

Cullinan West II atop MTR Nam Cheong Station on the market

港铁南昌站汇玺II现正开售

The Group is developing a major residential project above MTR Nam Cheong Station. Cullinan West, Phase 2A of the development, attracted a strong response at the sales launch in this first half. The momentum continued when Cullinan West II, Phase 3 of the development, had its initial release in late November.

Facing the sea with two clubhouses

Cullinan West II will comprise two residential towers with over 1,000 residential units in diverse layouts, from studios to four-bedroom units. The stylishly designed towers will spread out, enabling the units to enjoy sea views¹.

The Cullinan West Development will include two private clubhouses built in two phases², which together with communal gardens and play areas will cover an area of over 180,000 square feet. A wide range of recreational facilities will be available in the clubhouses, including an approximately 50-metre outdoor swimming pool and jacuzzi, an approximately 25-metre children's swimming pool, a BBQ area, restaurant, multi-purpose function room, gym, boxing ring, children's area and more².

Transport hub in the heart of the city

Cullinan West II will be situated above MTR Nam Cheong Station, which is the only MTR interchange station connecting West Rail Line and Tung Chung Line. It will be a major integrated development along the harbour front¹ enjoying the convenience of double railway lines, with connection to the Tsuen Wan Line, Island Line and Airport Express within only three stations. Cullinan West II will also have easy access to the future terminus of the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section³. From MTR Nam Cheong Station, it only takes about four minutes⁴ to Austin Station and approximately six minutes⁴ to Kowloon Station, which are both within walking distance to the future terminus of the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section³.

From MTR Nam Cheong Station, it only takes about six minutes⁵ to Kowloon Station, about seven minutes⁴ to East Tsim Sha Tsui Station, about nine minutes⁴ to Hong Kong Station and Hung Hom Station, and approximately 28 minutes⁴ to Airport Station. Additionally, the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section³ is scheduled for completion in the third quarter of 2018, bringing convenient access to the high-speed rail network in Mainland.

The Cullinan West Development will include V Walk⁵, which will be a large-scale two-storey podium mall with about 300,000 square feet of retail space, housing a supermarket, restaurants, kindergarten as well as other fashion brands and entertainment facilities.

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The multi-purpose function room at the clubhouses (computer simulated photo)

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

住客会所内的多用途宴会厅 (电脑模拟图)

此广告内的资料并非代表发展项目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、间格、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。

集团现正在港铁南昌站上盖发展全新大型住宅项目。项目第2A期汇玺于今年上半年推出后，市场反应热烈。承接优势，项目第3期汇玺II刚于11月底推售。

迎海而建 双会所设计

汇玺II由两座高座住宅大楼组成，共提供逾1,000套房源，由开放式至大户型四房设计，户型多元化。时尚设计配合横排式建筑，为住宅引入开阔海景¹。

汇玺发展项目以双会所设计，会所分两期²发展。会所连公用花园及游乐地方逾180,000平方呎，设有多元化康乐设施，包括约50米室外泳池及按摩池、约25米儿童专用泳池、烧烤场、餐厅、多用途宴会厅、健身室、拳击擂台及儿童区等²。

都会核心 交通枢纽

汇玺II位处港铁南昌站上盖，是迎海¹而立的大型综合发展项目，亦是唯一西铁线及东涌线的交汇点；坐拥双铁路优势，三站以内连接荃湾线、港岛线及机场快线。汇玺II可便捷到达未来高铁香港段总站³，于港铁南昌站前往柯士甸站或九龙站分别只需约四分钟⁴及约六分钟⁴，便可步行抵达未来高铁香港段总站³。

由港铁南昌站起，约六分钟⁴到九龙站，约七分钟⁴抵步尖东，约九分钟⁴可达香港站及红磡站，约二十八分钟⁴至机场站。加上预计于2018年第三季通车的广深港高铁香港段³，弹指间贯通内地高铁网络。

此外，汇玺发展项目包括约300,000平方呎的双层大型基座商场V Walk⁵，设有超市、餐厅及幼儿园，时尚娱乐一应俱全。

Notes

¹ The view is affected by the unit of the Phase of the Development's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings and environment around the Phase of the Development 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.

² The facilities and completion date of the clubhouses, communal gardens, play areas and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. The clubhouses, communal gardens, play areas and/or recreational facilities may not be available for immediate use at the time of handover of the residential units of the Development.

³ Source of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link: the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link website (www.expressrailink.hk). The information is for reference only and is subject to actual traffic condition. Details of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (including but not limited to its name, completion and opening dates etc) are subject to the final decision of the Government or relevant organizations and may change from time to time due to various factors. The information is for reference only.

⁴ Source of the estimated journey time from MTR Nam Cheong Station to other MTR stations: MTR Corporation Ltd website (www.mtr.com.hk). The estimated journey time is for reference only and is subject to actual traffic condition.

⁵ The 300,000-square-foot shopping mall is still under construction and may not be completed upon handing over of residential units in the Phase of the Development. The vendor reserves the absolute right to change any part of the Development according to the latest plans approved by the Government, including the design of the shopping mall. The name of the shopping mall is a promotional name appearing in promotional materials only. Such name will not appear in the Deed of Mutual Covenant and Management Agreement, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or any other title deeds.

备注

¹ 所述景观受发展项目期数单位所处层数、座向及周边建筑物及环境影响，并非适用于所有单位，且发展项目期数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。

² 会所、公用花园、游乐地方及/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、公用花园、游乐地方及/或康乐设施于发展项目住宅物业入伙时未必能即时启用。

³ 未来广深港高速铁路（香港段）之资料来源：广深港高速铁路（香港段）网站（www.expressrailink.hk）。相关资料仅供参考，并接受实际交通情况限制。未来广深港高速铁路（香港段）的详情（包括但不限于其名称、竣工及启用时间等）均以政府或相关机构之最终决定为准，并因应各种因素不时变更，仅供参考。

⁴ 由港铁南昌站至其他港铁车站之预计乘车时间之资料来源：香港铁路有限公司网站（www.mtr.com.hk）。相关资料仅供参考，并接受实际交通情况限制。

⁵ 约30万平方呎商场仍在兴建中，于本发展项目期数入伙时可能尚未完成。卖方保留权利根据政府最新批准的图则更改发展项目任何部份，包括商场设计之绝对权利。商场的名称为推广名称并仅于推广资料中显示，将不会在公契及管理协议、临时买卖合约、买卖合同、转让契或其他业权契据中显示。

Name of the Phase of the Development: Phase 3 ("the Phase") of Cullinan West Development (Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of the residential development in the Phase is called "Cullinan West II")

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.cullinanwest2.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 onsite 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 Owner: West Rail Property Development Limited

Holding companies of the 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 June 2019. 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: 20 December 2017

发展项目期数名称：汇玺发展项目的第3期（“期数”）（期数中住宅发展项目的第3座（3A及3B）及第5座（5A及5B）称为“汇玺II”）

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.cullinanwest2.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。）

拥有人的控股公司：西铁物业发展有限公司

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：郑韵明

期数的认可人士以其专业身份担任经营者、董事或雇员的商号或法团：巴马丹拿建筑及工程师有限公司

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的律师事务所：的近律行·司力达律师楼·孖士打律行·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
经卖方所知的期数的预计关键日期：2019年6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。

印制日期：2017年12月20日