



Cullinan West features an approximately 50-metre outdoor swimming pool and an approximately 25-metre children's swimming pool⁴
匯璽設有長約50米的室外泳池及約25米的兒童專用泳池⁴

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

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港鐵南昌站匯璽交樓 盡享時尚品味生活

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.

港鐵南昌站上蓋的大型住宅項目第2A期匯璽最近落成，集團現正安排業主陸續收樓。項目的整體設計以至用料均經過精心規劃，基座設有商場及港鐵南昌站，住客可盡享都會核心便利。

單位景觀開揚 雙會所設備多元化
匯璽迎海而建，整體規劃採用橫排式設計，令大部分單位都可享開揚景觀¹。所有住宅單位景觀窗特別選用雙層中空玻璃²，令室內環境更加舒適。

匯璽特設雙會所³，分兩期發展。首期會所連同公用花園及遊樂地方總面積超



The comprehensive gym provides about 60 pieces of advanced training equipment⁵
健身室設備完善，設有近60部新穎的健身器材⁵

過180,000平方呎，設有多元化康樂設施，包括長約50米室外泳池、長約25米兒童專用泳池及按摩池。健身室設有重量訓練區，並購置了近60部新穎的健身器材，另有拳擊擂台及空中瑜伽設施。會所的多用途競技場可用作羽毛球場或籃球場。兒童區有兒童閱讀閣、兒童籃球場及連接管道滑梯的雙層玩樂設施。會所亦設有多用途宴會廳及3D電影院等。

匯聚雙鐵路優勢 社區配套完善

匯璽位處港鐵南昌站上蓋，屬於唯一貫穿西鐵綫及東涌綫的港鐵交匯點，坐享雙鐵路優勢。住客來往港九市中心、新界西北、香港國際機場，以至連繫內地高鐵網絡亦十分便捷。

匯璽基座將設有大型商場V Walk，待商場開業後，住客可由屋苑直達商場，衣食住行娛樂消閒都近在咫尺。

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.

備註

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2. 詳情請參閱發展項目期數售樓說明書之「裝置、裝修物料及設備」部分。
3. 會所各區域及設施的名稱為推廣名稱並僅於推廣資料中顯示，將不會在公契、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。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。會所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、會所使用守則及現場環境狀況限制。會所/康樂設施於發展項目住宅物業入伙時未必能即時啟用。部分設施及/或服務的使用或操作可能受制於政府有關部門發出之同意書或許可證或須額外付款。
4. 圖片於2018年12月14日拍攝於匯璽發展項目，並經電腦修飾處理，僅供參考。
5. 圖片於2018年12月7日拍攝於匯璽發展項目，並經電腦修飾處理，僅供參考。

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"), Joinfield 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

發展項目期數名稱：匯璽發展項目的第2A期（「期數」）（期數中住宅發展項目的第1座（1A及1B）、第2座（2A及2B）、天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯稱為「匯璽」）

區域：西南九龍

期數的街道名稱及門牌號數：深旺道28號

賣方就期數指定的互聯網網站的網址：

www.cullinanwest.com.hk

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已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

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本廣告由如此聘用的人在擁有人的同意下發布。

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