



# Phase 2 of Cullinan Sky Development well-received by market

Phase 2 of Cullinan Sky Development  
天玺·天发展项目第2期



The photograph above was taken from the vicinity of the Development on 8 August 2025 and has been edited with computerized imaging techniques to illustrate the approximate appearance of the Development, its surrounding environment, buildings and facilities and is for reference only. The surrounding buildings and environment of this Development are not fully shown and may differ from that shown in the photograph. The facilities, layout, partitioning, specifications, dimensions, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping and other items depicted in this photograph is for reference only and may not appear in the Development or its vicinity. The surrounding environment, buildings and facilities of the Development 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. This photograph does not constitute, nor shall they be construed as, any express or implied offer, undertaking, representation or warranty by the Vendor in relation to the Development, any part thereof, its district and its surrounding environment, buildings and facilities. Prospective purchasers should not rely on these photographs for any purpose whatsoever. For details regarding the Development, please refer to the sales brochure.

以上相片于2025年8月8日于发展项目期数附近上空拍摄，并经电脑修饰处理，以展示发展项目大概外观、其周边环境、建筑物及设施，内容仅供参考。本发展项目的周边建筑物和环境并无完全显示或可能与相片内所述者不同。本相片内的设施、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、园景及其他物件等仅供参考，亦未必会在发展项目或其附近出现。发展项目的周边环境、建筑物及设施会不时改变，卖方建议准买家到有关发展地盘作实地考察，以对发展地盘、其周边地区环境及附近的公共设施有较佳了解。本相片不构成亦不得诠释成卖方就发展项目、其任何部分、其区内及周边环境、建筑物及设施作出任何不论明示或隐含之要约、承诺、陈述或保证。买家切勿依赖本相片作任何用途或目的。有关发展项目期数的详细资料，请参阅售楼说明书。

**C**ullinan Sky, the Group's residential development located in the heart of Kai Tak City<sup>1</sup>, is a highly anticipated project in the district. Boasting a prime location facing the Kai Tak Station Square<sup>2</sup>, it stands as the tallest private residential development in the district<sup>3</sup>. It is also the only residential development in the district with seamless connection to MTR Kai Tak Station<sup>4</sup>, providing residents with the benefits of the extensive railway network and convenient transportation options. Developed in two phases, Cullinan Sky offers 1,490 premium residential units. Since the sales launch in the fourth quarter of this year, Phase 2 of Cullinan Sky development has been well received by the market.

### A landmark residence

Cullinan Sky is a landmark residence, meticulously planned and crafted by the Group, in collaboration with top design teams. Each building is designed with a unique orientation. North-facing units offer views of the new generation of office towers in Kai Tak<sup>2</sup>, while higher-floor units are treated to distant views of Lion Rock<sup>2</sup>. West-facing units capture the dynamic West

Kowloon cityscape<sup>2</sup>. South-facing units overlook the Kai Tak Station Square<sup>2</sup> and enjoys panoramic views of the vibrant Kai Tak City Centre<sup>2</sup>, while higher-floor units provide panoramic views of Victoria Harbour<sup>2</sup>. From its location and landscaping<sup>2</sup> to its orientation, building materials, interior layout design and amenities, every element of the development has been carefully crafted to deliver an unparalleled sense of prestige and refinement.

### Balance of practicality and luxury

Phase 2 of the Cullinan Sky development consists of two 44-storey towers<sup>5</sup>, offering a total of 584 premium residential units. The residential part is divided into three zones – Sky Tower<sup>6</sup>, Summit Tower<sup>6</sup> and Elite Zone<sup>6</sup> – separated by a lush sky garden.

Nearly 80 per cent of the units in Phase 2 are situated in the Elite Zone<sup>6</sup>, ranging from one-bedroom to spacious four-bedroom (one en-suite) and utility room layouts<sup>7</sup>. These versatile unit types cater for the residential needs of individuals and families seeking a stylish, high-quality lifestyle.



The luxurious clubhouse CLUB SKYWALK<sup>9</sup> situated over 100 metres above the ground  
设在超过100米高空的奢华空中会所“天上天 CLUB SKYWALK”<sup>9</sup>



The Sky Infinity<sup>9</sup>, a semi-outdoor infinity pool about 50 metres long on the 31st floor of the Development  
位于发展项目31楼的约50米半户外无边际泳池“星空泳池 Sky Infinity”<sup>9</sup>

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### Exclusive drop-off zone and dedicated residential lobby<sup>8</sup>

On the first floor, an exclusive drop-off zone and residential lobby<sup>8</sup> have been thoughtfully designed for residents of Sky Tower<sup>6</sup> and Summit Tower<sup>6</sup>. Private lifts serve floors 32 to 49 directly from lobby, maximizing resident privacy. Each unit in Sky Tower<sup>6</sup> and Summit Tower<sup>6</sup> enjoys a private lift lobby with two dedicated lifts, ensuring both exceptional privacy and operational efficiency.

### Exquisite dual clubhouses<sup>9</sup>

Cullinan Sky elevates daily living with two spectacular clubhouses and extensive outdoor landscape areas, spanning over 100,000 square feet in total, providing residents with a diverse range of facilities and services. The clubhouse CLUB SKYWALK on the 31st floor<sup>9</sup> features a 50-metre-long semi-outdoor infinity pool<sup>9</sup>, alongside a restaurant<sup>9</sup>, a banquet hall<sup>9</sup>, an indoor gym<sup>9</sup> and a children's play area<sup>9</sup>. The other clubhouse CLUB SKYLINK<sup>9</sup> on the 3rd floor offers a 30-metre-long

outdoor swimming pool<sup>9</sup>, an indoor swimming pool<sup>9</sup>, a barbecue area<sup>9</sup> and a children's play area<sup>9</sup>.

### Well-developed surrounding facilities

Cullinan Sky Mall, located beneath the development, provides residents and visitors with a wide range of shopping, dining and entertainment options. The development is seamlessly connected to MTR Kai Tak Station<sup>4</sup> via an underground shopping arcade, which connects to AIRSIDE<sup>11</sup> on the left and THE TWINS<sup>11,12</sup> on the right, forming a three-minute<sup>13</sup> metropolitan hub centred around flagship shopping and entertainment facilities. In addition, the newly opened Central Kowloon Line further enhances connectivity to the West Kowloon district, providing residents with a smoother and more convenient daily commute. Located in Kowloon City's Primary School Net 34<sup>14</sup>, the development benefits from access to prestigious primary and secondary schools<sup>14</sup> in the surrounding area.

AIRSIDE

Cullinan Sky 天玺·天

The tallest residential development in the Kai Tak district<sup>3</sup>  
启德区内最高住宅项目<sup>3</sup>

The Twins 双子汇

Cullinan Sky Mall  
天玺·天Mall

MTR Kai Tak Station  
港铁启德站

Kai Tak Station Square  
启德车站广场

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The photograph above was taken from the vicinity of the Development on 7 April 2025 and has been edited with computerized imaging techniques to illustrate the approximate appearance of the Development, its surrounding environment, buildings and facilities and is for reference only. The surrounding buildings and environment of this Development are not fully shown and may differ from that shown in the photograph. The facilities, layout, partitioning, specifications, dimensions, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping and other items depicted in this photograph is for reference only and may not appear in the Development or its vicinity. The surrounding environment, buildings and facilities of the Development 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. This photograph does not constitute, nor shall they be construed as, any express or implied offer, undertaking, representation or warranty by the Vendor in relation to the Development, any part thereof, its district and its surrounding environment, buildings and facilities. Prospective purchasers should not rely on these photographs for any purpose whatsoever. For details regarding the Development, please refer to the sales brochure.

以上相片于2025年4月7日于发展项目期数附近上空拍摄，并经电脑修饰处理，以展示发展项目大概外观、其周边环境、建筑物及设施，内容仅供参考。本发展项目的周边建筑物和环境并无完全显示或可能与相片内所述者不同。本相片内的设施、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、园景及其他物件等仅供参考，亦未必会在发展项目或其附近出现。发展项目的周边环境、建筑物及设施会不时改变，卖方建议准买家到有关发展地盘作实地考察，以对发展地盘、其周边地区环境及附近的公共设施有较佳了解。本相片不构成亦不得诠释成卖方就发展项目、其任何部分、其区内及周边环境、建筑物及设施作出任何不论明示或隐含之要约、承诺、陈述或保证。买家切勿依赖本相片作任何用途或目的。有关发展项目期数的详细资料，请参阅售楼说明书。



# 天玺·天发展项目第2期销情理想

**集**团旗下位于启德城核心<sup>1</sup>地段的“天玺·天”，为区内备受瞩目的发展项目。项目为区内最高私人住宅发展项目<sup>3</sup>，地理位置得天独厚，前临启德车站广场<sup>2</sup>，更是区内唯一可全天候无缝连接港铁启德站的住宅项目<sup>4</sup>，尽享庞大铁路网络之利，坐拥便捷无阻的交通优势。天玺·天分两期发展，共提供1,490个优质住宅单位。第2期自2025年第四季推售以来，备受市场追捧，销情理想。

## 匠心设计地标式住宅

天玺·天为集团联同顶级设计团队精心规划，倾力打造的地标式住宅。项目每座座向布局皆匠心设计，北向单位面向启德新型办公大楼景观<sup>2</sup>，高层单位更可远眺狮子山山景<sup>2</sup>，西向单位远眺开扬西九龙城市景致<sup>2</sup>，南向单位可俯瞰启德车站广场<sup>2</sup>，尽揽启德城核心优越景观<sup>2</sup>，高层单位更可远眺维港景致<sup>2</sup>。项目无论于地理位置、景观环境<sup>2</sup>、布局座向、建筑用料、间隔设计以及生活配套的每一个细节皆经精雕细琢，务求打造显赫华丽的顶级住宅项目。

## 实用与奢华兼备

发展项目第2期由两座楼高44层大楼组成<sup>5</sup>，共提供584个优质住宅单位。住宅部分设3大区域：Sky Tower<sup>6</sup>，Summit Tower<sup>6</sup>及Elite Zone<sup>6</sup>，以空中花园为分界。

项目第2期近八成单位皆分布于Elite Zone<sup>6</sup>，涵盖一房至四房（一套）及工作间间隔<sup>7</sup>，户型实用与多元化，切合不同追求时尚优质生活的人士及家庭的居住需要。

## 尊属上落客区及独立住宅大堂<sup>8</sup>

项目在1楼额外为Sky Tower<sup>6</sup>及Summit Tower<sup>6</sup>的住户贴心打造尊属上落客区及住宅大堂<sup>8</sup>，中间不停其他楼层，由1楼直通32楼至49楼，将住户私隐度提升至最高层次。Sky Tower<sup>6</sup>及Summit Tower<sup>6</sup>每户皆享私人电梯大堂，设有两部独立电梯，高私隐度与便利兼备。

## 矜罕双会所设计<sup>9</sup>

项目的双会所连户外绿化园林空间总面积超过9,200平方米（逾10万平方呎），为住客提供多元化的设施和服务。位于31楼的空中会所“天上天 CLUB SKYWALK”<sup>9</sup>特设约50米半户外无边际泳池<sup>9</sup>，另有餐厅<sup>9</sup>、宴会厅<sup>9</sup>、室内健身室<sup>9</sup>及儿童区<sup>9</sup>等设施；而位于3楼的另一个会所“天中庭 CLUB SKYLINK”<sup>9</sup>则提供约30米长的室外园林游泳池<sup>9</sup>、室内游泳池<sup>9</sup>、BBQ烧烤区<sup>9</sup>及儿童区等设施<sup>9</sup>。

## 周边配套成熟

项目设有基座商场“天玺·天 Mall”<sup>10</sup>，为住户和访客提供丰富的购物、餐饮和娱乐选择。住户可经由天玺·天 Mall无缝连接港铁启德站<sup>4</sup>，并贯通左连的AIRSIDE<sup>11</sup>，连同右邻的THE TWINS 双子汇<sup>11,12</sup>，组成汇聚旗舰级购物娱乐的三分钟<sup>13</sup>都会核心生活圈。此外，新开通的中九龙干线进一步贯通项目与西九龙区的连接，为住客日常出行提供便利。项目同时位处九龙城“34小学校网”<sup>14</sup>，学府林立，兼享中小名校校网优势<sup>14</sup>。

## Notes

1 "Kai Tak City Centre" refers to the area south of Prince Edward Road East within the Kai Tak Development District. This area mainly covers the former northern apron of the airport. The Planning Department's 2018 Annual Report indicates that this area will be developed into the Kai Tak City Centre (Source: Planning Department 2018 Annual Report. For information on the Kai Tak City Centre and the Kai Tak Development District, please refer to the information released by the government from time to time). "Cullinan Sky" is located within the "Kai Tak City Centre" as defined above, and is divided into the Kai Tak Zoning District according to the approved map number S / K 2 2 / 8. "Cullinan Sky" is the only residential development project in the Kai Tak District that is located in front of Kai Tak Station Square and MTR Kai Tak Station and is adjacent to large commercial projects on both sides ("AIRSIDE" on the left and "THE TWINS" on the right).

2 The above is only a general description of the surrounding environment of the development phase and does not represent that all units enjoy the same views. The views enjoyed by individual units are affected by their floor level, orientation, surrounding buildings, facilities, and environment, and may not apply to all units. Furthermore, the surrounding buildings and environment are subject to change from time to time. The Vendor recommends that prospective buyers conduct an on-site inspection of the development site to gain a better understanding of the development site, its surrounding environment, and nearby public facilities. The Vendor makes no offer, representation, promise, or warranty, whether express or implied, regarding the views and surrounding environment of the development phase (whether or not related to the views). Please refer to the relevant sales brochure for details.

3 "The tallest residential development in the Kai Tak district" and "The tallest private residential development in the district" refers to the development project on New Kowloon Inland Lot No. 6568. Based on the independent verification results issued by JLL on June 23, 2025, and comparing data on completed private residential projects in the Kai Tak district available to JLL as of June 23, 2025, the development project is the tallest private residential development in the Kai Tak district. The completed private residential projects in the Kai Tak district, their design and architectural plans, and available data are subject to change from time to time. The above information is for reference only and does not constitute, nor should it be construed as, any contractual terms, offer, undertaking, representation, or warranty, whether express or implied, by the Vendor regarding the development project.

4 "The only residential project in the district with seamless connection to MTR Kai Tak Station" refers to the development project on New Kowloon Inland Lot No. 6568. Based on an independent verification of the development project issued by JLL on June 23, 2025, and comparing data on completed private residential projects in the Kai Tak district available to JLL as of June 23, 2025, the development project is the only residential project in the Kai Tak district with seamless connection to MTR Kai Tak Station. The above information is for reference only and does not constitute, nor should it be construed as, any contractual terms, offer, undertaking, representation or warranty, whether express or implied, by the Vendor regarding the development project.

5 Towers 1 and 2 each have a total of 44 floors, of which 38 are residential floors, and the remaining 6 floors are the ground floor to the 3rd floor, the 30th floor (a sheltered floor and sky garden), and the 31st floor (sky residential recreation facilities). For detailed information on each tower in each phase, please refer to the sales brochure.

6 Elite Zone comprises floors 5 to 12, 15 to 23, and 25 to 28 of Tower 1 and Tower 2, respectively. Sky Tower comprises floors 32 to 33, 35 to 43, and 45 to 50 of Tower 1. Summit Tower comprises floors 32 to 33, 35 to 43, and 45 to 50 of Tower 2.

7 For unit types in different phases of the development project, please refer to the sales brochure.

8 The development project features a separate exclusive lobby for the 62 units of Sky Tower 1 (floors 32-33, 35-43, and 45-50) on the first floor, providing direct access to all floors of Sky Tower 1; and a separate exclusive lobby for the 60 units of Summit Tower 2 (floors 32-33, 35-43, and 45-50) on the first floor, providing direct access to all floors of Summit Tower 2.

9 The names of the clubhouse, its various areas, and facilities are for promotional purposes only and will not appear in the Deed of Mutual, Provisional Sale and Purchase Agreement, Regular Sale and Purchase Agreement, Transfer of Title, or any other title deed. The use or operation of some facilities and/or services in the clubhouse and/or recreational facilities may be subject to the Clubhouse Code of Conduct and the Facilities Use Code of Conduct, as well as consents or permits issued by relevant government departments, or may require additional payment.

10 "Cullinan Sky Mall" refers to the shopping mall located at the residential base of the Development. The appearance, landscape, surrounding environment, shop facilities, and retail mix of "Cullinan Sky Mall" are subject to change from time to time, and the retail mix is subject to the opening of the Mall. The above information is for reference only and does not constitute, nor should it be construed as, any contractual terms, offer, promise, representation or warranty, whether express or implied, by the Vendor in relation to the development project.

11 AIRSIDE and THE TWINS are owned and operated by a third-party company and are unrelated to the Vendor. The third-party company may decide on the retail mix, shop facilities and operating hours of the aforementioned shopping mall at its own discretion. The Vendor makes no express or implied offer, promise, representation or warranty in this regard.

12 The Twins refers to The Twins located in East Kowloon. Information is sourced from [www.thetwins.com.hk](http://www.thetwins.com.hk) and is for reference only. The Twins is owned and operated by a third-party company and are not provided by the Vendor. The Vendor makes no express or implied offers, promises, representations or warranties.

13 "Three minutes" is an approximate walking time from the main entrance of the Development to "AIRSIDE", "The Twins", and Kai Tak Station Square, provided by transport consultant AECOM. It is subject to the influence and limitations of walking routes, actual pedestrian flow, and road conditions, and is for reference only.

14 "Primary School Net 34" refers to the school net covering Ho Man Tin, To Kwa Wan, Ma Tau Kok, and Kai Tak areas. For details regarding "Primary School Net 34", please refer to the Education Bureau website. Source: <https://www.edb.gov.hk/en/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/index.html>. Kowloon City District School List Source: <https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-kc.html>.

## 备注

1 "启德城核心"是指启德发展区内太子道东以南的区域,该区域主要覆盖前机场的北停机坪区,规划署2018年报指出该区域将会发展成启德城中心(资料来源:规划署2018年报;有关启德城中心及启德发展区的资讯,以政府不时公布的资讯为准)。“天玺·天Cullinan Sky”坐落于上述定义“启德城核心”内,且根据启德分区计划大纲核准图编号S / K 2 2 / 8划分的启德分区,“天玺·天Cullinan Sky”是该启德分区内唯一位处前临启德车站广场及港铁启德站和左右毗邻大型商业项目(左连“AIRSIDE”,右邻“THE TWINS双子汇”)的住宅发展项目。

2 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。个别单位所享之景观受其层数、座向、周边建筑物、设施及环境影响,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其周边环境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)。详情请参阅有关售楼说明书。

3 “启德区内最高住宅项目”及“区内最高私人住宅发展项目”是指于新九龙内地段第6568号土地上的发展项目。根据仲量联行于2025年6月23日对发展项目发出之独立查验结果,比较截至2025年6月23日仲量联行可获得之启德区内已落成的私人住宅项目的数据,发展项目是启德区内最高的私人住宅项目。启德区内已落成的私人住宅项目,其设计及建筑图则,及可获得的数据会不时改变。上述资料仅供参考,且不构成亦不得诠释成卖方作出任何就发展项目不论明示或隐含之合约条款、要约、承诺、陈述或保证。

4 “区内唯一全天候无缝连接港铁启德站”是指于新九龙内地段第6568号土地上的发展项目。根据仲量联行于2025年6月23日对发展项目发出之独立查验结果,比较截至2025年6月23日仲量联行可获得之启德区内已落成的私人住宅项目的数据,发展项目是启德区内唯一无缝连接港铁启德站的住宅项目。上述资料仅供参考,且不构成亦不得诠释成卖方作出任何就发展项目不论明示或隐含之合约条款、要约、承诺、陈述或保证。

5 第1座及第2座的总楼层层数各为44层,当中有38层住宅楼层,其他6层为地下至3楼、30楼(庇护层架空中花园)及31楼(空中住宅康乐设施)。有关期数每座之详细资料,请参阅售楼说明书。

6 Elite Zone为发展项目第1座5楼至12楼、15楼至23楼及25楼至28楼,及第2座5楼至12楼、15楼至23楼及25楼至28楼。Sky Tower为发展项目第1座32楼至33楼、35楼至43楼及45楼至50楼;Summit Tower为发展项目第2座32楼至33楼、35楼至43楼及45楼至50楼。

7 有关发展项目期数的单位户型,请参阅售楼说明书。

8 发展项目于第1座1楼为第1座(Sky Tower) (即第1座32楼至33楼、35楼至43楼及45楼至50楼)的62个单位的住户设有独立尊属大堂,由1楼直上第1座(Sky Tower)各楼层;于第2座1楼为第2座(Summit Tower) (即第2座32楼至33楼、35楼至43楼及45楼至50楼)的60个单位的住户设有独立尊属大堂,由1楼直上第2座(Summit Tower)各楼层。

9 会所、会所各区域及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。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或需额外付款。

10 “天玺·天Mall”是指位属发展项目的住宅基座商场。“天玺·天Mall”的外观、景观、周边环境、店铺设施、商铺组合等会不时改变,商铺组合以商场开幕启用时为准。上述资料仅供参考,且不构成亦不得诠释成卖方作出任何就发展项目不论明示或隐含之合约条款、要约、承诺、陈述或保证。

11 AIRSIDE及“THE TWINS 双子汇”由第三者公司拥有及运营,与卖方无关。第三者公司可自行决定上述商场的商铺组合、店铺设施及运营时间。卖方并无就此作出任何明示或隐含的要约、承诺、陈述或保证。

12 The Twins双子汇是指位于九龙东的“The Twins双子汇”商场,资料来源[www.thetwins.com.hk](http://www.thetwins.com.hk) 仅供参考。The Twins双子汇由第三者公司拥有并运营,并非由卖方提供。卖方就其并不作出任何明示或隐含之要约、承诺、陈述或保证。

13 “三分钟”是计算由发展项目正门分别步行至“AIRSIDE”、“The Twins双子汇”及启德车站广场的大概时间,由交通顾问AECOM提供,受步行路线、实际人流及路面情况影响及限制,仅供参考。

14 “34小学校网”是指覆盖何文田、土瓜湾、马头角及启德等区域的校网。有关“34小学校网”的详情,请参阅教育局网站。资料来源:<https://www.edb.gov.hk/te/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/index.html>。九龙城区分区学校名册资料来源:<https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-kc.html>。



Name of the Phase of the Development: Phase 2 (the "Phase") of Cullinan Sky Development (the "Development") (Tower 1 (Elite Zone), Tower 1 (Sky Tower), Tower 2 (Elite Zone) and Tower 2 (Summit Tower) of the residential development in the Phase are called "Cullinan Sky"

District: Kai Tak

Name of Street and Street Number of the Phase:  
10 Concorde Road

The website address designated by the Vendor for the Phase:

<https://www.cullinansky.com.hk/p2>

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: Super Great Limited

Holding companies of the Vendor: Master Summit Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person for the Phase: Ng Kwok Fai

The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: LWK & Partners (HK) Limited

Building contractor for the Phase: Yee Fai Construction Company Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Johnson Stokes & Master, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum  
Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Not applicable

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.

This advertisement is published by the Vendor or by another person with the consent of the Vendor.

Printing date: 31 December 2025

发展项目期数名称:天玺·天发展项目("发展项目")的第2期("期数")(期数中住宅发展项目的第1座(Elite Zone)、第1座(Sky Tower)、第2座(Elite Zone)及第2座(Summit Tower)称为"天玺·天"

区域:启德

期数的街道名称及门牌号数:协调道10号

卖方就期数指定的互联网网站的网址:

<https://www.cullinansky.com.hk/p2>

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:崇启有限公司

卖方的控股公司:Master Summit Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士:吴国辉

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:

梁黄顾建筑师(香港)事务所有限公司

期数的承建商:怡辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所:

孖士打律师行、胡关李罗律师行、薛冯邝岑律师行

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

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。

本广告由卖方发布或在卖方的同意下由另一人发布。

印制日期:2025年12月31日