

Brisk sales at Cullinan West atop MTR Nam Cheong Station 港鐵南昌站匯璽銷情熾熱

The Group is developing the major Cullinan West Development above MTR Nam Cheong Station. Phase 2A of the development saw brisk sales since going on the market in mid-March, with over 90% of the total residential units in the Phase selling by 31 May for contracted sales of over HK\$13,000 million.

Facing the sea with two private clubhouses

Cullinan West will comprise two residential towers and five low rise blocks, offering a total of 1,050 residential units. Saleable areas of units⁹ will range from 267 to 1,977 square feet in diverse layouts from studios to four-bedroom units, suitable for residents with different housing needs. The project will spread out facing the sea⁸ with part of the facades clad with curtain wall so most units have open views⁸.

Cullinan West will have two private clubhouses^A created especially for residents. The total area

of the residents' clubhouse, communal gardens and play area will be over 180,000 square feet. The clubhouse will offer a wide range of recreational and leisure facilities including an outdoor swimming pool, children's swimming pool, jacuzzi, BBQ area, restaurant, multi-purpose function room, audio and visual entertainment area, gym, boxing ring, multi-purpose ball court, children's area and more.

Convenience of double railway lines in the heart of the city

The prime location above MTR Nam Cheong Station means that Cullinan West will offer the convenience of extensive transport

connections. MTR Nam Cheong Station is the only MTR interchange station connecting West Rail Line and Tung Chung Line, extending in all directions to Hong Kong Island, Kowloon, North West New Territories as well as Hong Kong International Airport. It only takes about nine minutes* to MTR Hong Kong Station or about six minutes* to MTR Kowloon Station by MTR from MTR Nam Cheong Station.

There will be a large-scale shopping mall at the Development's podium with about 300,000 square feet of retail area housing a diversity of tenants for the convenience of Cullinan West residents.

10

This photograph was taken at a modified show flat of Unit A, 38/F, Tower 1 (1A), Cullinan West on 8 February 2017 and processed with computer imaging techniques for colour tuning. The layout and design, fittings, finishes, appliances, facilities, furniture, apparatus, lights, art pieces, decorative items and other objects in the modified show flat are not standard provisions to be handed over to buyers in the actual flat and will not be provided and different from the standard provisions to be handed over to buyers and actual conditions in the actual flat. This photograph is for reference only and shall not constitute any offer, representation, undertaking or warranty whatsoever, whether expressed or implied, on the part of the vendor in respect of the Phase. Please refer to the sales brochure for details of the fittings, finishes and appliances to be handed over to buyers.

相片於2017年2月8日於匯璽第1座(1A)38樓A單位之經改動示範單位實景拍攝，並經電腦圖像技術作顏色修飾處理。本經改動示範單位的布局及設計、裝置、裝飾物料、設備、設施、家具、器材、燈飾、藝術品、裝飾品及其他物件並非實際住宅單位的交樓標準，不會在實際住宅單位內提供及與交樓標準及實際狀況不同。相片僅供參考，且不構成任何賣方就期數不論明示或隱含之要約、陳述、承諾或保證。有關交樓標準之裝置、裝飾物料及設備之詳情，請參閱售樓說明書。



集團現正在港鐵南昌站上蓋，發展全新大型住宅匯璽發展項目。發展項目第2A期自三月中開售以來，深受市場歡迎。截至5月31日，已售出該期數的全部住宅單位逾九成，合約銷售總額超過130億港元。

迎海而建 雙會所設計

匯璽由兩座高座住宅大樓及五座低密度住宅大樓組成，共提供1,050個住宅單位。單位實用面積^o由267至1,977平方呎，間隔多元化，由開放式至四房設計均有，滿足不同住客的需求。整個發展項目迎海[#]而建，加上部分外牆選用玻璃幕牆，配合橫排式設計，令大部分單位都可享有開揚景觀[#]。

匯璽設有雙私人住客會所[^]，住客會所連同公用花園及遊樂地方總面積逾180,000平方呎。會所多元康樂設施，包括室外泳池、兒童泳池、按摩池、燒烤場、餐廳、多用途宴會廳、影音娛樂區、健身室、拳擊擂台、多用途球場及兒童區等。

都會核心 享雙鐵路優勢

匯璽座落港鐵南昌站上蓋，位置越優，盡享交通優勢。港鐵南昌站為唯一貫穿西鐵綫及東涌綫的港鐵交匯站，無論是港九市中心、新界西北、以至香港國際機場均四通八達。住客由港鐵南昌站乘搭港鐵，約九分鐘*可直達港鐵香港站，約六分鐘*即可到達港鐵九龍站，交通便捷。

項目基座將設有大型商場，商場樓面約達300,000平方呎，匯聚各類商戶，為匯璽住客帶來生活便利。

^o Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8(1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

[#] The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings, facilities and environment around may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied regarding the view and surrounding environment.

[^] The information provided in this advertisement do not represent the final appearance of the clubhouse and facilities of the Phase of the Development and are for reference only, and do not constitute and shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Clubhouse and the landscape garden or any part thereof with respect to the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, gardening and other items of the Clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the Clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any purchaser. The purchaser must not rely on this advertisement for any use or purpose. For detail information of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the Clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. The Clubhouse, landscaped garden and recreational facilities may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. The use or operation of some of the facilities and/or services may be subject to rules and regulations of Clubhouse and facilities and the consent or permit issued by the relevant Government departments, or additional payment.

* Estimated journey time from MTR Nam Cheong Station to other MTR stations. Source: MTR Corporation Ltd website (www.mtr.com.hk). The estimated journey time is for reference only and is subject to actual traffic condition.

^o 實用面積包括住宅物業的樓面面積及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8(1)條計算得出。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的一項面積。

[#] 所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀及周邊環境並不作出任何不論明示或隱含之契約、陳述、承諾或保證。

[^] 此廣告內的資料並非代表發展項目期數的會所及康樂設施最終落成之面貌，僅供參考，並不構成或不應被視為任何有關會所及園景花園之實際設計、布局、間格、建築、位置、裝置、裝修物料、設備、傢俱、裝飾物、植物、園藝及其他物件或其鄰近地方、設施、樓宇或建築物不論明示或隱含之契約、承諾、陳述或保證。賣方保留其修改及改變會所及園景花園任何部份及其所有設施之絕對權利，事先毋須通知任何買家。買家切勿依賴此廣告作任何用途或目的。有關發展項目期數的詳細資料，請參閱售樓說明書。會所、園景花園及/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、園景花園及/或康樂設施於發展項目住宅物業入伙時未必能即時啟用。部份設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可証，或需額外付款。

* 由港鐵南昌站至其他港鐵車站之預計乘車時間。資料來源：香港鐵路有限公司網站(www.mtr.com.hk)。相關資料僅供參考，並受實際交通情況限制。

Name of the Phase of the Development: Phase 2A ("the Phase") of Cullinan West Development (Tower 1 (1A & 1B), Tower 2 (2A & 2B), Diamond Sky Mansion, Luna Sky Mansion, Star Sky Mansion, Sun Sky Mansion, Ocean Sky Mansion of the residential development in the Phase is called "Cullinan West")

District: South West Kowloon

Name of the street and the street number of the Phase: No. 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest.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: Nam Cheong Property Development Limited (as "Owner"), Joynield Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the Phase. "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.)

Holding company of the Vendor (Owner): West Rail Property Development Limited
Holding companies of the Vendor (Person so engaged): Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Chan Wan Ming

The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, 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

The estimated material date for the Phase to the best of the Vendor's knowledge: 30 November 2018. 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 development or the Phase.

This advertisement is published by the Person so engaged with the consent of the Owner.

Date of Printing: 16 June 2017

發展項目期數名稱：匯璽發展項目的第2A期（「期數」）

（期數中住宅發展項目的第1座（1A及1B）、第2座（2A及2B）、天鑽匯、月鑽匯、星鑽匯、日鑽匯及海鑽匯稱為「匯璽」）

區域：西南九龍

期數的街道名稱及門牌號數：深旺道28號

賣方就期數指定的互聯網網站的網址：

www.cullinanwest.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：南昌物業發展有限公司（作為“擁有人”）、仲益有限公司（作為“如此聘用的人”）（備註：“擁有人”指期數的法律上的擁有人或實益擁有人。“如此聘用的人”指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。）

賣方（擁有人）的控權公司：西鐵物業發展有限公司

賣方（如此聘用的人）的控權公司：Leola Holdings Limited、Wisdom Mount Limited、Data Giant Limited、新鴻基地產發展有限公司

期數的認可人士：陳顯明

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：巴馬丹拿建築及工程師有限公司

就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：的近律師行、司力達律師樓、孖士打律師行、胡關李羅律師行、王澤律師行

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11月30日。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，以了解發展項目或期數的資料。

本廣告由如此聘用的人在擁有人同意下發布。

印製日期：2017年6月16日