



This photograph was taken at the on-site show flat of Unit A, 10/F, Tower 36A, PARK YOHO Milano on 14 July 2018 and has been processed with computerized imaging techniques. Furniture, decorative items, pendant lights, special lights and bonsai will not be provided to purchasers at the time of handover of the residential properties. Please refer to the sales brochure for details of standard provisions of fittings, finishes and appliances.

相片于2018年7月14日在PARK YOHO Milano第36A座10楼A单位的现楼示范单位实景拍摄，并经电脑修饰处理。单位内摆放的家俱、装饰品、吊灯、特色灯饰及盆栽等并不会于交楼时随楼附送给买家。有关交楼标准之装置、装修物料及设备之详情，请参阅售楼说明书。

PARK YOHO Milano in Yuen Long sees brisk sales 元朗PARK YOHO Milano销情炽热

PARK YOHO¹, a major residential development in Yuen Long's Kam Tin North, boasts a prime location surrounded by natural greenery while connected to commercial cores. Previous phases² have been well received by the market and the construction quality has been widely praised by residents. Riding on this positive momentum, Phase 2C PARK YOHO Milano has seen strong sales since its market launch in this early August with about 95% of total residential units put on sale sold by 27 September, generating contracted sales of about HK\$3,700 million. Moreover, Phase 2B PARK YOHO Napoli has just released its first batch of units in late September.

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Leisurely Italian lifestyle

PARK YOHO Milano will have five residential towers comprising 538 premium residential units. Typical units will range from 254 to 927 saleable square feet in studio to three-bedroom layouts. PARK YOHO Napoli will offer 712 premium residential units in eight residential towers. Special units with flat roofs and/or roofs will be available in both phases.

PARK YOHO Milano has been thoughtfully planned to resemble the back garden of PARK YOHO¹ with its extensive scenery. There will be a camp site³, outdoor lawn tennis courts³ in the front and an outdoor pool for pets³ at the back. The wide panoramic vistas will even extend to include dynamic views of Shenzhen⁴.

Strengthened transport network

PARK YOHO¹ residents will enjoy a wider range of transportation choices as new routes are opening up to strengthen the Development's transport interchange⁵. In close proximity to both West Rail Yuen Long Station and Kam Sheung Road Station, residents can take the feeder transport service to West Rail Line Yuen Long Station/YOHO MALL II and Kam Sheung Road Station⁶. KMB circular route 68F⁷ also stops at PARK YOHO¹, Yuen Long Station and Yuen Long Park while the new green mini bus

route 620⁸ goes to Kam Sheung Road Station. This provides residents with easy access to both West Rail stations for connection to the mass rail network. There is feeder transport service to International Commerce Centre⁶ and also cross-border coach service to Huanggang Port⁶.

To cope with district's growth, KMB is planning a new route M68⁹ which will travel from the PARK YOHO¹ transport interchange⁵ to West Rail Line Tsuen Wan West Station via Tai Lam Tunnel Bus Interchange where about 48 bus routes¹⁰ connect to various destinations across Hong Kong Island, Kowloon and the airport.

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均销情理想，楼宇品质备受用家赞好。承接优势，第2C期PARK YOHO Milano于今年八月初发售，市场反应热烈，截至9月27日，已售出已推出发售的住宅单位约95%，合约销售总额约37亿港元。第2B期PARK YOHO Napoli则刚于9月底开始发售。

惬意的意式生活

PARK YOHO Milano由五座住宅大楼组成，共提供538个优质住宅单位；标准分层单位实用面积由254至927平方呎，户型包括开放式至三房。PARK YOHO

Napoli则由八座住宅大楼组成，共提供712个优质住宅单位。两者均设有多种不同间隔的连平台及/或连天台的特色单位。

PARK YOHO Milano规划布局细致，好比PARK YOHO¹的后花园，让住户可饱览旖旎风光：前迎露营地³及户外真草网球场³，后拥宠物专用的室外嬉水池³，并可远眺深圳繁华盛景⁴，景致层次丰富，开阔惬意。

交通网络持续强化

PARK YOHO¹附设的交通总汇⁵持续增加新线，为住户提供更多元化的交通选择。发展项目享有西铁元朗站及锦上路站的双站优势，住客可乘搭接驳车前往西铁线元朗站/YOHO MALL II及锦上路站⁶。另外，九巴68F循环线⁷往来PARK YOHO¹、元朗站及元朗公园；绿色专线小巴新增620号⁸往来锦上路站，让住客轻松连接西铁站，继而连接庞大的铁路网络。住客亦可乘搭接驳车前往环球贸易广场⁶，或乘搭跨境直通巴士直达皇岗口岸⁶。

为配合地区增长潜力，九巴现正筹划M68线⁹，由PARK YOHO¹交通总汇⁵前往西铁线荃湾西站，并途经大榄转车站，该处约有48条巴士线¹⁰接连港岛、九龙以至机场各区。

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 and Phase 2A of the Development.
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 may not be available for use at the time of handover of the residential properties, subject to the approval by the relevant Government departments. The names of the 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. Buses, mini buses, taxis, cross-border coaches and residents' limousine service at the public transport interchange will be provided by third-party companies. The third-party companies may solely decide their managed service or the fees, terms of use, operation hours and service period of the other said service, subject to the Deed of Mutual Covenant or the terms in other relevant legal documents.
6. Feeder transport service and cross-border coach services are proposed and planned by Eternal East Tours Co. Ltd., and not provided by the Vendor or the manager of the Development. Eternal East Tours Co. Ltd. reserves the right to make the final decision for its fees, frequency, arrangement, routes, operation hours, service period and relevant matters. The provision of such service may change from time to time or cancel in future. For details, please check with Eternal East Tours Co. Ltd. The Vendor does not make any offer, undertaking or warranty, whether expressed or implied, regarding the said services or matters. Prospective purchasers must not rely on this or make any claims against the Vendor.
7. Information for KMB circular route 68F comes from the below KMB website, and is for reference only: <http://www.kmb.hk/tc/news/press/archives/news201610312421.html>
8. Information for green mini bus route 620 comes from the below Transport Department website, and is for reference only: http://hktransport.gov.hk/ris_page/get_gmb_detail.php?route_id=2880&lang=TC
9. Information for KMB route M68 comes from the 2018-2019 Yuen Long Bus Route Planning Programme, and is for reference only: http://www.td.gov.hk/filemanager/en/util_uarticle_cp/2018-19_yuen_long_rpp.pdf
10. The number of bus routes available for interchange at the Tai Lam Tunnel Bus Interchange is calculated based on the Southbound routes, and assessed and provided by independent transport advisor CKM Asia Ltd, and with reference to the KMB website http://www.kmb.hk/t/services/interchange_taiamtunnel.html. It is for reference only.

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、临时买卖合约、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期及第2A期。
3. 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。会所及康乐设施于住宅物业入伙时未必可以启用，以相关政府部门批准为准。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、座向及周边环境及环境所影响，并不适用于所有单位，且周边环境、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. 交通总汇提供之巴士、小巴、的士、跨境直通巴士及专属轿车服务将由第三者公司所提供。第三者公司可自行决定其管理服务或其他上述服务之收费、使用条款、营运时间及服务期限，惟须受公契或其他相关法律文件所订立的条款规限。
6. 接驳车及跨境车服务由“永东旅行社”建议及策划安排而非由卖方或发展项目管理人提供，就其收费、班次、安排、路线、营运时间及服务期限等相关事宜，“永东旅行社”保留最终决定权，其提供之服务日后可能不时有所改变或取消，详情请向“永东旅行社”查询。卖方并无对上述服务或事宜作出任何明示或隐含的要约、承诺或保证，准买家亦不应作出任何倚赖，或向卖方作出任何追讨。
7. 九巴68F循环线资料参考自以下九巴网页，仅供参考：<http://www.kmb.hk/tc/news/press/archives/news201610312421.html>。
8. 绿色专线小巴620号资料参考自以下运输署网页，仅供参考：http://hktransport.gov.hk/ris_page/get_gmb_detail.php?route_id=2880&lang=TC。
9. 九巴M68线资料参考自2018-2019年度元朗区巴士路线计划，仅供参考：http://www.td.gov.hk/filemanager/en/util_uarticle_cp/2018-19_yuen_long_rpp.pdf。
10. 于大坑转车站可转乘之巴士线数目以南行方向作基准计算，并由独立交通顾问陈锦敬亚洲有限公司评估提供，并参考九巴网页 http://www.kmb.hk/t/services/interchange_taiamtunnel.html，仅供参考。

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")

Phase 2C (Towers 31A, 31B, 32A, 32B, 33A, 33B, 35A, 35B, 36A and 36B of the residential development in the Phase are called "PARK YOHO Milano")

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 Phase 2B of the Development: www.parkyocho.com/napoli

Website address designated by the vendor for Phase 2C of the Development: www.parkyocho.com/milano

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 Phase 2B of the Development to the best of the Vendor's knowledge: 31 October 2019.
Estimated material date for Phase 2C of the Development to the best of the Vendor's knowledge: 30 April 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: 4 October 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”)

第2C期 (期数中住宅发展项目的第31A、31B、32A、32B、33A、33B、35A、35B、36A及36B座称为“PARK YOHO Milano”)

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

卖方就本发展项目第2B期指定的互联网网站的网址:

www.parkyocho.com/napoli

卖方就本发展项目第2C期指定的互联网网站的网址:

www.parkyocho.com/milano

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分担任经营人、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行人事的律师事务所: 孖士打律师事务所、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

尽卖方所知本发展项目第2B期的预计关键日期: 2019年10月31日。

尽卖方所知本发展项目第2C期的预计关键日期: 2019年4月30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规限的。)

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10月4日