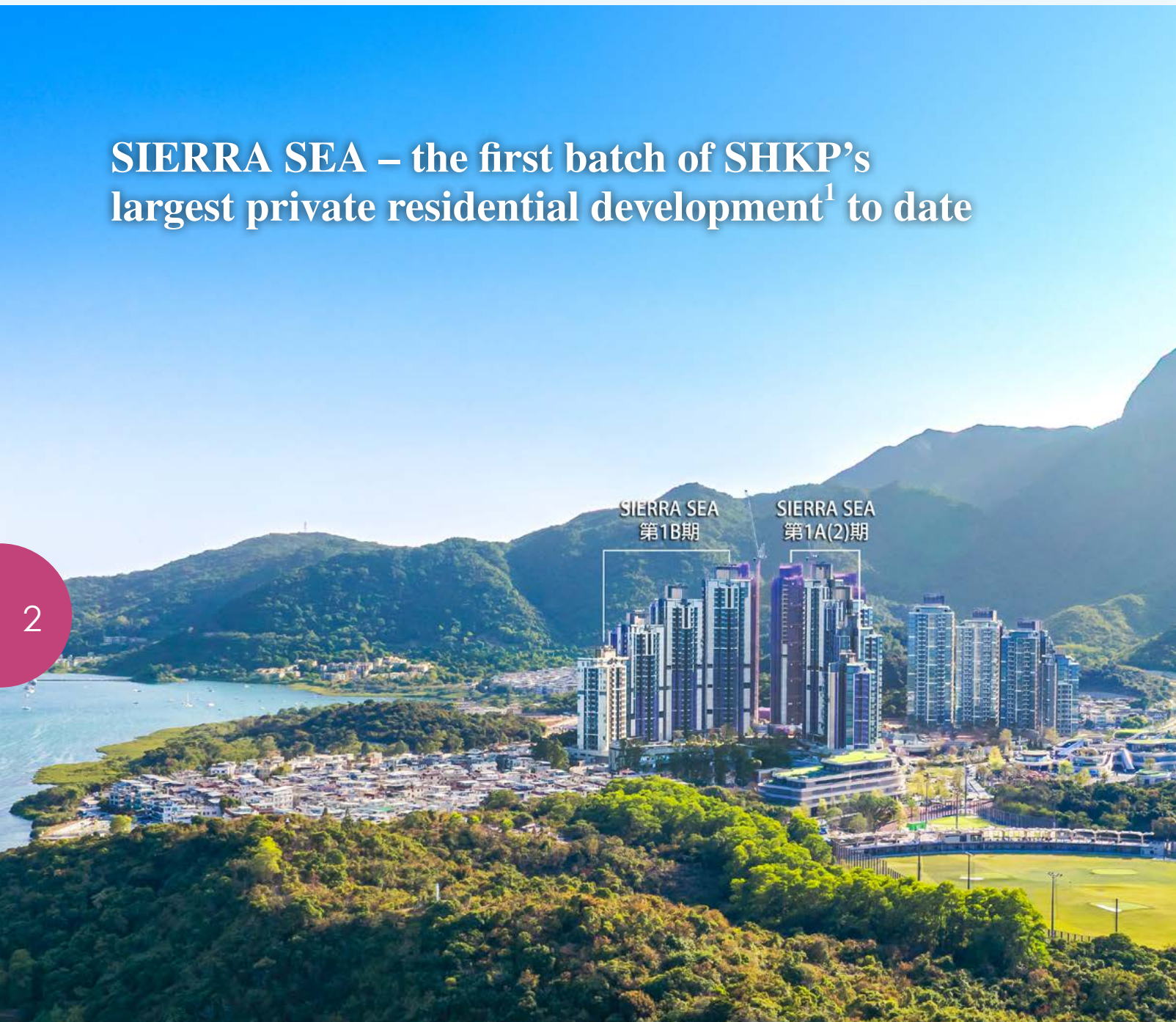




SIERRA SEA – the first batch of SHKP’s largest private residential development¹ to date

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The photo was taken in the airspace in the vicinity of the Phase of the Development on 30 April 2025 and has been processed with computerized imaging techniques. The image only shows the general appearance of the residential properties of the Phase of the Development and does not reflect their actual external appearance, view and surrounding environment. The Vendor reserves the right to amend the building plans and other plans of the Phase of the Development from time to time, and the design of the Phase of the Development shall be subject to the final plan approved by the relevant Government authorities. Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for any information on the Phase. This photo does not constitute and shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development or any part thereof (whether or not relating to the view). 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.

相片于2025年4月30日在发展项目期数附近之上空拍摄，并经电脑修饰处理。此图像仅作显示发展项目期数住宅物业的大概外观之用，并不反映其实际外观、景观、周边环境。卖方保留权利不时改动发展项目期数的建筑图则及其他图则，发展项目期数设计以有关政府部门最终批准之图则为准。卖方建议买家参阅售楼说明书，以了解发展项目期数的资料。此相片并不构成亦不得被诠释成卖方就发展项目期数或其任何部分作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证（不论是否有关景观）。卖方建议买家到有关发展地盘作实地考察，以对该发展地盘、其周边环境及附近的公共设施有较佳了解。

After more than three decades of dedicated development and planning on the “Sai Sha mega integrated development”², Sun Hung Kai Properties (SHKP) launched SIERRA SEA, Phase 1A(2) and Phase 1B of the Development’s resort style coastal residential project³ in April. With its prime location, the Development benefits from proximity to “two MTR stations x two MTR lines”⁴ and is supported by a wide variety of recreational facilities, offering residents a relaxed coastal lifestyle combined with convenient urban connectivity. Adjacent to the sports and commercial complex GO PARK Sai Sha⁵, the Development provides easy access to a wide spectrum of outdoor and indoor sports, entertainment, dining and leisure options for the residents to enjoy and experience an all-round healthy lifestyle. The Development has garnered an enthusiastic reception since its launch and registered robust sales performance.

Diverse unit types to meet various buyer preferences

Phase 1A(2) SIERRA SEA comprises four towers with 781 residential units. Featuring a low-density design and thoughtfully planned layouts, most units enjoy a panoramic sea or mountain view⁶. The layout of the units are diverse. The units on typical floors come in eight layouts⁷, with saleable areas⁸ ranging from 301 to 702 square feet⁸ and one- to three-bedroom configurations. Additionally, 47 special units⁹ are available.

Phase 1B SIERRA SEA also consists of four towers, delivering 794 residential units in total. The saleable areas⁸ of the units on typical floors range from 302 to 807 square feet⁸, with one- to three-bedroom configurations. An additional 42 special units¹⁰ are provided. Together, the two phases are designed to meet the diverse housing needs of wellness-conscious young individuals, newlyweds, professionals and multi-generational families.

Sizable clubhouses offering 168 leisure facilities

To provide residents with a comfortable and vibrant living experience, the Development features a mega clubhouse complex, Resorts World¹¹. The residents’ clubhouses, together with the communal gardens and recreational areas, span approximately 1.48 million square feet¹².

Resorts World¹¹ comprises three themed clubhouses – Seaside Club¹¹, Hillside Club¹¹ and Seasons Club¹¹ – and four curated zones: Aqualands¹¹, Woodland¹¹, Parklands¹¹ and Lakeside Lodges¹¹. These areas collectively provide 168 leisure facilities, including 10 water attractions, 15 indoor and outdoor sports facilities, three cycling and jogging paths, five lakeside lodges, 11 dining venues, nine social spaces, five banquet halls, seven eco-friendly green zones, and multiple designated play areas for children and pets. Upon the completion of more phases of the residential development, more clubhouse facilities will be available.

Testament to the Group’s commitment to sustainable development

With its comprehensive facilities and exemplary project planning, Sai Sha Residences is the first private residential development in Hong Kong to obtain three prestigious international and local certifications in sustainability, wellness and smart building standards, including Platinum pre-certification under WiredScore certification for Homes¹³ granted to a private developer project for the first time in Hong Kong, WELL Community Standard™ pre-certification¹⁴, and BEAM Plus Provisional Gold rating¹⁵. These accolades highlight the Development’s excellence in sustainability and wellness-focused design.

Sai Sha Residences Transport Interchange¹⁶ spans over 46,000 square feet

The “Sai Sha mega integrated development”² reflects the Group’s people-oriented philosophy through meticulous planning. Other than the comprehensive infrastructure upgrades across the district, which include the expansion of a 1.5-kilometre section of Sai Sha Road from two to four lanes for doubling vehicle capacity, the Development comes with Sai Sha Residences Transport Interchange¹⁶ spanning 46,000 square feet and providing five designated drop-off and pick-up bays for buses, taxis and other vehicles to facilitate daily transport. To further support residents’ commuting needs upon the handover of the Phase, the final destinations of bus routes 287, 581 and 582¹⁷ are anticipated to be extended to Sai Sha Residences Transport Interchange¹⁶. Coupled with existing minibus routes 807K and 807S¹⁷, the Development enjoys proximity to “two

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MTR stations x two MTR lines”⁴ with close connection to MTR Wu Kai Sha station and MTR University station⁴.

In addition, bus route 580¹⁷, which connects to Sha Tin Central, is now in service. Upon the handover of the units, three anticipated new bus routes¹⁷ are expected to commence operation, linking to MTR Tsuen Wan Station, Mody Road in Tsim Sha Tsui, and Kowloon Bay. Together with the two proposed routes¹⁷ linking to the commercial districts in Hong Kong Island and Hong Kong International Airport which are under consultation, a total of 11 public transport routes¹⁷ will link the Development to various parts of the city, underscoring the strong connectivity of Sai Sha’s transport network.

Furthermore, Sai Sha Residences Transport Interchange¹⁶ features a premium waiting lounge¹⁸ equipped with Wi-Fi

and digital display boards showing real-time bus arrival and route information. Residents can also access live transport updates through a dedicated mobile app¹⁹.

GO PARK Sai Sha (Phase 2)²⁰ to commence soft launch in the fourth quarter

GO PARK Sai Sha (Phase 2)²⁰, with an area of approximately 56,000 square feet, encompasses dining, retail, education and healthcare services that address the needs of both residents and visitors. Together with GO PARK Sai Sha⁵, there will be over 80 tenants. Phase 2 will include three flagship tenants – a nearly 10,000-square-foot YATA Fresh concept store, ESF Renaissance College Kindergarten and CUHK Medical Clinic (Sai Sha). They are set to soft launch in the fourth quarter of 2025.



「Aqualands¹¹」- Rendering Photo 模拟效果图

This is a computerized rendering of part of the Development and/or the Phase and/or part of the Clubhouse and it has been retouched by computer rendering techniques and edited and processed with computerized imaging techniques, and is not made to scale, and represents the designer’s imagination of the relevant parts only, and is not taken at relevant parts of the actual site, and is for reference only. The Development, the Phase and the Clubhouse are still under construction. This image is only for the purpose of showing the approximate appearance of the relevant parts of the Development, the Phase and the Clubhouse, and it does not illustrate its actual appearance, view, surrounding environment or its final appearance upon completion. This image may not show the air-conditioning units, pipes, grilles, windows and other facilities that may appear on the external walls of the Development and the Phase. Reflections of views or reflections of the sky on the glass curtain walls of the residential towers and the Clubhouse etc (if any) in this image are not actual views of the Development and the Phase and is for reference only. The Vendor reserves the right to alter the building plans and other plans, and the design of the Development, the Phase and the Clubhouse are subject to the final approval of the building plans by the relevant Government authorities. Roads, buildings, facilities and environment in the vicinity of the Development and the Phase may not be shown. This image is made to promote the sale of residential properties in the Phase only. Other phases/parts of the Development are still under construction and other phases of the Development may be shown, or not shown or have been made transparent/simplified in the computerized rendering. The buildings, facilities, layout, partitions, specifications, dimensions, colors, materials, fittings, finishes, appliances, lightings, furniture, decorative items, plants, trees, landscaping and other objects shown in this image are for reference only and may not appear in the Development, the Phase and the Clubhouse or any part thereof or in the vicinity thereof. The surrounding environment, buildings and facilities of the Development, the Phase and the Clubhouse are subject to change from time to time. 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. This image does not constitute and shall not be construed as any offer, representation, undertaking or warranty, whether express or implied, by the Vendor regarding the Development, the Phase and the Clubhouse or any part thereof. For details of the Development and the Phase, please refer to the relevant sales brochure.

此为发展项目的一部分及/或期数及/或会所的一部分的模拟效果图，经电脑模拟效果合成及修饰处理，并非按比例制作，纯属设计师对有关部分之想像，并非在有关部分实景拍摄，仅供参考。发展项目、期数及会所仍在兴建中，此图像仅作显示发展项目、期数及会所有关部分落成后大概外观之用，并不反映其实际外观、景观、周边环境或最后完成之面貌。此图像亦未必显示可能出现在发展项目、期数及会所外墙之冷气机、管道、格栅、气窗及其他设施。此图片内住宅大楼及会所等玻璃幕墙上的景物倒影或天空倒影（如有）并非发展项目、期数的真实景观，仅供参考。卖方保留不时改动建筑图则及其他图则之权利。发展项目、期数及会所之设计以政府相关部门最后批准之图则为准。发展项目、期数及会所或其任何部分或附近出现。发展项目、期数及会所的周边环境、建筑物及设施会不时改变。卖方建议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。此图片仅为促销期数而制作。发展项目的其他期数/部分仍在兴建中，发展项目的其他期数可能显示于模拟效果图或未有显示或经透明化/简化处理。此图片内的建筑物、设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修物料、设备、灯光效果、家私、装饰物、植物、树木、园景及其他物件等仅供参考，亦未必会在发展项目、期数及会所或其任何部分或附近出现。发展项目、期数及会所的周边环境、建筑物及设施会不时改变。卖方建议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。此图片不构成亦不得诠释成卖方就发展项目、期数与会所或其任何部分作出任何不论明示或隐含之要约、承诺、陈述或保证。有关发展项目、期数的详细资料，请参阅售楼说明书。

新地历来最大型私人住宅发展项目¹ 头炮SIERRA SEA



The photo was taken in the airspace in the vicinity of the Phase of the Development on 17 February 2025 and has been processed with computerized imaging techniques. The image only shows the general appearance of the residential properties of the Phase of the Development and does not reflect their actual external appearance, view and surrounding environment. The Vendor reserves the right to amend the building plans and other plans of the Phase of the Development from time to time, and the design of the Phase of the Development shall be subject to the final plan approved by the relevant Government authorities. Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for any information on the Phase. This photo does not constitute and shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development or any part thereof (whether or not relating to the view). 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.

相片于2025年2月17日在发展项目期数附近之上空拍摄，并经电脑修饰处理。此图像仅作显示发展项目期数住宅物业的大概外观之用，并不反映其实际外观、景观、周边环境。卖方保留权利不时改动发展项目期数的建筑图则及其他图则，发展项目期数设计以有关政府部门最终批准之图则为准。卖方建议买家参阅售楼说明书，以了解发展项目期数的资料。此相片并不构成亦不得被诠释成卖方就发展项目期数或其任何部分作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证（不论是否有关景观）。卖方建议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。

新鸿基地产（新地）悉力发展、筹备超过30年的“西沙综合发展项目²”，当中度假式海岸住宅项目³第1A(2)期及第1B期“SIERRA SEA”于今年四月起开始推售。项目地理位置得天独厚，坐拥港铁“双站x双线⁴”优势，并配备多元化休闲设施，让住户尽享写意傍海生活与便捷的交通。住宅项目邻近运动商业综合体西沙GO PARK⁵，让住户可轻松参与各种户外与室内运动、娱乐、餐饮及休闲活动，享受全方位的健康生活体验。项目开售以来，得到市场追捧，销情炽热。



多元户型满足不同买家需要

第 1A(2) 期 SIERRA SEA 由四座大楼组成，合共提供 781 个住宅单位，配以低密度设计及精心打造的布局，大部分单位坐拥广阔海景或山峦园林景致⁶。单位间隔多元化，标准分层单位共提供八种户型⁷，实用面积⁸介乎 28 平方米（301 平方呎）至 65 平方米（702 平方呎）⁸，涵盖一房至三房，同时备有 47 伙特色单位⁹。

至于第 1B 期 SIERRA SEA 同样由四座大楼组成，合共提供 794 个住宅单位，标准分层单位实用面积⁸由 28 平方米（302 平方呎）至 75 平方米（807 方呎）⁸，间隔同样涵盖一房至三房，另设有 42 个特色单位¹⁰。两个期数均切合追求健康及品味生活的年轻人、新婚夫妇、企业专才以至三代同堂大小家庭的居住需要。

巨型会所提供 168 项休闲设施

为了让住户享受惬意而丰富的生活体验，项目设有巨型会所 Resorts World¹¹，住客会所连同公用花园及游乐地方，总面积合共约 14 万平方米（148 万平方呎）¹²。Resorts World¹¹ 涵盖三大主题会所，包括 Seaside Club¹¹、Hillside Club¹¹ 及 Seasons Club¹¹，以及四大特色地带 Aqualands¹¹、Woodland¹¹、Parklands¹¹ 及 Lakeside Lodges¹¹，提供多达 168 项休闲设施。Resorts World 提供十大水上游乐设施、15 大室外内运动设施、三大单车及缓跑道、五间湖畔主题小屋、11 大特色室内外餐饮空间、九大社交聚会空间、五大主题宴会厅、七大绿色低碳地带及多个专为儿童和宠物而设的玩乐空间等，全面满足不同住户需要。随住宅发展项目未来更多期数落成，整个住宅发展项目的会所设施将更加丰富。

项目展现集团可持续发展理念

凭借完善设施及优秀的项目规划，西沙湾发展项目为全港首个同时获得三大绿色健康智能建筑认证的私人住宅发展项目，包括全港首个私人发展商开发项目获得的国际级 WiredScore 住宅项目铂金级预认证¹³、国际级 WELL 健康社区标准™ 预认证¹⁴ 及香港 BEAM Plus 暂定

金级认证¹⁵，展现项目于可持续发展及健康设计方面的卓越成就。

设约 4,300 平方米（46,000 平方呎）西沙湾交通交汇处¹⁶

“西沙综合发展项目”规划细致，处处展现集团以人为本的信念。除了全方位优化西沙的基建设施，包括将一段约 1.5 公里的西沙路由双线行车拓宽至四线，令车流量倍增外，项目设有面积约 4,300 平方米（46,000 平方呎）的西沙湾交通交汇处¹⁶，提供五条停车湾供巴士、出租车及其他车辆停靠，方便日常出行。为配合住户需要，在期数入伙时，巴士路线 287、581 及 582 的终点站预计将延伸至西沙湾交通交汇处¹⁶，加上已有的 807K 及 807S 小巴¹⁷，使项目紧连港铁乌溪沙站及大学站⁴，尽享港铁“双站 x 双线⁴”的优势。

另外，往返沙田市中心的巴士路线 580¹⁷ 现已通车。发展项目入伙时，三条预计新增的巴士路线也可配合启行，往返荃湾站、尖东么地道及九龙湾。再加上两条正在咨询、分别前往港岛商业区及香港国际机场的路线¹⁷，共 11 条公共交通路线¹⁷ 将连通全港，足证西沙交通网络优势。

此外，西沙湾交通交汇处¹⁶ 附设候车室¹⁸，配备 Wi-Fi 无线上网及巴士到站时间显示屏，实时显示巴士路线及巴士站位置等资讯。此外，住户也可通过专用的手机应用程序¹⁹，实时了解巴士到站资讯。

西沙 GO PARK 第二期²⁰ 于今年第四季试业

西沙 GO PARK 第二期²⁰ 面积约 5,200 平方米（56,000 平方呎），租户将包括餐饮、零售、教育、医疗等品牌，满足住户和访客购物的需求。连同西沙 GO PARK⁵，将有合共 80 间商户。其中三大旗舰租户已落实进驻西沙 GO PARK 第二期²⁰，包括约 930 平方米（10,000 平方呎）的一田全新概念店 YATA Fresh、英基启新书院幼儿园，以及中大医务中心（西沙），预计于今年第四季开始陆续试业。

Notes

1 The “largest private residential development to date” refers to the private residential development located in Section A of Tai Po Town Lot No. 253 and The Remaining Portion of Tai Po Town Lot No. 253. As at the printing date of this advertisement, it is the private residential development with the largest number of units amongst the private residential developments wholly developed by Sun Hung Kai Properties. Among them, Phase 1A(2) and Phase 1B of the private residential development located in The Remaining Portion of Tai Po Town Lot No. 253 was officially named SIERRA SEA.

2 The “Sai Sha mega integrated development” refers to the respective development components situated on Section A of Tai Po Town Lot No. 253, The Remaining Portion of Tai Po Town Lot No. 253, Section C of Tai Po Town Lot No. 157, Section D of Tai Po Town Lot No. 157, and The Remaining Portion of Tai Po Town Lot No. 157. The design, buildings, facilities to be provided and area of each component are subject to the final plans approved by the Government. The Vendor reserves the right to amend and change the district development, planning, user, design, buildings, facilities, layout, specifications, features and operation etc., without prior notice. The “Sai Sha mega integrated development” is still under construction and its building plans are subject to change from time to time. The details upon completion may be different from those described in this advertisement. The “Sai Sha mega integrated development” is a promotional name and it will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase of the Development. The works, buildings, facilities, district development, planning, user etc. referred to in this advertisement may not be completed or fully altered at the time or after the completion of the “Sai Sha mega integrated development”, and the details thereof may from time to time be altered and different from those mentioned in this advertisement. The completion of the “Sai Sha mega integrated development” takes time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the “Sai Sha mega integrated development”. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of this advertisement. The surrounding environment, buildings and facilities of “Sai Sha mega integrated development” are subject to 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. GO PARK Sai Sha is located in The Remaining Portion of Tai Po Town Lot No. 157 and forms part of the “Sai Sha mega integrated development”. It does not form part of the Development or the Phase.

3 The view, surrounding environment, buildings, design, facilities and services, layout, user, specifications and features of the Phase of the Development are subject to change from time to time, and the Vendor makes no offer, representation, undertaking or warranty, whether express or implied, regarding the Development and the Phase.

4 “Two MTR stations” refers to MTR University station and MTR Wu Kai Sha station, and “two MTR lines” refers to East Rail Line and Tuen Ma Line. “Two MTR stations X two MTR lines” refers to taking bus route 581 or minibus route 807K to MTR Wu Kai Sha station, as well as bus route 582 or 287, or minibus routes 807K or 807S to MTR University station from the Development. Source of information: Bus route 581: https://mobile.citybus.com.hk/nwp3/?t=1&ds=581-Sai_Sha_and_Shap_Sze_Heung&l=1, bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>, bus route 582: [https://mobile.citybus.com.hk/nwp3/?t=1&ds=582-Pak_Shek_Kok_\(Via_University_Station\)&l=1](https://mobile.citybus.com.hk/nwp3/?t=1&ds=582-Pak_Shek_Kok_(Via_University_Station)&l=1), minibus route 807K: https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228, and minibus route 807S: https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=EN. The Development connects to the Tuen Ma Line through MTR Wu Kai Sha station and to the East Rail Line through MTR University station. The above public transport route services will be provided by a third-party company, and is not provided by the Vendor. The third-party company may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion, subject to the terms and conditions stipulated in the service contract or other relevant legal documents. Please refer to the relevant departmental announcements for details of the services. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above transport services or matters. Prospective purchasers should not rely on, or make any claim against the Vendor, regarding such services or matters.

5 GO PARK Sai Sha is the promotional name of the part of the “Sai Sha mega integrated development” which is located in The Remaining Portion of Tai Po Town Lot No. 157. GO PARK Sai Sha does not form part of the Development or the Phase, and such name will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deed or legal documents relating to the Development or the Phase of the Development. The design, buildings, facilities to be provided, and the area of The Remaining Portion of Tai Po Town Lot No. 157 and the various parts of GO PARK Sai Sha are subject to the final plans approved by the Government. The Vendor reserves the right to amend and change the planning, user, design, buildings, facilities, layout, specifications, features and operation etc. of The Remaining Portion of Tai Po Town Lot No. 157 and GO PARK Sai Sha without prior notice. The works, buildings, facilities, district development, planning, user, etc. of The Remaining Portion of Tai Po Town Lot No. 157 and GO PARK Sai Sha may not be completed or fully altered at the time or after the completion of the Development, and the details thereof may from time to time be altered and different from those mentioned in this advertisement. The opening hours, use or operation of the facilities and services in GO PARK Sai Sha may be subject to the relevant laws, land grants, admission and ticketing arrangements, actual conditions, weather conditions, codes of practice (as amended from time to time), and consents or permits issued by relevant government departments. The use of facilities and services of GO PARK Sai Sha may be subject to additional charges. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied. Prospective purchasers should not rely on, or make any claim against the Vendor, in respect of any of the contents of this advertisement. The surrounding environment, buildings and facilities of The Remaining Portion of Tai Po Town Lot No. 157 and GO PARK Sai Sha are subject to change from time to time. 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. Source of information of GO PARK Sai Sha: <https://www.shkp.com/en-US/media/press-releases/grand-opening-of-go-park-sai-sha> (retrieved on 22 January 2025). The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

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 mentioned above are affected by the unit's floor levels, orientation, surrounding buildings and environment, and may not be applicable to all flats. The surrounding buildings and environment may change from time to time. 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. The Vendor makes no offer, representation, undertaking or warranty, whether express or implied, in respect of the view and the surrounding environment and buildings of the Phase of the Development (whether regarding the view or not).

7 The unit types in the Phase of the Development are subject to the final plans approved by relevant Government departments. Please refer to the sales brochure for details. The Vendor reserves the right to make alterations to the built time to time, and the design of the Development shall be subject to the final plans approved by the relevant Government authorities.

8 The saleable area of the residential property and the floor area of balcony, utility platform and veranda (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in 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 at a rate of 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.

9 The relevant special units refer to the unit with platform on 1/F and the unit with platform and roof on 17/F of Aqua Avenue Tower 1, the unit with platform on 1/F and the unit with platform and roof on 23/F of Aqua Avenue Tower 2, the unit with private garden on B1/F and the unit with platform and roof on 29/F of Aqua Avenue Tower 3, and the unit with private garden on B1/F and the unit with platform and roof on 33/F of Aqua Avenue Tower 5.

10 The relevant special units refer to the unit with garden on 1/F and the unit with platform and roof on 17/F of Bleu Avenue Tower 1, the unit with garden on 1/F and the unit with platform and roof on 23/F of Bleu Avenue Tower 2, the unit with garden B1/F and the unit with platform and roof on 29/F of Bleu Avenue Tower 3, and the unit with garden on B1/F and the unit with platform and roof on 33/F Bleu Avenue Tower 5.

11 The names of the residents' clubhouse of the Development, different areas and facilities of the residents' clubhouse and recreational 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 Assignment or any other title deeds. The Vendor reserves the absolute right to modify any part of the residents' clubhouse and/or recreational facilities (including areas, extent, partitions, designs, layouts, use, specification and features) without prior notice to any purchasers. The facilities and the completion date of the residents' clubhouse and/or the facilities

are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The residents' clubhouse and/or recreational facilities may not be immediately available upon handover of the Phase. The opening hours and use of different facilities are subject to the relevant laws, land grant documents, terms of the Deed of Mutual Covenant and the site conditions. The use or operation of some of the facilities and/or services of the residents' clubhouse and/or recreational facilities may be subject to the clubhouse rules and user manual of the facilities and consents or permits issued by the relevant Government departments, and users may be required to make additional payment. Some of the residents' clubhouse and/or recreational facilities are part of other phases of the Development and cannot be used before completion of other phases. The completion of all residents' clubhouses, different areas and facilities of the residents' clubhouse of the Development takes time. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the completion schedule. According to the land grant condition, the residents' clubhouse of the Development will be shared with the residents of the development erected on Section A of Tai Po Town Lot No. 253. At the same time, the residents of the Development may also use the residents' clubhouse of the development erected on Section A of Tai Po Town Lot No. 253.

12 The Development contains a residents' clubhouse (including any covered and uncovered recreational facilities for residents' use) with an area of about 79,000 square feet and a communal garden or play area (covered and uncovered) with an area of about 1.4 million square feet, totalling 1,479 million square feet. Please refer to the relevant sales brochure for details.

13 Information was retrieved from the official WiredScore website on 1 March 2025: <https://wiredscore.com/certify-a-building/wiredscore/>. The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. Final certification will be subject to assessment by the relevant authority upon completion of the Development. The Vendor does not guarantee that the Development will obtain final Platinum certification under “WiredScore certification for Homes”. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in this regard.

14 Information was retrieved from the official WELL website on 6 January 2025: <https://v2.wellcertified.com/en/community/overview>. The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. Final certification will be subject to assessment by the relevant authority upon completion of the Development. The Vendor does not guarantee that the Development will obtain final Gold rating under “BEAM Plus”. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

15 Information was retrieved from the Hong Kong Green Building Council website on 6 January 2025: <https://www.hkgbc.org.hk/eng/beam-plus/beam-plus-new-buildings/>. The Vendor does not guarantee the accuracy of the above website and whether it is up to date, and the content is for reference only, and the details may differ from those stated in this advertisement. Final certification will be subject to assessment by the relevant authority upon completion of the Development. The Vendor does not guarantee that the Development will obtain final Gold rating under “BEAM Plus”. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the accuracy of the website.

16 The transport interchange is located in Phase 1A(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 facilities of the transport interchange and its partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The transport interchange may not be immediately available upon handover of the Phase. The above infrastructure and/or commercial projects are still under construction/planning and may 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 final planning, design, area, completion and opening dates of the infrastructure project and/or the commercial project. The condition after completion may differ from those described in this advertisement. 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. Sai Sha Residences Transport Interchange is a promotional name only and will not be adopted or appear in the related building plans, agreement for sale and purchase, the Deed of Mutual Covenant, of the Assignment, or any other title deeds or legal documents of the Development of the Phase.

17 The “11 public transport routes” include existing bus routes 287, 581, 582 and 580, as well as minibus routes 807K and 807S. Sources of information: bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>; bus route 581: <https://mobile.citybus.com.hk/nwp3/?t=1&ds=581>; bus route 582: <https://mobile.citybus.com.hk/nwp3/?t=1&ds=582>; bus route 580: <https://mobile.citybus.com.hk/nwp3/?t=1&ds=580>; minibus route 807K: https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228; minibus route 807S: https://h2-app-r.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=EN (Reference date: 13 March 2025) It is for reference only. Anticipated new routes include the West Kowloon Line (Tsim Sha Tsui), East Kowloon Line (Kowloon Bay), and Tsuen Wan Line. Source of information: https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai-po-rpp-2023-24.pdf (Reference date: 9 December 2024) It is for reference only. There is also two proposed additional bus routes being promoted by the Transport Department for conducting consultation on the addition of 980X (special departure) (from Hei Ying Road to Hong Kong Island) and A41P (special departure) (from Hei Ying Road to the Airport). For details, please refer to the Transport Department's website at https://www.td.gov.hk/filemanager/en/util_uarticle_cp/17_rpp_2025_2026_to_20250225wcms.pdf (Reference date: 25 February 2025) and it is for reference only. The Vendor does not guarantee the accuracy of the above website and whether it is up to date. Please refer to the announcements made by the relevant departments for the details of the services, which may differ from those stated in this advertisement. The Vendor does not warrant that the Transport Department will approve any additional bus routes from the Development to Hong Kong Island or the Airport. The proposed additional bus routes have not been approved by the Transport Department. The intermediate stops of the routes of the additional bus routes may also be different from those stated in this advertisement. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, in respect of the above and the Prospective purchasers should not rely on, or make any claim against the Vendor. The above bus routes services will be provided by a third-party company, and is not provided by the Vendor. The third-party company may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion, subject to the terms and conditions stipulated in the service contract or other relevant legal documents. Please refer to the announcements by the relevant departments for details of the services.

18 The waiting lounge is located in the transport interchange on the podium of Phase 1A(1) of the Development. The Vendor reserves the right to amend and change the waiting lounge's shops and facilities, as well as its partitions, materials, design, layout, use, specifications and features etc., without prior notice to any purchaser. The shops and facilities may not be immediately available upon handover of the Phase. The Vendor makes no offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding in this regard.

19 The smartphone application is in the course of being developed, and its functions and services may be modified, increased, removed or adjusted from time without prior notice to any purchaser. The smartphone application may not be immediately available upon handover of the Phase and the Development. It may be modified or cancelled, or subject to additional charges, and not applicable to all units of the Phase and the Development. The above-mentioned information does not constitute and shall not be construed as any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the use, operations and/or provisions of any relevant smartphone application and/or services on the part of the Vendor.

20 “GO PARK Sai Sha (Phase 2)” is located in Phase 1A(1) of the Development and does not form part of GO PARK Sai Sha. The mall is under construction and its design and area may change from time to time and are subject to the final plans as approved by the Government. The condition after completion may differ from that described in this advertisement. The Vendor reserves the right to modify and change the name, facilities, partition, materials, design, layout, user, specification and features etc. of the mall without prior notice. The mall may not be in operation immediately upon the handover of the residential properties of the Phase and the final completion date and opening date are subject to the final announcements by the Vendor. The trade mix, shops, facilities, educational and medical facilities may change from time to time and may not be available for use immediately upon the handover of the residential properties of the Phase. It is for reference only and does not constitute and shall not be construed as any contractual terms, offer, undertaking, representation or warranty, whether express or implied, by the Vendor. This advertisement / promotional material does not constitute any offer, undertaking, representation or warranty, whether express or implied, in respect thereof. GO PARK Sai Sha (Phase 2) is a promotional name and it will not be used or shown in the building plans, Agreement for Sale and Purchase, Deed of Mutual Covenant, Assignment or any other title deeds or legal documents relating to the Development or the Phase.



備註

- 1 “历来最大型私人住宅发展项目”指由位于大埔市地段第253号A分段及大埔市地段第253号余段组成的私人住宅发展项目，截至此广告印制日期为止，是由新鸿基地产全资发展的私人住宅发展项目中，单位数目最多的私人住宅发展项目。当中位于大埔市地段第253号余段的私人住宅发展项目的第1A(2)期及第1B期正式命名为SIERRA SEA
- 2 “西沙综合发展项目”指位于大埔市地段第253号A分段、大埔市地段第253号余段、大埔市地段第157号C分段、大埔市地段第157号D分段及大埔市地段第157号余段之各个发展部分的统称。
- “西沙综合发展项目”各部分之设计、建筑物、所提供的设施及面积等均以政府最终批核之图则为准，卖方保留修订及更改“西沙综合发展项目”所在之区域发展、规划、用途、设计、建筑物、设施、布局、规格、特色及运营等的权利，而毋须另行通知。“西沙综合发展项目”仍在兴建中，其建筑图则会不时修改，落成后之详情亦可能与此广告所述者不同。“西沙综合发展项目”为市场推广所用的名称，不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。此广告所提及之工程、建筑物、设施、区域发展、规划、用途等在“西沙综合发展项目”落成时/落成后可能尚未完成或全面更改，其细节可不时更改及与此广告所述者不同。整个“西沙综合发展项目”完全落成需时，卖方对其竣工时间并不作出任何不论明示或隐含之要约、陈述、承诺或保证。卖方亦无对“西沙综合发展项目”作出其他任何明示或隐含的要约、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。“西沙综合发展项目”的周边环境、建筑物及设施会不时改变，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。西沙GO PARK指位于大埔市地段第157号余段内并属于“西沙综合发展项目”的部分，并不属于发展项目或期数的一部分。
- 3 发展项目期数之景观、周边环境、建筑物、设计、设施及服务、布局、用途、规格及特色等可能会不时改变，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。
- 4 “双站”是指港铁大学站及港铁乌溪沙站，以及“双线”是指东铁线及屯马线。“双站 X 双线”指由发展项目期数乘坐巴士路线581及小巴路线807K前往港铁乌溪沙站及巴士路线582、287及小巴路线807K、807S前往港铁大学站。资料来源：巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-cn>，巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，小巴路线807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=SC&route_id=2001228，小巴路线807S：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=SC，并经由港铁乌溪沙站连接屯马线及港铁大学站连接东铁线，内容仅供参考。上述公共交通路线服务将由第三方公司提供，并非由卖方提供，第三方公司可自行决定及更改就上述服务之收费、使用条款、运营时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。卖方并无对上述服务或事宜作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。
- 5 西沙GO PARK指位于大埔市地段第157号余段内并属于“西沙综合发展项目”部分之宣传名称。西沙GO PARK并不属于发展项目或期数的一部分，有关名称不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。大埔市地段第157号余段及西沙GO PARK各部分之设计、建筑物、所提供的设施及面积等均以政府最终批核之图则为准。卖方保留修订及更改大埔市地段第15号余段及西沙GO PARK之规划、用途、设计、建筑物、设施、布局、规格、特色及运营等的权利，而毋须另行通知。大埔市地段第157号余段及西沙GO PARK之工程、建筑物、设施、区域发展、规划、用途等于发展项目落成时/落成后可能尚未完成或全面更改，其细节可不时更改及与此广告所述者不同。西沙GO PARK的设施及服务的开放时间及使用或运作受相关法律、批地文件、入场及票务安排、实际情况、天气情况、实务守则（经不时修订）以及有政府有关部门发出的同意书或许可证限制。使用西沙GO PARK的设施及服务或需额外付款，卖方并无作出任何明示或隐含的要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。大埔市地段第157号余段及西沙GO PARK的周边环境、建筑物及设施会不时改变，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。西沙GO PARK资料来源：<https://www.shkp.com/zh-CN/media/press-releases/grand-opening-of-go-park-sai-sha>（于2025年1月22日撮取）。卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦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。
- 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、座向及周边建筑物及环境影响，并非适用于所有单位，且周边建筑物及环境会不时改变。卖方建议准买家到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。卖方对发展项目期数之景观及周边环境及建筑物并不作出任何不论明示或隐含之要约、陈述、承诺或保证（不论是否有关景观）。
- 7 发展项目期数的单位的户型以有关政府部门最后批准的图则为准。详情请参阅售楼说明书。卖方保留权利不时改动发展项目的建筑图则及其他图则，发展项目的设计以相关政府部门最后批准之图则为准。
- 8 住宅物业的实用面积、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（不计入实用面积），是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述以平方呎所列之面积，均以1平方米=10.764平方呎换算，并以四舍五入至整数平方呎，以平方呎与以平方米之数字可能有些微差异。有关个别单位之实用面积之详情，请参阅售楼说明书。
- 9 有关特色单位指Aqua Avenue第1座1楼连平台单位及17楼连平台和天台单位、Aqua Avenue第2座1楼连平台单位及23楼连平台和天台单位、Aqua Avenue第3座地下1楼连私人花园单位及29楼连平台和天台单位、Aqua Avenue第5座地下1楼连私人花园单位及33楼连平台和天台单位。
- 10 有关特色单位指Bleu Avenue第1座地下1楼连花园单位及17楼连平台和天台单位、Bleu Avenue第2座地下1楼连花园单位及23楼连平台和天台单位、Bleu Avenue第3座地下1楼连花园单位及29楼连平台和天台单位、Bleu Avenue第5座地下1楼连花园单位及33楼连平台和天台单位。
- 11 发展项目的住客会所、住客会所各区域及设施以及康乐设施之名称仅作推广之用，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显示。卖方保留一切修改住客会所及/或康乐设施任何部分（包括其面积、范围、间隔、设计、布局、用途、规格及特色等）之绝

对权利，事先毋须通知任何买家。住客会所及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。住客会所及/或康乐设施于期数入伙时未必能即时启用，不同设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。住客会所及/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。部分住客会所及/或康乐设施属于发展项目其他期数，于其他期数落成前不可使用。发展项目所有住客会所、住客会所各区域及设施完全落成需时，卖方对其竣工时间并不作出任何不论明示或隐含之要约、陈述、承诺或保证。根据地契要求，发展项目的住客会所将与位于大埔市地段第253号A分段的发展项目的住客共用，而同时发展项目的住客亦可共用位于大埔市地段第253号A分段的发展项目的住客会所。

12 发展项目包括面积逾7,300平方米（7.9万平方呎）的住客会所（包括供住客使用的任何有上盖及没有上盖遮盖的康乐设施），以及面积约为13万平方米（140万平方呎）的公用花园或游乐地方（有上盖及没有上盖遮盖），合共约14万平方米（147.9万平方呎），详情请参阅有关售楼说明书。

13 资料于2025年3月1日撮取自WiredScore官方网站：<https://wiredscore.com/certify-a-building/wiredscore/>，卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。最终评级以发展项目落成后由相关机构决定为准。卖方不保证发展项目会获得“WiredScore住宅项目”的最终铂金级认证。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。

14 资料于2025年1月6日撮取自WELL官方网站：<https://v2.wellcertified.com/en/community/overview>，卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。最终评级以发展项目落成后由相关机构决定为准。卖方不保证发展项目会获得“WELL健康社区标准”的最终认证。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。

15 资料于2025年1月6日撮取自香港绿色建筑议会网站：<https://www.hkgbc.org.hk/tch/beam-plus/beam-plus-new-buildings/>，卖方不保证上述网页是否最新修订版及其准确性，内容仅供参考，详情亦可能与本广告所述者不同。最终评级以发展项目落成后由相关机构决定为准。卖方不保证发展项目会获得“BEAM Plus”的最终金级认证。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。

16 交通交汇处位于发展项目的第1A(1)期，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交通交汇处之设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。交通交汇处于期数入伙时未必即时启用。上述基建项目及/或商业项目等仍在兴建中/规划中，可能不时更改，其最终落成及启用日期以有关政府部门或私人机构最终公布为准。本广告/宣传资料对该基建项目及/或商业项目最终之规划、设计、面积、落成及启用日期并不作出任何不论明示或隐含之要约、承诺、陈述或保证。完成后之状况与本广告所述者可能不同。卖方建议准买家到有关发展项目地盘作实地考察，以对该发展地盘、其景观、周边地区环境及附近的公共设施有较佳了解。西沙湾交通交汇处之名称仅作推广之用，并不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。

17 “11条公共交通路线”包括现有巴士路线287、581、582及580，以及小巴路线807K及807S，资料来源：巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-cn>，巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>，巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>，巴士路线580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>，小巴路线807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=SC&route_id=2001228，小巴路线807S：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=SC（参考日期：2025年3月13日），仅供参考。预计新增路线，包括西九龙线（尖沙咀）、东九龙线（九龙湾）及荃湾线，资料来源：https://www.td.gov.hk/filemanager/en/util_uarticle_cp/tai%20po%20-%20rpp%202023-24.pdf（参考日期：2024年12月9日），仅供参考。另外将有2条推动增设巴士路线，运输署现正就增设980X(特别班次)(由海映路前往港岛)及A41P(特别班次)(由海映路前往机场)进行咨询，详情请参阅运输署网页https://www.td.gov.hk/filemanager/tc/util_uarticle_cp/17_rpp_2025_2026_tp_20250225wcms.pdf（参考日期：2025年2月25日，仅供参考。卖方并不保证上述网址之准确性及是否最新修订版，有关服务详情请参阅相关部门公布，详情可能与本广告所述者不同。卖方并不保证运输署会批准任何新增巴士路线由/途经发展项目前往港岛及机场。增设巴士路线之建议未获运输署批准。增设巴士路线途经之中途站亦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，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。上述巴士路线服务将由第三方公司提供，并非由卖方提供，第三方公司可自行决定及更改就上述服务之收费、使用条款、运营时间及服务期限，惟须遵守服务合约或其他相关法律文件所订立的条款规限。有关服务详情请参阅相关部门公布。

18 候车室位于发展项目的第1A(1)期的基座交通交汇处内。卖方保留修订及更改候车室内店铺及设施及其间隔、用料、设计、布局、用途、规格及特色等的权利，而毋须另行通知。店铺及设施于期数入伙时未必即时启用。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。

19 手机应用程序仍处于开发阶段，其功能及覆盖的服务可能不时作出修改、增加、删减或调整，而毋须事先通知买方。手机应用程序于发展项目及期数入伙时未必能即时使用，亦可能不时更改或取消，或需额外收费，亦未必适用于所有发展项目及期数住宅单位。以上资料并不构成或不应被视为卖方对任何有关手机应用程序及/或服务的使用、操作及/或提供之要约、陈述、承诺或保证（不论明示或隐含）。

20 西沙GO PARK第二期位于发展项目的第1A（1）期，并不属于西沙GO PARK的一部分。商场目前仍在兴建中，其设计及面积可能不时更改，以政府最终批核之图则为准，落成后之状况与本广告所述者亦可能不同。卖方保留修订及更改商场之名称、设施、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。商场于期数入伙时未必即时启用，其最终落成及启用日期以卖方最终公布为准。商铺组合、店铺、设施、教育及医疗配套可能会不时更改及于期数入伙时未必即时启用，仅供参考，并不构成亦不应被视为卖方作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证。本广告/宣传资料对此并不作出任何不论明示或隐含之要约、承诺、陈述或保证。西沙GO PARK第二期之名称仅作推广之用，并不会用于或出现在与发展项目或期数相关的建筑图则、买卖合同、公契、转让契或其他业权或法律文件。

Name of the Phase of the Development: Phase 1A(2) (the “Phase 1A(2)”) of Sai Sha Residences (the “Development”) (Aqua Avenue Tower 1, Aqua Avenue Tower 2, Aqua Avenue Tower 3 and Aqua Avenue Tower 5 of the residential development in Phase 1A(2) are called “SIERRA SEA”) and Phase 1B (the “Phase 1B”) of the Development (Bleu Avenue Tower 1, Bleu Avenue Tower 2, Bleu Avenue Tower 3 and Bleu Avenue Tower 5 of the residential development in Phase 1B are called “SIERRA SEA”) (Phase 1A(2) and Phase 1B are collectively referred to as the “Phase”) This advertisement intends to promote the sale of residential properties in the Phase of the Development only.

District: Shap Sz Heung

Name of the street and the street number of the Phase: No. 8 Hoi Ying Road*

The website address designated by the Vendor for the Phase:

(Phase 1A(2)) <http://www.sierrasea.com.hk/>;

(Phase 1B) <http://www.sierrasea1b.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: Light Time Investments Limited
Holding companies of the Vendor: Sun Hung Kai Properties Limited, Vast Earn Limited, Williston Investment S.A.
Authorized Person of the Phase: Chan Wan Ming
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects Limited
Building contractor for the Phase: Chun Fai Construction Company Limited
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Johnsson Stokes & Master, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum, P.C. Woo & Co., Vincent T.K. Cheung, Yap & Co.
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: (Phase 1A(2)) Hang Seng Bank, Limited; (Phase 1B) DBS Bank (Hong Kong) 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 1A(2)) 1 December 2025; (Phase 1B) 1 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.
*The provisional street number is subject to confirmation when the Phase is completed.
Date of Printing: 30 June 2025

发展项目期数名称:西沙湾发展项目(“发展项目”)的第1A(2)期(“第1A(2)期”)(第1A(2)期中住宅发展项目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座称为“SIERRA SEA”。)及发展项目的第1B期(“第1B期”)(第1B期中住宅发展项目的Bleu Avenue第1座、Bleu Avenue第2座、Bleu Avenue第3座及Bleu Avenue第5座称为“SIERRA SEA”。)(第1A(2)期及第1B期统称为“期数”。)

本广告仅为促销发展项目期数内的住宅物业。

区域: 十四乡

期数的街道名称及门牌号数: 海映路8号*

卖方就期数指定的互联网网站的网址:

(第1A(2)期) <http://www.sierrasea.com.hk/>;

(第1B期) <http://www.sierrasea1b.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: 光时投资有限公司
卖方的控股公司: 新鸿基地产发展有限公司、Vast Earn Limited、Williston Investment S.A.
期数的认可人士: 陈韵明
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 巴马丹拿建筑师有限公司
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人行事的律师事務所: 孖士打律师行、胡关李罗律师行、薛冯邝岑律师行、胡百全律师事务所、张叶司徒陈律师事务所
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: (第1A(2)期)恒生银行有限公司; (第1B期)星展银行(香港)有限公司
已为期数的建造提供贷款的任何其他人士: Sun Hung Kai Properties Holding Investment Limited
尽卖方所知的期数的预计关键日期: (第1A(2)期)2025年12月1日; (第1B期)2025年12月1日。关键日期指批地文件的条件就期数而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所规限的。
本广告由卖方发布或在卖方的同意下由另一人发布。
卖方建议准买方参阅有关售楼说明书，以了解期数的资料。详情请参阅售楼说明书。
*此临时门牌号数有待期数建成时确认。
印制日期: 2025年6月30日