

KENNEDY 38 in Kennedy Town receives a strong market response

堅尼地城KENNEDY 38 推售 市場反應熱烈



The main entrance of the Development (computer rendering photo)⁶
發展項目住客入口 (電腦模擬效果圖)⁶

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 Station¹ 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 established² 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 feet³, featuring studios, and one- and two-bedroom units⁴. 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' clubhouse⁵ 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 spaces⁵, a multi-purpose banquet room⁵, a barbecue zone⁵ and a 24-hour gym⁵ 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.

集團現正以合作發展形式，於堅尼地城興建全新住宅發展項目KENNEDY 38。發展項目集結交通網絡、消閒娛樂及名校網多種優勢於一身，勢必成為港島西都會新地標。

KENNEDY 38 於2021年11月中開售，深受市場歡迎，截至2021年12月28日，錄得合約銷售總額逾15億港元。

港島西黃金地段 瞬間連繫港九新界

KENNEDY 38 前臨卑路乍灣海濱長廊，背靠龍虎山及西高山，坐擁悠然愜意的生活環境。發展項目鄰近港鐵堅尼地城站¹，坐擁多條巴士、小巴及電車線路覆蓋，盡享多元化的交通網絡優勢，方便貫連港九新界核心商業及購物區。此外，社區生活配套完善²，位處港島著名校網區，優勢不言而喻。

KENNEDY 38 為單幢式住宅大樓，提供341個住宅單位。標準分層單位實用面積由229至456平方呎³不等，戶型涵蓋開放式、一房及二房間隔⁴；另設連平台以及連平台與天台的特色單位，貼心照顧不同買家的居住需要。

型格私人會所 締造愜意生活

KENNEDY 38 的住客會所⁵設有多元化室內外設施，集工作、生活及消閒配套於一身。會所設有室內共享空間⁵、多用途宴會室⁵、燒烤區⁵及設有先進健身器材的24小時健身室⁵。瑜伽區設有兩部智能健身鏡，提供超過300款健身課程供住戶選擇。

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

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, Wentel Investment 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

備註

1. 堅尼地城站及港島綫資料源自香港鐵路有限公司網站 (<http://www.mtr.com.hk/en/customer/jp/index.php>)，參考日期為2021年8月3日。相關資料僅供參考，本廣告/宣傳資料內提及之交通運輸服務由第三者提供，賣方對服務提供與否，詳情或路線均不作任何承諾或保證。
2. 發展項目的周邊環境、建築物及設施可能不時改變，賣方對發展項目的周邊環境、建築物及設施並不作出不論明示或隱含之要約、承諾、陳述或保證。賣方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。
3. 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。其他指明項目的面積 (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。
4. 發展項目的單位戶型以政府有關部門最後批准的圖則為準，詳情請參閱售樓說明書。
5. 會所及康樂設施各區域及設施的名稱為宣傳名稱並僅於宣傳資料中顯示，將不會在公契、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。且該等名稱待定，未必與會所日後啟用時的區域或設施名稱相同。有關發展項目的詳細資料，請參考售樓說明書。
6. 本圖像經電腦修飾處理，純屬畫家對本發展項目之想像，僅作顯示本發展項目大概外觀之用，並不反映本發展項目落成後之實際外觀、其景觀或其周邊環境，僅供參考。圖像內的設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、裝飾物、藝術品、樹木、植物、園景、園藝及其他物件等不一定會在發展項目或其附近範圍出現，僅供參考。本發展項目的周邊建築物和環境並無完全顯示或可能與圖像內所述者不同。準買家如欲了解本發展項目的詳情，請參閱售樓說明書。本發展項目的周邊環境、建築物及設施會不時改變，賣方建議準買家到有關發展地盤作實地考察，以對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。本圖像不構成亦不得詮釋成賣方就本發展項目或其任何部分作出任何不論明示或隱含之要約、承諾、陳述或保證。

發展項目名稱: KENNEDY 38

區域: 堅尼地城及摩星嶺

發展項目的街道名稱及門牌號數: 卑路乍街38號#

賣方就發展項目指定的互聯網網站的網址: www.kennedy38.com

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: 溢寶有限公司、偉龍管理有限公司、城軒有限公司、萬穎發展有限公司

賣方的控權公司: 新鴻基地產發展有限公司、Assets Garden Holdings Limited、Triplex Fortune Group Limited、Ample Talent International Limited、Wentel Investment Limited、Silver Radiance Limited、會德豐地產有限公司、Myers Investments Limited、Wheelock Investments Limited、會德豐有限公司

發展項目的認可人士: 周駿森

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團: 李景勳、雷煥庭建築師有限公司

發展項目的承建商: 新輝城工程有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所: 孖士打律師行、的近律師行、中倫律師事務所有限法律責任合夥

已為發展項目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

已為發展項目的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited、NART Finance Limited、恒基財務有限公司

賣方所知的發展項目的預計關鍵日期: 2023年2月26日 (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。)

賣方建議準買家參閱有關售樓說明書，以了解發展項目的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

#臨時門牌號數有待發展項目完成後確認。

印製日期: 2021年12月31日