

The completed King's Hill on Island West offers boutique hotel-style living

港岛西明德山交付 体验精品酒店式生活

King's Hill, the Group's latest stylish residential development on Island West, has been completed and new owners are in the process of taking possession of their units. In close proximity to MTR Sai Ying Pun Station, the project features premium materials, thoughtful designs, twin clubhouses and open views that set a new standard for carefree hotel-style¹ living on Hong Kong Island.



Victoria's Feast² at the 1/F clubhouse⁴
位于一楼会所的“维多利亚荟”^{2,4}

Premium, thoughtful design

The King's Hill facade is comprised of glass curtain walls with low-E double glazing for better insulation. This type of external wall material is rarely found in the neighbourhood. All units come with outdoor areas such as balconies, utility platforms, flat roofs and/or rooftops. Balconies span the living and dining rooms to allow natural light into the premises to create a spacious and comfortable feel. Additionally, the units have en-suite bedrooms and the attached bathrooms have doors leading to both the bedroom and the living and dining rooms to allow flexibility yet maintain privacy. There is also ample storage space for household appliances, including floor-to-ceiling concealed roll-out drawers next to the shower cabinets.

Twin clubhouses and starred management service

King's Hill features twin clubhouses² for residents. The clubhouse area is around 3,600 square feet and the area of communal gardens and play area is around 3,400 square feet, adding up to a total of over 7,000 square feet of stylishly designed leisure area that highlights the outstanding lifestyle taste of the residents. Two clubhouses, located on the 1/F and 25/F of the development, are equipped with all-round facilities to cater for the different needs of residents.

The management team offers a wide range of personalized services³ for a complete hotel-style¹ living experience, including house cleaning, intelligent window cleaning, pickup/drop-off of laundry and dry cleaning, newspaper and magazine delivery and grocery ordering and delivery. The services extend to party planning,

pet-care arrangements, booking of air-tickets and accommodation, limousine services and yacht rental. A one-stop professional tenancy management service is also available for long-term investors who may appoint the management company to collect rental income, settle property-related expenses or arrange maintenance and decoration on their behalf.

With the rapid development of new technology, the management team applies smart technology to daily operations. Residents can access the lobby, clubhouses, their respective units and smart mailboxes with just one smart card. A mobile app is also available to show management notices, clubhouses activities, management fee enquiries and nearby shop information. The mobile app also serves as a mobile smart card for access to the development.



The 24-hour Sky Gym² at the 25/F clubhouse⁴
位于25楼会所·24小时开放的“空中健身房”^{2,4}

集团位于港岛西的全新潮流住宅项目明德山已经落成，业主亦已陆续收楼。项目邻近港铁西营盘站，配合优质建筑用料及窝心细节，加上双会所设计及开扬景观，势必成为港岛区精品酒店式¹生活新典范。

优质设计 尽显心思

明德山采用同区少见的玻璃幕墙设计，全面配置高效能低反光中空双层玻璃，隔热效能较一般玻璃窗为佳。所有户型均设有户外空间如露台、工作平台、平台及/或天台。露台连接客饭厅，为室内引入天然光线，加强空间感，开阔舒适。此外，所有户型还设有套房，浴室设置两边门，分别连接睡房及客饭厅，提升灵活性之余，亦可保留私隐。为方便收纳家居物品，单位设有大量储物空间：淋浴间旁特别设置全高度隐藏式侧拉柜，内藏一排排收纳层架，设计贴心。

双会所设计 星级物业管理服务

明德山设有双子式会所²，会所面积约3,600平方呎，另公用花园及游乐地方约3,400平方呎，合共面积逾7,000平方呎，设计富有时尚气息，凸显住戶的非凡品味。会所分别位于一楼及25楼，提供多元化设施，切合住戶生活的不同需要。

管理团队提供全方位的个人化贴心服务³，让住客享受酒店式¹生活体验。多元化的家居服务包括家居清洁、智能抹窗、洗衣干衣及送递、报章杂志送递、超市订购及送货服务，甚至派对策划服务、宠物护理服务安排、代订机票及住宿、轿车接送及游艇租赁服务等。为体贴长线投资业主的需要，特别设有一站式专业租务托管服务，让管理公司代业主向租客收取租金、缴交相关物业费用，甚至安排维修或装修工程等。

管理团队更紧贴新科技发展，将智能技术应用于日常运作。住客手执一张住客智能卡，即可在明德山内畅通无阻，出入大堂、会所及自家居所，以至开启智能信箱，非常方便。屋苑设有专属手机应用程序，提供屋苑通告、会所活动信息、管理费查询及周边商舖等资讯，亦可让住客用作流动住客卡出入屋苑范围。

Notes

¹ 'Hotel-style' service(s) as used and referred in the above paragraph(s) is the reasonable subjective understanding of the manager's perception towards hotel-style services and provision of such service(s) are subject to terms and restrictions under the deed of mutual covenant, relevant factors regarding the deed of mutual covenant or any other relevant legal documentation. The manager may from time to time amend, revise, insert/delete such terms and conditions without further notice, resulting into reduced or non-supply of part or all such hotel style service(s). The Vendor does not provide any undertaking or warranty regarding any service(s) provided by the manager.

² The names of the clubhouse facilities are promotional names appearing 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. The Clubhouse/part of management services may not be immediately available for use upon the date of occupation of the residential properties of the development. Use or operation of certain facilities and/or management services shall also be subject to issuance of the relevant consents or licenses from the relevant Government departments and payment of additional fees.

³ The property management services and other above-mentioned services will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party company may determine the charges, terms of use, operation hours and service provision period of its management service or other above-mentioned services at their own discretion, but such arrangements shall be bound by the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents.

⁴ This photograph was taken at King's Hill on 14 December 2017. It has been edited and processed with computerized imaging technique and is for reference only.

备注

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⁴ 相片于2017年12月14日于明德山拍摄，并经电脑修饰处理，仅供参考。

District: Sai Ying Pun & Sheung Wan

Name of the street and the street number: 38 Western Street

The website address designated by the vendor for the development: www.kingshill.com.hk

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Vendor: Fame Amuse Limited

Holding companies of the vendor: Worth Plus Investments Limited, Assets Garden Holdings Limited, Sun Hung Kai Properties Limited

Authorized person: Cheng Yuk Leung

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity: Aedas Limited

Building contractor: Teamfield Building Contractors Limited

Solicitors for the vendor: Mayer Brown JSM

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Not applicable

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

Prospective purchasers are advised to refer to the sales brochure for any information on the development.

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

Date of Printing: 20 December 2017

区域: 西营盘及上环

街道名称及门牌号数: 西边街38号

卖方就发展项目指定的互联网网站的网址: www.kingshill.com.hk

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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12月20日