事或雇员的商号或法团: 李景勤、雷焕庭建筑有限公司

发展项目的承建商: 新辉城建设工程有限公司

就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所: 孖士打律师行、的近律师行、中伦律师事务所有限法律责任合夥

已为发展项目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: 不适用

已为发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited、NART Finance Limited、恒基财务有限公司

尽卖方所知的发展项目的预计关键日期: 2023年2月26日 (预计关键日期是受到买卖合同所允许的任何延期所限制的。)

卖方建议准买方参阅有关售楼说明书，以了解发展项目的资料。

本广告由卖方发布或在卖方的同意下由另一人发布。

#临时门牌号数有待发展项目完成后确认。

印制日期: 2021年12月31日