



Cullinan Harbour well received by the market

「天璽·海」銷售反應理想



Rendering of Cullinan Harbour 「天璽·海」效果圖

Cullinan Harbour, the Group's luxury residential development situated at the front end of the Kai Tak runway area, offers breathtaking views of Victoria Harbour*. Developed in two phases, the project offers a total of 439 high-end residential units and a 24,000-square-foot retail podium*. Phase 1 of the Development has been well received by the market.

Cullinan Harbour is the first residential project in Hong Kong designed by the world-class architectural firm SOM. With its unique geometric design and a large-scale lighting art installation on the façade, the residential tower is set to become a new landmark along Victoria Harbour.

Approximately 90% of the units of the Development enjoy captivating open sea views*. All have balconies or outdoor space, with over 70% being four-bedroom units. Standard units in Phase 1 vary in their saleable areas from 541 to 2,196 square feet[Ⓐ], featuring two to four bedrooms. Moreover, there are 18 special units[Ⓐ] available for selection.

Club Harbour[Ⓓ] features communal gardens and leisure areas, with a total area of approximately 80,000 square feet[Ⓓ]. It offers a variety of facilities including the Jade Pool[Ⓓ], a 35-metre outdoor pool, the Indigo Pool[Ⓓ], a 20-metre heated indoor pool, and a dining area with a panoramic sea view.

集團旗下位處啟德跑道區前端的豪宅發展項目「天璽·海」，坐擁維港美景*，眺望維港雙海峽*。項目分兩期發展，合共提供439個優質住宅單位，並設有約2.4萬平方呎基座商場*。發展項目的第1期自推售以來，備受市場追捧，銷情理想。

「天璽·海」為世界級建築師事務所SOM於香港設計的首個住宅項目。住宅大樓獨特的幾何流線設計及大型外牆燈光藝術裝置，意將成為維港兩岸新地標。

整個項目約九成單位可享開揚海景*，全數單位均附設露台或戶外空間，逾七成為四房單位。發展項目的第1期標準單位之實用面積由541至2,196平方呎不等[Ⓐ]，戶型涵蓋兩房至四房，另備有18伙特色單位[Ⓐ]。

住客會所「Club Harbour」[Ⓓ]連公用花園及遊樂地方的總面積約8萬平方呎[Ⓓ]，特設約35米戶外泳池「澄映池 Jade Pool[Ⓓ]」、約20米室內恆溫泳池「漾映池 Indigo Pool[Ⓓ]」及全海景餐飲空間等多元化設施。

*This is a rendered image of the Development, and/or the Phase and/or the clubhouse of the Development, and has been processed and synthesized with computerized imaging techniques. It only represents a designer's impression of the Development, the Phase and the clubhouse and is for reference only, not taken from the Development or the Phase or the clubhouse. The Development, the Phase and the clubhouse are still under construction and the image only shows the general appearance of the Development, the Phase and the clubhouse upon completion, and does not reflect their actual appearance, view, vicinity or the final appearance. The rendered image may not reflect the air-conditioning units, conduits, grilles, louvers and other facilities that may appear on the external wall of the Development and the Phase. The scenery reflection or sky reflection (if any) of the glass curtain wall shown in the background (if any), residential buildings and residential clubhouse are not the actual view of the Development and the Phase and are for reference only. The Vendor reserves the right to make alterations to the building plans and other plans from time to time, and the design of the Development, the Phase and the clubhouse shall be subject to the final plans approved by the relevant government authorities. The nearby roads, buildings, facilities and environment of the Development and the Phase may be omitted or simplified. The rendered image may not show all buildings and/or facilities nearby the Development and the Phase and may show buildings, facilities and district development scheme outside the Development and the Phase that are completed, under construction or uncompleted. Where the details of such buildings, facilities and district development scheme, (including but not limited to implementation, name, location, design, size, scale, distance, completion date, etc) shall be subject to the final approval of relevant institutions or government authorities. Such buildings, facilities, district development scheme and etc. may be uncompleted or abandoned upon completion or handover of the Development

and the Phase and, when completed, the details thereof may be different from those shown on the rendered image. The facilities, design, layout, partitions, specifications, measurements, colour, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping and other items as shown in this image are for reference only and may not be shown in the Development and Phase or its vicinity. The surrounding structures and environment of the Development and the Phase may not be shown in the Development and Phase or its vicinity and do not form part of the Development and the Phase. The surrounding buildings and environment of the Development and the Phase are not fully shown or may be different from the description of the image. The Vendor reserves its absolute right to amend and/or change the fittings, finishes, appliances, partitions, materials, furniture, design, layout, use, specifications and colour of the Development, the Phase and the clubhouse, without prior notice to any purchaser. The surrounding environment, structures and facilities of the Development and the Phase might change from time to time. 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. This image does not constitute and should be interpreted as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development and the Phase or any part of it. Please refer to the Sales Brochure for details of the Development and the Phase.

*此為發展項目及/或期數與及/或會所的模擬效果圖，此圖片經電腦模擬效果合成及修飾處理，純屬設計師對本發展項目、期數與會所之想像，並非在發展項目、期數或會所內拍攝，經由電腦修飾處理，僅供參考。發展項目、期數與會所仍在興建中，此圖片僅作顯示本發展項目及期數與會所落成後大概外觀之用，並不反映其實際外觀、景觀、周邊環境或最後完成之面貌。此模擬效果圖亦未必反映可能出現在發展項目及期數外牆之冷氣機、喉管、格柵、氣窗及其他設施。其背景(如有)、住宅大樓及住客會所等玻璃牆上的景象倒影或天空倒影(如有)並非發展項目及期數的真實景觀，僅供參考。賣方保留不時改動建築圖則及其他圖則之權利。發展項目及期數與會所之設計以政府相關部門最後批准之圖則為準。發展項目及期數附近的道路、建築物、設施及環境可能未有顯示或透明化/簡化處理。此模擬效果圖中未有顯示發展項目及期數附近的所有建築物及/或設施，可能顯示發展項目及期數外已落成、擬建中或未落成的建築物、設施及區域發展等。此等建築物、設施及區域發展等之資料詳情(包括但不限於落實與否、名稱、位置、設計、大小、比例、距離、竣工時間等)均以政府或相關機構之最終決定為準。此等建築物、設施及區域發展等於發展項目及期數落成或入伙時可能尚未完成或被放棄興建，即使落成後其詳情亦可能與此模擬效果圖之顯示有所不同。此圖片內的設施、設計、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢俬、裝飾物、植物、園景及其他物件等僅供參考，亦未必會在本發展項目及期數或其物件內出現，並非構成發展項目及期數的一部分。本發展項目及期數的周邊建築物和環境並無完全顯示或可能與圖片內所述者不同。賣方亦保留一切修改及/或變更本發展項目及期數與會所的裝置、裝修物料、設備、間隔、物料、家具、設計、布局、用途、規格及顏色的絕對權利，事先毋須通知任何買家。本發展項目及期數的周邊環境、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。本圖片不構成亦不得詮釋成賣方就本發展項目及期數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。有關發展項目及期數的詳細資料，請參閱售樓說明書。

Notes

+ This is only a general description of the surroundings of the Development and the Phase, it does not imply that all units enjoy the relevant view simultaneously. The views mentioned are subject to the floor level, orientation, height and the surrounding buildings and environment of the units, they may not be applicable to all units, and the surrounding buildings and environment may change from time to time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the views of the Development and the Phase as well as the surrounding environment and buildings, whether or not in relation to the views. 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. Please refer to the Sales Brochure for details of the Development and the Phase.

Ⓐ The saleable areas and the floor areas of balconies, utility platforms and verandahs (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (excluding the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas listed above in square feet are converted from 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, there may be some slight discrepancies between the figures in square feet and square metres. Please refer to the Sales Brochure for details of the saleable area of individual units.

Ⓑ Special units refer to the units located in Phase 1 of the Development and named in the SKYPLEX and MANOR series in the Sales Brochure, as well as VICTORIA HOUSE and HARBOUR HOUSE, of which the total number is 18 units. Please refer to the Sales Brochure for details of the Development and the Phase.

Ⓒ Club Harbour is a residents' clubhouse of the Development, the clubhouse/restaurant/bar/lounge/wine cellar/landscaped garden/recreational facilities/shared space, etc. (collectively the "Facilities") may not be instantly available upon handover of the Development and/or the Phase. The names of the Facilities are for promotional purposes only and will not be shown in the Deed of Mutual Covenant, the Provisional Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase, the Deed of Assignment or any other title deeds. The Facilities and completion dates of the Facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant government departments. The opening hours and use of the Facilities are subject to the relevant laws, land grant documents, terms of the Deed of Mutual Covenant and the site conditions. The Vendor reserves the right to make alterations to the building plans and other design plans of the Development and/or the Phase and any part thereof from time to time. The Vendor also reserves the absolute right to make changes to any part of the Facilities (including but not limited to their names, specifications, areas, scope, partitions, designs, layouts, use and features) without prior notice to any purchaser. The use or operation of some of the facilities and/or services of the Facilities may be subject to the general rules and regulations of the clubhouse and consents or permits issued by the relevant government departments, and users may be required to make additional payment. Some of the Facilities are part of Phase 2 of the Development and cannot be used before completion of Phase 2 of the Development.

Ⓓ The clubhouse and landscaping of the entire Development includes an indoor residents' clubhouse with an area of about 25,000 square feet and an outdoor residents' clubhouse, communal gardens or leisure areas (covered and uncovered) with an area of nearly 54,000 square feet. All of the Development's residential property owners, occupants and their guests will be allowed to use the clubhouse and recreational facilities subject to the terms and conditions of the Deed of Mutual Covenant, relevant government licences, regulations, and may be required to pay a fee. The clubhouse and recreational facilities, communal gardens and leisure areas will be opened and operated upon handover of the residential properties of the respective Phase.

Ⓙ Cullinan Harbour's retail podium is located in Phase 1 of the Development, its design and area shall be subject to the final plans approved by the government. The Vendor reserves the right to amend and change the store facilities and their partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The stores may not be opened immediately upon handover of the Phase and/or the Development. The above infrastructure and/or commercial projects and/or proposals and/or proposed buildings and facilities etc. are still under construction/planning and may be subject to change from time to time. The completion and opening dates are subject to the final announcement by the relevant government departments or private organizations. This advertisement/promotional material does not make any offer, undertaking, representation or warranty whatsoever, whether express or implied, with respect to the infrastructure project and/or the commercial project and/or the proposal and the final planning design, area, completion and opening dates. After completion, the condition may be different from that described in this advertisement. The Vendor recommends prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Name of the Phase of the Development: Phase 1 ("Phase 1 of the Development") and Phase 2 ("Phase 2 of the Development") (each phase is referred to below as the "Phase") of Cullinan Harbour Development ("the Development") (Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, MANSION 1 and MANSION 2 of the residential development in the Phase are called "Cullinan Harbour"; Tower 7, Tower 8 and Tower 9/9A of the residential development in Phase 2 of the Development are called "Cullinan Harbour II")

District: Kai Tak
Name of the street and the street number of the Phase: No. 26 Shing Fung Road*

The website address designated by the Vendor for the Phase: (Phase 1 of the Development) www.cullinanharpour.com.hk; (Phase 2 of the Development) www.cullinanharpour2.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: Well Capital (H.K.) Limited
Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, Trade Up Ventures Limited
Authorized Person of the Phase: Chen Yat Ching Philip
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited
Building contractor for the Phase: Sanfield Engineering Construction Limited
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo; Mayer Brown; Siu, Fung, Kwong & Shum
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited
The estimated material date for the Phase to the best of the Vendor's knowledge: (Phase 1 of the Development) 30 November 2025; (Phase 2 of the Development) 31 December 2025. Material date means the date on which the conditions of the land grant are complied with in respect of the Phase. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
This advertisement is published by the Vendor or by another person with the consent of the Vendor.
Prospective purchasers are advised to refer to the sales brochure for any information on the Phase.
Please refer to the sales brochure for details of the Phase.
*The provisional street number is subject to confirmation when the Phase is completed.
Date of printing/production: 28 June 2024

備註

+ 僅為發展項目及期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處樓層、座向、高度及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對發展項目及期數之景觀及周邊環境及建築物並不作出任何不論明示或隱含之要約、陳述、承諾或保證(不論是否有關景觀)。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。有關發展項目及期數的詳細資料，請參閱售樓說明書。

Ⓐ 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。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨入至整數平方呎，以平方呎與以平方米顯示之數字可能有些微差異。有關個別單位之實用面積之詳情，請參閱售樓說明書。

Ⓑ 特色單位指分佈於發展項目的第1期，並於售樓說明書中指名為「SKYPLEX」及「MANOR」系列之單位，以及VICTORIA HOUSE及HARBOUR HOUSE，合共18伙。詳情請參閱售樓說明書。

Ⓒ Club Harbour為發展項目的住客會所，會所/餐廳/酒吧/休息室/酒廊/園藝花園/康樂設施/共享空間等(統稱「該等設施」)於發展項目及/或期數入伙時未必能即時啟用。該等設施之名稱僅作推廣之用，將不會在公契、臨時買賣合約、正式買賣合約或任何其他業權契據中顯示。該等設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。該等設施之開放時間及使用受相關法律、批地文件、公契條款及現場環境狀況限制。賣方保留權利不須更改發展項目及/或期數及其任何部分之建築圖則及其他圖則設計。賣方亦保留一切更改各該設施的任何部分(包括但不限於其名稱、規格、面積、範圍、間隔、設計、布局、用途及特色)之絕對權利，事先毋須通知任何買家。該等設施部分設施及/或服務的使用或操作可能受制於相關設施及/或服務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。部分該等設施屬於發展項目的第2期，於發展項目的第2期落成前不可使用。

Ⓓ 整個發展項目之會所及園林，包括面積約為2.5萬平方呎的室內住客會所，以及面積近5.4萬平方呎的室外住客會所、公用花園或遊樂地方(有上蓋及沒有上蓋遮蓋)。所有發展項目內的住宅物業的業主、租客及其實客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時將按個別期數入伙時間開放及啟用。

Ⓙ 「天璽·海」基座商場位於發展項目的第1期，商場之設計及面積以政府最終批核之圖則為準。賣方保留修訂及更改店舖設施及其間隔、用料、設計、布局、用途、規格及特色等的權利，而毋須另行通知。店舖於發展項目及/或期數入伙時未必即時啟用。上述基座項目及/或商業項目及/或方案及/或擬建建築物及設施等仍在興建中/規劃中，可能不時更改，其最終落成及啟用日期以有關政府部門或私人機構最終公布為準。本廣告/宣傳資料對該基座項目及/或商業項目及/或方案及其最終之規劃、設計、面積、落成及啟用日期並不作出任何不論明示或隱含之要約、承諾、陳述或保證。完成後之狀況與本廣告所述者可能不同。賣方建議準買家到有關發展項目地盤作實地考察，以對該發展地盤、其景觀、周邊地區環境及附近的公共設施有較佳了解。

發展項目期數名稱: 天璽海發展項目(「發展項目」)的第1期(「發展項目的第1期」)及第2期(「發展項目的第2期」)(各期下稱「期數」)(發展項目的第1期中住宅發展項目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2稱為「天璽海」;發展項目的第2期中住宅發展項目的第7座、第8座和第9/9A座稱為「天璽海II」)

區域: 啟德
期數的街道名稱及門牌號數: 承豐道26號*

賣方就期數指定的互聯網網站的網址: (發展項目的第1期)www.cullinanharpour.com.hk; (發展項目的第2期)www.cullinanharpour2.com.hk

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: 華樂(香港)有限公司
賣方的控股公司: 新鴻基地產發展有限公司、Time Effort Limited、Trade Up Ventures Limited
期數的認可人士: 陳一貞
期數的認可人士以其專業身份擔任經營人、董事或雇員的高級或法國: 王董建築師事務所有限公司
期數的承建商: 新輝城建设工程有限公司
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: 胡關李羅律師行、孖士打律師行、薛馮鄺考律師行
已為期數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
已為期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

盡賣方所知的期數的預計關鍵日期: (發展項目的第1期) 2025年11月30日; (發展項目的第2期) 2025年12月31日。關鍵日期指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所限制的。
本廣告由賣方發布或在賣方的同意下由另一人發布。
賣方建議準買方參閱有關售樓說明書，以了解期數的資料。
詳情請參閱售樓說明書。
*此臨時門牌號數有待期數建成時確認。
印製/製作日期: 2024年6月28日