



Phase 2A and Phase 2B of Sai Sha Residences “SIERRA SEA¹” attract overwhelming market responses 西沙灣發展項目第2A期及第2B期 「SIERRA SEA¹」銷情熾熱



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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.

本圖像以於2025年12月30日在發展項目地盤附近上空拍攝之相片作為背景，經修飾及/或簡化處理，並加入期數的電腦模擬效果圖/繪圖，經電腦效果合成修飾處理，並非按照比例製作，以展示期數之大概外觀、其周邊環境及建築物。本圖像並非作展示發展項目及期數或其任何部分最後完成之實際外觀、其景觀或其周邊環境、建築物、設計、設施及布局，內容僅供參考。拍攝背景相片時，發展項目及期數仍在興建中，其批准建築圖則會不時修改，落成後之詳情亦可能與本圖所示之詳情不同，一切以政府相關部門最後批准之建築圖則為準。發展項目及期數附近的道路、建築物、設施及環境可能未有顯示。本圖像僅為促銷期數而製作。發展項目的其他期數/部分已完成興建或仍在興建中，發展項目的其他期數可能顯示於模擬效果圖或未有顯示或經透明化/簡化處理，有關部份並不說明或反映發展項目其他期數之實際或建成後的外觀或狀況。本圖像亦可能顯示發展項目及期數以外已落成、擬建中或未落成的建築物、設施及區域發展等。此等建築物、設施及區域發展等之詳情(包括但不限於落實與否、名稱、位置、設計、大小、比例、距離、竣工時間等)均以政府或相關機構之最終決定為準。此等建築物、設施及區域發展等於發展項目及期數落成或入伙時可能尚未完成或全面更改，其細節可不時更改及與本圖像所述者不同。本圖像內的建築物、設施、布局、間隔、規格、尺寸、顏色、用料、裝置、裝修物料、設備、燈光效果、傢俬、裝飾物、植物、樹木、園景及其他物件等僅供參考，亦未必會在發展項目、期數及會所或其任何部份或其附近出現。發展項目及期數的周邊環境，建築物及設施會不時改變。本圖像中所描述或顯示的景觀並非等同日後住戶於任何時間在發展項目及期數內所能觀看到的真實景觀。發展項目及期數住宅物業所享有之景觀受其座向、樓層、周邊建築物及環境所影響。本圖像並不構成亦不得詮釋成賣方作出任何就發展項目及期數、其周邊環境、建築物、區域發展、規劃、用途及設施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)。賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。有關發展項目及期數的詳細資料，請參閱有關售樓說明書。

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.

西沙灣發展項目是集團歷來最大型私人住宅發展項目²，其中第2A期及第2B期SIERRA SEA¹於今年首季推售，獲市場熱烈支持。發展項目自去年推出以來，約九個月售出逾3,000伙住宅單位³，成績驕人。

不同戶型單位 盡覽西沙山水景觀⁴

第2A期由四座大樓組成，而第2B期則由三座大樓組成。兩期合共提供逾1,500個不同戶型間隔的住宅單位，滿足年輕人、新婚夫婦、企業專才，以至三代同堂等不同家庭的需要。每座座向皆經精心策劃，一字形橫排式布局，全方位盡覽四周優美山水⁴、西沙GO PARK⁵與項目內園林會所綠化相融的景致⁴。

一站式運動消閒體驗 生活配套齊全

隨著西沙灣發展項目分期落成，配套設施亦愈趨完善。發展項目毗鄰集團打造的運動商業綜合體西沙GO PARK⁵及GO PARK Aqua⁶，提供超過20項運動和康樂設施及活動，讓住戶體驗西沙海岸社區的獨特魅力，貫徹對健康生活的追求。此外，項目的商場部分GO PARK 2⁷現已開業，並引入三大旗艦商戶，包括提供新鮮食材的一田全新概念店YATA Fresh、英基啓新書院幼稚園及中大醫務中心(西沙)。交通方面，位於發展項目第1A(1)期的西沙灣交通交匯處⁸亦提供11條巴士路線⁹，連接港九新界各區，配合「雙站雙綫」¹⁰優勢，連接港鐵大學站及烏溪沙站，住戶出行更方便。



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_20250225wcmcs%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_20250225wcmcs%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.

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、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、第2A期中住宅發展項目的Coral Avenue第1座、Coral Avenue第2座、Coral Avenue第3座及Coral Avenue第5座及第2B期中住宅發展項目的Daffodil Avenue第1座、Daffodil Avenue第2座及Daffodil Avenue第3座各稱為「SIERRA SEA」。
- 2 歷來最大型私人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。
- 3 該數字指由2025年4月26日至2026年2月8日期間，發展項目的第1A(2)期、第1B期、第2A期及第2B期已簽署臨時買賣合約及/或買賣合約的住宅單位之數目，詳情請參閱第1A(2)期、第1B期、第2A期及第2B期各自之成交紀錄冊，資料以有關成交紀錄冊為準。
- 4 上述僅為發展項目周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方建議準買家到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。賣方對發展項目期數之景觀及周邊環境及建築物並不作出任何不論明示或隱含之要約、陳述、承諾或保證（不論是否有關景觀）。
- 5 「西沙 GO PARK」指位於大埔市地段第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」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證。「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。
- 6 「GO PARK Aqua」指位於大埔市地段第254號內項目之宣傳名稱，並屬於「西沙綜合發展項目」或發展項目之一部份。「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證。「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。
- 7 「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及於期數入伙時未必即時啟用，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。
- 8 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。
- 9 11條巴士路線包括巴士路線287、581、582、580、587、589、586、A41P、980X、PB1A及PB1B。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A41P(特別班次)資料來源：https://www.td.gov.hk/filemanager/en/util_uarticle_cp/15_rpp_2025_2026_st_20250225wcmcs%20.pdf (參考日期：2025年12月15日)；巴士路線980X：<https://mobile.citybus.com.hk/nwp3/?f=1&ds=980X>；巴士路線PB1A及PB1B：<https://search.kmb.hk/kmbwebsite/>，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布。上述巴士路線服務將由第三者公司所提供，第三者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。
- 10 「雙綫」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。

Name of the Phase of the Development: Phase 1A(2) ("Phase 1A(2)"), Phase 1B ("Phase 1B"), Phase 2A ("Phase 2A") and Phase 2B ("Phase 2B") of Sai Sha Residences (the "Development") (Phase 1A(2), Phase 1B, Phase 2A and Phase 2B are collectively referred to as the "Phase")

(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 are each called "SIERRA SEA").

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)) www.sierrasea.com.hk;

(Phase 1B) www.sierrasea1b.com.hk;

(Phase 2A) www.sierrasea2a.com.hk;

(Phase 2B) www.sierrasea2b.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 (the relevant undertaking has been cancelled); (Phase 1B) DBS Bank (Hong Kong) Limited (the relevant undertaking has been cancelled); (Phase 2A) The Hongkong and Shanghai Banking Corporation Limited; (Phase 2B) 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) and Phase 1B) not applicable; (Phase 2A) 30 September 2026; (Phase 2B) 16 February 2027. 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.

Date of printing: 31 March 2026

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1B期(「第1B期」)、第2A期(「第2A期」)及第2B期(「第2B期」)(第1A(2)期、第1B期、第2A期及第2B期統稱為「期數」)。(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、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、第2A期中住宅發展項目的Coral Avenue第1座、Coral Avenue第2座、Coral Avenue第3座及Coral Avenue第5座及第2B期中住宅發展項目的Daffodil Avenue第1座、Daffodil Avenue第2座及Daffodil Avenue第3座各稱為「SIERRA SEA」)。

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)www.sierrasea.com.hk;

(第1B期)www.sierrasea1b.com.hk;

(第2A期)www.sierrasea2a.com.hk;

(第2B期)www.sierrasea2b.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: 陳顯明

期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 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、薛馮鄺考律師行、胡百全律師事務所、張業司徒陳律師事務所

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(有關承諾書已經取消); (第1B期) 星展銀行(香港)有限公司(有關承諾書已經取消); (第2A期) 香港上海滙豐銀行有限公司; (第2B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

賣方所知的期數的預計關鍵日期: (第1A(2)期及第1B期) 不適用; (第2A期) 2026年9月30日; (第2B期) 2027年2月16日。關鍵日期指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。

本廣告由賣方發布或在賣方的同意下由另一人發布。

賣方建議準買方參閱有關售樓說明書,以了解期數的資料。詳情請參閱售樓說明書。

印製日期: 2026年3月31日