



Owners take possession of PARK YOHO Venezia and PARK YOHO Sicilia in Yuen Long

元朗PARK YOHO Venezia及PARK YOHO Sicilia交樓

Phase 1B PARK YOHO Venezia and Phase 1C PARK YOHO Sicilia of PARK YOHO¹ in Yuen Long's Kam Tin North are completed and new owners are in the process of taking possession. The development is set amid the natural beauty of Sha Po and adjoins a 500,000-square-foot Fairyland² wetland park in a tranquil area that also offers a speedy connection to the commercial cores of Hong Kong Island and Kowloon via the West Rail. The project is set to redefine green living in the area.

Fairyland for residents

PARK YOHO is a major residential project incorporating wetland conservation that is rarely found in Hong Kong. The Group noted the potential ecological value of part of the site early in the planning stage and commissioned independent conservation experts to study the land. They found it was once a wetland home to dragonflies, butterflies and birds. The Group worked with its experts under careful planning to conserve nature by combining residential development with the restored wetland dubbed Fairyland.

Restoration work and the reintroduction of reeds and mangroves gradually brought the marsh back to life. The Fairyland is now home to over 180 species of dragonflies, butterflies, birds and other wildlife including near-threatened four-



Striking fields of golden reeds waving at the Fairyland in the autumn and winter breezes⁵
 秋冬天的「候花園」滿佈金黃蘆葦叢，隨風搖曳⁵

spot midgets, Pallas's leaf warblers, great and little egrets and variegated flutterers. Clubhouse staff will organize regular guided eco tours for residents, relatives and friends to admire the beauty of the seasons at Fairyland.

Wide views from home

PARK YOHO covers over 1.2 million square feet of lush greenery³. In Phase 1 of the development, insulated glass walls are widely used and over 90% of the master bedrooms have corner or convection windows. Residents can therefore enjoy outdoor green views and the beauty of nature from home.

Twin clubhouses coupled with full facilities

PARK YOHO has twin clubhouses² spanning about 120,000 square feet indoor and outdoor with around 70 recreational features like villas, banquet rooms, theme gardens, outdoor pools, heated indoor pools, aqua bikes, jacuzzis, indoor cycling zone, gym rooms, dining zone, children's zone and more. There is also a mall⁴ of about 75,000 square feet to meet the everyday needs.

PARK YOHO management will offer special services like bike rental and arrange hiking and cycling tours² so residents can enjoy the popular trails nearby for exercise in the countryside.



Careful planning at PARK YOHO shows that residential development and wetland conservation can coexist⁶
 集團精心規劃PARK YOHO，展示發展住宅項目與保育可平衡共存⁶

集團位於元朗錦田北的PARK YOHO¹第1B期PARK YOHO Venezia及第1C期PARK YOHO Sicilia已經落成，業主現正陸續收樓。發展項目坐擁沙埔天然優美環境，加上佔地500,000平方呎的濕地「候花園」²，綠意盎然。住客在享受寧靜優雅的生活時，亦可乘搭西鐵迅速前往港九商貿核心，與繁華都會融合。項目勢將成為區內綠意生活新地標。

住客專用「候花園」

PARK YOHO乃結合濕地保育的大型住宅項目，全港罕有。早於規劃初期，集團發現地盤部分地方具有生態價值潛力，委託獨立保育專家視察環境，確認該地曾經是蜻蜓、蝴蝶及雀鳥的棲息地。為保育自然環境，集團精心規劃，將住宅項目與濕地結合，並與保育專家合作，將該地修復成為項目的「候花園」。

經過多重工序，並引入天然蘆葦及紅樹後，原有濕地生態逐步恢復。現時在「候花園」的蜻蜓、蝴蝶及雀鳥等自然物種超過180種，包括近危蜻蜓科廣瀨妹蟥、黃腰柳鶯、大小白鷺以及蜻蜓斑麗翅蜻等。會所將定期舉辦生態導賞團，讓住客可與親友欣賞「候花園」的四季美景。

住宅單位景觀開揚

PARK YOHO坐擁逾120萬平方呎綠意環境³。發展項目第1期住宅單位大量採用雙層中空玻璃幕牆，加上逾九成住宅單位的主人房均設有轉角窗或對流窗，為單位引入廣闊翠綠景色，住客安坐家中亦可欣賞天然優美環境。

雙會所、生活配套完善

項目設有雙住客會所⁴，室內及室外總面積約120,000平方呎，提供約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、水動單車、水力按摩池、室內單車區、健身房、餐飲區及兒童區等。項目另設有約75,000平方呎的商場⁴，滿足住客日常生活所需。

由於鄰近有多個行山及踏單車熱門路線，PARK YOHO的物業管理服務特別安排單車租借服務，亦會舉辦單車團及行山團²，讓住客享受運動樂，親近大自然。

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 deeds relating to the Phase(s).

2. All owners of residential units in the development, residents and their guests will have access to the 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. Fairyland is part of the common areas of the development. Bike rental service, hiking and cycling tours will be provided by the manager or third parties, who may amend, modify, add or reduce the terms and conditions of the relevant services without prior notice, subject however to the terms of the deed of mutual covenant, service agreements or other relevant legal documents. No undertaking or warranty is provided by the vendor in respect of the services provided by the manager or third parties. Fairyland is marketing name in publicity materials only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or any other title deeds relating to the residential properties.

3. Lush greenery refers to the green spaces within Park Vista Development which has a total area of approximately 1.22 million square feet, including communal gardens, play areas, wetland, ponds, landscape areas, etc. The green spaces would be available for use in line with the moving-in time of the various phases.

4. The design and area of the mall are subject to the final building plans approved by the Government. Shops may not open for business upon the occupation of the Phase(s) of the Development.

5. This photograph was taken at PARK YOHO on 15 December 2016. It has been edited and processed with computerized imaging technique and is for reference only.

6. This photograph was taken at PARK YOHO on 17 December 2015. It has been edited and processed with computerized imaging technique and is for reference only.

1. "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。

2. 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、康樂設施、公共花園及遊樂地方於住宅物業入伙時將未必可以啟用。「候花園」乃發展項目的公用地方。單車租借服務、單車團及行山團由管理人或第三者提供，管理人或第三者可自行就有關服務之服務條款及細則作出修訂、更改或增減，而不作另行通知，惟須受公契、服務合約或其他相關法律文件所訂立的條款規限，賣方對管理人或第三者所提供之任何服務並不作出任何承諾或保證。「候花園」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。

3. 「綠意環境」指峻巒發展項目內的綠化地方，面積約122萬平方呎，包括公共花園、遊樂地方、濕地、池塘、園景等。有關之綠化地方將按個別期數入伙時間開放。

4. 商場之設計及面積以政府最終批准之圖則為準。店舖於發展項目期數入伙時未必即時啟用。

5. 以上圖片於2016年12月15日拍攝於PARK YOHO，並經電腦修飾處理，僅供參考。

6. 以上圖片於2015年12月17日拍攝於PARK YOHO，並經電腦修飾處理，僅供參考。

District: Kam Tin North
Name of Street and Street Number of the Phase: 18 Castle Peak Rd Tam Mi
Website addresses designated by the Vendor for the Phases:
Phase 1B www.parkyo.com/venezia;
Phase 1C www.parkyo.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 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 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 (Note: The relevant undertakings have been cancelled.)
Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited
Prospective purchasers are advised to refer to the sales brochures for any information on the Phase.
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Date of printing: 16 June 2017

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1B期 www.parkyo.com/venezia；
第1C期 www.parkyo.com/sicilia

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印製日期：2017年6月16日