



## Completion and handover of Cullinan Harbour Phase 1 and Phase 2A, new landmark along Victoria Harbour

### 維港地標住宅項目天璽·海 第1期及第2A期落成交樓

**C**ullinan Harbour, a low-density residential development<sup>1</sup> meticulously developed by the Group, occupies a prime waterfront position in Kai Tak's runway precinct. The development saw enthusiastic take-up by the market, and units in Phase 1 and Phase 2A are now being handed over to residents. The development is designed by the world-class architectural firm SOM, marking its first residential project in Hong Kong. With its unique geometric streamlined design and dynamic light-art installation on the façade, the development stands as a new landmark on Victoria Harbour.

#### Meticulously designed luxurious homes on the waterfront

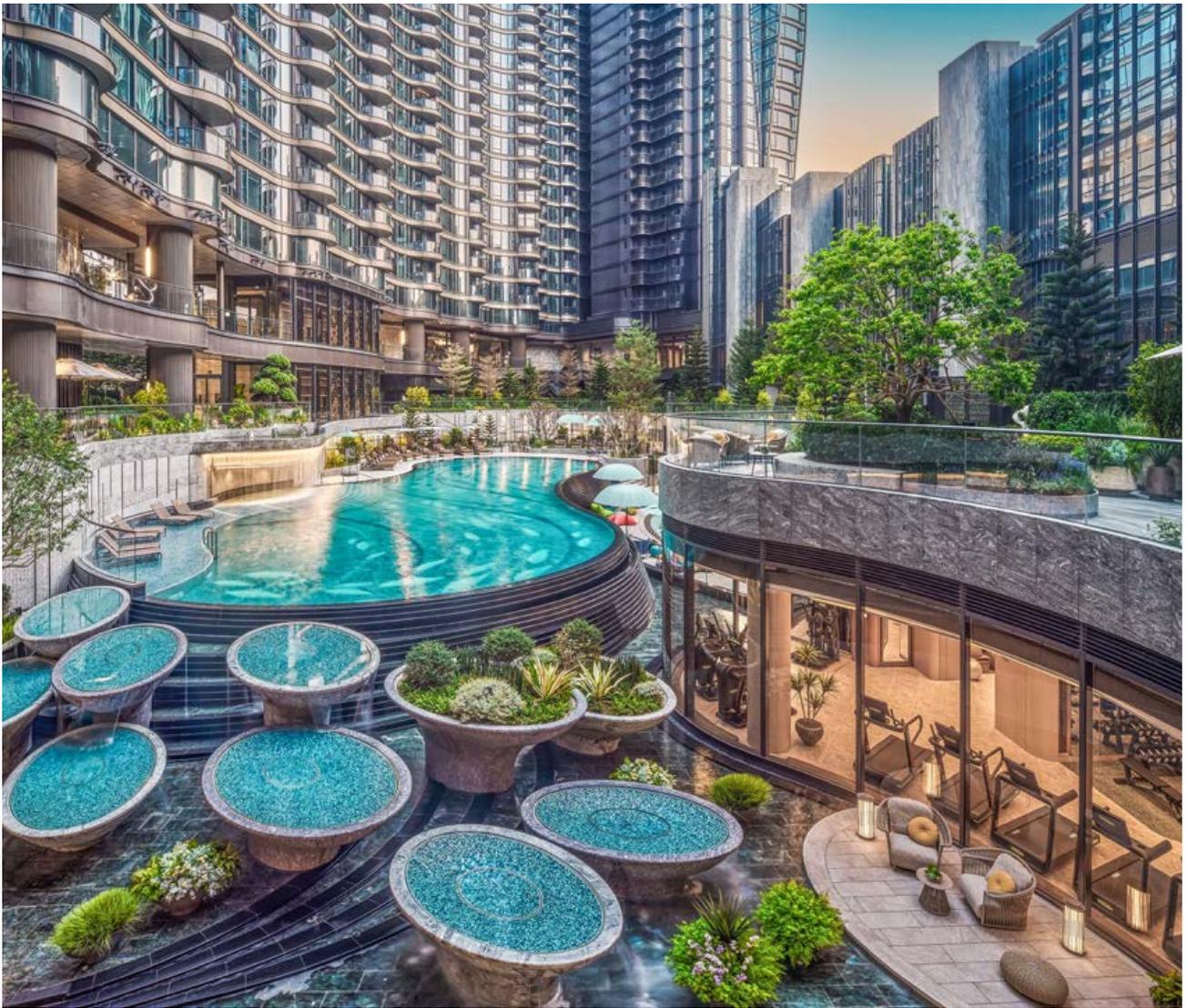
The whole development comprises 439 residential units (including Phase 1: 256 units; Phase 2A: 43 units), with approximately 90% commanding views of Victoria Harbour<sup>1</sup>. Four-bedroom standard layouts constitute more than 70% of the total unit mix of the development, with saleable areas ranging from about 1,100 to 2,200 square feet<sup>2</sup>.

8



The photograph was taken from some height above the Development on 8 December, 2025 and has been edited and processed with computerized imaging techniques, and is for reference only. The surrounding environment, buildings and facilities of the Development may change from time to time. At the time of photoshoot, the Development and the Phase were still under construction. The approved building plans for the Development and the Phase may be amended from time to time, details of such plans affecting the Development and the Phase upon completion may differ from what is shown in this photograph and all matters are subject to final approval by the relevant government authorities. This photograph does not constitute and shall not be construed as, any express or implied offer, undertaking, representation or warranty by the Vendor in relation to the Development (whether regarding the view or not).

相片於2025年12月8日在發展項目附近上空拍攝，並經電腦修飾處理，僅供參考。拍攝此相片時，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此相片所示之詳情不同，一切以政府相關部門最後批准之圖則為準。發展項目之周邊環境、建築物及設施會不時改變。相片不構成任何賣方就發展項目不論明示或隱含之要約、陳述、承諾或保證（不論與景觀是否有關）。



The clubhouse of Cullinan Harbour - Club Harbour<sup>3,4</sup>  
 天璽·海會所 Club Harbour<sup>3,4</sup>

### Luxurious harbourfront residential clubhouse with extensive facilities

The signature harbourfront clubhouse of Cullinan Harbour, Club Harbour<sup>3,4</sup>, has a total of approximately 80,000 square feet<sup>5</sup> including the communal gardens and recreation area. The clubhouse features an approximately 35-metre outdoor swimming pool, connected to a jacuzzi, a children's pool, and an about 20-metre indoor heated pool, and a 24-hour gym<sup>4</sup>.

The clubhouse boasts a ceiling of over eight metres high. It also offers an exceptional dining space with panoramic view of Victoria Harbour<sup>1</sup>, featuring a private restaurant, a bar and two banquet halls<sup>4</sup>.

A range of facilities<sup>4</sup> is also provided for lifestyle activities, including floristry, tea appreciation, handcraft workshops, and parent-child cooking<sup>6</sup>. Shared space<sup>4</sup> is also available for residents to enjoy a relaxed urban life.

### Strategic location with enhanced connectivity

The commissioning of the Central Kowloon Bypass (Yau Ma Tei Section) last year has further strengthened the project's connectivity, making travel to West Kowloon more convenient. The government is also actively advancing the Smart and Green Mass Transit System in Kai Tak<sup>7</sup>. Upon its completion, access to MTR Kai Tak Station will be expedited.



About 90% of the units in the Development offer views of Victoria Harbour<sup>1</sup>  
發展項目約九成單位坐擁維港景致<sup>1</sup>

**集**團悉心籌建、位處啟德跑道區前端的低密度住宅發展項目<sup>1</sup>天璽·海，銷售持續獲市場熱烈支持，其中第1期及第2A期現正陸續交樓。該項目是世界級建築師事務所SOM在香港的首個住宅發展項目，其獨特的幾何流線設計，配合外牆大型動態燈光藝術裝置，令項目成為維港沿岸的最新地標。

## 策略地理位置 交通網絡提升

隨著中九龍繞道油麻地段於去年通車，進一步提升項目的通達性，往西九龍的交通變得更加方便。政府亦正積極推動啟德「智慧綠色集體運輸系統」<sup>7</sup>，通車後前往港鐵啟德站的效率將大幅提升。

## 臨海大宅 精心佈局

整個發展項目共提供439個優質住宅單位(包括第1期256伙，第2A期43伙)，約九成單位坐擁維港海景<sup>1</sup>，其中四房標準戶型佔發展項目整體單位逾七成，實用面積約1,100至2,200平方呎<sup>2</sup>。

## 矜貴住客會所 品味生活配套

天璽·海擁有臨海會所「Club Harbour<sup>3,4</sup>」，連同公用花園及遊樂地方，總面積約80,000平方呎<sup>5</sup>。會所提供長約35米的戶外泳池，並連接按摩池、兒童池及約20米室內恆溫泳池，以及提供24小時開放的健身室<sup>4</sup>。

會所大堂樓底高逾八米，並設有全海景<sup>1</sup>餐飲空間，包括私人餐廳、酒吧及兩個獨立宴會廳。會所設有一系列生活設施<sup>4</sup>，提供多元化的生活體驗，包括花藝、茶道、手作文化活動及親子烹飪<sup>6</sup>等，更設有共享空間<sup>4</sup>，讓住戶盡享寫意都會生活。



Banquet Hall The Azure<sup>4</sup> is available for hosting guests  
宴會廳「品宴<sup>4</sup>」可供住戶款待賓客



Indoor heated pool Indigo Pool<sup>4</sup>  
室內恆溫泳池「漾映池」<sup>4</sup>

## Notes

- 1 The description of the surrounding environment of the Development and the Phase is only a general description and does not represent that all units will enjoy the relevant view(s) at the same time. The view(s) described are affected by the location, floor level, orientation, height of the unit, as well as surrounding buildings and environment, and are not applicable to all units. Surrounding buildings and environment are subject to change from time to time. The Vendor makes no express or implied offer, representation, warranty or guarantee whatsoever (whether in relation to view or otherwise) in respect of the view(s) or surrounding environment and buildings of the Development and/or the Phase. Prospective purchasers are advised to conduct an on-site inspection of the relevant development site so as to better understand the development site, its surrounding environment and nearby public facilities. For detailed information on the Development, please refer to the relevant sales brochure.
- 2 The saleable area, together with the floor areas of balcony, utility platform and verandah (if any), is calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (which are not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. All areas expressed in square feet have been converted from square metres using the conversion factor of 1 square metre = 10.764 square feet and rounded to the nearest whole number. There may be minor differences between the areas expressed in square feet and those expressed in square metres. For details of the saleable area of individual units, please refer to the sales brochure.
- 3 Club Harbour is the residents' clubhouse of the Development. The clubhouse / restaurant / bar / lounge / wine cellar / landscaped garden / recreational facilities / shared space etc. (collectively "the Facilities") may not be available for immediate use upon occupation of the Development and/or the Phase.
- 4 The names of the Facilities are for promotional purposes only and will not appear in the Deed of Mutual Covenant, Provisional Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase, Assignment or any other title deeds. The facilities within the Facilities and their completion dates are subject to the final approval of the Buildings Department, Lands Department and/or other relevant government departments. The opening hours and use of the Facilities are subject to the restrictions under relevant laws, the land grant documents, the terms of the Deed of Mutual Covenant and the actual site conditions. The Vendor reserves the right to make changes to the building plans and other plans and designs of the Development and/or the Phase and any part thereof from time to time. The Vendor further reserves the absolute right to alter any part of the Facilities (including but not limited to their names, specifications, areas, coverage, layout, design, configuration, use, features, brand and manufacturer) at any time without prior notice to any purchaser. The use or operation of some of the Facilities and/or services may be subject to the clubhouse rules, rules governing the use of relevant facilities and/or services, and any consent or licence issued by relevant government departments, and users may be required to make additional payment. The activities held in the clubhouse will be subject to changes without prior notice. Certain parts of the Facilities belong to the subsequent phase and might not be available for use prior to the completion of the subsequent phase.
- 5 The clubhouse and landscaped areas of the entire Development include an indoor residents' clubhouse with an area of approximately 25,000 square feet, as well as an outdoor residents' clubhouse, communal gardens or recreational areas (both covered and uncovered) with a total area of approximately 54,000 square feet. All owners, residents and their guests of the residential properties in the Development may use the clubhouse and recreational facilities, subject to compliance with the terms and conditions of the Deed of Mutual Covenant, relevant government licences and regulations, and possibly payment of fees. The clubhouse and its recreational facilities, communal gardens and recreational areas may not be available for use upon occupation of the residential properties. The clubhouse, its recreational facilities, communal gardens and recreational areas will be opened and made available for use in phases according to the occupation dates of individual Phases.
- 6 The management services, activities and other services mentioned above will be provided by the person or third-party company appointed under contract for the Phase. The manager or the contracted third-party company may determine, at its discretion, the charges, terms of use, operating hours and service periods for its management services or other aforesaid services, subject to the terms and conditions set out in the Deed of Mutual Covenant, service contracts or other relevant legal documents.
- 7 The Smart and Green Mass Transit System in Kai Tak is targeted to be commissioned in 2031. Information is sourced from the press release of Transport and Logistics Bureau <https://www.tlb.gov.hk/eng/psp/pressreleases/transp/2025/20251031a.html> (Reference date: 16 March 2026) and is for reference only. The vendor does not guarantee the accuracy of the above website or whether it represents the latest revised version. The transport facilities

mentioned herein are either proposed or under construction, and the details (including but not limited to implementation, location, design, and completion schedule) are subject to the government's final decisions. At the time of completion and occupation of the Development, such facilities may not yet be finished, and the eventual details may differ from those described in this advertisement. The vendor makes no offer, representation, undertaking, or warranty, whether express or implied, in respect of the foregoing.

## 備註

- 1 僅為發展項目及期數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。所述景觀地點或單位所處樓層、座向、高度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。賣方對發展項目及/或期數之景觀及周邊環境及建築物並不作出任何不帶明示或隱含之要約、陳述、承諾或保證(不論是否有關陳述)。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。有關發展項目的詳細資料，詳情請參閱有關售樓說明書。
- 2 實用面積、以及露台、工作平台及陽台(如有)的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表2第2部計算得出的。上述以平方呎所列之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，以平方呎與以平方米之數字可能有些微差異。有關個別單位之實用面積之詳情，請參閱售樓說明書。
- 3 [Club Harbour] 為發展項目的住客會所、會所/餐廳/酒吧/休息室/酒窖/園景花園/康樂設施/共享空間等(統稱「該等設施」)於發展項目及/或期數入伙時未必能即時啟用。
- 4 該等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中顯示。該等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准為準。該等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。賣方保留權利不時更改發展項目及/或期數及其任何部分之建築圖則及其其他圖則設計。賣方亦保留一切更改該等設施的任何部份(包括但不限於其名稱、規格、面積、範圍、間隔、設計、佈局、用途、特色、品牌及製造商)之絕對權利，事先毋須通知任何買家。該等設施部分設施及/或服務的使用或操作可能受制於會所守則及相關設施及/或服務的使用守則及政府有關部門發出之同意書或許可證，使用者或需繳納外款。會所進行之活動會不時變更，不作另行通知。部份該等設施將於後續期數，於該期數落成前或不可使用。
- 5 整個發展項目之會所及園林，包括面積約為2.5萬平方呎的室內住客會所，以及面積近5.4萬平方呎的室外住客會所、公用花園或遊樂地方(包括上蓋及沒有上蓋遮蓋)。所有發展項目內的住宅物業業主、住客及其賓客均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時未必可以啟用。會所及其康樂設施、公用花園及遊樂地方於住宅物業入伙時將按個別期數入伙時間開放及啟用。
- 6 上述管理服務、活動及其他服務將由期數或其他聘用的人或第三方公司所提供。管理人或合約聘用的第三方公司可自行決定其管理服務或其他上述服務之收費，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。
- 7 啟德「智慧綠色集體運輸系統」預計將於2031年投入服務。資料來源：運輸及物流局 - 新聞公報 <https://www.tlb.gov.hk/eng/psp/pressreleases/transp/2025/20251031a.html>，參考日期：2026年3月16日。內容僅供參考，賣方並不保證上述網址之準確性及是否最新修訂版。本廣告資料內載列的交通設施屬擬建中或未落成，內容僅供參考，其詳情(包括但不限於落實與否、位置、設計及竣工時間等)均以政府最終決定為準。賣方並不保證上述網址之準確性及是否最新修訂版。於發展項目落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告所述者不同。賣方對其並不作出任何不帶明示或隱含之要約、陳述、承諾或保證。

Name of the Phase of the Development: Phase 1 ("Phase 1"), Phase 2A ("Phase 2A") and Phase 2B ("Phase 2B") (each phase is referred to below as the "Phase") of Cullinan Harbour Development ("the Development") (Tower 1, Tower 2, Tower 3, Tower 5, Tower 6, MANSION 1 and MANSION 2 of the residential development in Phase 1; Tower 7 of the residential development in Phase 2A; and Tower 8 and Tower 9/9A of the residential development in Phase 2B are called "Cullinan Harbour")

District: Kai Tak

Name of the street and the street number of the Phase: No. 26 Shing Fung Road

The website address designated by the Vendor for the Phase: (Phase 1) [www.cullinanharpour.com.hk](http://www.cullinanharpour.com.hk);

(Phase 2A) [www.cullinanharpour2a.com.hk](http://www.cullinanharpour2a.com.hk);

(Phase 2B) [www.cullinanharpour2b.com.hk](http://www.cullinanharpour2b.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: Well Capital (H.K.) Limited

Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, Trade Up Ventures Limited

Authorized Person of the Phase: Chen Yat Ching Philip

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited

Building contractor for the Phase: Sanfield Engineering Construction Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Johnson Stokes & Master, Sit, Fung, Kwong & Shum

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: (Phase 1 and Phase 2A) The Hongkong and Shanghai Banking Corporation Limited (the relevant commitment letter has been cancelled); (Phase 2B) The Hongkong and Shanghai Banking Corporation 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:

Not applicable (Phase 1 and Phase 2A); 31 March 2026 (Phase 2B). 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.

As at the date of printing of this advertisement / promotional material, the sales brochure for Phase 2B of the Development has not yet been made available to the public. 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 Production/ Printing: 31 March 2026

發展項目期數名稱: 天璽·海發展項目(「發展項目」)的第1期(「第1期」)、第2A期(「第2A期」)及第2B期(「第2B期」)(各期下均稱「期數」)(第1期中住宅發展項目的第1座、第2座、第3座、第5座、第6座、MANSION 1和MANSION 2、第2A期中住宅發展項目的第7座及第2B期中住宅發展項目的第8座和第9/9A座均稱為「天璽·海」。)

區域: 啟德

期數的街道名稱及門牌號數: 承豐道26號

賣方就期數指定的互聯網網站的網址:

(第1期) [www.cullinanharpour.com.hk](http://www.cullinanharpour.com.hk);

(第2A期) [www.cullinanharpour2a.com.hk](http://www.cullinanharpour2a.com.hk);

(第2B期) [www.cullinanharpour2b.com.hk](http://www.cullinanharpour2b.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: 華榮(香港)有限公司 | 賣方的控權公司: 新鴻基地產發展有限公司、Time Effort Limited、Trade Up Ventures Limited | 期數的認可人士: 陳一貞 | 期數的認可人士以其專業身份擔任經管人、董事或僱員的高級或法團: 王董建築師事務所有限公司 | 期數的承建商: 新輝城建築工程有限公司 | 就期數中的住宅物業的出售而代表擁有入行事的律師事務所: 胡國李耀偉律師行、孖士打律師行、薛萬鵬粵律師行 | 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1期及第2A期) 香港上海滙豐銀行有限公司(有關承諾書已經取消); (第2B期) 香港上海滙豐銀行有限公司 | 已為期數的建造提供貸款的任何其他人: (Sun Hung Kai Properties Holding Investment Limited) | 盡賣方所知的期數的預計關鍵日期: (第1期及第2A期) 不適用; (第2B期) 2026年3月31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。 | 截至本廣告/宣傳資料的印製日期為止，發展項目第2B期的售樓說明書尚未向公眾發布。 | 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。 | 印刷日期: 2026年3月31日