

Prince Central, a new boutique residential development situated in the heart of Ho Man Tin

何文田核心地段全新精品住宅发展项目Prince Central



Surrounding areas of Prince Central
Prince Central的周边景观³

The photograph was taken from airspace above the Development on 5 May 2022 and has been processed with computerized imaging techniques. The general appearance 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 Development. The image does not illustrate the final appearance or view of or from the Development or any part thereof and is for reference only. The Development was still under construction when the photograph was taken. The approved building plans of the Development might be revised from time to time and the details of the Development upon completion may be different from the information contained in this photograph 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 Development and the district and surrounding environment, building and facilities might change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities of the Development. The fittings, finishes, appliances, decorative items, plants, landscaping and other items as shown in the photograph may not appear in the actual Development or its vicinity. The photograph is for reference only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development, its surrounding environment, structures and facilities. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the site, its surrounding environment and the public facilities nearby.

相片乃于2022年5月5日拍摄于发展项目附近上空，并经电脑修饰处理，以展示发展项目大约之周围环境、建筑物及设施，并非作展示发展项目或其任何部分最后完成之外观或其景观，一切仅供参考。拍摄时，发展项目仍在兴建中。发展项目所有的批准建筑图则会不时修改，落成后之详情亦可能与本相片所述者不同，一切以政府相关部门最后批准之图则为准。发展项目四周将会有其他建成及/或未完成之建筑物及设施，且区内及周边环境、建筑物及设施会不时改变，卖方对发展项目区内及周边环境、建筑物及设施并不作出任何明示或隐含之要约、承诺、陈述或保证。相片内的装置、装修物料、设备、装饰物、植物、园景及其他物件等及其展示之景观不会在本发展项目或其附近环境出现，一切仅供参考，且不构成任何向买方就发展项目、其周边环境、建筑物及设施不论明示或隐含之要约、承诺、陈述或保证。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。

Located at No. 195 Prince Edward Road West, the Group's new premium luxury boutique residential development at the heart of Ho Man Tin is set to become a new focal point in central Kowloon by combining four advantages: transportation, shopping and leisure, stylish hotels, and an elite network of prestigious schools. The development is adjacent to the Mong Kok East Station and Prince Edward Station, and benefits from the commissioning of the East Rail Line cross-harbour extension¹, which provides direct access to the new Exhibition Centre Station¹ in Wan Chai without the need for interchange¹ between two stations¹, and the convenience of rail lines extending in all directions. Adjacent to MOKO², a large shopping mall in the district, with comprehensive community amenities² and an elite network of prestigious schools in Kowloon⁴, with famous education institutions nearby² for added benefits.

Prince Central will offer a total of 101 residential units, with units ranging from 251 to 1,351 square feet³ in saleable area, from studios to four bedroom units, which include special units with flat roofs to suit the needs of different buyers. The first batch of units were launched for sale in late May 2022.

Practical design for an elegant and stylish feeling

The units are practical. The windows in the living room and dining room and bedrooms of the units are made of Insulated-Glass-Unit (IGU) with low-emissivity coating⁶ providing an uninterrupted outside view⁵. The development is equipped with curtains, creating an attentive, practical and appealing living environment for residents. The unit is fully equipped with all kinds of facilities: for example, the door has a Samsung three-in-one smart electronic lock⁶, the kitchen is equipped with German brand Siemens/Miele electrical appliances⁶ and stylish cabinets that provide ample storage space for all kinds of kitchen appliances, and the daily needs of residents are attentively catered for with a wash basin and mirror cabinet with built-in shelves⁶.

集团座落于何文田核心地段，位踞太子道西195号的全新尊尚豪华精品住宅项目，融合交通网络、购物消闲娱乐、时尚酒店及优越名校网四大优势，将成为九龙市中心瞩目新焦点。项目邻近港铁旺角东站及太子站，受惠于已开通的港铁东铁线过海段¹优势，2站¹无需转车¹，直达湾仔会展站¹，尽享铁路便捷之利，四通八达，同时毗邻区内大型商场「MOKO新世纪广场」²，拥完善社区生活配套²，更位于九龙著名名校网⁴，邻近著名学府²，优势尽享。

Prince Central合共提供101个住宅单位，实用面积由251至1,351平方呎³，户型由开放式至四房户，包括天台特色户，贴心照顾不同买家的需求。首批单位已于2022年五月下旬推出销售。

设计实用 营造优雅时尚感觉

单位布局实用，单位客厅及饭厅及睡房窗户均采用双层中空玻璃片配低辐射镀膜⁶，窗外景观一览无遗⁵。项目更配备窗帘，贴心实用，为住户精心打造写意悠然的居家环境。单位设施一应俱全，大门配备Samsung三合一智能电子锁⁶；厨房配备则选用德国品牌Siemens/Miele电器⁶，厨柜设计时尚简洁，提供充裕收纳空间予各式厨房用品，打造优雅时尚感觉。细心设置内层架的洗手盆柜及镜柜⁶，周详安排住户日常所需。



相片于2022年5月5日在发展项目附近地段拍摄，并经电脑修饰处理，并非说明发展项目或其任何部分最后完成之外观或其景观，仅供参考。发展项目的周边环境、建筑物及设施会不时改变。以上相片不构成任何向买方就发展项目不论明示或隐含之要约、承诺、陈述或保证。

The above image was taken nearby the Development on 5 May 2022 and has been processed with computerized imaging techniques. It does not illustrate the final appearance or view of or from the Development or any part thereof and is for reference only.

Notes

1. Source of East Rail Line cross-harbour extension from MTR Corporation Limited website (Date of reference: 31 May 2022): <https://mtr.com.hk/zh-hk/station/exhibitioncentre>, content is for reference only. The information of the railways and buildings shown in this advertisement/ promotional material are for reference only, and their details (including but not limited to location, design and route) are subject to the final decision of the government. The relevant details may be different from the description in this advertisement/ promotional material upon handover of the Development, which the Vendor does not give any express or implied offer, undertaking, representation or warranty. 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 and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor. The Vendor advises prospective purchasers to conduct on-site visits 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 2021 Primary School Lists by School Net for Discretionary Places Admission Stage were sourced from the Education Bureau website: www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/2021canet-34.pdf and Geoinfo Map website: www.map.gov.hk/gm/maps/poa-snb/34, both pieces of information were retrieved on 20 January 2021. Information on the Secondary School Lists by District was sourced from the Education Bureau website: www.edb.gov.hk/tc/student-parents/sch-info/sch-search/schlist-by-district/index.html, information retrieved on 20 January 2021.
5. The view enjoyed by a flat is affected by its orientation, floor, surrounding environment and buildings, and is not applicable to all flats. This advertisement does not constitute any express or implied offer, undertaking, representation or warranty, on the part of any Vendor regarding 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. For details of the Development, please refer to the sales brochure.
6. The fittings, finishes and appliances of the residential property is subject to the provisions in the agreement for sale and purchase. The Vendor reserves the right to alter and/or substitute the fittings, finishes and appliances mentioned in this advertisement/promotional materials with other fittings, finishes and appliances subject to the final approval of the relevant government departments and the provisions of the agreement for sale and purchase. The Vendor undertakes to install equipment of comparable quality if the specified brand name or product model is not installed in the Development.

备注

1. 有关东铁线过海段之资料来源自香港铁路有限公司网站(参考日期:2022年5月31日): <https://mtr.com.hk/zh-hk/station/exhibitioncentre>, 内容仅供参考。本广告/宣传资料内载列的铁路、建筑物等仅供参考，其详情(包括但不限于位置、设计、路线等)均以政府最终决定为准。于本发展项目入伙时，有关详情亦可能与本广告/宣传资料所述者不同。卖方对其并不作出任何明示或隐含之要约、承诺、陈述或保证。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隐含之要约、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(不计算入实用面积)，是按照《一手住宅物业销售条例》附表2第2部分计算得出的。
4. 有关2021年度自行分配学位阶段各一小一学校网小学名册之资料来源自教育局网页: www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/2021canet-34.pdf 及地理资讯地图网站: www.map.gov.hk/gm/maps/poa-snb/34，两项资料的截取日期均为2021年1月20日。有关中学分区学校名册之资料来源自教育局网站: www.edb.gov.hk/tc/student-parents/sch-info/sch-search/schlist-by-district/index.html，资料截取日期为2021年1月20日。

5.单位所享有之景观受其座向、楼层、周边建筑物及环境所影响，并不适用于所有单位。本广告并不构成任何卖方就发展项目及其景观不论明示或隐含之要约、承诺、陈述或保证。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。有关发展项目的详细资料，请参阅售楼说明书。

6.住宅物业的装置、装修物料及设备以买卖合同内规定者为准。卖方保留权利更改及/或以其他装置、装修物料及设备代替本广告/宣传资料内所述之装置、装修物料及设备，一切以政府相关部门最后批准及买卖合同规定为准。卖方承诺如在发展项目中没有安装指明的品牌名称或产品型号的设备，便会安装品质相若的设备。

Name of the Development: Prince Central
District: Ho Man Tin
Name of Street and Street Number: No.195 Prince Edward Road West
Website address designated by the Vendor for the Development: www.princecentral.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: Junie Limited
Holding Companies of the Vendor: Hyndman Limited, Pool Meadow Investment Limited, Victory Zone Holdings Limited and Sun Hung Kai Properties Limited
Authorized Person for the Development: Ma Kim See
The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: MLA Architects (H.K.) Limited
Building Contractor for the Development: Chun Fai Construction Company Limited
The firm of Solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled)
Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited
Prospective purchasers are advised to refer to the sales brochure for any information on the Development. Please refer to the sales brochure for details.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
This advertisement does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor as to the Development or its view.
Please refer to the sales brochure for details.
Date of Production/Printing of this Advertisement: 30 June 2022

发展项目名称: Prince Central

区域: 何文田

街道名称及门牌号数: 太子道西195号

卖方就发展项目指定的互联网网站的网址:

www.princecentral.com.hk

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: 晶利有限公司
卖方的控股公司: Hyndman Limited, Pool Meadow Investment Limited, Victory Zone Holdings Limited, 发展有限公司
发展项目的认可人士: 马信思
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: 马梁建筑师事务所(香港)有限公司
发展项目的承建商: 骏辉建筑有限公司
就发展项目中的住宅物业的出售而代表拥有人的律师行: 胡关李罗律师行
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: 香港上海汇丰银行有限公司(有关承诺书已经取消)
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
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。
本广告由卖方或在卖方的同意下由另一人发布。
本广告并不构成任何卖方就发展项目及其景观不论明示或隐含之要约、承诺、陈述或保证。
详情请参阅售楼说明书。
本广告之制作/印刷日期: 2022年6月30日