

# PARK YOHO Bologna, the final phase of PARK YOHO<sup>1</sup> commences sales

## “PARK YOHO”<sup>1</sup> 压轴一期“PARK YOHO Bologna”开展销售



The photo was taken on July 22, 2021 in the vicinity of the phase. It has been processed with computerized imaging techniques and is for reference only. The surrounding environment, plants, buildings and facilities of the phase will change from time to time, and the above photo does not constitute any offer, undertaking, representation or warranty, whether express or implied, by the vendor in relation to the phase. 相片于2021年7月22日在期数附近地段实景拍摄，并经电脑修饰处理，仅供参考。期数之周边环境、植物、建筑物及设施会不时改变，以上相片不构成卖方就期数作出任何不论明示或隐含之要约、承诺、陈述或保证。

PARK YOHO<sup>1</sup>, an Italian lifestyle landmark situated in Kam Tin North, Yuen Long, under the Group, features a low-density environment surrounded by lush greenery<sup>2</sup> with transport links to core city districts. The entire development of PARK YOHO<sup>1</sup> covers an area of about 1.9 million square feet<sup>3</sup>. PARK YOHO's<sup>1</sup> previous phases<sup>4</sup> received an enthusiastic market response. The newly launched final phase is officially named PARK YOHO Bologna and has received a pleasant market response.

PARK YOHO<sup>1</sup> provides a total of 3,124 residential units across all seven phases. The final phase, PARK YOHO Bologna, is Tower 8 of PARK YOHO<sup>1</sup>, with 164 premium residential units in one tower. Multi-level units range from studios to three-bedroom units with diverse layouts. There are also a variety of special units with platform and/or roof to suit the living needs of different families, allowing residents to savour the noble, relaxed Italian lifestyle.

### A mainline rail hub, equipped with two clubhouses

PARK YOHO Bologna sits in the heart of the Development, with two clubhouses, Club COMO<sup>5</sup> and Club GARDA<sup>5</sup>, set amongst over 1.2 million square feet of lush greenery<sup>2</sup>. The phase offers different views from every angle<sup>6</sup>. Two MTR stations, Yuen Long Station and Kam Sheung Road Station<sup>7,8</sup>, along with Au Tau Station on the Northern Link<sup>9,10</sup> make the development a transport hub<sup>11,8</sup>. The development also has its own mall, PARK CIRCLE<sup>12</sup>, of around 75,000 square feet, which is closely connected to the flagship shopping mall YOHO MALL<sup>13</sup> in the northwest New Territories.

集团旗下位处元朗锦田北之意式生活国度新地标「PARK YOHO」<sup>1</sup>，坐拥低密度绿意环境<sup>2</sup>，同时连系都会核心。「PARK YOHO」<sup>1</sup> 整个发展项目占地约190万平方呎<sup>3</sup>。「PARK YOHO」<sup>1</sup> 过往推出的期数<sup>4</sup> 均深受热捧，全新推出的压轴期数正式命名为「PARK YOHO Bologna」，市场反应良好。

「PARK YOHO」<sup>1</sup> 全数七期共提供3,124个住宅单位，压轴期数「PARK YOHO Bologna」乃「PARK YOHO」<sup>1</sup> 第8座，仅只1座提供164个优质住宅单位，标准分层单位由开放式至三房单位，单位间隔多元化，亦提供多种不同间隔的连平台及/或连天台特色单位，切合不同家庭的居住需要，让住客享受尊贵惬意的意式生活。

### 重要铁路枢纽 附设双会所

「PARK YOHO Bologna」位处整个发展项目之中间地段，左享Club COMO<sup>5</sup>、右拥Club GARDA<sup>5</sup>，尽享双会所优势，坐拥逾120万平方呎绿意环境<sup>2</sup>，期数尽揽多角度景致<sup>6</sup>。同时，项目拥港铁元朗站及锦上路站「双站优势」<sup>7,8</sup> 毗邻「北环线」<sup>9,10</sup> 凹头站，更附设交通总汇<sup>11,8</sup>。项目亦自设面积约75,000平方呎的商场「PARK CIRCLE」<sup>12</sup>，并紧密连系新界西北区旗舰商场「YOHO MALL」<sup>13</sup>。

### Notes

1. "PARK YOHO" is a marketing name of "Park Vista Development" only and will not appear in any Deed of Mutual Covenant, Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment and title deeds relating to the Phase(s).
2. Lush greenery refers to the green spaces within Park Vista Development which has a total area of approximately 1.22 million square feet, including communal gardens, play areas, wetland, ponds, landscape areas, etc.
3. According to Sun Hung Kai Properties' 2015/16 Annual Report, the site area of Park Vista Development is approximately 1.9 million square feet. Source: Sun Hung Kai Properties' 2015/16 Annual Report website (www.shkp.com/sites/assets/files/exist/fin\_report/pdf/annual\_report\_zh-hant\_8.pdf).
4. Phases launched previously refer to Phase 1A, Phase 1B, Phase 1C, Phase 2A, Phase 2B and Phase 2C of the Development.
5. Club COMO, Club GARDA and the names of the clubhouse facilities are promotional names only and will not appear in the Deed of Mutual Covenant, Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment and other title documents relating to the residential properties. All owners of residential units in the development, residents and their guests will have access to Club COMO, Club GARDA and their recreational facilities. The use or operation of some of the facilities and/or services of the clubhouse and/or recreational facilities may be subject to the rules and regulations of clubhouse and facilities, and the consent or permit issued by the relevant government departments, or additional payment being payable by users.
6. 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 level, orientation, surrounding buildings and environment of the unit and are not applicable to all units of the Phase of the Development and the surrounding buildings, facilities and environment of the Phase of the Development may change from time to time, and is for reference purpose only. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the surrounding buildings, facilities, environment and views of the Phase of the Development.
7. MTR services mentioned above will be provided by third party companies, not by the Vendor.
8. The third party companies have the right to determine the fees, terms and conditions of use, operation hours and service period of management services and other services mentioned above. The provision of such services is subject to the terms in the service agreement or any other relevant legal documents. Please refer to the relevant authorities for details of the services. The Vendor does not make any offer, undertaking or warranty whatsoever, whether expressed or implied, regarding the said services or matters. Prospective purchasers must not rely on this or make any claims against the Vendor.
9. Source: MTR's Northern Link website (https://mtrnorthernlink.hk), Highways Department website (www.hyd.gov.hk/tc/our\_projects/railway\_projects/nol/index.html) and Environmental Protection Department website (www.epd.gov.hk/eia/chi/register/profile/latest/cesb346/cesb346.pdf).
10. The Vendor does not guarantee the accuracy or whether it is the latest revision of the URL. It is for reference only and may be different from the description in this advertisement. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor.
11. The bus, mini-bus, taxi, cross-border direct bus and limousine pick-ups services at the Transport Terminus will be provided by third parties.
12. The design and floor area of PARK CIRCLE are subject to the final building plans approved by relevant government authorities. The developer reserves the right to amend and alter shop facilities, its partitions, materials, design, orientation, usage, specifications and features etc. without prior notice. Shop mix will be finalized upon the official opening of PARK CIRCLE.
13. Source of information on YOHO MALL website: www.yohomall.hk/tch/main/about. The Vendor does not guarantee the accuracy, shop mix or whether it is the latest revision of the above URL. It is for reference only.

District: Kam Tin North

Name of Street and Street Number of the Phase:  
18 Castle Peak Rd Tam Mi

Website address designated by the vendor for the Phase(s):  
Phase 3 www.parkyoho.com/bologna;  
Phase 1A www.parkvista.com.hk/1a;  
Phase 1B www.parkyoho.com/venezia;  
Phase 1C www.parkyoho.com/sicilia;  
Phase 2A www.parkyoho.com/genova;  
Phase 2B www.parkyoho.com/napoli;  
Phase 2C www.parkyoho.com/milano

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: Bright Strong Limited  
Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited  
Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald  
The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) 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: Mayer Brown; Woo Kwan Lee & Lo; Wong & Poon  
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not Applicable (Phase 3); The Hongkong and Shanghai Banking Corporation Limited (Phases 1A, 1B, 1C, 2A, 2B and 2C)  
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited  
Prospective purchasers are advised to refer to the sales brochure for any information on the Phase(s).  
"PARK YOHO" is a marketing name of "Park Vista Development" only and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment and title deeds relating to the Phase(s).  
This advertisement is published by or with the consent of the Vendor.  
Date of printing: 30 December 2022

### 备注

1. 「PARK YOHO」为「峻峦发展项目」市场推广之名称，并不会在关于期数的任何公契、临时买卖合同、买卖合同、转让契及契据出现。
2. 「绿意环境」指峻峦发展项目内的绿化地方，面积约122万平方呎，包括公用花园、游乐地方、湿地、池塘、园景等。
3. 根据《新鸿基地产2015/16年报》，峻峦发展项目占地约190万平方呎。资料来源：《新鸿基地产2015/16年报》网页 (www.shkp.com/sites/assets/files/exist/fin\_report/pdf/annual\_report\_zh-hant\_8.pdf)。
4. 过往推出的期数指发展项目第1A期、第1B期、第1C期、第2A期、第2B期及第2C期。
5. Club COMO、Club GARDA及会所设施名称仅作推广之用，将不会在公契、临时买卖合同、正式买卖合同、转让契或任何其他业权契据中出现。发展项目的住宅物业的业主、住客及其宾客均可使用 Club COMO 及 Club GARDA 会所及康乐设施、会所及/或康乐设施部分设施及/或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，使用者或需额外付款。
6. 上述仅为发展项目期数周边环境的大概描述，并不代表所有单位同时享有相关景观。所述景观受单位所处层数、座向及周边建筑及环境所影响，并不适用于所有单位，且周边建筑物、设施及环境会不时改变，仅供参考。卖方对期数周边建筑物、设施、环境及景观并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
7. 上述港铁服务由第三者公司所提供，并非由卖方提供。
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9. 资料来源：港铁北环线网页 (https://mtrnorthernlink.hk)、路政署网页 (www.hyd.gov.hk/tc/our\_projects/railway\_projects/nol/index.html) 及环境保护署网页 (www.epd.gov.hk/eia/chi/register/profile/latest/cesb346/cesb346.pdf)。
10. 卖方并不保证网址之准确性及是否最新修订版，内容仅供参考，详情可能与本广告所述者不同。卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
11. 交通总汇提供之巴士、小巴、的士及专属轿车服务将由第三者公司所提供。
12. PARK CIRCLE之设计及面积以政府最终批核之图则为准。卖方保留修订及更改店舖设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。商舖组合以PARK CIRCLE启用时为准。
13. YOHO MALL资料参考自www.yohomall.hk/tch/main/about。卖方并不保证上述网址之准确性、商舖组合及是否最新修订版，内容仅供参考。

区域：锦田北

期数的街道名称及门牌号数：  
青山公路潭尾段18号

卖方就期数指定的互联网网站的网址：  
第3期www.parkyoho.com/bologna;  
第1A期www.parkvista.com.hk/1a;  
第1B期www.parkyoho.com/venezia;  
第1C期www.parkyoho.com/sicilia;  
第2A期www.parkyoho.com/genova;  
第2B期www.parkyoho.com/napoli;  
第2C期www.parkyoho.com/milano

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：辉强有限公司  
卖方的控股公司：Fourseas Investments Limited、新鸿基地产发展有限公司  
期数的认可人士的姓名或名称：吕元祥博士  
期数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人：吕元祥建筑师事务所（香港）有限公司  
期数的承建商：骏辉建筑有限公司  
就期数中的住宅物业的出售而代表拥有行人事的律师事务所：孖士打律师行、胡关李罗律师行、王潘律师行  
已为期数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（第3期）、香港上海汇丰银行有限公司（第1A期、第1B期、第1C期、第2A期、第2B期及第2C期）  
已为期数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，以了解期数的资料。  
"PARK YOHO" 为「峻峦发展项目」市场推广之名称，并不会于关于期数的任何公契、临时买卖合同、买卖合同、转让契及契据出现。  
本广告由卖方或在卖方的同意下发布。  
印制日期：2022年12月30日