

# Grand YOHO Development Phase 2 Grand YOHO in Yuen Long on the market

## 元朗Grand YOHO Development第二期Grand YOHO销售中

The Group is building its Grand YOHO Development by phases in Yuen Long. Phase 1 saw a success with nearly 98% of all units sold, while Phase 2 went on the market in mid January. Over 97% of the Phase 2 units released had been sold by 28 February.

### Heart of YOHO metropolis<sup>1</sup>

Grand YOHO Development and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and/or YOHO Mall will form the YOHO metropolis offering complete transport and lifestyle facilities. Among them, Grand YOHO Development at the heart connects the whole YOHO series.

Grand YOHO Development will have nine residential blocks offering about 2,500 residential units in three phases. Phase 2 will have three residential blocks with 826 residential units in practical layouts. Around 80% of the typical units will have two or three bedrooms, but one- and four-bedroom flats

will also be available. Saleable areas of typical units will range from 413 to 1,188 square feet. Special upper-floor units and duplexes will appeal to different buyers.

### Premium homes with easy transport and full lifestyle facilities

The Grand YOHO Development private clubhouse<sup>2</sup> will be the largest in the YOHO series with over 170,000 square feet of indoor area and outdoor landscaped gardens containing some 50 facilities and extensive outdoor leisure space.

A prime location means the development will be linked directly to West Rail Yuen Long

Station<sup>3</sup>, and residents will have elevator access to a podium transport interchange with different buses and cross-border buses<sup>4</sup> planned for convenient connections to Hong Kong Island, Kowloon and the New Territories, plus mainland.

The development will be connected to the 1.1-million-square-foot YOHO Mall<sup>1</sup> with individual lift lobbies and covered walkways so residents can avail themselves of international restaurants, the latest fashions, Hong Kong's largest IMAX cinema, lifestyle superstores, an outdoor dining promenade and outdoor green space to enjoy a sophisticated lifestyle.

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集团现正在元朗分期发展 Grand YOHO Development项目，继第一期售出全部单元近98%，第二期于一月中推出市场。截至2月28日，已售出第二期所有已推售单元逾97%。

### YOHO都会圈<sup>1</sup>核心

Grand YOHO Development与邻近的YOHO Town、YOHO Midtown、新元朗中心及/或形点商场形成交通便捷兼配套完善的YOHO都会圈，而该项目更处于关键位置，连接整个YOHO系列。

Grand YOHO Development共分三期，由九座住宅大楼组成，共提供约2,500个住宅单元。第二期由三座住宅大楼组成，共提供826个住宅单元，房型实用，以两房及三房为主，该两类房型共占所有分层单元约八成，另设有一房及四房单元可供选择。标准单元实用面积由413至1,188平方呎，另设有顶层特色户型及复式户型，以配合不同买家的需要。

### 居住环境优越 交通、配套完善

Grand YOHO Development的私人会所<sup>2</sup>属于YOHO系列中面积最大，会所连同户外园林面积逾170,000平方呎，提供约50项多元化设施，户外休憩空间广阔，动静皆宜。

发展项目位处优越地段，连接毗邻西铁线元朗站<sup>3</sup>。住户也可搭乘穿梭电梯，直达位于基座的交通枢纽，预计将有多条巴士及跨境巴士路线<sup>4</sup>提供，方便住户前往港九新界各区及内地。

发展项目与占地约110万平方呎的大型商场形点<sup>1</sup>相连，住户可通过独立电梯大堂或行人天桥前往。商场云集环球美食、潮流时装、全港最大IMAX电影院及生活百货等，并设有户外餐饮长廊及户外绿化空间，为住户带来都会生活。

<sup>1</sup> YOHO Metropolis shown or referred to herein or its related areas includes and means Grand YOHO Development, and the neighbouring YOHO Town, YOHO Midtown, Sun Yuen Long Centre and/or YOHO MALL形点 (YOHO MALL形点 means YOHO MALL I形点 of YOHO Midtown, YOHO MALL II形点 of Sun Yuen Long Centre and YOHO MALL I Extension形点 I 伸延部份 of Grand YOHO in Phase 1 of the Grand YOHO Development), which are not entirely located within the Development.

<sup>2</sup> The facilities and completion date of the clubhouse and/or recreational facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The clubhouse/recreational facilities may not be available for immediate use at the time of handover of the residential properties of the Phase of the Development. Further, some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparations for such use. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by the relevant Government departments or additional payment.

<sup>3</sup> Connection point to the MTR and related facilities may not be immediately available for use upon the date of occupation of the residential properties of the Phase of the Development.

<sup>4</sup> The cross border bus services will be provided by a third party, who would decide the terms and conditions, charges, operation time and service period of such services.

<sup>1</sup> 本文中展示或提及的YOHO都会圈或其相关范围包含及/或指Grand YOHO Development，及邻近建筑 YOHO Town、YOHO Midtown、新元朗中心及/或YOHO MALL形点 (YOHO MALL 形点即 YOHO Midtown 之 YOHO MALL I 形点、新元朗中心之YOHO MALL II 形点II及Grand YOHO Development第一期中Grand YOHO 之YOHO MALL I EXTENSION 形点I伸延部分)，并非全部位于发展项目范围内。

<sup>2</sup> 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/康乐设施于本发展项目期数住宅物业入伙时未必能即时启用。再者，部份会所设施属于或位于发展项目其他期数，于该期数并未落成及准备妥当前不可使用。部份设施及/或服务的使用或操作可能受制于有关部门发出之同意书或许可证或需额外付款。

<sup>3</sup> 港铁接驳点及出入设施于本发展项目期数住宅物业入伙时未必能即时使用。

<sup>4</sup> 跨境巴士服务由第三者提供，服务条件及条款、收费、营运时间及服务期限由第三者决定。

Name of the Phase of the Development: Phase 2 ("the Phase") of Grand YOHO Development ("the Development") (Towers 3, 5 and 8 (Tower 4 is omitted and Towers 1, 2, 6, 7, 9 and 10 are not in the Phase) of the residential development in the Phase are called "Grand YOHO")

District: Yuen Long

Name of Street and Street Number of the Phase of the Development: No. 9 Long Yat Road

The website address designated by the vendor for the Phase of the Development: [www.grandyoho.com.hk/p2](http://www.grandyoho.com.hk/p2)

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: City Success Limited

Holding companies of the vendor: Sunrise Holdings Inc., Ximston Finance S.A., Sun Hung Kai Properties Limited

Authorized person of the Phase of the Development: Ng Tze Kwan

Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Sun Hung Kai Architects and Engineers Limited

Building contractor of the Phase of the Development: Sanfield Engineering Construction Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Winston Chu & Co., Mayer Brown JSM, Wong & Poon

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

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

The estimated material date for the Phase of the Development as provided by the authorized person of the Phase of the Development to the best of the vendor's knowledge: 30th June, 2017 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Phase 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 purchaser is advised to refer to the sales brochure for any information on the Phase of the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 3 March, 2017

发展项目期数名称：Grand YOHO Development（“发展项目”）的第二期（“期数”）（期数中住宅发展项目的第三、五及八座（不设第四座，及第一、二、六、七、九及十座不在本期数）称为“Grand YOHO”）

区域：元朗

本发展项目期数的街道名称及门牌号数：朗日路9号

卖方就本发展项目期数指定的互联网网站的网址：[www.grandyoho.com.hk/p2](http://www.grandyoho.com.hk/p2)

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：兆盛有限公司

卖方之控股公司：Sunrise Holdings Inc., Ximston Finance S.A.、新鸿基地产发展有限公司

本发展项目期数的认可人士：吴梓坤

本发展项目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：新鸿基建筑设计有限公司

本发展项目期数的承建商：新辉城建设工程有限公司

就本发展项目期数中的住宅物业的出售而代表拥有人行事务的律师事务所：徐嘉慎律师事务所、孖士打律

行、王潘律行

已为本发展项目期数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

（于开售前提供）

已为本发展项目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，由本发展项目期数的认可人士提供的本发展项目期数之预计关键日期：2017年6月30日（“关键日期”指批地文件的条件就本发展项目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。

本广告由卖方发布或在卖方的同意下由另一人发布。

印制日期：2017年3月3日