

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發展項目Prince Central



Surrounding areas of Prince Central
Prince Central的周邊景觀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 does 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.

相片乃於2022年5月5日拍攝於發展項目附近上空，並經電腦修飾處理，以展示發展項目大約之周圍環境、建築物及設施，並非作展示發展項目或其任何部分最後完成之外觀或其景觀，一切僅供參考。拍攝時，發展項目仍在興建中。發展項目所有的批准建築圖則會不時修改，落成後之詳情亦可能與本相片所述者不同，一切以政府相關部門最後批准之圖則為準。發展項目四周將會其他建成及/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，賣方對發展項目區內及周邊環境、建築物及設施並不作出任何不顯示或隱含之要約、承諾、陳述或保證。相片內的裝置、裝修物料、設備、裝飾物、植物、園景及其他物件等及其展示之景觀不一定會在本發展項目或其附近環境出現，一切僅供參考，且不構成任何賣方就本發展項目、其周邊環境、建築物及設施不論明示或隱含之要約、承諾、陳述或保證。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。

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.

集團座落於何文田核心地段，位踞太子道西195號的全新尊尚豪華精品住宅項目，融合交通網絡、購物消閒娛樂、時尚酒店及優越名校網四大優勢，將成為九龍市中心矚目新焦點。項目鄰近港鐵旺角東站及太子站，受惠於已開通的港鐵東鐵過海段¹優勢，2站¹無需轉車¹，直達灣仔會展站¹，盡享鐵路便捷之利，四通八達，同時毗鄰區內大型商場「MOKO新世紀廣場」²，擁完善社區生活配套²，更位於九龍著名名校網區⁴，鄰近著名學府²，優勢盡享。

Prince Central合共提供101個住宅單位，實用面積由251至1,351平方呎³，戶型由開放式至四房戶，包括天台特色戶，貼心照顧不同買家的需求。首批單位已於2022年五月下旬推出銷售。

設計實用 營造優雅時尚感覺

單位布局實用，單位客廳及飯廳及睡房窗戶均採用雙層中空玻璃片配低幅射鍍膜⁶，窗外景觀一覽無遺⁵，項目更配備窗簾，貼心實用，為住戶精心打造寫意悠然的居家環境。單位設施一應俱全，大門配備Samsung三合一智能電子鎖⁶；廚房配備選用德國品牌Siemens/Miele電器⁶，廚櫃設計時尚簡潔，提供充裕收納空間予各式廚房用品，打造優雅時尚感覺。細心設置內設層架的洗手盆櫃及鏡櫃⁶，周詳安排住戶日常所需。



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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

- Source of East Rail Line cross-harbour extension from MTR Corporation Limited website (Date of reference: 31 May 2022): <https://mtr.com.hk/en/infocentre/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.
- 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.
- 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.
- 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.
- 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.
- 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.

備註

- 有關東鐵過海段之資料來源自香港鐵路有限公司網站(參考日期:2022年5月31日): <https://mtr.com.hk/en/infocentre/exhibitioncentre>，內容僅供參考。本廣告/宣傳資料內載列的鐵路、建築物等僅供參考，其詳情(包括但不限於位置、設計、路線等)均以政府最終決定為準，於本發展項目入伙時，有關詳情亦可能與本廣告/宣傳資料所述者不同。賣方對其並不作出任何不顯示或隱含之要約、陳述、承諾或保證。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。
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- 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部分計算得出的。
- 有關2021年度自行分配學位階段各小一學校網小學名冊之資料來源自教育局網頁: www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/2021canet-34.pdf 及地理資訊地圖網站: www.map.gov.hk/gm/maps/poa-snb/34，兩項資料的擷取日期均為2021年1月20日。有關中學分區學校名冊之資料來源自教育局網站: www.edb.gov.hk/tc/student-parents/sch-info/sch-search/schlist-by-district/index.html，資料擷取日期為2021年1月20日。

5.單位所享有之景觀受其座向、樓層、周邊建築物及環境所影響，並不適用於所有單位。本廣告並不構成任何賣方就發展項目及其景觀不論明示或隱含之要約、承諾、陳述或保證。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。有關發展項目的詳細資料，請參閱售樓說明書。

6.住宅物業的裝置、裝修物料及設備以買賣合約內規定者為準。賣方保留權利更改及/或以其他裝置、裝修物料及設備代替本廣告/宣傳資料內所述之裝置、裝修物料及設備，一切以政府相關部門最後批准及買賣合約內規定為準。賣方承諾如在發展項目中沒有安裝指明的品牌名稱或產品型號的設備，便會安裝品質相若的設備。

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

發展項目名稱: Prince Central

區域: 何文田

街道名稱及門牌號數: 太子道西195號

賣方就發展項目指定的互聯網網站的網址:

www.princecentral.com.hk

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賣方: 晶利有限公司

賣方的控股公司: Hyndman Limited, Pool Meadow Investment Limited, Victory Zone Holdings Limited 及新鴻基地產發展有限公司

發展項目的認可人士: 馬傑思

發展項目的認可人士以其專業身分擔任經營人、董事或雇員的高職或法團: 馬傑思建築師事務所(香港)有限公司

發展項目的承建商: 駿輝建築有限公司

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: 胡關李羅律師行

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: 香港上海滙豐銀行有限公司(有關承諾書已經取消)

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

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本廣告由賣方或在賣方的同意下由另一人發布。

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本廣告之製作/印刷日期: 2022年6月30日