

## PARK YOHO Genova in Yuen Long attracts positive market response 元朗PARK YOHO Genova銷情理想

PARK YOHO<sup>1</sup> in Yuen Long's Kam Tin North enjoys a prime locale surrounded by natural greenery while adjoining to the commercial cores. Phase 2A PARK YOHO Genova went on the market in July with over 75% of the total residential units in the Phase sold by 30 September, generating contracted sales of over HK\$4,000 million.

PARK YOHO Genova offers residents a resort style landscaped pool area with waterfall plus extensive sceneries such as Tai Lam Country Park greenery and views of the Kam Tin River, Deep Bay and even the prosperous views of Shenzhen<sup>2</sup>. The phase of the development will have eight residential towers containing 683 residential units with typical saleable areas ranging from 251 to 1,174 square feet in diverse layouts from studios to four bedrooms with two en-suite plus storage room. Duplexes and special units with flat roof gardens and/or roof will be available to satisfy different tastes.

### Full community facilities

PARK YOHO's twin clubhouses<sup>3</sup>, along with communal garden and play area fill about 760,000 square feet<sup>4</sup> with around 70 recreational facilities including resort-style swimming pool, heated indoor pools, gym rooms, boxing ring, dining zone, villas, banquet rooms and more. There is also a rarely found private wetland called Fairyland<sup>5</sup> that residents and guests can visit on exclusive guided clubhouse eco tours.

PARK YOHO is convenient for everyday shopping with a 75,000-square-foot mall<sup>6</sup> including an eatery, supermarket, convenience store, bakery, education and art learning centres, beauty and personal care, laundry, a travel agent and more. Residents can also visit YOHO MALL next to West Rail Yuen Long Station with over 300 shops.

### Connected to commercial cores

The prime location in Kam Tin North means that PARK YOHO residents can take West Rail trains from West Rail Yuen Long Station or Kam Sheung Road Station to reach Tsim Sha Tsui or Hung Hom Stations conveniently. The development also has a transport interchange for charter buses, public buses and taxis offering speedy access to West Rail Stations, shopping and leisure hotspots in the neighbourhood, commercial cores in Kowloon and Huanggang Port.



The image was taken at the Phase and Club GARDA on 19 April 2017 and processed with computerized imaging techniques. Club GARDA is within Phase 2A and subsequent phases. All owners of residential units in the development, residents and their guests may use Club GARDA 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 fees for the use. The clubhouse and its recreational facilities may not be operational when owners of the residential properties take possession, subject to relevant government approval. Club GARDA and the names of clubhouse facilities are marketing names only and will not appear in any preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or title deeds relating to the residential properties.

相片於2017年4月19日在期數及住客會所「CLUB GARDA」實景拍攝，並經電腦修飾處理。住客會所「CLUB GARDA」位於第2A期及後續期數內。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「CLUB GARDA」及康樂設施，惟須遵守公契、相關政府牌照及規例的條款及規定，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。「CLUB GARDA」及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。

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 the Phase:  
[www.parkyocho.com/genova](http://www.parkyocho.com/genova)

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; 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 to the best of the Vendor's knowledge: 31 March 2018. ("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.  
This advertisement is published by or with the consent of the Vendor.  
Date of printing: 4 October 2017

元朗錦田北住宅項目PARK YOHO<sup>1</sup>，坐擁綠意環境，同時連繫都會核心。項目第2A期PARK YOHO Genova於七月開售，截至9月30日，已售出該期數的全部住宅單位逾75%，合約銷售總額超過40億港元。

PARK YOHO Genova內擁廣闊度假酒店式泳池瀑布園林，外覽大欖郊野公園綠意，遠眺錦田河、后海灣以至深圳繁華盛景<sup>2</sup>。項目期數由八座住宅大樓組成，共提供683個住宅單位。標準單位實用面積由251至1,174平方呎，間隔多元化，由開放式至四房兩套連儲物室均有；另設複式單位以及連平台花園及/或連天台的特色單位，滿足不同住客的需求。

### 配套完善 生活不假外求

PARK YOHO設有雙住客會所<sup>3</sup>，連同公共花園及遊樂地方總面積約760,000平方呎<sup>4</sup>，提供約70項會所設施，包括度假泳池、室內恆溫泳池、健身館、擂台、餐飲區、別墅式獨立大屋及宴會廳等。項目更設有罕見的私人濕地「候花園」<sup>5</sup>，住客及親友可參加會所舉辦的生態導賞團，近距離欣賞其四季美景。

PARK YOHO全面照顧住客的日常生活所需。項目內部有面積約75,000平方呎的商場<sup>6</sup>，將設有食肆、超級市場、便利店、麵包店、教育及藝術機構、美容及個人護理專門店、洗衣店及旅行社等。住客亦可前往毗鄰西鐵元朗站的YOHO MALL，盡情在逾300間商戶消閒購物。

### 交通方便 連繫都會核心

PARK YOHO坐落錦田北核心地段，前往西鐵元朗站或錦上路站乘搭西鐵綫，即可輕鬆接連尖沙咀及紅磡站。項目附設交通總匯，設有專車、巴士及的士服務，方便住客前往西鐵站、區內消閒熱點、九龍商貿核心以至皇崗口岸。

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. The above description serves only as a brief of the surrounding area of the Phase of the development. Not all units enjoy all respective scenery. The scenery described might be affected by the floor, direction, surrounding buildings and environment of the units and is not applicable to all units. The neighboring building, facilities and environment described is only for reference and might change from time to time. The vendor's description of the neighboring environment or scenery of the Phase of the development does not constitute and shall not be construed as giving any offer, representation, undertaking or warranty whether expressed or implied.

3. 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.

4. Communal and recreational areas of the whole development includes the 120,000-square-foot residents' clubhouse (including any covered and uncovered recreational facilities for residents' use) and the 640,000-square-foot communal garden or play area (covered and uncovered).

5. The wetland is part of the common areas of the development.

6. 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 of the Development. The tenant mix is subject to change.

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. 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。

3. 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未必可以啟用。

4. 整個發展項目之公用及康樂地方，包括面積約為12萬平方呎的住客會所（包括供住客使用的任何有上蓋及沒有上蓋遮蓋的康樂設施），以及面積約為64萬平方呎的公用花園或遊樂地方（有上蓋及沒有上蓋遮蓋）。

5. 該片濕地為發展項目的公用地方的部份。

6. 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。店舖組合以商場啟用時為準。

## 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：[www.parkyocho.com/genova](http://www.parkyocho.com/genova)

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  
賣方的授權公司：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、董事或僱員的高職或法團：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、王濱律師行  
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  
賣方所知的期數的預計關鍵日期：2018年3月31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。  
印製日期：2017年10月4日