



PARK YOHO Genova in Yuen Long attracts positive market response 元朗PARK YOHO Genova销售理想

PARK YOHO¹ in Yuen Long's Kam Tin North enjoys a prime locale surrounded by natural greenery while adjoining to the commercial cores. Phase 2A PARK YOHO Genova went on the market in July with over 75% of the total residential units in the Phase sold by 30 September, generating contracted sales of over HK\$4,000 million.

PARK YOHO Genova offers residents a resort style landscaped pool area with waterfall plus extensive sceneries such as Tai Lam Country Park greenery and views of the Kam Tin River, Deep Bay and even the prosperous views of Shenzhen². The phase of the development will have eight residential towers containing 683 residential units with typical saleable areas ranging from 251 to 1,174 square feet in diverse layouts from studios to four bedrooms with two en-suite plus storage room. Duplexes and special units with flat roof gardens and/or roof will be available to satisfy different tastes.

Full community facilities

PARK YOHO's twin clubhouses³, along with communal garden and play area fill about 760,000 square feet⁴ with around 70 recreational facilities including resort-style swimming pool, heated indoor pools, gym rooms, boxing ring, dining zone, villas, banquet rooms and more. There is also a rarely found private wetland called Fairyland⁵ that residents and guests can visit on exclusive guided clubhouse eco tours.

PARK YOHO is convenient for everyday shopping with a 75,000-square-foot mall⁶ including an eatery, supermarket, convenience store, bakery, education and art learning centres, beauty and personal care, laundry, a travel agent and more. Residents can also visit YOHO MALL next to West Rail Yuen Long Station with over 300 shops.

Connected to commercial cores

The prime location in Kam Tin North means that PARK YOHO residents can take West Rail trains from West Rail Yuen Long Station or Kam Sheung Road Station to reach Tsim Sha Tsui or Hung Hom Stations conveniently. The development also has a transport interchange for charter buses, public buses and taxis offering speedy access to West Rail Stations, shopping and leisure hotspots in the neighbourhood, commercial cores in Kowloon and Huanggang Port.



The image was taken at the Phase and Club GARDA on 19 April 2017 and processed with computerized imaging techniques. Club GARDA is within Phase 2A and subsequent phases. All owners of residential units in the development, residents and their guests may use Club GARDA and its recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay fees for the use. The clubhouse and its recreational facilities may not be operational when owners of the residential properties take possession, subject to relevant government approval. Club GARDA and the names of clubhouse facilities are marketing names only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or title deeds relating to the residential properties.

相片于2017年4月19日在期数及住客会所“CLUB GARDA”实景拍摄，并经电脑修饰处理。住客会所“CLUB GARDA”位于第2A期及后续期数内。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“CLUB GARDA”及康乐设施，惟须遵守公契、相关政府牌照及规例的条款及规定，并可能须支付费用。会所及康乐设施于住宅物业入伙时将未必可以启用，以相关政府部门批准为准。“CLUB GARDA”及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。

元朗锦田北住宅项目PARK YOHO¹，坐拥绿意环境，同时连接都会核心。项目第2A期PARK YOHO Genova于七月开售，截至9月30日，已售出该期数的全部住宅单位逾75%，合约销售总额超过40亿港元。

PARK YOHO Genova内拥广阔度假酒店式泳池瀑布园林，外览大榄郊野公园绿意，远眺锦田河、后海湾以至深圳繁华盛景²。项目期数由八幢住宅大楼组成，共提供683个住宅单位。标准单位实用面积由251至1,174平方呎，户型多元化，从开放式至四房两套连储物室均有；另设复式单位以及连平台花园及/或连天台的特色单位，满足不同住客的需求。

配套完善 生活一应俱全

PARK YOHO设有双住客会所³，连同公共花园及游乐场所总面积约760,000平方呎⁴，提供约70项会所设施，包括度假泳池、室内恒温泳池、健身房、擂台、餐饮区、别墅式独立大屋及宴会厅等。项目更设有罕见的私人湿地“候花园”⁵，住客及亲友可参加会所举办的生态导赏团，近距离欣赏其四季美景。

PARK YOHO全面照顾住客的日常生活所需。项目内部有面积约75,000平方呎的商场⁶，将设有餐饮、超级市场、便利店、面包店、教育及艺术机构、美容及个人护理专门店、洗衣店及旅行社等。住客亦可前往毗邻西铁元朗站的YOHO MALL，尽情在逾300间商户休闲购物。

交通方便 连系都会核心

PARK YOHO坐落锦田北核心地段，前往西铁元朗站或锦上路站乘搭西铁线，即可轻松接连尖沙咀及红磡站。项目附设交通总汇，设有专车、巴士及的士服务，方便住客前往西铁站、区内休闲热点、九龙商贸核心以及皇岗口岸。

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 deeds relating to the Phase(s).

2. The above description serves only as a brief of the surrounding area of the Phase of the development. Not all units enjoy all respective scenery. The scenery described might be affected by the floor, direction, surrounding buildings and environment of the units and is not applicable to all units. The neighboring building, facilities and environment described is only for reference and might change from time to time. The vendor's description of the neighboring environment or scenery of the Phase of the development does not constitute and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied.

3. All owners of residential units in the development, residents and their guests will have access to the clubhouses and their recreational facilities, but must comply with the deed of mutual covenant, terms and requirements of relevant government licenses and regulations, and may be required to pay a fee. The clubhouses, recreational facilities, communal garden and play area may not be operational when owners of the residential properties take possession.

4. Communal and recreational areas of the whole development includes the 120,000-square-foot residents' clubhouse (including any covered and uncovered recreational facilities for residents' use) and the 640,000-square-foot communal garden or play area (covered and uncovered).

5. The wetland is part of the common areas of the development.

6. The design and area of the mall are subject to the final building plans approved by the Government. Shops may not open for business upon the occupation of the Phase of the Development. The tenant mix is subject to change.

1. "PARK YOHO"为“峻峦发展项目”市场推广之名称，并不会于关于期数的任何公契、临时买卖合同、买卖合同、转让契及契据出现。

2. 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、座向及周边建筑及环境所影响，并不适用于所有单位，且周边建筑、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。

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、康乐设施、公共花园及游乐地方于住宅物业入伙时将未必可以启用。

4. 整个发展项目之公用及康乐地方，包括面积约为12万平方呎的住客会所（包括供住客使用的任何有上盖及没有上盖遮盖的康乐设施），以及面积约为64万平方呎的公用花园或游乐地方（有上盖及没有上盖遮盖）。

5. 该片湿地为发展项目的公用地方的部份。

6. 商场之设计及面积以政府最终批核之图则为准。店铺于发展项目期数入伙时未必即时启用。商铺组合以商场启用时为准。

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 the Phase: www.parkyocho.com/genova

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 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

Estimated material date for the Phase to the best of the Vendor's knowledge: 31 March 2018. ("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.

This advertisement is published by or with the consent of the Vendor.

Date of printing: 4 October 2017

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

卖方就期数指定的互联网网站的网址: www.parkyocho.com/genova

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官: 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人行事的律师事务所: 孖士打打律行、胡关李罗律行、王潘律行

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

卖方所知的期数的预计关键日期: 2018年3月31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限制的。)

卖方建议准买方参阅有关售楼说明书，以了解期数的资料。

本广告由卖方或在卖方的同意下发布。

印制日期: 2017年10月4日