



Cullinan West features an approximately 50-metre outdoor swimming pool and an approximately 25-metre children's swimming pool⁴
 汇玺设有长约50米的室外泳池及约25米的儿童专用泳池⁴

Cullinan West atop MTR Nam Cheong Station begins handover, offering chic, luxury living

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港铁南昌站汇玺交楼 尽享时尚品味生活

Cullinan West, Phase 2A of the large-scale residential development atop MTR Nam Cheong Station, has been completed, with buyers now taking possession of their new homes. The development's overall design and choice of materials have been thoughtfully planned. The shopping mall and MTR Nam Cheong Station at the podium highlight the true convenience of living in the heart of the city.

Units offer open views plus a wide range of facilities at the twin clubhouses

Cullinan West is specifically designed in a linear arrangement spreading out along the harbourfront to provide most units with extensive views¹. The panoramic windows of all residential units are fitted with insulating glass² for an even more comfortable indoor environment.

The twin clubhouses³ of Cullinan West are built in two phases. The first phase of the clubhouses spans over 180,000 square feet with communal gardens and leisure spaces. There is a wide range of recreational facilities as well, including an approximately 50-metre outdoor swimming pool, an approximately 25-metre children's swimming pool and jacuzzi. The gym has a weight-lifting zone and nearly 60 pieces of high-tech fitness

equipment as well as a boxing ring and aerial yoga facilities. Residents can play badminton or basketball at the multi-purpose sports hall. The children's area has a children's library, children's basketball court and a double-decker playground with pipe slides. There is also a multi-purpose function room, 3D cinema and much more.

Convenience of double railway line access and comprehensive community facilities

Cullinan West atop MTR Nam Cheong Station is set to benefit from its prime location as the only MTR interchange station that connects to both West Rail Line and Tung Chung Line. Residents can enjoy transport ease travelling to city centres of Hong Kong Island and Kowloon, northwest New Territories, Hong Kong International Airport as well as convenient access to the mainland Express Rail Link.

Cullinan West will have a large shopping mall called V Walk at the podium. When the mall opens, residents will be able to access it directly from the estate, putting enjoyable shopping and dining as well as entertainment and leisure options just a few steps away.

港铁南昌站上盖的大型住宅项目第2A期汇玺最近落成，集团现正安排业主陆续收楼。项目的整体设计以至用料均经过精心规划，基座设有商场及港铁南昌站，住客可尽享都会核心便利。

单位景观开扬 双会所设备多元化
 汇玺迎海而建，整体规划采用横排式设计，令大部分单位都可享开阔景观¹。所有住宅单位景观窗特别选用双层中空玻璃²，令室内环境更加舒适。

汇玺特设双会所³，分两期发展。首期会所连同公用花园及游乐地方总面积



The comprehensive gym provides about 60 pieces of advanced training equipment⁵

健身室设备完善，设有近60部新颖的健身器材⁵

超过180,000平方呎，设有多元化康乐设施，包括长约50米室外泳池、长约25米儿童专用泳池及按摩池。健身室设有重量训练区，并购置了近60部新颖的健身器材，另有拳击擂台及空中瑜伽设施。会所的多用途竞技场可用作羽毛球球场或篮球场。儿童区有儿童阅读阁、儿童篮球场及连接管道滑梯的双层玩乐设施。会所亦设有多用途宴会厅及3D电影院等。

汇聚双铁路优势 社区配套完善

汇玺位处港铁南昌站上盖，属于唯一贯穿西铁线及东涌线的港铁交汇点，坐享双铁路优势。住客来往港九市中心、新界西北、香港国际机场，甚至连系内地高铁网络亦十分便捷。

汇玺基座将设有大型商场V Walk，待商场开业后，住客可由屋苑直达商场，衣食住行娱乐休闲都近在咫尺。

Notes

1. The above serves only as a brief description of the surrounding area of Cullinan West Development. It does not represent all units or all parts of the 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 or all parts of the units. The surrounding buildings and environment may change from time to time. The Vendor does not make any contractual term, offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment.
2. For details, please refer to the section of "Fittings, Finishes and Appliances" in the sales brochure of the Phase of the Development.
3. Names of different areas and facilities of the clubhouse are promotional names used in promotional materials only. Such names will not appear in the deed of mutual covenant, the preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents. The facilities of the clubhouse and/or recreational facilities and the dates of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and use of the various facilities in the clubhouse are subject to the relevant laws, land grant, deed of mutual covenant, clubhouse regulations and the actual site conditions. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or may require additional payments.
4. The photo was taken on 14 December 2018 at the Cullinan West Development and has been processed with computerized imaging techniques. The photo is for reference only.
5. The photo was taken on 7 December 2018 at the Cullinan West Development and has been processed with computerized imaging techniques. The photo is for reference only.

备注

1. 上述仅为汇玺发展项目周边环境的大概描述，并不代表其所有单位或单位所有部分同时享有上述景观。所述景观受单位所处楼层、座向及周边建筑物及环境影响，并非适用于所有单位或其所有部分，且周边建筑物及环境会不时改变。卖方对景观及周边环境并不作出任何不论明示或隐含之合约条款、要约、陈述、承诺或保证。
2. 详情请参阅发展项目期数售楼说明书之“装置、装修物料及设备”部分。
3. 会所各区域及设施的名称为推广名称并仅于推广资料中显示，将不会在公契、临时买卖合约、买卖合同、转让契或其他业权契据中显示。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。会所不同设施之开放时间或使用受相关法律、批地文件、公契条款、会所使用守则及现场环境状况限制。会所/康乐设施于发展项目住宅物业入伙时未必能即时启用。部分设施及/或服务的使用或操作可能受制于政府有关部门发出之同意书或许可证或须额外付款。
4. 图片于2018年12月14日拍摄于汇玺发展项目，并经电脑修饰处理，仅供参考。
5. 图片于2018年12月7日拍摄于汇玺发展项目，并经电脑修饰处理，仅供参考。

Name of the Phase of the Development: Phase 2A ("the Phase") of Cullinan West Development (Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion, Ocean Sky Mansion of the residential development in the Phase is called "Cullinan West")

District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest.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: Nam Cheong Property Development Limited (as "Owner"), Joynield Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the Phase. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.)

Holding company of the Vendor (Owner): West Rail Property Development Limited

Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited

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 & Engineers Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited

The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, 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 (The relevant undertaking has been cancelled)

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

Prospective purchasers are advised to refer to the sales brochure for any information on the development or the Phase. This advertisement is published by the Person so engaged with the consent of the Owner.

Date of Printing: 3 April 2019

发展项目期数名称：汇玺发展项目的第2A期（“期数”）（期数中住宅发展项目的第1座（1A及1B）、第2座（2A及2B）、天钻汇、月钻汇、星钻汇、日钻汇及海钻汇称为“汇玺”）

区域：西南九龙

期数的街道名称及门牌号数：深旺道28号

卖方就期数指定的互联网网站的网址：

www.cullinanwest.com.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：南昌物业发展有限公司（作为“拥有人”）、仲益有限公司（作为“如此聘用的人”）（备注：“拥有人”指期数的法律上的拥有人或实益拥有人。“如此聘用的人”指拥有人聘用以统筹和监管期数的设计、规划、建造、装置、完成及销售的过程的人士。）

卖方（拥有人）的控股公司：西铁物业发展有限公司

卖方（如此聘用的人）的控股公司：Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鸿基地产发展有限公司

期数的认可人士：陈韵明

期数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：巴马丹拿建筑及工程师有限公司

期数的承建商：新辉建筑有限公司

就期数中的住宅物业的出售而代表拥有人行事的律师事务所：的近律师行、司达达律师楼、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建造提供融资的认可机构：香港上海汇丰银行有限公司（有关承诺已经取消）已为期数的建造提供贷款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

卖方建议准买方参阅有关售楼说明书，以了解发展项目或期数的资料。

本广告由如此聘用的人在拥有人的同意下发布。

印制日期：2019年4月3日