



New residential project Lime Spark records strong sales 全新住宅項目「形璿」銷情理想



23-metre outdoor swimming pool² (rendering³)
長約23米的室外泳池² (模擬效果圖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.

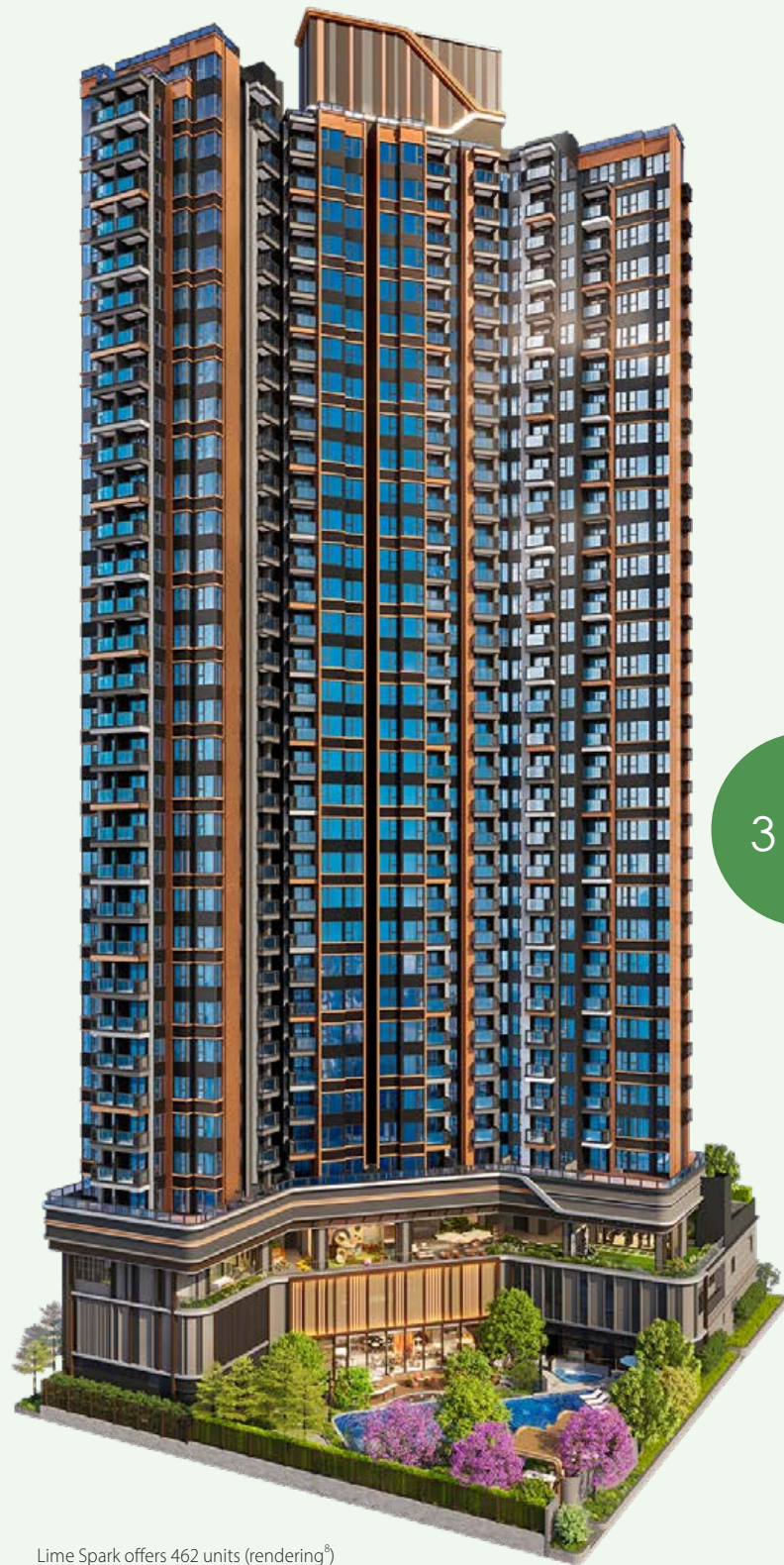
The second floor of the clubhouse is dedicated to wellness and recreation, featuring an indoor Vitality Gym², outdoor multi-functional training zone Power Core², pickleball Rally Court², children's play zone², pet-friendly area², and tranquil landscaped gardens² for residents to unwind and relax.

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)
形璿提供462伙單位(模擬效果圖⁸)



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CLUB SPARK² offers premium facilities² (rendering³)
會所CLUB SPARK²配備完善設施（模擬效果圖³）

由新鴻基地產（新地）悉心發展，位處荃灣中心地段的全新住宅項目「形璿」，坐擁港鐵「雙線三站」¹優勢，配備完善會所設施²，打造區內高品質型格府邸。項目多輪推售均備受市場追捧，銷情理想。

多元戶型 迎合現代生活需求

形璿合共提供462伙單位，標準單位包括一房（開放式廚房）、兩房（開放式廚房）及三房一套的間隔，實用面積介乎271至594平方呎³；另有連平台或天台的特色單位，實用面積介乎231至890平方呎³，滿足不同置業人士的需要。

逾20,000平方呎會所² 一站式休閒社交空間

項目的住客會所「CLUB SPARK」²位處地下及二樓，室內外面積合共逾20,000平方呎²，提供21項精心規劃的設施²，為住戶打造一站式休閒社交空間。

會所亮點包括長約23米的室外泳池²、嬉水池²及水漾觀景池²，設計上以園景圍繞設施²，讓住戶在綠意中暢泳。室內空間設有可供聚會的形品廊²、適合工作及進行會議的形聚共享間²、配置黑膠唱片收藏區以及遊樂設備的形玩萃²、可作音樂練習或卡牌耍樂的形韻坊²及形樂坊²。戶外則有適合家庭聚會的日光休憩座²及池畔燒烤座²。

會所二樓配置全天候運動及健身設施，包括室內的動感健身區²、戶外的綜合訓練區²、近年廣受歡迎的匹克球競技場²、兒童遊樂區²、寵物玩樂區²以及園林區²，讓住戶忙裡偷閒，舒展身心。

交通便捷 生活配套完善

形璿步行可達港鐵屯馬線荃灣西站、荃灣線荃灣站及大窩口站¹，往返全港主要商業區及各大地標均十分方便。

項目鄰近巴士站及小巴士站，連接超過45條巴士及小巴路線⁴，暢達香港各區。附近的德海街設有跨境直通巴士專線車站⁴，涵蓋多條前往不同內地城市的路線⁴，方便住戶前往深圳、廣州、中山、佛山、番禺、順德、江門、開平等地。

此外，項目毗鄰有蓋天橋⁵，接駁荃灣完善的天橋網絡，通往區內八大商場⁶、時尚旗艦店及超市等。項目更位處小學校網62及荃灣中學校區⁷，優質學府林立，完善配套滿足住戶生活所需。



The indoor Vitality Gym² (rendering⁹)
動感健身區² (模擬效果圖⁹)



The landscaped garden of the clubhouse (rendering⁹)
會所設有園林區 (模擬效果圖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 January 28, 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/SchoolLists.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.

備註

1 「雙線」是指屯馬線及荃灣線，「三站」是指荃灣西站、荃灣站及大窩口站。「雙線三站」是指由發展項目步行前往港鐵荃灣西站、荃灣站及大窩口站，並經由港鐵荃灣西站連接屯馬線及港鐵荃灣站或港鐵大窩口站連接荃灣線，內容僅供參考。資料來源：www.mtr.com.hk (參考日期: 2026年5月18日)

2 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、樓讓契或任何其他業權契據中顯示。住客會所及/或康樂設施之名稱、面積(包括面積約3,939平方呎的室內住客會所，以及面積約20,195平方呎的室外住客會所、公用花園或遊樂地方(有上蓋及沒有上蓋蓋蓋))及其他資料僅供參考，並可能不時更改。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、面積、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書出之同意書或許可證，使用者或需額外付款。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。

3 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。其他相關項目的面積(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表述之面積可能有些微差異。有關個別單位之實用面積之詳情，請參閱售樓說明書。

4 本廣告/宣傳資料內載列的公共小巴、巴士、直通巴士及港鐵路線資料分別參考以下網站：<https://www.kmb.hk/>、<https://mobile.citybus.com.hk>、<https://www.hkemobility.gov.hk/tc/public-transport/gmb>、<https://www.tilichinalink.com/>(環島中港通)(參考日期: 2026年5月18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。前述網站所述之內容可能不時更改，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論明示或隱含之要約、陳述、承諾或保證。

5 發展項目步行距離可達荃灣行人天橋網絡，賣方之工作人員於2026年1月28日由發展項目地盤步行至爵悅庭行人通道的步行時間約為2分鐘，步行時間僅供參考。實際步行時間可能因人流、路面情況、交通、天氣、步行路線等因素而與測試的步行時間不同。

6 發展項目步行距離可達荃灣行人天橋網絡，經過荃灣行人天橋網絡的數條行人天橋到Plaza 88、荃新天地I & II、如心廣場I & II、海之戀商場、荃灣廣場及愉景新城等八大商場。各地點、物業及天橋由第三方管理，實際運作受制於第三方決定。所有資料僅供參考，並不構成任何不論明示或隱含之要約、承諾、陳述或保證。

7 發展項目所屬校網及學校資料以香港特別行政區教育局不時公布的資料為準，資料來源：<https://www.edb.gov.hk/attachment/tc/edu-system/primary-secondary/spa-systems/primary-1-admission/school-lists/SchoolLists.pdf>、<https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-tw.html> (參考日期: 2026年5月18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。前述網站所述之內容可能不時更改，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 此為發展項目模擬效果圖，經電腦模擬效果合成及修飾處理，亦非按比例製作，純屬設計師對發展項目或有關部份之想像，並非在發展項目或有關部份實景拍攝，僅供參考。發展項目仍在興建中，此圖片僅作顯示發展項目落成後大概外觀之用，並不反映其實際外觀、景觀、周邊環境或最後完成之面貌。此圖片亦未必顯示可能出現在發展項目外牆之冷氣機、喉管、格柵、氣窗及其他設施。此圖片內住宅大樓玻璃上的景象倒影或天空倒影(如有)並非發展項目的真實景觀，只供參考。賣方保留不時改動建築圖則及其他圖則之權利，發展項目之設計以政府相關部門最後批准之圖則為準。發展項目附近的道路、建築物、設施及環境可能未有顯示。此圖片內的建築物、設施、佈局、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、圍界及其他物件等僅供參考，亦未必會在發展項目或其附近出現。發展項目的周邊環境、建築物及設施會不時改變。賣方建議準買家到有關發展地盤作實地考察，以對發展項目、其周邊地區環境及附近的公共設施有較佳了解。本圖片不構成亦不得詮釋成賣方就發展項目或其任何部分作出任何不論明示或隱含之要約、承諾、陳述或保證。有關發展項目的詳細資料，請參閱售樓說明書。

9 此為發展項目的一部分及/或會所的一部分的模擬效果圖，經電腦模擬效果合成及修飾處理，亦非按比例製作，純屬設計師對有關部份之想像，並非在有關部份實景拍攝，僅供參考。發展項目及會所仍在興建中，此圖片僅作顯示發展項目及會所所有部份落成後大概外觀之用，並不反映其實際外觀、景觀、周邊環境或最後完成之面貌。此圖片亦未必顯示可能出現在發展項目外牆之冷氣機、喉管、格柵、氣窗及其他設施。此圖片內住宅大樓及會所玻璃上的景象倒影或天空倒影(如有)並非發展項目的真實景觀，只供參考。賣方保留不時改動建築圖則及其他圖則之權利，發展項目及會所之設計以政府相關部門最後批准之圖則為準。發展項目附近的道路、建築物、設施及環境可能未有顯示。此圖片內的建築物、設施、佈局、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、圍界及其他物件等僅供參考，亦未必會在發展項目及會所或其任何部份或其附近出現。發展項目及會所的周邊環境、建築物及設施會不時改變。賣方建議準買家到有關發展地盤作實地考察，以對發展地盤、其周邊地區環境及附近的公共設施有較佳了解。本圖片不構成亦不得詮釋成賣方就發展項目與會所或其任何部分作出任何不論明示或隱含之要約、承諾、陳述或保證。有關發展項目的詳細資料，請參閱售樓說明書。

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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 2027. 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

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