



The image was taken on 14 January 2016 and the color was processed with computerized imaging techniques. 相片於2016年1月14日實景拍攝，並經電腦圖像技術作顏色修飾處理。

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## PARK YOHO in Yuen Long sees a strong sales 元朗PARK YOHO 銷情熾熱

The Group is developing major residential projects in Yuen Long with different features appealing to all sorts of buyers. PARK YOHO in Kam Tin North will offer a relaxing environment with lush greenery while connected to the city centre. There will be more than 3,000 residential units in phases. Its Phase 1A, Phase 1B PARK YOHO Venezia and Phase 1C PARK YOHO Sicilia have been popular since it went on the market. Over 850 residential units or more than 90% of the units released had been sold by 15 August, generating contracted sales of about HK\$5,500 million.

### Low-density premium living

PARK YOHO Venezia will have five residential towers of 11 to 14 floors with units spread in two wings for more privacy. There will be 499 residential units in various layouts with the saleable areas of typical units ranging from 416 to 945 square feet with one to three bedrooms. Special units with flat roofs and / or roofs will also be available to suit the needs of different families.

PARK YOHO Sicilia will have 166 residential units over 14 floors in various layouts. Saleable areas of typical units will range from 324 to 628 square feet in studio to three-bedroom layouts. Special units with flat roofs and / or roofs will also be available, offering more selection for homebuyers.

The development is being built with premium materials and careful attention to every detail of construction. All units will not have bay windows to keep the layouts flexible and efficient. Living and dining rooms will open onto balconies so residents can enjoy the spaciousness and take in natural light and surrounding views through the extra-large windows.

The development will have twin clubhouses covering about 120,000 square feet indoor and outdoor with over 70 recreational facilities including villas, banquet rooms, theme gardens, outdoor pools, heated indoor pools, jacuzzis, indoor cycling zone, gym rooms, children's zone and more.

### Connected to the city centre

PARK YOHO is strategically located to enjoy the tranquil neighbourhood and easy access to the city centre with West Rail stations providing a speedy route to the commercial cores of Kowloon and Hong Kong Island. The project is close to the Northern Link under planning/design which will connect West Rail Kam Sheung Road Station to the Lok Ma Chau Spur Line on completion, bridging the East and West rails for added convenience when travelling to the mainland. The area is set to benefit from further development.

District: Kam Tin North

Name of Street and Street Number of the Phase(s):  
18 Castle Peak Rd Tam Mi

Website address designated by the Vendor for the Phase(s):  
Phase 1A [www.parkvista.com.hk/1a](http://www.parkvista.com.hk/1a) ;  
Phase 1B [www.parkyocho.com/venezia](http://www.parkyocho.com/venezia) ;  
Phase 1C [www.parkyocho.com/sicilia](http://www.parkyocho.com/sicilia)

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 an 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 the residential properties in the Phase: Mayer Brown JSM, Winston Chu & Company, 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 of the Development to the best of the Vendor's knowledge: Phase 1A: 31 October 2016, Phase 1B and Phase 1C: 30 April 2017 ("material date" means the date on which the conditions of the land grant are complied with in respect of the Phase 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 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.

"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).

All owners of residential units in the development, residents and their guests will have access to 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 and subject to government approval.

For details relating to the Northern Link, please refer to Railway Development Strategy 2014 released by Transport and Housing Bureau.

\*The provisional street number is subject to confirmation when the Phase of the Development is completed.

Date of printing: 19 August 2016

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\*

賣方就期數指定的互聯網網站的網址:

第1A期 [www.parkvista.com.hk/1a](http://www.parkvista.com.hk/1a) ;  
第1B期 [www.parkyocho.com/venezia](http://www.parkyocho.com/venezia) ;  
第1C期 [www.parkyocho.com/sicilia](http://www.parkyocho.com/sicilia)

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: 輝強有限公司

賣方的控權公司: 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、董事或雇員的商號或法團: 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、徐嘉慎律師事務所、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

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

盡賣方所知的期數的預計關鍵日期: 第1A期: 2016年10月31日、第1B期及第1C期: 2017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,以了解期數的資料。

本廣告由賣方或在賣方的同意下發布。

"PARK YOHO" 為「峻巒發展項目」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。

所有發展項目內的住宅物業的業主、住客及其賓客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。

有關規劃/設計中的北環線的詳情,請參閱運輸及房屋局公布的《鐵路發展策略2014》。

\*此臨時門牌號數有待期數建成時確認

印製日期: 2016年8月19日

集團正在元朗發展多個大型住宅項目,各具特色,以配合不同買家的需要。位於錦田北的PARK YOHO坐擁低密度綠意環境,同時連繫都會核心。整個項目分期發展,共提供逾3,000個住宅單位。項目第1A期、第1B期 PARK YOHO Venezia及第1C期PARK YOHO Sicilia陸續開售,市場反應熱烈。截至8月15日,已售出逾850個住宅單位,即全部已推售單位逾90%,合約銷售總額約55億港元。

### 低密度優質生活

PARK YOHO Venezia由五座住宅大樓組成,採用五座十閣設計,加上每座僅有11至14層,私隱度甚高。該期數提供499個住宅單位,間隔多元化,標準單位以一至三房設計,實用面積由416至945平方呎;另設有連平台及/或天台的特色單位,切合不同大小家庭的居住需要。

PARK YOHO Sicilia共提供166個住宅單位,分布於14層。單位間隔多元化,標準單位以開放式至三房設計,實用面積由324至628平方呎;另設有連平台及/或天台的特色單位,讓置業人士有更多選擇。

項目選用優質建築材料,每個建築細節均一絲不苟。單位採用無窗台設計,寬敞實用,有助靈活佈置居所。客飯廳與露台相接,增強空間感,加上單位配備特大窗戶,可吸納自然光線兼享戶外景致。

項目設有雙住客會所,室內及室外總面積約120,000平方呎,提供逾70項文娛康樂設施,包括別墅式獨立大屋、宴會廳、主題花園、室外泳池、室內恆溫泳池、水力按摩池、室內單車區、健身房及兒童區等。

### 連繫都會核心

PARK YOHO位置優越,把寧靜優雅的生活與繁華都會融合,乘搭西鐵可迅速前往九龍及港島商貿核心。項目鄰近規劃/設計中的北環線,預計落成後將可連接錦上路西鐵綫及落馬洲支綫,貫通東西鐵綫,前往內地將加倍便捷,進一步提升區內的發展潛力。



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