



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.

相片於2018年7月14日在PARK YOHO Milano第36A座10樓A單位的現樓示範單位實景拍攝，並經電腦修飾處理。單位內擺放的傢俱、裝飾品、吊燈、特色燈飾及盆栽等並不會於交樓時隨樓附送給買家。有關交樓標準之裝置、裝修物料及設備之詳情，請參閱售樓說明書。

PARK YOHO Milano in Yuen Long sees brisk sales 元朗PARK YOHO Milano銷情熾熱

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.

元朗錦田北大型住宅發展項目PARK YOHO¹，坐擁綠意環境，同時連繫都會核心。過往推出的期數²均銷情理想，樓宇質素備受用家讚好。承接優勢，第2C期PARK YOHO Milano於今年八月初開售，市場反應熱烈，截至9月27日，已售出已推出發售的住宅單位約95%，合約銷售總額約37億港元。第2B期PARK YOHO Napoli則剛於9月底開始發售。

愜意的意式生活

PARK YOHO Milano由五座住宅大樓組成，共提供538個優質住宅單位；標準分層單位實用面積由254至927平方呎，間隔包括開放式至三房。PARK YOHO

Napoli則由八座住宅大樓組成，共提供712個優質住宅單位。兩者均設有多種不同間隔的連平台及/或連天台的特色單位。

PARK YOHO Milano規劃佈局細緻，好比PARK YOHO¹的後花園，讓住戶可飽覽旖旎風光：前迎露營場地³及戶外真草網球場³，後擁寵物專用的室外嬉水池³，並可遠眺深圳繁華盛景⁴，景致層次豐富，開揚愜意。

交通網絡持續強化

PARK YOHO¹附設的交通總匯⁵持續增加新線，為住戶提供更多元化的交通選擇。發展項目享有西鐵元朗站及錦上路站的雙站優勢，住客可乘搭接駁車前往西鐵綫元朗站/YOHO MALL II及錦上路站⁶。另外，九巴68F循環線⁷往來PARK YOHO¹、元朗站及元朗公園；綠色專線小巴新增620號⁸往來錦上路站，讓住客輕鬆連繫西鐵站，繼而接連龐大的鐵路網絡。住客亦可乘搭接駁車前往環球貿易廣場⁶，或乘搭跨境直通巴士直達皇崗口岸⁶。

為配合地區增長潛力，九巴現正籌劃M68線⁹，由PARK YOHO¹交通總匯⁵前往西鐵綫荃灣西站，並途經大欖轉車站，該處約有48條巴士線¹⁰接連港島、九龍以至機場各區。

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.td.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.

備註

1. 「PARK YOHO」為「峻嶺發展項目」市場推廣之用的名稱，並不會於關於期數的任何公契、臨時買賣合約、買賣合約、轉讓契及契據出現。
2. 過往推出的期數指發展項目第1A期、第1B期、第1C期及第2A期。
3. 所有發展項目內的住宅物業的業主、住客及其眷屬均可使用會所及康樂設施，惟須遵守公契、相關政府牌照、規例的條款及規定，並可能須支付費用。會所及康樂設施於住宅物業入伙時將未必可以啟用，以相關政府部門批准為準。會所設施名稱為宣傳物品中出現的宣傳名稱，將不會在住宅物業的臨時買賣合約、正式買賣合約、轉讓契或任何其他業權契據中顯示。
4. 上述僅為發展項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築及環境所影響，並不適用於所有單位，且周邊建築、設施及環境會不時改變，僅供參考。賣方對期數周邊環境或景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。
5. 交通總匯提供之巴士、小巴、的士、跨境直通巴士及專屬轉車服務將由第三者公司所提供。第三者公司可自行決定其管理服務或其他上述服務之收費、使用條款、營運時間及服務期限，惟須受公契或其他相關法律文件所訂立的條款規限。
6. 接駁車及跨境轉車服務由「永東旅行社」建議及策劃安排而非由賣方或發展項目經理人提供。就其收費、班次、安排、路線、營運時間及服務期限等相關事宜，「永東旅行社」保留最終決定權，其提供之服務日後可能不時有改變或取消，詳情請向「永東旅行社」查詢。賣方並無對上述服務或事宜作出任何明示或隱含之要約、承諾或保證，準買家亦不應作出任何倚賴，或向賣方作出任何追討。
7. 九巴68F循環線資料參考自以下九巴網頁，僅供參考：<http://www.kmb.hk/tc/news/press/archives/news201610312421.html>。
8. 綠色專線小巴620號資料參考自以下運輸署網頁，僅供參考：http://hktransport.td.gov.hk/ris_page/get_gmb_detail.php?route_id=2880&lang=TC。
9. 九巴M68線資料參考自2018-2019年度元朗區巴士路線計劃，僅供參考：http://www.td.gov.hk/filemanager/en/util_uarticle_cp/2018-19_yuen_long_rpp.pdf。
10. 於大樓轉車站可轉乘之巴士線數目以南方方向為準計算，並由獨立交通顧問陳錦敏亞洲有限公司評估提供，並參考九巴網頁 http://www.kmb.hk/t/services/interchange_taiamtunnel.html，僅供參考。

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

發展項目期數名稱：

第2B期（期數中住宅發展項目的第20、21A、21B、22、23A、23B、25A、25B、26、27A、27B及28座稱為「PARK YOHO Napoli」）

第2C期（期數中住宅發展項目的第31A、31B、32A、32B、33A、33B、35A、35B、36A及36B座稱為「PARK YOHO Milano」）

區域：錦田北

期數的街道名稱及門牌號數：青山公路潭尾段18號

賣方就本發展項目第2B期指定的互聯網網站的網址：

www.parkyocho.com/napoli

賣方就本發展項目第2C期指定的互聯網網站的網址：

www.parkyocho.com/milano

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方：聯強有限公司

賣方的控股公司：Fourseas Investments Limited、新鴻基地產發展有限公司

期數的認可人士的姓名或名稱：呂元祥博士

期數的認可人士以其專業身分擔任經營人、董事或雇員的高號或法團：呂元祥建築師事務所（香港）有限公司

期數的承建商：駿輝建築有限公司

就期數的住宅物業的出售而代表擁有人行事的律師事務所：孖士打律師行、胡關李羅律師行、王潘律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（於開售前提供）

已為期數的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited

盡賣方所知本發展項目第2B期的預計關鍵日期：2019年10月31日。

盡賣方所知本發展項目第2C期的預計關鍵日期：2019年4月30日。

（「關鍵日期」指批地文件的條件就期數而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

賣方建議準買方參閱有關售樓說明書，以了解本發展項目期數的資料。

本廣告由賣方或在賣方的同意下發布。

印製日期：2018年10月4日