



Phase 2A and Phase 2B of Sai Sha Residences “SIERRA SEA¹” attract overwhelming market responses 西沙湾发展项目第2A期及第2B期 “SIERRA SEA¹” 销情炽热



12

The background photo shown in this image was taken in the airspace in the vicinity of the Development site on 30 December 2025 which has been edited and/or simplified, with computer-generated renderings/drawings of the Phase incorporated. This image has been edited and processed by computerized imaging techniques and is not produced to scale, and is used to illustrate the approximate appearance of the Phase and its surrounding environment and buildings. The image does not illustrate the actual appearance of the Development or the Phase or any part thereof, its view or surrounding environment, buildings, design, facilities and layout upon completion, and is for reference only. At the time when the background photo was taken, the Development and the Phase were still under construction, and the approved building plans of the Development and the Phase are subject to change from time to time. The details of the Development and the Phase upon completion may be different from those shown in this image, and 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 may have been completed or 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. Such parts do not indicate or reflect the actual or completed appearance or condition of the other phases of the Development. This image may also show buildings, facilities and district developments etc., which are completed, under construction or not yet completed outside of the Development and the Phase. Details of such buildings, facilities and district developments etc. (including but not limited to implementation or otherwise, name, location, design, size, scale, distance, completion time etc.) are subject to the final decision of the government or the relevant authorities. Such buildings, facilities and district developments etc. may not be completed or may be completely changed at the time of completion or handover of the Development and the Phase and their details may change from time to time and may be different from those described in this image. The buildings, facilities, layout, partitions, specifications, dimensions, colours, 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 and the Phase are subject to change from time to time. The view depicted or shown in this image are not the same as the actual view that may be enjoyed by future residents at any time within the Development and the Phase. The view from the residential properties in the Development and the Phase are affected by their orientation, floor levels, surrounding buildings and environment. 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 and the Phase, its surrounding environment, buildings, district developments, planning, uses and facilities (whether regarding the view or not). 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. For details of the Development and the Phase, please refer to the relevant sales brochure.

本图像以于2025年12月30日在发展项目地盘附近上空拍摄之相片作为背景，经修饰及/或简化处理，并加入期数的电脑模拟效果图/绘图，经电脑效果合成修饰处理，并非按照比例制作，以展示期数之大概外观、其周边环境及建筑物。本图像并非作展示发展项目及期数或其任何部分最后完成之实际外观、其景观或其周边环境、建筑物、设计、设施及布局，内容仅供参考。拍摄背景相片时，发展项目及期数仍在兴建中，其批准建筑图则会不时修改，落成后之详情亦可能与本图所示之详情不同，一切以政府相关部门最后批准之建筑图则为准。发展项目及期数附近的道路、建筑物、设施及环境可能未有显示。本图像仅为促销期数而制作。发展项目的其他期数/部分已完成兴建或仍在兴建中，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，有关部份并不说明或反映发展项目其他期数之实际或建成后的外观或状况。本图像亦可能显示发展项目及期数以外已落成、拟建中或未落成的建筑物、设施及区域发展等。此等建筑物、设施及区域发展等之详情(包括但不限于落实与否、名称、位置、设计、大小、比例、距离、竣工时间等)均以政府或相关机构之最终决定为准。此等建筑物、设施及区域发展等于发展项目及期数落成或入伙时可能尚未完成或全面更改，其细节可不时更改及与本图像所述者不同。本图像内的建筑物、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、装饰品、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份或其附近出现。发展项目及期数的周边环境，建筑物及设施会不时改变。本图像中所描述或显示的景观并非等同日后住户于任何时间在发展项目及期数内所能看到的真实景观。发展项目及期数住宅业所享有之景观受其座向、楼层、周边建筑物及环境所影响。本图像并不构成亦不得诠释或卖方作出任何就发展项目及期数、其周边环境、建筑物、区域发展、规划、用途及设施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。有关发展项目及期数的详细资料，请参阅有关售楼说明书。

Sai Sha Residences (the “Development”) is SHKP’s largest private residential project² to date. Phase 2A and Phase 2B of the Development, SIERRA SEA¹, have received overwhelming market responses since their launch in the first quarter of this year. An impressive amount of over 3,000 residential units³ have been sold in around 9 months since the Development’s debut last year.

Broad appeal with diverse unit types and breathtaking views⁴ of Sai Sha

Phase 2A comprises four blocks, while Phase 2B consists of three blocks. Together, these two phases deliver over 1,500 residential units in a diverse range of layouts, appealing to the needs of a wide spectrum of buyers including young purchasers, newlyweds, corporate talent and multi-generational families. The orientation and configuration of each tower have been carefully planned, adopting a strategic linear formation that delivers panoramic views of the surrounding landscapes⁴, GO PARK Sai Sha⁵, and the clubhouse of the Development.

One-stop sports and leisure experience with comprehensive lifestyle amenities

Following the completion of more phases of Sai Sha Residences, its array of lifestyle amenities has become increasingly comprehensive. The Development is adjacent to the Group’s sports and commercial complex, GO PARK Sai Sha⁵ and GO PARK Aqua⁶, which together provide over 20 types of sports and recreational facilities as well as activities. These enable residents to immerse themselves in Sai Sha’s unique coastal community lifestyle while embracing an active, healthy way of living. The retail component of the Development, GO PARK 2⁷, is now open with a variety of shops, including three flagship tenants: YATA Fresh, the new YATA concept store providing fresh produce; ESF Renaissance College Kindergarten; and CUHK Medical Clinic (Sai Sha). For transport, the Sai Sha Residences Public Transport Interchange⁸ located in Phase

1A(1) of the Development brings together 11 bus routes⁹ that link to key districts across Hong Kong, Kowloon and the New Territories. Together with the “two MTR stations × two lines”¹⁰ advantage, the Development connects to MTR University Station and Wu Kai Sha Station, making commuting even more convenient for residents.

西沙湾发展项目是集团历来最大型私人住宅发展项目²，其中第2A期及第2B期SIERRA SEA¹于今年首季推售，获市场热烈支持。发展项目自去年推出以来，约九个月售出逾3,000伙住宅单位³，成绩骄人。

不同户型单位 尽览西沙山水景观⁴

第2A期由四座大楼组成，而第2B期则由三座大楼组成。两期合共提供逾1,500个不同户型间隔的住宅单位，满足年轻人、新婚夫妇、企业专才，以至三代同堂等不同家庭的需要。每座座向皆经精心策划，一字形横排式布局，全方位尽览四周优美山水⁴、西沙GO PARK⁵与项目内园林会所绿化相融的景致⁴。

一站式运动休闲体验 生活配套齐全

随著西沙湾发展项目分期落成，配套设施亦愈趋完善。发展项目毗邻集团打造的运动商业综合体西沙GO PARK⁵及GO PARK Aqua⁶，提供超过20项运动和康乐设施及活动，让住户体验西沙海岸社区的独特魅力，贯彻对健康生活的追求。此外，项目的商场部分GO PARK 2⁷现已开业，并引入三大旗舰商户，包括提供新鲜食材的一田全新概念店YATA Fresh、英基启新书院幼稚园及中大医务中心(西沙)。交通方面，位于发展项目第1A(1)期的西沙湾交通交汇处⁸亦提供11条巴士路线⁹，连接港九新界各区，配合“双站双线”¹⁰优势，连接港铁大学站及乌溪沙站，住户出行更方便。



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), Bleu Avenue Tower 1, Bleu Avenue Tower 2, Bleu Avenue Tower 3 and Bleu Avenue Tower 5 of the residential development in Phase 1B, Coral Avenue Tower 1, Coral Avenue Tower 2, Coral Avenue Tower 3 and Coral Avenue Tower 5 of the residential development in Phase 2A and Daffodil Avenue Tower 1, Daffodil Avenue Tower 2 and Daffodil Avenue Tower 3 of the residential development in Phase 2B of Sai Sha Residences are each 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.

3 This figure refers to the number of residential units in Phase 1A(2), Phase 1B, Phase 2A and Phase 2B of the Development that have signed provisional sale and purchase agreements and/or agreements for sale and purchase between 26 April 2025 and 8 February 2026. For details, please refer to the respective Registers of Transaction of Phase 1A(2), Phase 1B, Phase 2A and Phase 2B. The information is subject to the relevant Registers of Transaction.

4 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).

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. 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.

6 "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 opening hours, use or operation of the facilities and services in GO PARK Aqua 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 Aqua 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.

7 "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.

8 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.

9 The "11 bus routes" include bus routes 287, 582, 581, 580, 586, 587, 589, A41P(Special Departure), 980X(Special Departure), PB1A PB1B. 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_uarticle_cp/15_rpp_2025_2026_st_20250225wcms%20.pdf (Reference date: 19 November 2025); bus route A41P(Special Departure): https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcms%20.pdf (Reference date: 15 December 2025); bus route 980X: <https://mobile.citybus.com.hk/nwp3/?f=1&ds=980X>; bus route PB1A and PB1B: <https://search.kmb.hk/kmbwebsite/>; 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.

10 "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?route_id=2001228&lang=EN, 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.

备注

1 西沙湾发展项目的第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、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、第2A期中住宅发展项目的Coral Avenue第1座、Coral Avenue第2座、Coral Avenue第3座及Coral Avenue第5座及第2B期中住宅发展项目的Daffodil Avenue第1座、Daffodil Avenue第2座及Daffodil Avenue第3座各称为"SIERRA SEA"。

2 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。

3 该数字指由2025年4月26日至2026年2月8日期间，发展项目的第1A(2)期、第1B期、第2A期及第2B期已签署临时买卖合同及/或买卖合同的住宅单位之数目，详情请参阅第1A(2)期、第1B期、第2A期及第2B期各自之成交纪录册，资料以有关成交纪录册为准。

4 上述仅为发展项目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，且周边环境及景观会不时改变。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列明或隐含之要约、陈述、承诺或保证（不论是否有关景观）。

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"部份之宣传名称。"西沙GO PARK"并不属于发展项目或期数的一部份。"西沙GO PARK"内的设施及服务的开放时间、使用或操作可能受制于相关法律、批地文件、入场/门票安排、实际状况、天气情况、不时所制订及修改的使用守则及政府有关部门发出之同意书或许可证。"西沙GO PARK"内的设施及服务可能需要另行收费方可使用。卖方并无作出任何明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。

6 "GO PARK Aqua"指位于大埔市地段第254号内项目之宣传名称，并不属于"西沙综合发展项目"或发展项目的一部份。"GO PARK Aqua"的设施及服务的开放时间、使用或操作可能受制于相关法律、批地文件、入场/门票安排、实际状况、天气情况、不时所制订及修改的使用守则及政府有关部门发出之同意书或许可证。"GO PARK Aqua"内的设施及服务可能需要另行收费方可使用。卖方并无作出任何明示或隐含之要约、陈述、承诺或保证，准买家亦不应作出任何倚赖，或就此广告的任何内容向卖方作出任何追讨。

7 "GO PARK 2"位于发展项目的第1A(1)期，并不属于"西沙GO PARK"的一部份。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。本广告/宣传资料对此并不作出任何不列明或隐含之要约、承诺、陈述或保证。

8 交通交汇处位于发展项目的第1A(1)期，"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。

9 11条巴士路线包括巴士路线287、581、582、580、587、589、586、A41P、980X、PB1A及PB1B。资料来源：巴士路线287：<https://search.kmb.hk/KMBWebSite/?action=routesearch&route=287&lang=zh-hk>；巴士路线582：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=582>；巴士路线581：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=581>；巴士路线580：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=580>；巴士路线586：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=586>；巴士路线587：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=587>；巴士路线589：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=589>；巴士路线A41P(特别班次)资料来源：https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcms%20.pdf (参考日期：2025年12月15日)；巴士路线980X：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=980X>；巴士路线PB1A及PB1B：<https://search.kmb.hk/kmbwebsite/>，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。上述巴士路线服务将由第三者公司提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、营运时间及服务期限。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。

10 "双站"是指港铁大学站及港铁乌溪沙站，"双线"是指东铁线及屯马线。"双站双线"是指由期数乘坐巴士路线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，并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。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-hk>；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=TC&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=TC。上述公共交通路线服务由第三者公司提供，第三者公司可自行决定及更改就上述服务之收费、使用条款、营运时间及服务期限。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。

