



Completion and handover of SIERRA SEA¹

SIERRA SEA¹ 落成交樓



This photo was taken in the vicinity of the Phase on 18 November 2025 and/or 19 November 2025 and has been processed with computerized imaging techniques. It is for reference only. At the time this photo was taken, other phases of the Development were still under construction. 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, by the Vendor (whether or not relating to the view). 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.

相片於2025年11月18日及/或19日在期數附近實景拍攝，並經電腦修飾處理，僅供參考。拍攝此相片時，發展項目其他期數仍在興建中，此相片並不反映有關部份最後完成之外觀及景觀。此相片並不構成亦不得被詮釋成賣方作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。住客會所及/或康樂設施於期數入伙時未必能即時啟用。不同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。住客會所及/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。部份住客會所及/或康樂設施屬於發展項目其他期數，於其他期數落成前不可使用。發展項目所有住客會所、住客會所各區域及設施完全落成需時，賣方對其竣工時間並不作出任何不論明示或隱含之要約、陳述、承諾或保證。根據地契要求，發展項目的住客會所將與位於大埔市地段第253號A分段的發展項目的住客會所共用，而同時發展項目的住客亦可共用位於大埔市地段第253號A分段的發展項目的住客會所。

SIERRA SEA¹, Phase 1A(2) and Phase 1B of Sai Sha Residences — the Group's largest private residential development project² to date — received an enthusiastic market response following multiple rounds of sales in the second quarter of the year. With handover of units in the Phase now underway, the Group continues to uphold its signature standard of excellence in property handover, providing residents with a novel living experience.

Approximately 1.48 million-square-foot clubhouse⁴

The residents' clubhouse complex, Resorts World³, together with its communal gardens and recreational areas, spans approximately 1.48 million square feet⁴. It encompasses three themed clubhouses and four curated zones, offering a total of 168 leisure facilities. Two of the themed clubhouses — Seaside Club³ and Seasons Club³ — along with Lakeside Lodges³, Woodland³ and certain facilities of Parklands³ and Aqualands³, are now open. These facilities cater for both sporty and tranquil pursuits, creating a coastal living experience that blends vitality with relaxation¹³.



Lite Bistro³ specializes in home-style cuisine¹², incorporating “farm-to-table” and “sea-to-table” concepts into its menu, with delicacies meticulously prepared by the restaurant's head chef

「Lite Bistro 悠嚙³」主打家庭式料理¹²，並將「farm-to-table」及「sea-to-table」概念引入餐單內，並將由餐廳主廚精心烹煮出美味菜餚

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Prime connectivity via “two MTR stations x two MTR lines⁵”; Sai Sha Residences Transport Interchange⁶ officially opens

As residents of the Phase move in, the Sai Sha Residences Transport Interchange⁶ and the “Prestige Waiting Lounge⁷” located in Phase 1A(1) of the Development have officially commenced operations, providing a comfortable and hassle-free commuting experience for residents. SIERRA SEA¹ benefits from an extensive transportation network featuring “two MTR stations x two MTR lines⁵”, offering easy access to MTR University Station and Wu Kai Sha Station, connecting the East Rail Line and Tuen Ma Line⁵. The Development is also served by a total of 11 bus and minibus routes⁸, including bus routes 287, 581, and 582, and minibus routes 807K and 807S, facilitating easy travel to and from University Station and Wu Kai Sha Station. Among them, 807S is an express route providing direct access to University Station.

Other bus routes include 580, 586, 587, 589, 908X (Special Departure) and A41P (Special Departure)⁸, connecting the Development with Sha Tin Town Centre, Tsuen Wan Station, Tsim Sha Tsui East, Kowloon Bay, Central, Admiralty, Wan Chai, and

the Hong Kong International Airport (via Hong Kong-Zhuhai-Macao Bridge Hong Kong Port). These provide residents with diverse travel options and easy connections across Hong Kong.

Large-scale integrated landmark GO PARK Sai Sha⁹: An all-round sports and leisure experience

The Development is adjacent to the sports and commercial complex GO PARK Sai Sha⁹, which also belongs to the Group, providing residents with convenient access to a wide range of indoor and outdoor sports, entertainment and leisure facilities, so that residents can enjoy a holistic healthy lifestyle. GO PARK Sai Sha⁹ also features a rich mix of dining and retail options. Together with GO PARK 2¹⁰, the mall of the Development, there will be about 80 tenants in total. In particular, GO PARK 2 encompasses three flagship tenants – YATA Fresh, a new concept store by YATA, ESF Renaissance College Kindergarten and CUHK Medical Clinic (Sai Sha) catering for residents' daily and other needs. The Development is also located near the water sports centre GO PARK Aqua¹¹, which offers experiences such as stand-up paddleboarding, kayaking, wing foiling and water biking.

集團歷來最大型私人住宅發展項目²、西沙灣發展項目第 1A(2)期及第 1B 期「SIERRA SEA¹」，於今年第二季多輪銷售，均獲市場熱烈支持，期數現正陸續交樓。期數保持集團一貫卓越的交樓質素，為住戶帶來嶄新的生活體驗。

約 148 萬平方呎會所⁴

項目坐擁巨型會所「Resorts World³」，住客會所連同公用花園及遊樂地方合共約 148 萬平方呎⁴，包羅三大主題會所及四大特色地帶，消閒設施多達 168 項。現已率先開放其中兩大主題會所 — 「Seaside Club³」及「Seasons Club³」，以及「Lakeside Lodges³」、「Woodland³」、部分「Parklands³」與「Aqualands³」設施 — 動靜皆宜，塑造融合活力與閒適的海岸生活體驗¹³。

盡享「雙站 x 雙綫⁵」交通優勢 西沙灣交通交匯處⁶正式啟用

為配合期數入伙，位於發展項目第 1A(1)期的西沙灣交通交匯處⁶及「尊尚候車室⁷」亦已正式啟用，讓住戶體驗輕鬆出行的自在寫意。「SIERRA SEA¹」交通網絡完善，盡享「雙站 x 雙綫⁵」優勢，輕鬆接通港鐵大學站及烏溪沙站，連接東鐵綫與屯馬綫。項目可享合共 11 條巴士及小巴路線⁸，包括連接鐵路的 287、581 及 582 號巴士路線及 807K 與 807S 小巴路線，輕鬆來往大學站及烏溪沙站，當中 807S 更為特快線，直達大學站。

其餘巴士路線包括 580、586、587、589、908X(特別班次)及 A41P(特別班次)⁸，分別來往發展項目及沙田市中心、荃灣站、尖沙咀東、九龍灣、中環、金鐘及灣仔，以及香港國際機場(途經港珠澳大橋香港口岸)，為住戶提供更多元化出行選擇，輕鬆接通港九新界。

The project comprises five lakeside-themed lodges. Among them, Serenade Lodge³ features an expansive private lawn, making it an ideal venue for outdoor wedding ceremonies and private banquets

項目設有五大湖畔主題小屋，其中的「Serenade Lodge 悅舍³」備有廣闊私人草坪，適合舉行戶外證婚及私人宴會



The Development features children's play facilities with various themes, including the otter-themed playground Playful Otters³, where children can have fun with a giant baby otter-themed recreational facility in nature.

項目內遍佈不同主題的兒童遊樂設施，包括以水獺為主題的遊樂場「Playful Otters 獺獺樂園³」，讓孩子在大自然中暢玩以巨型水獺寶貴作主題的遊樂設施

大型綜合地標「西沙 GO PARK⁹」 全方位運動消閒體驗

發展項目毗鄰同屬集團的運動商業綜合體「西沙 GO PARK⁹」，讓住戶可輕鬆參與各種戶外與室內運動、娛樂及休閒活動，享受全方位的健康生活。「西沙 GO PARK⁹」亦擁有豐富的餐飲及零售組合，連同發展項目商場「GO PARK 2¹⁰」，合共將提供約 80 間商戶。其中「GO PARK 2¹⁰」包括三大旗艦商戶¹²：一田全新概念店「YATA Fresh」、英基啓新書院幼稚園及香港中文大學醫務中心(西沙)，滿足住戶日常生活及其他需要。發展項目同時鄰近水上活動中心「GO PARK Aqua¹¹」，提供直立板、獨木舟、滑浪風翼及水上單車等運動體驗。





Notes

1. 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) of Sai Sha Residences are called "SIERRA SEA", and 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".

2. 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.

3. 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.

4. 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.

5. "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 Phase of the Development. Source of information: Bus route 581: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>, bus route 287: <https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=en>, bus route 582: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>, minibus route 807K: https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228, and minibus route 807S: https://h2-app-rr.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 service 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.

6. The transport interchange is located in Phase 1A(1) of the Development. The name "Sai Sha Residences Transport Interchange" is for promotional purposes only and will not be used or appear in building plans, Agreements for Sale and Purchase, Deeds of Mutual Covenant, Assignments, or other title or legal documents related to the Development or the Phase.

7. The waiting lounge is in the transport interchange on the podium of Phase 1A(1) of the Development. The Vendor reserves the right to revise and alter the shops and facilities within the waiting lounge, as well as their partitioning, materials, design, layout, use, specifications, and features without prior notice. The Vendor makes no offer, representation, undertaking, or warranty, whether express or implied, in respect thereof.

8. The "11 bus and minibus routes" include bus routes 287, 582, 581, 580, 586, 587, 589, 980X (Special Departure), A41P (Special Departure), 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 582: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>; bus route 581: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>; bus route 580: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>; bus route 586: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=586>; bus route 587: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=587>; bus route 589: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=589>; bus route 980X (Special Departure): https://www.td.gov.hk/filemanager/en/util_uaarticle_cp/15_rpp_2025_2026_st_20250225wcmcs%20.pdf (Reference date: 19 November 2025); bus route A41P (Special Departure): https://www.td.gov.hk/filemanager/en/util_uaarticle_cp/15_rpp_2025_2026_st_20250225wcmcs%20.pdf (Reference date: 19 November 2025); minibus route 807K: https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=EN&route_id=2001228; minibus route 807S: https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=EN (Reference date: 13 March 2025) and it is for reference only. The Vendor does not guarantee the accuracy of the above websites and whether they are 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 above bus routes services will be provided by third-party company(ies), and are not provided by the Vendor. The third-party company(ies) may determine and change the charges, terms of use, operating hours and service period of the above service at its own discretion. Please refer to the announcements by the relevant departments for details of the services. 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.

9. 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 deeds or legal documents relating to the Development or the Phase of the Development. 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 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.

10. "GO PARK 2" is located in Phase 1A(1) of the Development and does not form part of GO PARK Sai Sha. 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 trade mix, shops, facilities, educational and medical facilities may change from time to time and it is for reference only. This advertisement / promotional material does not constitute any offer, undertaking, representation or warranty, whether express or implied, in respect thereof.

11. "GO PARK Aqua" refers to the promotional name of the development located in Tai Po Town Lot No. 254 and does not form part of the "Sai Sha mega integrated development" or the Development. The Vendor reserves the right to revise and alter the planning, usage, design, buildings, facilities, layout, specifications, features, and operation of Tai Po Town Lot No. 254 and "GO PARK Aqua" without prior notice. The opening hours, use, or operation of the facilities and services of "GO PARK Aqua" may be subject to relevant laws, land grant documents, admission/ticketing arrangements, actual conditions, weather conditions, house rules formulated and amended from time to time, and consents or permits issued by relevant government departments. The facilities and services within "GO PARK Aqua" may be subject to separate charges. The Vendor makes no express or implied offer, representation, undertaking, or warranty, and prospective purchasers should not rely on the same or make any claim against the Vendor regarding any content of this advertisement. The surrounding environment, buildings, and facilities of "GO PARK Aqua" may change from time to time. The Vendor also advises prospective purchasers to conduct an on-site visit to the development site for a better understanding of the development site, its surrounding environment, and the public facilities nearby.

12. The above management services, activities, and other services will be provided by the Manager of the Phase or third-party companies engaged by contract. The Manager or the engaged third-party companies may, at their sole discretion, determine the charges, terms of use, operating hours, and service periods for such management services or other services, subject to the terms set out in the Deed of Mutual Covenant, service contracts, or other relevant legal documents. The above management services, activities, and other services may not be immediately available upon the delivery of vacant possession of the Development and the Phase, and may be altered or cancelled from time to time, or subject to additional charges, and may not apply to all residential units of the Development and the Phase. The provision, scope of services, charges, terms, and conditions of various systems, facilities, and services are based on the criteria set by the Vendor and the relevant service providers. The above information does not constitute and should not be regarded as an offer, representation, undertaking, or warranty (whether express or implied) by the Vendor regarding the use, operation, and/or provision of any relevant facilities and/or services.

13. The view, surrounding environment, buildings, design, facilities and services, layout, uses, 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.

備註

1. 西沙灣發展項目的第1A(2)期中住宅發展項目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座稱為「SIERRA SEA」及第1B期中住宅發展項目的Bleu Avenue第1座、Bleu Avenue第2座、Bleu Avenue第3座及Bleu Avenue第5座稱為「SIERRA SEA」。

2. 歷來最大型住宅發展項目指由位於大埔市地段第253號A分段及大埔市地段第253號餘段組成的私人住宅發展項目，截至此廣告印製日期為止，是由新鴻基地產全資發展的私人住宅發展項目中，單位數目最多的私人住宅發展項目。當中位於大埔市地段第253號餘段的私人住宅發展項目的第1A(2)期及第1B期正式命名為SIERRA SEA。

3. 發展項目的住客會所、住客會所各區域及設施以及康樂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、轉讓契或任何其他業權契據中顯示。賣方保留一切修改住客會所及/或康樂設施任何部分(包括其名稱、範圍、間隔、設計、佈局、用途、規格及特色等)之絕對權利，事先毋須通知任何買家。住客會所及/或康樂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。住客會所及/或康樂設施於期款入伙時未必能即時啟用。不同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。住客會所及/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。部份住客會所及/或康樂設施屬於發展項目其他期數，於其他期數落成前不可使用。發展項目所有住客會所、住客會所各區域及設施完全落成需時，賣方對其竣工日期並不作出任何不論明示或隱含之要約、陳述、承諾或保證。根據地契要約，發展項目的住客會所將與位於大埔市地段第253號A分段的發展項目的住客會所，而同時發展項目的住客會亦可共用位於大埔市地段第253號A分段的發展項目的住客會所。

4. 發展項目包括面積約為7.9萬平方呎的住客會所(包括供住客使用的任何有上蓋及沒有上蓋遮蓋的康樂設施)，以及面積約為140萬平方呎的公用花園或遊樂地方(有上蓋及沒有上蓋遮蓋)，合共約147.9萬平方呎。詳情請參閱有關售樓說明書。

5. 「雙站」是指港鐵大學站及港鐵烏溪沙站，「雙綫」是指東鐵綫及屯馬綫。「雙站x雙綫」是指由期數乘坐巴士路線581及小巴路線807K前往港鐵烏溪沙站及巴士路線582、287及小巴路線807K、807S前往港鐵大學站，並經由港鐵烏溪沙站連接屯馬綫及港鐵大學站連接東鐵綫，內容僅供參考。資料來源：巴士路線581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>、巴士路線287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>、巴士路線582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>、小巴路線807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route_id=2001228、小巴路線807S：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC。上述公共交通服務由第三家公司所提供，第三家公司可自行決定及更改上述服務之收費、使用條款、營運時間及服務期限。有關服務詳情請參閱相關部門公布。賣方並無對上述服務或事宜作出任何明示或隱含的要約、陳述、承諾或保證，準買家不應作出任何倚賴，或向賣方作出任何追討。

6. 交通交匯處位於發展項目的第1A(1)期，「西沙灣交通交匯處」之名稱僅作推廣之用，並不會用於或出現在與發展項目或期數相關的建築圖則、買賣合約、公契、轉讓契或其他業權或法律文件。

7. 候車室位於發展項目的第1A(1)期的基座交通交匯處。賣方保留修訂及更改候車室內店舖及設施及其間隔、用料、設計、佈局、用途、規格及特色等的權利，而毋須另行通知。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。

8. 11條巴士及小巴路線包括巴士路線287、582、581、580、586、587、589、980X(特別班次)、A41P(特別班次)，以及小巴路線807K、807S。資料來源：巴士路線287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>、巴士路線582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>、巴士路線581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>、巴士路線580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>、巴士路線586：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=586>、巴士路線587：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=587>、巴士路線589：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=589>、巴士路線980X(特別班次)：https://www.td.gov.hk/filemanager/en/util_uaarticle_cp/15_rpp_2025_2026_st_20250225wcmcs%20.pdf(參考日期：2025年11月19日)、巴士路線A41P(特別班次)：https://www.td.gov.hk/filemanager/en/util_uaarticle_cp/15_rpp_2025_2026_st_20250225wcmcs%20.pdf(參考日期：2025年11月19日)、小巴路線807K：https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?lang=TC&route

id=2001228及小巴路線807S: https://h2-app-rr.hkemobility.gov.hk/ris_page/get_gmb_detail.php?route_id=2001234&lang=TC, 僅供參考。賣方並不保證上述網址之準確性及是否最新修訂版, 有關服務詳情請參閱相關部門公佈。上述公共交通路線服務由第三者公司所提供, 第三者公司可自行決定及更改就上述服務之收費、使用條款、營運時間及服務期限。有關服務詳情請參閱相關部門公佈。賣方並無對上述服務或事宜作出任何明示或隱含之要約、陳述、承諾或保證, 準買家亦不應作出任何倚賴, 或向賣方作出任何追討。

9. 「西沙 GO PARK」指位於大埔地段第157號餘段內並屬於「西沙綜合發展項目」部份之宣傳名稱。「西沙 GO PARK」並不屬於發展項目或期數之一部份。「西沙GO PARK」的面積可能不時改變。賣方保留修訂及更改大埔地段第157號餘段及「西沙 GO PARK」之規劃、用途、設計、建築物、設施、布局、規格、特色及營運等的權利, 而毋須另行通知。「西沙 GO PARK」內的設施及服務的開放時間、使用或操作可能受制於相關法律、批地文件、入場/門票安排、實際狀況、天氣情況、不時所制訂及修改的使用守則及政府有關部門發出之同意書或許可証。「西沙 GO PARK」內的設施及服務可能需要另行收費方可使用。賣方並無作出任何明示或隱含之要約、陳述、承諾或保證, 準買家亦不應作出任何倚賴, 或就此廣告的任何內容向賣方作出任何追討。大埔地段第157號餘段及「西沙 GO PARK」的周邊環境、建築物及設施會不時改變, 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。

10. 「GO PARK 2」位於發展項目的第1A(1)期, 並不屬於「西沙GO PARK」之一部份。賣方保留修訂及更改商場之名稱、設施、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。商舖組合、店舖、設施、教育及醫療配套可能會不時更改, 僅供參考。本廣告/宣傳資料對此並不作出任何不論明示或隱含之要約、承諾、陳述或保證。

11. 「GO PARK Aqua」指位於大埔地段第254號內項目之宣傳名稱, 並不屬於「西沙綜合發展項目」或發展項目之一部份。賣方保留修訂及更改大埔地段第254號及「GO PARK Aqua」之規劃、用途、設計、建築物、設施、布局、規格、特色及營運等的權利, 而毋須另行通知。「GO PARK Aqua」的設施及服務的開放時間、使用或操作可能受制於相關法律、批地文件、入場/門票安排、實際狀況、天氣情況、不時所制訂及修改的使用守則及政府有關部門發出之同意書或許可証。「GO PARK Aqua」內的設施及服務可能需要另行收費方可使用。賣方並無作出任何明示或隱含之要約、陳述、承諾或保證, 準買家亦不應作出任何倚賴, 或就此廣告的任何內容向賣方作出任何追討。「GO PARK Aqua」的周邊環境、建築物及設施會不時改變, 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。

12. 上述管理服務、活動及其他服務將由期數的管理人或以合約聘用的第三方公司所提供。管理人或合約聘用的第三方公司可自行決定就其管理服務或其他服務之收費、使用條款、營運時間及服務期限, 惟須受公契、服務合約或其他相關法律文件所訂立的條款規限。上述管理服務、活動及其他服務於發展項目及期數入伙時未必能即時使用, 亦可能不時更改或取消, 或需額外收費, 亦未必適用於所有發展項目及期數住宅單位。各項系統、設施及服務之提供、服務範圍、收費、條款及細則等皆以賣方及相關之服務提供者所訂立的準則為依據。以上資料並不構成或不應被視為賣方對任何有關設施及/或服務的使用、操作及/或提供之要約、陳述、承諾或保證 (不論明示或隱含)。

13. 發展項目及期數之景觀、周邊環境、建築物、設計、設施及服務、布局、用途、規格及特色等可能會不時改變, 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。

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 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: Johnson 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

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.

Date of Printing: 31 December 2025

發展項目期數名稱: 西沙灣發展項目 (「發展項目」) 的第1A(2)期「第1A(2)期」(第1A(2)期中住宅發展項目的Aqua Avenue第1座、Aqua Avenue第2座、Aqua Avenue第3座及Aqua Avenue第5座稱為「SIERRA SEA」) 及發展項目的第1B期「第1B期」(第1B期中住宅發展項目的Bleu Avenue第1座、Bleu Avenue第2座、Bleu Avenue第3座及Bleu Avenue第5座稱為「SIERRA SEA」) (第1A(2)期及第1B期統稱為「期數」)。

本廣告僅為促銷期數內的住宅物業。

區域: 十四鄉

期數的街道名稱及門牌號數: 海映路8號

賣方就期數指定的互聯網網站的網址:

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

(第1B期) <http://www.sierrasea1b.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: 光時投資有限公司

賣方的控股公司: 新鴻基地產發展有限公司、Vast Earn Limited、Williston Investment S.A.

期數的認可人士: 陳頌明

期數的認可人士以其專業身份擔任經營人、董事或雇員的商號或法團: 巴馬丹拿建築師有限公司

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、胡關李羅律師行、薛

馮鄭岑律師行、胡百全律師事務所、張葉司徒律師事務所

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: (第1A(2)期) 恒生銀行有限公司;

(第1B期) 星展銀行(香港)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

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。

印製日期: 2025年12月31日