

The completed King's Hill on Island West offers boutique hotel-style living

港島西明德山交樓 體驗精品酒店式生活

King's Hill, the Group's latest stylish residential development on Island West, has been completed and new owners are in the process of taking possession of their units. In close proximity to MTR Sai Ying Pun Station, the project features premium materials, thoughtful designs, twin clubhouses and open views that set a new standard for carefree hotel-style¹ living on Hong Kong Island.



Victoria's Feast² at the 1/F clubhouse⁴
位於一樓會所的「維多利亞薈」^{2,4}

Premium, thoughtful design

The King's Hill facade is comprised of glass curtain walls with low-E double glazing for better insulation. This type of external wall material is rarely found in the neighbourhood. All units come with outdoor areas such as balconies, utility platforms, flat roofs and/or rooftops. Balconies span the living and dining rooms to allow natural light into the premises to create a spacious and comfortable feel. Additionally, the units have en-suite bedrooms and the attached bathrooms have doors leading to both the bedroom and the living and dining rooms to allow flexibility yet maintain privacy. There is also ample storage space for household appliances, including floor-to-ceiling concealed roll-out drawers next to the shower cabinets.

Twin clubhouses and starred management service

King's Hill features twin clubhouses² for residents. The clubhouse area is around 3,600 square feet and the area of communal gardens and play area is around 3,400 square feet, adding up to a total of over 7,000 square feet of stylishly designed leisure area that highlights the outstanding lifestyle taste of the residents. Two clubhouses, located on the 1/F and 25/F of the development, are equipped with all-round facilities to cater for the different needs of residents.

The management team offers a wide range of personalized services³ for a complete hotel-style¹ living experience, including house cleaning, intelligent window cleaning, pickup/drop-off of laundry and dry cleaning, newspaper and magazine delivery and grocery ordering and delivery. The services extend to party planning,

pet-care arrangements, booking of air-tickets and accommodation, limousine services and yacht rental. A one-stop professional tenancy management service is also available for long-term investors who may appoint the management company to collect rental income, settle property-related expenses or arrange maintenance and decoration on their behalf.

With the rapid development of new technology, the management team applies smart technology to daily operations. Residents can access the lobby, clubhouses, their respective units and smart mailboxes with just one smart card. A mobile app is also available to show management notices, clubhouses activities, management fee enquiries and nearby shop information. The mobile app also serves as a mobile smart card for access to the development.



The 24-hour Sky Gym² at the 25/F clubhouse⁴
位於25樓會所，24小時開放的「空中健身室」^{2,4}

集團位於港島西的全新型格住宅項目明德山已經落成，業主亦已陸續收樓。項目鄰近港鐵西營盤站，配合優質建築用料及窩心細節，加上雙會所設計及開揚景觀，勢必成為港島區精品酒店式¹生活新典範。

優質設計 盡顯心思

明德山採用同區少見的玻璃幕牆設計，全面配置高效能低反光中空雙層玻璃，隔熱效能較一般玻璃窗為佳。所有單位設有戶外空間如露台、工作平台、平台及/或天台。露台連接客廳，為室內引入天然光線，加強空間感，開揚舒適。此外，所有單位均設有套房，浴室設置兩邊門，分別連接睡房及客廳，提升靈活性之餘，亦可保留私隱。為方便收納家居物品，單位設有大量儲物空間；淋浴間旁特別設置全高度隱藏式側拉櫃，內藏一排排收納層架，設計貼心。

雙會所設計 星級物業管理服務

明德山設有雙子式會所²，會所面積約3,600平方呎，另公用花園及遊樂地方約3,400平方呎，合共面積逾7,000平方呎，設計富有時尚氣息，凸顯住戶的非凡品味。會所分別位於一樓及25樓，提供多元化設施，切合住戶生活的不同需要。

管理團隊提供全方位的個人化貼心服務³，讓住客享受酒店式¹生活體驗。多元化的家居服務包括家居清潔、智能抹窗、洗衣乾衣及送遞、報章雜誌送遞、超市訂購及送貨服務，甚至派對策劃服務、寵物護理服務安排、代訂機票及住宿、轎車接送及遊艇租賃服務等。為體貼長線投資業主的需要，特別設有一站式專業租務托管服務，讓管理公司代業主向租客收取租金、繳交相關物業費用，甚至安排維修或裝修工程等。

管理團隊更緊貼新科技發展，將智能技術應用於日常運作。住客手執一張住客智能卡，即可在明德山內暢通無阻，出入大堂、會所及自家居所，以至開啟智能信箱，非常方便。屋苑設有專屬手機應用程式，提供屋苑通告、會所活動資訊、管理費查詢及周邊商舖等資料，亦可讓住客用作流動住客卡出入屋苑範圍。

Notes

¹ 'Hotel-style' service(s) as used and referred in the above paragraph(s) is the reasonable subjective understanding of the manager's perception towards hotel-style services and provision of such service(s) are subject to terms and restrictions under the deed of mutual covenant, relevant factors regarding the deed of mutual covenant or any other relevant legal documentation. The manager may from time to time amend, revise, insert/delete such terms and conditions without further notice, resulting into reduced or non-supply of part or all such hotel style service(s). The Vendor does not provide any undertaking or warranty regarding any service(s) provided by the manager.

² The names of the clubhouse facilities are promotional names appearing 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. The Clubhouse/part of management services may not be immediately available for use upon the date of occupation of the residential properties of the development. Use or operation of certain facilities and/or management services shall also be subject to issuance of the relevant consents or licenses from the relevant Government departments and payment of additional fees.

³ The property management services and other above-mentioned services will be provided by the Manager of the Development or other contract-based third party companies. The Manager or the contract-based third party company may determine the charges, terms of use, operation hours and service provision period of its management service or other above-mentioned services at their own discretion, but such arrangements shall be bound by the terms and conditions stated in the deed of mutual covenant, service contract or other relevant legal documents.

⁴ This photograph was taken at King's Hill on 14 December 2017. It has been edited and processed with computerized imaging technique and is for reference only.

備註

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⁴ 相片於2017年12月14日於明德山拍攝，並經電腦修飾處理，僅供參考。

District: Sai Ying Pun & Sheung Wan

Name of the street and the street number: 38 Western Street

The website address designated by the vendor for the development: www.kingshill.com.hk

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Vendor: Fame Amuse Limited

Holding companies of the vendor: Worth Plus Investments Limited, Assets Garden Holdings Limited, Sun Hung Kai Properties Limited

Authorized person: Cheng Yuk Leung

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity: Aedas Limited

Building contractor: Teamfield Building Contractors Limited

Solicitors for the vendor: Mayer Brown JSM

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Not applicable

Any other person who has made a loan for the construction of the development: Sun Hung Kai Properties Holding Investment Limited

Prospective purchasers are advised to refer to the sales brochure for any information on the development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 20 December 2017

區域: 西營盤及上環

街道名稱及門牌號數: 西邊街38號

賣方就發展項目指定的互聯網網站的網址: www.kingshill.com.hk

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印製日期: 2017年12月20日