

## Brisk sales at Cullinan West atop MTR Nam Cheong Station 港铁南昌站汇玺销情炽热

The Group is developing the major Cullinan West Development above MTR Nam Cheong Station. Phase 2A of the development saw brisk sales since going on the market in mid-March, with over 90% of the total residential units in the Phase selling by 31 May for contracted sales of over HK\$13,000 million.

### Facing the sea with two private clubhouses

Cullinan West will comprise two residential towers and five low rise blocks, offering a total of 1,050 residential units. Saleable areas of units<sup>9</sup> will range from 267 to 1,977 square feet in diverse layouts from studios to four-bedroom units, suitable for residents with different housing needs. The project will spread out facing the sea<sup>8</sup> with part of the facades clad with curtain wall so most units have open views<sup>8</sup>.

Cullinan West will have two private clubhouses<sup>A</sup> created especially for residents. The total area

of the residents' clubhouse, communal gardens and play area will be over 180,000 square feet. The clubhouse will offer a wide range of recreational and leisure facilities including an outdoor swimming pool, children's swimming pool, jacuzzi, BBQ area, restaurant, multi-purpose function room, audio and visual entertainment area, gym, boxing ring, multi-purpose ball court, children's area and more.

### Convenience of double railway lines in the heart of the city

The prime location above MTR Nam Cheong Station means that Cullinan West will offer the convenience of extensive transport

connections. MTR Nam Cheong Station is the only MTR interchange station connecting West Rail Line and Tung Chung Line, extending in all directions to Hong Kong Island, Kowloon, North West New Territories as well as Hong Kong International Airport. It only takes about nine minutes\* to MTR Hong Kong Station or about six minutes\* to MTR Kowloon Station by MTR from MTR Nam Cheong Station.

There will be a large-scale shopping mall at the Development's podium with about 300,000 square feet of retail area housing a diversity of tenants for the convenience of Cullinan West residents.

10

This photograph was taken at a modified show flat of Unit A, 38/F, Tower 1 (1A), Cullinan West on 8 February 2017 and processed with computer imaging techniques for colour tuning. The layout and design, fittings, finishes, appliances, facilities, furniture, apparatus, lights, art pieces, decorative items and other objects in the modified show flat are not standard provisions to be handed over to buyers in the actual flat and will not be provided and different from the standard provisions to be handed over to buyers and actual conditions in the actual flat. This photograph is for reference only and shall not constitute any offer, representation, undertaking or warranty whatsoever, whether expressed or implied, on the part of the vendor in respect of the Phase. Please refer to the sales brochure for details of the fittings, finishes and appliances to be handed over to buyers.

相片于2017年2月8日于汇玺第1座(1A)38楼A单位之经改动示范单位实景拍摄,并经电脑图像技术作颜色修饰处理。本经改动示范单位的布局及设计、装置、装饰物料、设备、设施、家具、器材、灯饰、艺术品、装饰品及其他物件并非实际住宅单位的交楼标准,不会在实际住宅单位内提供及与交楼标准及实际状况不同。相片仅供参考,且不构成任何卖方就期数不论明示或隐含之要约、陈述、承诺或保证。有关交楼标准之装置、装饰物料及设备之详情,请参阅售楼说明书。



集团现正在港铁南昌站上盖，发展全新大型住宅汇玺发展项目。发展项目第2A期自三月中开售以来，深受市场欢迎。截至5月31日，已售出该期数的全部住宅单位逾九成，合约销售总额超过130亿港元。

### 迎海而建 双会所设计

汇玺由两座高座住宅大楼及五座低密度住宅大楼组成，共提供1,050个住宅单位。单位实用面积<sup>o</sup>由267至1,977平方呎，间隔多元化，由开放式至四房设计均有，满足不同住客的需求。整个发展项目迎海<sup>#</sup>而建，加上部分外墙选用玻璃幕墙，配合横排式设计，令大部分单位都可享有开扬景观<sup>#</sup>。

汇玺设有双私人住客会所<sup>^</sup>，住客会所连同公用花园及游乐地方总面积逾180,000平方呎。会所有多元化康乐设施，包括室外泳池、儿童泳池、按摩池、烧烤场、餐厅、多用途宴会厅、影音娱乐区、健身室、拳击擂台、多用途球场及儿童区等。

### 都会核心 享双铁路优势

汇玺坐落港铁南昌站上盖，位置优越，尽享交通优势。港铁南昌站为唯一贯穿西铁线及东涌线的港铁交汇站，无论是港九市中心、新界西北、以至香港国际机场均四通八达。住客由港铁南昌站乘搭港铁，约九分钟<sup>\*</sup>可直达港铁香港站，约六分钟<sup>\*</sup>即可到达港铁九龙站，交通便捷。

项目基座将设有大型商场，商场楼面约达300,000平方呎，汇聚各类商户，为汇玺住客带来生活便利。

<sup>o</sup> Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

<sup>#</sup> The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings, facilities and environment around may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied regarding the view and surrounding environment.

<sup>^</sup> The information provided in this advertisement do not represent the final appearance of the clubhouse and facilities of the Phase of the Development and are for reference only, and do not constitute and shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Clubhouse and the landscape garden or any part thereof with respect to the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, gardening and other items of the Clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the Clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any purchaser. The purchaser must not rely on this advertisement for any use or purpose. For detail information of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the Clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. The Clubhouse, landscaped garden and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. The use or operation of some of the facilities and/or services may be subject to rules and regulations of Clubhouse and facilities and the consent or permit issued by the relevant Government departments, or additional payment.

<sup>\*</sup> Estimated journey time from MTR Nam Cheong Station to other MTR stations. Source: MTR Corporation Ltd website ([www.mtr.com.hk](http://www.mtr.com.hk)). The estimated journey time is for reference only and is subject to actual traffic condition.

<sup>o</sup> 实用面积包括住宅物业的楼面面积及露台、工作平台及阳台（如有）的楼面面积，是按照《一手住宅物业销售条例》第8(1)条计算得出。实用面积不包括《一手住宅物业销售条例》附表2第1部所指明的一项的面积。

<sup>#</sup> 所述景观受单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，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要约、陈述、承诺或保证。

<sup>^</sup> 此广告内的资料并非代表发展项目期数的会所及康乐设施最终落成之面貌，仅供参考，并不构成或不应被视为任何有关会所及园景花园之实际设计、布局、间隔、建筑、位置、装置、装修物料、设备、家俱、装饰物、植物、园艺及其他物件或其邻近地方、设施、楼宇或建筑物不论明示或隐含之要约、承诺、陈述或保证。卖方保留其修改及改变会所及园景花园任何部份及其所有设施之绝对权利，事先毋须通知任何买家。买家切勿依赖此广告作任何用途或目的。有关发展项目期数的详细资料，请参阅售楼说明书。会所、园景花园及/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、园景花园及/或康乐设施于发展项目住宅物业入伙时未必能即时启用。部份设施及/或服务的使用或操作可能受制于会所守则及设施的使用守则及政府有关部门发出之同意书或许可证，或需额外付款。

<sup>\*</sup> 由港铁南昌站至其他港铁车站之预计乘车时间。资料来源：香港铁路有限公司网站([www.mtr.com.hk](http://www.mtr.com.hk))。相关资料仅供参考，并受实际情况限制。

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](http://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"), Joinyield 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 firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown JSM, 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

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

The estimated material date for the Phase to the best of the Vendor's knowledge: 30 November 2018. 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 or the Phase.

This advertisement is published by the Person so engaged with the consent of the Owner.

Date of Printing: 16 June 2017

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](http://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：的近律律师行、司力达律师楼、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项建造提供融资的认可机构：香港上海汇丰银行有限公司

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

尽买方所知的期数的预计关键日期：2018年11月30日。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。

印刷日期：2017年6月16日