



New residential project Lime Spark records strong sales 全新住宅项目“形璿”销情理想

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23-metre outdoor swimming pool² (rendering³)
长约23米的室外泳池² (模拟效果图³)

Developed by Sun Hung Kai Properties (SHKP), Lime Spark (the Development) is a premier residential development located in the heart of Tsuen Wan. Offering excellent connectivity via “three stations across two lines”¹ on MTR and premium clubhouse facilities², the Development introduces premium accommodation in this established neighbourhood. Since its launch, Lime Spark has received encouraging market responses across multiple sales rounds.

Diverse layouts to meet market demand

Lime Spark offers 462 thoughtfully designed units. Standard units include one-bedroom (open kitchen),

two-bedroom (open kitchen), and three-bedroom layouts, with saleable areas ranging from 271 to 594 square feet³. Special units featuring platforms or rooftops offer saleable areas ranging from 231 to 890 square feet³, catering to a wide variety of homebuyers.

One-stop leisure and social experiences at 20,000-square-foot clubhouse²

At the heart of the Development is CLUB SPARK², an impressive private clubhouse spanning more than 20,000 square feet² of indoor and outdoor space across the ground and second floors. Designed as a true one-stop leisure and social hub, it boasts 21 meticulously curated facilities².

Key features include a 23-metre outdoor swimming pool², a leisure pool², and a scenic Aqua Terrace² surrounded by landscaped gardens², enabling residents to swim amid greenery. Indoor amenities include the elegant Lounge Spark² for socializing, Co-working Spark² for work and meetings, Playful Spark² with vinyl record collections and recreational equipment, Harmony Spark² and Leisure Spark² for music practice or card games. Sun Lounge² and poolside barbecue spots Deli Grill² for family gatherings are available outdoors.

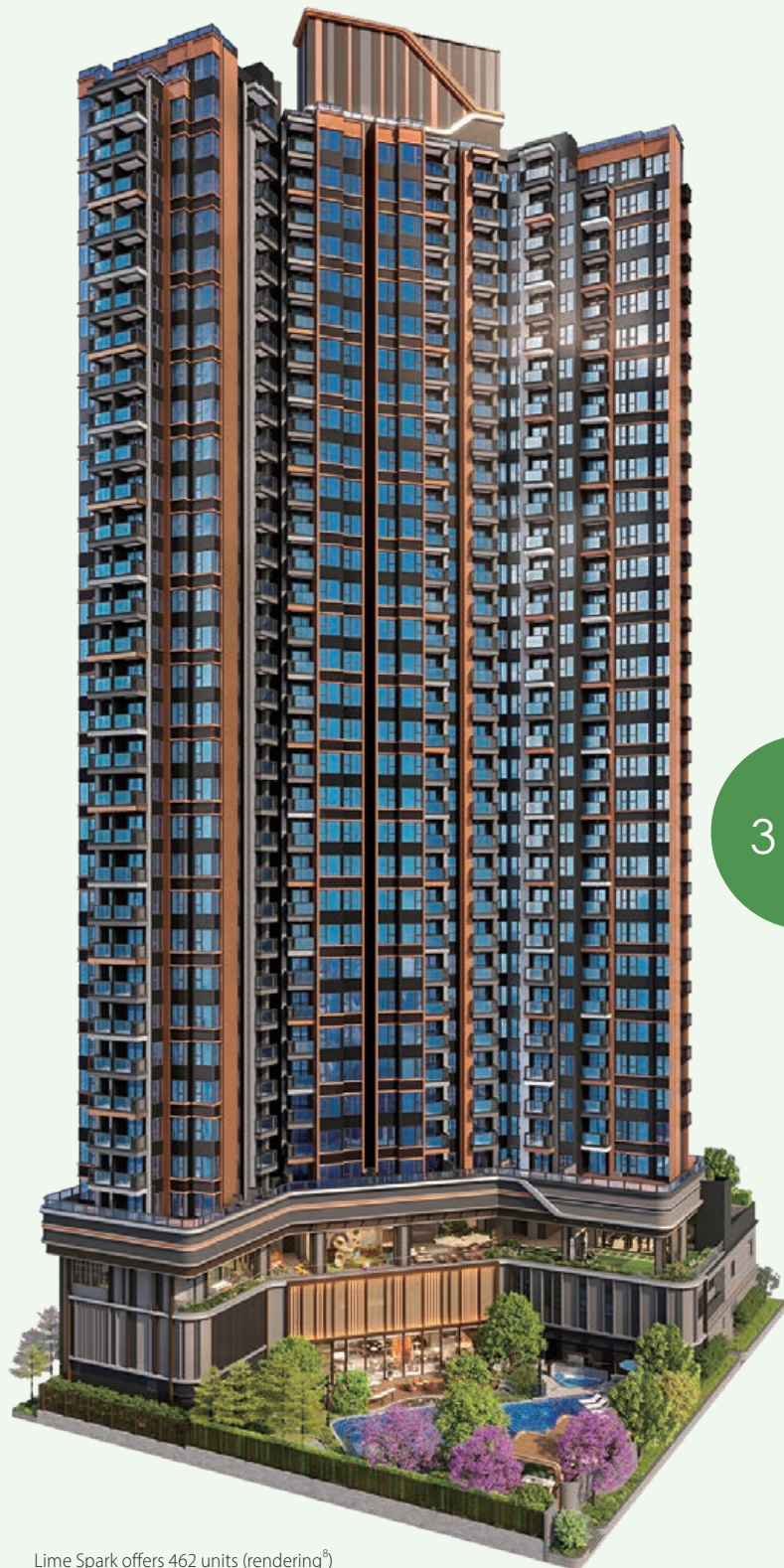
The second floor of the clubhouse is dedicated to wellness and recreation, featuring an indoor Vitality Gym², outdoor multi-functional training zone Power Core², pickleball Rally Court², children's play zone², pet-friendly area², and tranquil landscaped gardens² for residents to unwind and relax.

Exceptional connectivity and convenience

Lime Spark is within easy walking distance from MTR Tsuen Wan West Station on Tuen Ma Line, as well as Tsuen Wan Station and Tai Wo Hau Station on Tsuen Wan Line¹. This strategic advantage enables quick access to core business districts and major landmarks.

With nearby bus and minibus stops serving over 45 routes⁴, the Development provides convenient access to various parts of Hong Kong. A nearby cross-boundary coach station⁴ on Tak Hoi Street provides direct services to multiple Mainland cities⁴, including Shenzhen, Guangzhou, Zhongshan, Foshan, Panyu, Shunde, Jiangmen, Kaiping and others.

In addition, the Development is adjacent to a covered footbridge⁵ that connects to Tsuen Wan's extensive pedestrian walkway network, offering easy access to eight major shopping malls⁶, flagship stores and supermarkets. Located within Primary School Net 62 and the Tsuen Wan secondary school district⁷, the Development benefits from its proximity to many prestigious schools.



Lime Spark offers 462 units (rendering⁸)
形璽提供462伙单位 (模拟效果图⁸)



CLUB SPARK² offers premium facilities² (rendering³)
会所CLUB SPARK²配备完善设施（模拟效果图³）

由新鸿基地产（新地）悉心发展，位处荃湾中心地段的全新住宅项目“形璿”，坐拥港铁“双线三站”¹优势，配备完善会所设施²，打造区内高品质住宅。项目多轮推售均备受市场追捧，销情理想。

多元户型 迎合现代生活需求

形璿合共提供462伙单位，标准单位包括一房（开放式厨房）、两房（开放式厨房）及三房一套的间隔，实用面积约25至55平方米（271至594平方呎）³；另有连平台或天台的特色单位，实用面积约21至83平方米（231至890平方呎）³，满足不同置业人士的需要。

1,800平方米（逾20,000平方呎）会所² 一站式休闲社交空间

项目的住客会所CLUB SPARK²位处地面及二楼，室内外面积合共1,800平方米（逾20,000平方呎）²，提供21项精心规划的设施²，为住户打造一站式休闲社交空间。

会所亮点包括长约23米的室外泳池²、嬉水池²及水漾观景池²，设计上以园景围绕设施²，让住户在绿意中畅泳。室内空间设有可供聚会的形品廊²、适合工作及进行会议的形聚共享间²、配置黑胶唱片收藏区以及游乐设备的形玩萃²、可作音乐练习或卡牌耍乐的形韵坊²及形乐坊²。户外则有适合家庭聚会的日光休憩座²及池畔烧烤座²。

会所二楼配置全天候运动及健身设施，包括室内的动感健身区²、户外的综合训练区²、近年广受欢迎的匹克球竞技场²、儿童游乐区²、宠物玩乐区²以及园林区²，让住户忙里偷闲，舒展身心。

交通便捷 生活配套完善

形璿步行可达港铁屯马线荃湾西站、荃湾线荃湾站及大窝口站¹，往返全港主要商业区及各大地标均十分方便。

项目邻近巴士站及小巴站，连接超过45条巴士及小巴路线⁴，畅达香港各区。附近的德海街设有跨境直通巴士专线车站⁴，涵盖多条前往不同内地城市的路线⁴，方便住户前往深圳、广州、中山、佛山、番禺、顺德、江门、开平等地。

此外，项目毗邻有盖天桥⁵，接驳荃湾完善的天桥网络，通往区内八大商场⁶、时尚旗舰店及超市等。项目更位处小学校网62及荃湾中学校区⁷，优质学府林立，完善配套满足住户生活所需。



The indoor Vitality Gym² (rendering⁹)
动感健身区² (模拟效果图⁹)



The landscaped garden of the clubhouse (rendering⁹)
会所设有园林区 (模拟效果图⁹)



Notes

1 "Two lines" refers to the MTR Tuen Ma Line and the Tsuen Wan Line, and "three stations" refers to MTR Tsuen Wan West Station, Tsuen Wan Station, and Tai Wo Hau Station. "Three stations across two lines" means that the Development is within walking distance of MTR Tsuen Wan West Station, Tsuen Wan Station, and Tai Wo Hau Station, and connects to the Tuen Ma Line via the MTR Tsuen Wan West Station, or to the Tsuen Wan Line via the Tsuen Wan Station and Tai Wo Hau Station. This information is for reference only. Source: www.mtr.com.hk (Reference date: May 18, 2026)

2 The names of the residents' clubhouse, its various areas and facilities, and recreational facilities are for promotional purposes only and will not be displayed in the Deed of Mutual, Provisional Sale and Purchase Agreement, Formal Sale and Purchase Agreement, Transfer of Title, or any other title deed. The name, area (including an indoor residents' clubhouse of approximately 3,939 square feet and an outdoor residents' clubhouse, common garden, or playground (covered and uncovered) of approximately 20,195 square feet) and other information regarding the residents' clubhouse and/or recreational facilities are for reference only and are subject to change from time to time. The Vendor reserves the absolute right to modify any part of the residents' clubhouse and/or recreational facilities (including their name, area, scope, layout, design, layout, use, specifications, and features) without prior notice to any buyer. The facilities and completion date within the residents' clubhouse and/or recreational facilities are subject to the final approval of the Buildings Department, Lands Department, and/or other relevant government departments. The residents' clubhouse and/or recreational facilities may not be immediately operational upon occupancy. The opening hours and use of different facilities are subject to applicable laws, land grant documents, deed of mutual covenant, and site conditions. The use or operation of certain facilities and/or services in the residents' clubhouse and/or recreational facilities may be subject to the clubhouse code of conduct, facility usage rules, and consents or permits issued by the relevant government authorities. Users may be required to make additional payments. The completion of all residents' clubhouses, their areas, and facilities within the Development will take time, and the Vendor makes no offer, representation, promise, or warranty, whether express or implied, regarding the completion time.

3 The saleable area, and the floor area of balconies, work platforms and terraces (if any), are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. All areas listed above in square feet are converted to 1 square metre = 10.764 square feet and rounded to the nearest whole square foot. There may be slight differences between areas expressed in square feet and areas expressed in square metres. For details regarding the saleable area of individual units, please refer to the sales brochure.

4 The information on public minibuses, buses, through buses and MTR routes contained in this advertisement / promotional material is referenced from the following websites: <https://www.kmb.hk/>, <https://mobile.citybus.com.hk>, <https://www.hkemobility.gov.hk/tc/public-transport/gmb>, and <https://www.tilichinalink.com/> (Trans-Island Chinalink) (reference date: May 18, 2026). This information is for reference only, and the Vendor does not guarantee the accuracy or relevance of the above URLs. The content on the aforementioned websites may change from time to time, and the details may differ from those in this advertisement. The Vendor makes no offer, representation, undertaking or warranty, whether express or implied, regarding such information.

5 The Development is within walking distance of the Tsuen Wan pedestrian bridge network. On May 18, 2026, the Vendor's staff took approximately 2 minutes to walk from the Development to the Chelsea Court pedestrian walkway. This walking time is for reference only. Actual walking time may vary depending on factors such as pedestrian flow, road conditions, traffic, weather, and walking routes.

6 The Development is within walking distance of the Tsuen Wan pedestrian bridge network. Several pedestrian bridges within the Tsuen Wan network connect to eight major shopping malls, including Plaza 88, Citywalk I & II, NINA MALL I & II, OP Mall, Tsuen Wan Plaza, and D-PARK. The locations, properties, and footbridges are managed by third parties, and their actual operation is subject to their decisions. All information is for reference only and does not constitute any offer, promise, representation, or warranty, whether express or implied.

7 The school net and school information for the Development shall be subject to the information published from time to time by the Education Bureau of the Hong Kong Special Administrative Region, sourced from: <https://www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists.pdf>, <https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-tw.html> (reference date: May 18, 2026). This information is for reference only, and the Vendor does not guarantee the accuracy or relevance of the above websites. The content described on the aforementioned websites may change from time to time, and the Vendor makes no offer, representation, undertaking or warranty, whether express or implied.

8 This is a computerized rendering of the Development and it has been retouched by computer rendering techniques and edited and processed with computerized imaging techniques, and is not made to scale, and represents the designer's imagination of the Development or its relevant parts only, and is not taken at the Development or its relevant parts of the actual site, and is for reference only. The Development is still under construction. This image is only for the purpose of showing the approximate appearance of the Development, and it does not illustrate its actual appearance, view, surrounding environment or its final appearance upon completion. This image may not show the air-conditioning units, pipes, grilles, windows and other facilities that may appear on the external walls of the Development. Reflections of views or reflections of the sky on the glass walls of the residential towers in this image are not actual views of the Development and is for reference only. The Vendor reserves the right to alter the building plans and other plans, and the design of the Development is 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 may not be shown. 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 or in the vicinity thereof. The surrounding environment, buildings and facilities of the Development 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. 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 or any part thereof. For details of the Development, please refer to the sales brochure.

9 This is a computerized rendering of a part of the Development and/or a part of the Clubhouse and it has been retouched by computer rendering techniques and edited and processed with computerized imaging techniques, and is not made to scale, and represents the designer's imagination of the relevant parts only, and is not taken at the relevant parts of the actual site, and is for reference only. The Development and the Clubhouse are still under construction. This image is only for the purpose of showing the approximate appearance of the relevant parts of the Development and the Clubhouse, and it does not illustrate its actual appearance, view, surrounding environment or its final appearance upon completion. This image may not show the air-conditioning units, pipes, grilles, windows and other facilities that may appear on the external walls of the Development. Reflections of views or reflections of the sky on the glass walls of the residential towers and the Clubhouse in this image are not actual views of the Development and is for reference only. The Vendor reserves the right to alter the building plans and other plans, and the design of the Development and the Clubhouse is 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 may not be shown. 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 and the Clubhouse or any part thereof or in the vicinity thereof. The surrounding environment, buildings and facilities of the Development and the Clubhouse 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. 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 Clubhouse or any part thereof. For details of the Development, please refer to the sales brochure.

备注

1 "双线"是指屯马线及荃湾线, "三站"是指荃湾西站、荃湾站及大窝口站。"双线三站"是指由发展项目步行前往港铁荃湾西站、荃湾站及大窝口站, 并经由港铁荃湾西站连接屯马线及港铁荃湾站或港铁大窝口站连接荃湾线。内容仅供参考。资料来源: www.mtr.com.hk (参考日期: 2026年5月18日)

2 发展项目的住客会所、住客会所各区域及设施以及康乐设施之名称仅作推广之用, 将不会在公契、临时买卖合约、正式买卖合约、转让契或任何其他业权契据中显示。住客会所及/或康乐设施之名称、面积(包括面积约360平方米(3,939平方呎)的室内住客会所, 以及面积约1,880平方米(20,195平方呎)的室外住客会所、公用花园或游乐地方(有上盖及没有上盖遮盖))及其他资料仅供参考, 并可能不时更改。卖方保留一切修改住客会所及/或康乐设施任何部分(包括其名称、面积、范围、间隔、设计、布局、用途、规格及特色等)之绝对权利, 事先不需通知任何买家。住客会所及/或康乐设施内的设施及落成日期以屋宇署、地政总署及/或其他相关政府部门之最终批核为准。住客会所及/或康乐设施于入伙时未必能即时启用。不同设施之开放时间及使用受相关法律、批地文件、公契条款及现场环境状况限制。住客会所及/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, 使用者或需额外付款。发展项目所有住客会所、住客会所各区域及设施完全落成需时, 卖方对其竣工时间并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

3 实用面积、以及露台、工作平台及阳台(如有)的楼面面积, 是按照《一手住宅物业销售条例》第8条计算得出的。其他指明项目的面积(不计入实用面积), 是按照《一手住宅物业销售条例》附表2第2部计算得出的。上述以平方呎所列之面积, 均以1平方米=10.764平方呎换算, 并以四舍五入至整数平方呎, 以平方呎与以平方米表述之面积可能有些微差异。有关个别单位之实用面积之详情, 请参阅售楼说明书。

4 本广告/宣传资料内载列的公共小巴、巴士、直通巴士及港铁路线资料分别参考以下网站: <https://www.kmb.hk/>, <https://mobile.citybus.com.hk>, <https://www.hkemobility.gov.hk/tc/public-transport/gmb>, <https://www.tilichinalink.com/> (环岛中港通) (参考日期: 2026年5月18日)。内容仅供参考, 卖方并不保证上述网址之准确性及是否最新修订版。前述网站所述的内容可能不时更改, 详情亦可能与本广告所述者不同, 卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

5 发展项目步行距离可达荃湾行人天桥网络, 卖方之工作人员于2026年1月28日由发展项目工地步行至爵悦庭行人通道的步行时间约为2分钟, 步行时间仅供参考。实际步行时间可能因人而异, 路面情况、交通、天气、步行路线等因素而与测试的步行时间不同。

6 发展项目步行距离可达荃湾行人天桥网络, 经过荃湾行人天桥网络的数条行人天桥到Plaza 88、荃新天地I & II、如心广场I & II、海之恋商场、荃湾广场及愉景新城等八大商场。各地点、物业及天桥由第三方管理, 实际运作受制于第三方决定。所有资料仅供参考, 并不构成任何不论明示或隐含之要约、承诺、陈述或保证。

7 发展项目所属校网及学校资料以香港特别行政区教育局不时公布之资料为准。资料来源: <https://www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists.pdf>, <https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-tw.html> (参考日期: 2026年5月18日)。内容仅供参考, 卖方并不保证上述网址之准确性及是否最新修订版。前述网站所述的内容可能不时更改, 卖方对其并不作出任何不论明示或隐含之要约、陈述、承诺或保证。

8 此乃发展项目模拟效果图, 经电脑模拟效果合成及修饰处理, 也并非按比例制作, 纯属设计师对发展项目或有关部分之想象, 并非在发展项目或有关部分实景拍摄, 仅供参考。发展项目仍在兴建中, 此图片仅作显示发展项目落成后大概外观之用, 并不反映其实际外观、景观、周边环境或最后完成之面貌。此图片亦未必显示可能出现在发展项目外墙之空调、管道、格栅、通风窗及其他设施。此图片内住宅大楼玻璃上的影像倒影或天空倒影(如有)并非发展项目的真实景观, 只供参考。卖方保留不时改动建筑图纸及其他图纸之权利。发展项目之设计以政府相关部门最后批准之图纸为准。发展项目附近的道路、建筑物、设施及环境可能未有显示。此图片内的建筑物、设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修材料、设备、灯光效果、家具、装饰物、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工地作实地考察, 以对发展项目、其周边地区环境及附近的公共设施有较佳了解。本图片不构成亦不得译成卖方就发展项目或其任何部分作出任何不论明示或隐含之要约、承诺、陈述或保证。有关发展项目的详细资料, 请参阅售楼说明书。

9 此为发展项目的一部分及/或会所的一部分的模拟效果图, 经电脑模拟效果合成及修饰处理, 也并非按比例制作, 纯属设计师对有关部分之想象, 并非在有关部分实景拍摄, 仅供参考。发展项目及会所仍在兴建中, 此图片仅作显示发展项目及会所有关部分落成后大概外观之用, 并不反映其实际外观、景观、周边环境或最后完成之面貌。此图片亦未必显示可能出现在发展项目外墙之空调、管道、格栅、通风窗及其他设施。此图片内住宅大楼及会所玻璃上的影像倒影或天空倒影(如有)并非发展项目的真实景观, 只供参考。卖方保留不时改动建筑图纸及其他图纸之权利。发展项目及会所之设计以政府相关部门最后批准之图纸为准。发展项目附近的道路、建筑物、设施及环境可能未有显示。此图片内的建筑物、设施、布局、间隔、规格、尺寸、颜色、用料、装置、装修材料、设备、灯光效果、家具、装饰物、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及会所或其任何部分或其附近出现。发展项目及会所的周边环境、建筑物及设施会不时改变。卖方建议准买家到有关发展工地作实地考察, 以对发展项目、其周边地区环境及附近的公共设施有较佳了解。本图片不构成亦不得译成卖方就发展项目与会所或其任何部分作出任何不论明示或隐含之要约、承诺、陈述或保证。有关发展项目的详细资料, 请参阅售楼说明书。

Name of the Development: Lime Spark ("the Development") | District: Tsuen Wan | Name of Street and Street Number: 21 Wang Wo Tsai Street* | The website address designated by the Vendor for the Development: www.limespark.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.

*The provisional street number is subject to confirmation when the Development is completed.

Vendor: Tippon Investment Enterprises Limited | Holding companies of the Vendor: Sun Hung Kai Properties Limited, Win Profit Properties Ltd. | Authorized Person of the Development: Ip Kar-Wai, Kelvin | The firm or corporation of which the Authorized Person of the Development is a proprietor, director or employee in his or her professional capacity: Sun Hung Kai Architects and Engineers Limited | Building contractor for the Development: Sanfield Building Contractors Limited | The firm of solicitors acting for the Vendor in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited | The estimated material date for the Development to the best of the Vendor's knowledge: 30 April 2026. Material date means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. Please refer to the sales brochure for details. This advertisement is published by the Vendor or by another person with the consent of the Vendor. | Date of printing / production: July 2, 2026

发展项目名称: 形璫 ("发展项目") | 区域: 荃湾 | 街道名称及门牌号数: 横窝仔街21号* | 卖方就发展项目指定的互联网网站的网址: www.limespark.hk | 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象。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工地作实地考察, 以对该发展工地、其周边地区环境及附近的公共设施有较佳了解。

*此临时门牌号数有待发展项目建成时确认

卖方: Tippon Investment Enterprises Limited | 卖方的控股公司: 新鸿基地产发展有限公司、Win Profit Properties Ltd. | 发展项目的认可人士: 叶嘉伟 | 发展项目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: 新鸿基建筑设计有限公司 | 发展项目的承建商: 新辉建筑有限公司 | 就发展项目中的住宅物业的出售而代表拥有人行事的律师事务所: 胡关李罗律师行 | 已为发展项目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: 香港上海汇丰银行有限公司 | 已为发展项目的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited | 尽卖方所知的发展项目的预计关键日期: 2027年4月30日。关键日期指批地文件的条件就发展项目而获符合的日期。预计关键日期是受到买卖合同所允许的任何延期所限制的。 | 卖方建议准买方参阅有关售楼说明书, 以了解发展项目的资料。详情请参阅售楼说明书。 | 本广告由卖方发布, 或在卖方的同意下由另一人发布。 | 印制 / 制作日期: 2026年7月2日