

PARK YOHO Bologna, the final phase of PARK YOHO¹ commences sales

「PARK YOHO」¹ 壓軸一期「PARK YOHO Bologna」開展銷售



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PARK YOHO¹, an Italian lifestyle landmark situated in Kam Tin North, Yuen Long, under the Group, features a low-density environment surrounded by lush greenery² with transport links to core city districts. The entire development of PARK YOHO¹ covers an area of about 1.9 million square feet³. PARK YOHO's¹ previous phases⁴ received an enthusiastic market response. The newly launched final phase is officially named PARK YOHO Bologna and has received a pleasant market response.

PARK YOHO¹ provides a total of 3,124 residential units across all seven phases. The final phase, PARK YOHO Bologna, is Tower 8 of PARK YOHO¹, 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 COMO⁵ and Club GARDA⁵, set amongst over 1.2 million square feet of lush greenery². The phase offers different views from every angle⁶. Two MTR stations, Yuen Long Station and Kam Sheung Road Station^{7,8}, along with Au Tau Station on the Northern Link^{9,10} make the development a transport hub^{11,8}. The development also has its own mall, PARK CIRCLE¹², of around 75,000 square feet, which is closely connected to the flagship shopping mall YOHO MALL¹³ in the northwest New Territories.

集團旗下位處元朗錦田北之意大利生活國度新地標「PARK YOHO」¹，坐擁低密度綠意環境²，同時連繫都會核心。「PARK YOHO」¹ 整個發展項目佔地約190萬平方呎³。「PARK YOHO」¹ 過往推出的期數⁴ 均深受熱捧，全新推出的壓軸期數正式命名為「PARK YOHO Bologna」，市場反應良好。

「PARK YOHO」¹ 全數七期共提供3,124個住宅單位，壓軸期數「PARK YOHO Bologna」乃「PARK YOHO」¹ 第8座，僅只1座提供164個優質住宅單位，標準分層單位由開放式至三房單位，單位間隔多元化，亦提供多種不同間隔的連平台及/或連天台特色單位，切合不同家庭的居住需要，讓住客享受尊貴愜意的意式生活。

重要鐵路樞紐 附設雙會所

「PARK YOHO Bologna」位處整個發展項目之中間地段，左享Club COMO⁵、右擁Club GARDA⁵，盡享雙會所優勢，坐擁逾120萬平方呎綠意環境²，期數盡攬多角度景致⁶。同時，項目擁港鐵元朗站及錦上路站「雙站優勢」^{7,8} 毗鄰「北環綫」^{9,10} 凹頭站，更附設交通總匯^{11,8}。項目亦自設面積約75,000平方呎的商場「PARK CIRCLE」¹²，並緊密連繫新界西北區旗艦商場「YOHO MALL」¹³。

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.
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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).
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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

備註

1. 「PARK YOHO」為「峻發展項目」市場推廣之用的名稱，並不會在關於期數的任何公契、臨時買賣合約、買賣合約、轉讓契及契據出現。
2. 「綠意環境」指峻發展項目內的綠化地方，面積約122萬平方呎，包括公用花園、遊樂地方、濕地、池塘、園藝等。
3. 根據《新鴻基地產2015/16年報》，峻發展項目佔地約190萬平方呎。資料來源：《新鴻基地產2015/16年報》網頁 (www.shkp.com/sites/assets/files/exist/fin_report/pdf/annual_report_zh-hant_8.pdf)。
4. 過往推出的期數指發展項目第1A期、第1B期、第1C期、第2A期、第2B期及第2C期。
5. Club COMO、Club GARDA及會所設施名稱僅作推廣之用，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。發展項目的住宅物業的業主、住客及其賓客均可使用 Club COMO 及 Club GARDA 會所及康樂設施、會所及/或康樂設施部分設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，使用者或需額外付款。
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9. 資料來源：港鐵北環綫網頁 (https://mtrnorthernlink.hk)、路政署網頁 (www.hyd.gov.hk/tc/our_projects/railway_projects/nol/index.html) 及環境保護署網頁 (www.epd.gov.hk/eia/chi/register/profile/latest/cesb346/cesb346.pdf)。
10. 賣方並不保證網址之準確性及是否最新修訂版，內容僅供參考，詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
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13. YOHO MALL資料參考自www.yohomall.hk/tch/main/about。賣方並不保證上述網址之準確性、商舖組合及是否最新修訂版，內容僅供參考。

區域：錦田北

期數的街道名稱及門牌號數：
青山公路潭尾段18號

賣方就期數指定的互聯網網站的網址：
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

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期數的認可人士以其專業身分擔任經管人、董事或僱員的高級或法團：呂元祥建築師事務所（香港）有限公司
期數的承建商：駿輝建築有限公司
就期數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、胡關李律師行、王潘律師行
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本廣告由賣方或在賣方的同意下發布。
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