



Family fun zone with outdoor swimming pool, colourful slides and play facilities<sup>^</sup>  
 室外泳池加入親子嬉水區，有色彩繽紛的滑道及玩樂設施<sup>^</sup>



Powerless steppers, spacewalkers, rowing machines and bikes in the kids' gym are all safe to use<sup>^</sup>  
 兒童健身室設有踏步機、太空漫步機、划艇機及單車機，全部無需插電，使用安全<sup>^</sup>

## Owners collect keys to Grand YOHO in Phase 1 of Yuen Long's Grand YOHO Development

### 元朗Grand YOHO Development第一期之Grand YOHO交樓

The Grand YOHO in Phase 1 of Grand YOHO Development ("Grand YOHO") in Yuen Long is completed and new owners are in the process of taking possession. It features careful planning and design, quality materials and caring management. Phase 1 of Grand YOHO Development includes a shopping mall beneath and a direct link to West Rail Yuen Long Station\* offering residents a premium lifestyle.

#### Spacious feeling with user-friendly design

Grand YOHO units have various layouts in practical design. A clear ceiling height ranging from about 9.5 to 11 feet gives an extra spacious feel. The premium materials used include insulated glass unit (IGU) windows to minimize heat and noise, and lift-and-slide balcony doors for added convenience. Appliances were also selected with care. The kitchens come with folding ladders for easy access to hanging cabinets. LED string lights are embellished on bathroom mirrored cabinets for added flair.

#### Grand clubhouse and outdoor landscaped gardens

The Grand YOHO private clubhouse<sup>^</sup> and outdoor landscaped gardens cover over 170,000

square feet with 50-plus diverse facilities. The swimming zone includes an about 50-metre outdoor swimming pool, about 30-metre heated indoor swimming pool, jacuzzi and family fun zone. Other sports facilities include gym room, tennis court, mini football field and triathlon training room with a stationary bike, treadmill and swimming pool with adjustable currents for intensive training.

There is a kids' gym for young residents with powerless steppers, spacewalkers, rowing machines and bikes for safety, plus separate playrooms for toddlers and older children. Residents getting married can book a gothic-style banquet hall

with related services like wedding planning, celebrant service, photography and banquet available<sup>#</sup>.

#### Professional, caring concierge

Grand YOHO offers a comprehensive professional, caring concierge service<sup>#</sup>. Residents can rent window-cleaning robots, electric barbeques, bread makers and halogen ovens<sup>#</sup> so they can save space and the expense of buying. Super eLocker's one-stop laundry<sup>#</sup> and parcel pickup services<sup>#</sup> at the podium floors offer extra convenience to busy residents.

集團位於元朗的Grand YOHO Development第一期之Grand YOHO(「Grand YOHO」)已經落成,業主陸續收樓。項目不論規劃設計、用料以至物業管理服務都經過精心規劃,住客可直達基座商場及接鄰的西鐵綫元朗站\*,盡享優質生活。

### 空間感強 設計窩心

Grand YOHO戶型多元化,單位間隔實用,樓底淨高約9呎半至11呎,空間感寬闊。建築選料優質,單位窗戶採用IGU雙層中空玻璃,具備隔聲隔熱功能;露台趟門選用「提升式推拉門」,推拉輕便。單位配件亦盡顯心思,為方便住戶在廚房吊櫃存放物件,特別附送摺梯;浴室鏡櫃添上LED燈串,型格實用。

### 偌大會所連戶外園林

Grand YOHO的私人會所<sup>△</sup>連戶外園林面積逾170,000平方呎,提供超過50項多元化設施。游泳區設有約50米長室外泳池、約30米長室內恆溫泳池、按摩池及親子嬉水區等。其他運動設施包括健身室、網球場、小型足球場及三項鐵人室等。當中,三項鐵人室設有單車機、跑步機及可自行調教水力速度的噴流式泳池,方便用戶進行特訓。

為照顧小住客的需要,兒童健身室購置無需插電的踏步機、太空漫步機、划艇機及單車機,使用安全;會所分設兒童玩樂室及嬰幼兒玩樂室,適合不同年齡的小朋友享樂。此外,準新婚業戶更可在歌德式教堂設計的禮堂舉辦婚宴,會所可提供籌備、證婚、攝影以至宴會等一條龍服務<sup>#</sup>。

### 禮賓服務專業細心

Grand YOHO為住客帶來全方位專業貼心禮賓服務<sup>#</sup>,包括提供抹窗機械人、電子燒烤爐、麵包機及光波爐等租用<sup>#</sup>,住客無需額外添置用具,亦可節省屋內儲物空間。屋苑平台設有「收·得樂e櫃」衣物代洗服務<sup>#</sup>及網購速遞代取服務<sup>#</sup>,方便生活繁忙的住客。

\* The connection points and other in and out facilities may not be ready for use upon handing over of units.

△ The clubhouse exclusively for residents of Grand YOHO Development is located at Phase 1 and Phase 2 of the development. The clubhouse/recreational facilities may not be ready for use upon handing over of residential units in the phase of the development. Some of the facilities of the clubhouse belong to or situate at other Phase(s) of the Development and shall not be available for use before completion of such Phase(s) and all the necessary preparation works. The facilities and the date of completion of the clubhouse and/or the various recreational facilities are subject to the final approval by the Buildings Department, Lands Department and/or other relevant government authorities. Uses and opening hours of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and deed of mutual covenant, clubhouse rules as well as actual site constraints.

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

△ This photograph was taken at Grand YOHO on 18 March 2017. It has been edited and processed with computerized imaging technique and is for reference only.

\* 接駁及出入設施於入伙時未必能即時使用。

△ Grand YOHO Development 住客專屬會所位於發展項目期數的第一期及第二期內,會所/康樂設施於發展項目期數住宅物業入伙時未必能即時啟用。部份會所設施屬於或位於發展項目其他期數,於該期數並未落成及準備妥當前不可使用。會所及/或康樂設施內的設施及落成日期以屋宇署、地政總署及/或其他相關政府部門之最終批核為準。會所不同設施之開放時間及使用受相關法律、批地文件、公契條款、會所使用守則及現場環境狀況限制。

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△ 以上圖片於2017年3月18日拍攝於Grand YOHO,並經電腦修飾處理,僅供參考。

Name of the Phase of the Development: Phase 1 ("the Phase") of Grand YOHO Development ("the Development") (Towers 1, 2, 9 and 10 (Tower 4 is omitted, and Towers 3, 5, 6, 7 & 8 are not in the Phase) of the residential development in the Phase are called "Grand YOHO")

District: Yuen Long

Name of Street and Street Number of the Phase of the Development: No. 9 Long Yat Road

The website address designated by the vendor for the Phase of the Development: [www.grandyoho.com.hk](http://www.grandyoho.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 on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: City Success Limited

Holding companies of the vendor: Ximston Finance S.A., Victory Zone Holdings Limited, Sun Hung Kai Properties Limited

Authorized person of the Phase of the Development: Ng Tze Kwan

Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Sun Hung Kai Architects and Engineers Limited Building contractor of the Phase of the Development: Sanfield Engineering Construction Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Winston Chu & Co., Mayer Brown JSM, Wong & Poon

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Phase of the Development: The Hongkong and Shanghai Banking Corporation Limited (Note: The relevant undertaking has been cancelled.)

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

Prospective purchaser is advised to refer to the sales brochure for any information on the Phase of the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor. Date of Printing: 16 June 2017

發展項目期數名稱: Grand YOHO Development (「發展項目」)的第一期(「期數」)

(期數中住宅發展項目的第一、二、九及十座(不設第四座,及第三、五、六、七及八座不在本期數)稱為「Grand YOHO」)

區域: 元朗

本發展項目期數的街道名稱及門牌號數: 朗日路9號

賣方就本發展項目期數指定的互聯網網站的網址: [www.grandyoho.com.hk](http://www.grandyoho.com.hk)

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: 兆盛有限公司

賣方之控股公司: Ximston Finance S.A., Victory Zone Holdings Limited、新鴻基地產發展有限公司

本發展項目期數的認可人士: 吳梓坤

本發展項目期數的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 新鴻基建築設計有限公司

本發展項目期數的承建商: 新輝城工程有限公司

就本發展項目期數中的住宅物業的出售而代表擁有人行事的律師事務所: 徐嘉慎律師事務所、孖士打律師行、王潘律師行

已為本發展項目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(備註: 有關承諾已經取消。)

已為本發展項目期數的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited

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。

本廣告由賣方發布或在賣方的同意下由另一人發布。

印製日期: 2017年6月16日