



PARK YOHO Napoli in Yuen Long features a leisurely Italian lifestyle

元朗PARK YOHO Napoli尽享意式休闲生活

PARK YOHO¹, a major residential development in Yuen Long's Kam Tin North, boasts a prime location surrounded by lush greenery while connected to a host of core commercial districts. Previous phases² have been well received by the market with construction quality widely praised by residents.

Phase 2B PARK YOHO Napoli will comprise 712 premium residential units, ranging from 228 to 1,873 saleable square feet across eight residential towers. Typical units will offer a variety of layouts from studios to four-bedroom units. There will also be duplexes and special units of various layouts with flat roof gardens and/or roofs to suit the needs of different buyers.

Facing a resort-style landscaped waterfall pool

Situated at the heart of the entire PARK YOHO development, PARK YOHO Napoli will feature the clubhouse's³ landscaped waterfall pool⁴ view. The resort-style landscaped waterfall pool will measure approximately 160 metres long with a total area of 130,000 square feet. The landscaping has been thoughtfully designed to capture as wide a vista as possible. The waterfall in the

centre will stand approximately 5.8 metres tall and roughly 20 metres wide, facing a water area of 16,000-square-foot-plus resort-style pool⁵. The lush greenery on both sides will blend in with the pool view layer by layer. PARK YOHO Napoli will provide spectacular views as far as the Kam Tin River and the verdant surroundings of the Tai Lam Country Park⁴ to the south, offering panoramic vistas both near and far.

元朗锦田北大型住宅发展项目PARK YOHO¹，坐拥绿意环境，同时连接都会核心。过往推出的期数²备受市场欢迎，楼宇品质获住户称赞。

第2B期PARK YOHO Napoli由八座住宅大楼组成，共提供712个优质住宅单元，实用面积由228至1,873平方呎。标准分层单元户型多元化，由开放式至四房户型

不等。期数亦提供复式户型，另有多种不同户型的连平台花园及/或连天台特色单元，契合不同买家需要。

坐拥度假酒店式泳池瀑布园林景致
PARK YOHO Napoli位处整个PARK YOHO发展项目的核心地段，可拥览住客会所³的中央园林瀑布泳池⁴水景。度假酒店式泳池瀑布园林区长约160米，面积达130,000平方呎。园林设计独具匠心，景致丰富，以约5.8米高、近20米宽的瀑布为中心，面向总水面积逾16,000平方呎的度假酒店式泳池⁵，左右环拥翠绿园林，与泳池水景层层交替。PARK YOHO Napoli向南，外览锦田河及大榄郊野公园绿意⁴，内外景致层次丰富。



Notes

1. "PARK YOHO" is a marketing name of "Park Vista Development" only and will not appear in any Deed of Mutual Covenant, Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment and title documents relating to the Phase.
2. Phases launched previously refer to Phase 1A, Phase 1B, Phase 1C, Phase 2A and Phase 2C of the Development.
3. The residents' clubhouse is located at Phase 2A, Phase 2C and Phase 3. All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and recreational facilities, but subject to the terms in the Deed of Mutual Covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities, communal gardens and play area may not be available for use at the time of handover of the residential properties. The names of the clubhouse and clubhouse facilities are promotional names appear in promotional materials. Such names will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or any other title documents of the residential properties.
4. The above is only a brief description of the surrounding environment of the Phase of the Development. It does not represent all units can enjoy the said view. The view is affected by the unit's floor level, orientation, and surrounding buildings and environment, and is not applicable to all units. The surrounding buildings, facilities and environment may change from time to time, and are for reference only. The Vendor does not make any offer, representation, undertaking or warranty, whether expressed or implied, regarding the surrounding environment or view of the Phase.
5. A water area of 16,000-square-foot-plus resort style pool will include a 50-metre outdoor swimming pool, 26-metre kids swimming pool, fun pool and heated swimming pool cum jacuzzi.

备注

1. "PARK YOHO"为“峻峦发展项目”市场推广之用的名称，并不会于关于期数的任何公契、临时买卖合同、买卖合同、转让契及契据出现。
2. 过往推出的期数指发展项目第1A期、第1B期、第1C期、第2A期及第2C期。
3. 住客会所位于第2A期、第2C期及第3期内。所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施、公共花园及游乐地方于住宅物业入伙时未必可以启用。会所及会所设施名称为宣传物品中出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。
4. 上述仅为发展项目期数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、座向及周边建筑及环境所影响，并不适用于所有单位，且周边建筑、设施及环境会不时改变，仅供参考。卖方对期数周边环境或景观并不作出任何不论明示或隐含之要约、陈述、承诺或保证。
5. 总水面积逾16,000平方米的度假酒店式泳池包括50米室外泳池、26米儿童泳池、畅乐泳池及三温水池。

The photo was taken at Phase 2A and the residents' clubhouse on 1 April 2018 and processed with computerized imaging techniques, and is for reference only. The neighboring environment, plants, buildings and facilities of the Phase may change from time to time. The above photo does not constitute any offer, undertaking, representation or warranty, whether expressed or implied, on the part of the Vendor regarding the Phase. The residents' clubhouse is located at Phase 2A, Phase 2C and Phase 3. All owners of residential properties in the Development, residents and their guests will have access to the clubhouse and recreational facilities, but subject to the terms in the Deed of Mutual Covenant, terms and requirements of relevant Government licenses and regulations, or additional payment. The clubhouse and recreational facilities, communal gardens and play area may not be available for use at the time of handover of the residential properties. The names of the clubhouse and clubhouse facilities are promotional names appear in promotional materials. Such names will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or any other title documents of the residential properties.

相片于2018年4月1日在第2A期及住客会所实景拍摄，并经电脑修饰处理，仅供参考。期数之周边环境、植物、建筑物及设施会不时改变，以上相片不构成任何卖方就期数不论明示或隐含之要约、承诺、陈述或保证。住客会所位于第2A期、第2C期及第3期内。所有发展项目内的住宅物业的业主、住客及其宾客均可使用会所及康乐设施，惟须遵守公契、相关政府牌照、规例的条款及规定，并可能须支付费用。会所及康乐设施、公共花园及游乐地方于住宅物业入伙时未必可以启用。会所及会所设施名称为宣传物品中出现的宣传名称，将不会在住宅物业的临时买卖合同、正式买卖合同、转让契或任何其他业权契据中显示。



Name of the Phase of the Development: Phase 2B (Towers 20, 21A, 21B, 22, 23A, 23B, 25A, 25B, 26, 27A, 27B and 28 of the residential development in the Phase are called "PARK YOHO Napoli")

District: Kam Tin North

Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi

Website address designated by the vendor for the Phase: www.parkyoho.com/napoli

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: Bright Strong Limited

Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited

Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald

The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor for the Phase: Chun Fai Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown; Woo Kwan Lee & Lo; Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales)

Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited

Estimated material date for the Phase to the best of the Vendor's knowledge: 31 October 2019. ("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.)

Prospective purchasers are advised to refer to the sales brochure for any information on the Phase of the Development.

This advertisement is published by or with the consent of the Vendor.

Date of Printing: 19 December 2018

发展项目期数名称：第2B期（期数中住宅发展项目的第20、21A、21B、22、23A、23B、25A、25B、26、27A、27B及28座称为“PARK YOHO Napoli”）

区域：锦田北

期数的街道名称及门牌号数：青山公路潭尾段18号

卖方就期数指定的互联网网站的网址：

www.parkyoho.com/napoli

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像。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：辉强有限公司

卖方的控股公司：Fourseas Investments Limited、新鸿基地产发展有限公司

期数的认可人士的姓名或名称：吕元祥博士

期数的认可人士以其专业身份担任经营人、董事或雇员的高号或法团：吕元祥建筑师事务所（香港）有限公司

期数的承建商：骏辉建筑有限公司

就期数的住宅物业的出售而代表拥有人行事的律师事务所：孖士打律师行、胡关李罗律师行、王潘律师行

已为期数的建造提供贷款或已承诺为该项目建设提供融资的认可机构：香港上海汇丰银行有限公司（于开售前提供）

已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

尽卖方所知的期数的预计关键日期：2019年10月31日。（“关键日期”指批地文件的条件就期数而获符合的日期。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，以了解本发展项目期数的资料。

本广告由卖方或在卖方的同意下发布。

印制日期：2018年12月19日