## St. Barths in Ma On Shan sees brisk sales

马鞍山云海销情畅旺



St. Barths Development, the Group's latest residential project in Ma On Shan Whitehead, will provide units and low-density houses and villas in two phases. The development overlooks Tolo Harbour¹ and Sha Tin Hoi¹ with convenient railway transport connectivity to core business districts, representing a brand new landmark for luxury residences in the district.

Phase 1 of the development – St. Barths has enjoyed a strong response since its market launch in mid-January with over 92% of total released residential units sold by 29 March<sup>2</sup>, generating contracted sales of over HK\$3,500 million.

## Prominent living space

St. Barths will have 353 residential units in seven residential towers of between 10 and 12 storeys. The units will be in diverse layouts with saleable areas ranging from about 380 to 990 square feet with one bedroom and a study to four bedrooms. Special units will also be available.

Crown of St. Barths, Phase 2 of the development, will have 67 houses and villas with saleable areas ranging from about 2,000 to 4,000 square

and villas will enjoy a high degree of privacy with three bedrooms (three en-suites) or four bedrooms (four en-suites). Most houses and villas will come with gardens while a selected few will even have a private swimming pool.

# Top-notch resort-style private clubhouse

St. Barths Development will feature a top-notch private residents' clubhouse<sup>3</sup> with floor-to-ceiling glass facades to allow outdoor verdant views inside the venue, making it feel just like a resort. There will also be comprehensive facilities, including indoor and outdoor swimming pools, a kids' pool, spa rooms, sauna rooms, steam rooms, a gymnasium, outdoor barbeque zone, banquet rooms, a garden restaurant, landscaped garden and more.

#### Prime location with convenient access

St. Barths Development is located along the coast that overlooks views of Tolo Harbour<sup>1</sup> and Sha Tin Hoi<sup>1</sup> as well as the emerald scenery of Pat Sin Leng<sup>1</sup>, offering a tranquil environment supported by excellent transportation access. A covered footbridge<sup>4</sup> will sit adjacent to the main entrance of the development leading to MTR Wu Kai Sha Station, which also hosts a public transport interchange with multiple bus routes leading to destinations all over Hong Kong. Residents will truly enjoy the benefits of the convenient transport network.

集团现正在马鞍山白石兴建云海发展项目,分两期发展,分别提供分层单元及低密度洋房及别墅。发展项目坐拥吐露港<sup>1</sup>及沙田海景致<sup>1</sup>,同时邻近铁路网络,连系都会核心,势必成为区内豪华住宅项目的新指标。

发展项目第一期云海于一月中推出,市场反应理想。截至3月29日,已售出该期的全部已推售住宅单位逾92%²,合约销售总额超过35亿港元。

#### 优越生活空间

云海由七座10至12层高的住宅大楼组成,共提供353个住宅单位,实用面积由约380至990平方呎,户型多元化,设有一房连书房至四房设计,另有特色单位。

发展项目第二期云海别墅由67幢洋房及别墅组成,实用面积由约 2,000至 4,000平方呎。洋房及别墅层高分为两层或三层,私密度极高,设有三房三套及四房四套户型。大部分洋房及别墅附设花园,极少部分更享有私人泳池。

#### 顶级私人会所 度假休闲体验

云海发展项目精心打造顶级私人住户 会所<sup>3</sup>,外墙采用落地玻璃设计,引入 户外园林景观,令人彷佛置身于自然 之中,缔造度假式休闲享受。会所具 备多元化设施,包括室外及室内游泳池、儿童嬉水池、水疗按摩室、桑拿室、蒸气室、健身室、户外烧烤区、宴会厅、园林餐厅及园艺花园等。

#### 位置优越 交通便捷

云海发展项目座落海旁,享有吐岭军落海,享有吐水。望八田海景致<sup>1</sup>,远望八田海景致<sup>1</sup>,远望八田海景致山峦,环境幽静,。发展项围网络优势。发展项围对有盖行人于乌溪沙站,而位于乌溪沙站,而位于乌溪沙站巴之。路线直达香港各区,住户可尽多通便利。

#### Notes

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

<sup>2</sup> Released residential units of Phase 1 means the residential units of Phase 1 that are included in the Information on Sales Arrangements issued by the Vendor from time to time. The transaction records in the Register of Transactions shall be final.

<sup>3</sup> All owners of residential properties in the Development, residents and their guests will have access to the clubhouse 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 a fee. The clubhouse and its recreational facilities may not be operational upon the date of occupation of the residential properties of the Development, subject to the approval by relevant government departments. The names of the clubhouse zones and facilities are promotional names. Such names will not appear in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title documents.

<sup>4</sup> The covered footbridge is still under construction. It is not built by the Vendor and does not constitute as part of the Development. The use of the covered footbridge to and from MTR Wu Kai Sha Station will have to pass through the walkway of a private residential development. The covered footbridge and walkway may not be available for use upon the date of occupation of the residential properties of the Development. The use of the covered footbridge and walkway is subject to the provisions of relevant land leases, deed of mutual covenant and regulations. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the covered footbridge and walkway connecting to MTR Wu Kai Sha Station.

#### 备注

- <sup>1</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。
- 2第一期的已推售住宅单位指已于卖方不时发出的销售安排资料内列出的第一期的住宅单位。成交资料以成交纪录册为准。
- <sup>3</sup> 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住客会所及康乐设施、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将未必可以启用,以相关政府部门批准为准。会所各区域及设施的名称为推广名称,将不会在 公契、临时买卖合约、买卖合约、转让契、或其他业权契据中显示。
- <sup>4</sup> 有盖行人天桥仍在建造中,并非由卖方负责建造亦并非构成发展项目期数的部份。使用有盖行人天桥往返港铁乌溪沙站须经过私人屋苑之通道,该有盖行人天桥及通道于发展项目期数入伙时未必可以即时使用。使用有盖行人天桥及通道须遵守并受相关地契、公契及守则之条款所约束。卖方不对连接港铁乌溪沙站之有盖行人天桥及通道作出不论明示或隐含之要约、陈述、承诺或保证。

Name of the Phase of the Development:

Phase 1 ("Phase 1") of St. Barths Development ("the Development") (Towers 1 – 3 Sandalwood Court, Towers 1 – 2 Cedar Court and Towers 1 – 2 Maple Court of the residential development in Phase 1 is called "St. Barths")

Phase 2 ("Phase 2") of St. Barths Development ("the Development") (41 Houses and 26 Villas of the residential development in Phase 2 is called "Crown of St. Barths")

District: Ma On Shan

Name of Street and Street Number of Phase 1 and Phase 2 of the Development: 9 Yiu Sha Road<sup>#</sup>
The website address designated by the Vendor for Phase 1 of the Development: www.stbarths.com.hk/p1
The website address designated by the Vendor for Phase 2 of the Development: www.stbarths.com.hk/p2
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: Good Assets Limited Holding companies of the Vendor: Sun Hung Kai Properties Limited, Time Effort Limited, China Benefit Holdings Limited Authorized person of Phase 1 and Phase 2 of the Development: Ip Kar-Wai Kelvin Firm or corporation of which the authorized person of Phase 1 and Phase 2 of the Development is a proprietor, director or employee in his professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor of Phase 1 and Phase 2 of the Development: Teamfield Building Contractors Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in Phase 1 and Phase 2 of the Development: The Development: Mayer Brown JSM, Sit, Fung, Kwong & Shum Authorized institution that has made a loan, or has undertaken to provide finance for the construction of Phase 1 and Phase 2 of the Development: The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales)

Any other person who had made a loan for the construction of Phase 1 and Phase 2 of the Development: Sun Hung Kai Properties Holding Investment Limited

The estimated material date for Phase 1 and Phase 2 of the Development as provided by the authorized person of Phase 1 and Phase 2 of the Development to the best of the Vendor's knowledge: 15th June, 2019 ("Material date" means the date on which the conditions of the land grant are complied with in respect of Phase 1 and Phase 2 of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase)

Prospective purchaser is advised to refer to the sales brochure for any information on Phase 1 and Phase 2 of the Development. This advertisement is published by the vendor or by another person with the consent of the vendor.

The above provisional street number is subject to confirmation when Phase 1 and Phase 2 of the Development is completed.

### 发展项目期数名称:

云海发展项目("发展项目")的第一期("第一期")(第一期中住宅发展项目的Sandalwood Court第1座至第3座、Cedar Court第1座及第2座及Maple Court第1座及第2座称为"云海")

云海发展项目("发展项目")的第二期("第二期")(第二期中住宅发展项目的41座洋房及26座别墅称为"云海别墅")

区域: 马鞍山 本发展项目第一期及第二期的街道名称及门牌号数: 耀沙路9号#

卖方就本发展项目第一期指定的互联网网站的网址:www.stbarths.com.hk/p1 卖方就本发展项目第二期指定的互联网网站的网址:www.stbarths.com.hk/p2

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。

要方:Good Assets Limited 卖方之控权公司:新鸿基地产发展有限公司、Time Effort Limited、华益控股有限公司 本发展项目第一期及第二期的认可人士:叶嘉伟 本发展项目第一期及第二期的认可人士 以其专业身份担任经营人,董事或雇员的商号或法团:吕元祥建筑师事务所(香港)有限公司 本发展项目第一期及第二期的承建商:添辉建筑有限公司 就本发展项目第一期及第二期中的住宅物业的出售而代表拥有人行事的律师事务所:抒士打律师行,薛冯邝岑律师行 巴力本发展项目第一期及第二期的建造提供散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(于开售前提供) 已为本发展项目第一期及第二期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,由本发展项目第一期及第二期的认可人士提供的本发展项目第一期及第二期之第二,以下的工作,是有关的工作,是有关于,以下的工作,是有关于,以下解本发展项目第一期及第二期之第二,并以下的工作可证期所规限的。) 表方建议准实方参阅有关售模说明书,以了解本发展项目第一期及第二期的资料。 本广告由卖方发布或在卖方的同意下由另一人发布。 "此临时门牌号数有待本发展项目第一期及第二期建成时确认。 印制日期:2018年3月29日