

Cullinan West II atop MTR Nam Cheong Station on the market

港鐵南昌站匯璽II現正開售

The Group is developing a major residential project above MTR Nam Cheong Station. Cullinan West, Phase 2A of the development, attracted a strong response at the sales launch in this first half. The momentum continued when Cullinan West II, Phase 3 of the development, had its initial release in late November.

Facing the sea with two clubhouses

Cullinan West II will comprise two residential towers with over 1,000 residential units in diverse layouts, from studios to four-bedroom units. The stylishly designed towers will spread out, enabling the units to enjoy sea views¹.

The Cullinan West Development will include two private clubhouses built in two phases², which together with communal gardens and play areas will cover an area of over 180,000 square feet. A wide range of recreational facilities will be available in the clubhouses, including an approximately 50-metre outdoor swimming pool and jacuzzi, an approximately 25-metre children's swimming pool, a BBQ area, restaurant, multi-purpose function room, gym, boxing ring, children's area and more².

Transport hub in the heart of the city

Cullinan West II will be situated above MTR Nam Cheong Station, which is the only MTR interchange station connecting West Rail Line and Tung Chung Line. It will be a major integrated development along the harbour front¹ enjoying the convenience of double railway lines, with connection to the Tsuen Wan Line, Island Line and Airport Express within only three stations. Cullinan West II will also have easy access to the future terminus of the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section³. From MTR Nam Cheong Station, it only takes about four minutes⁴ to Austin Station and approximately six minutes⁴ to Kowloon Station, which are both within walking distance to the future terminus of the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section³.

From MTR Nam Cheong Station, it only takes about six minutes⁵ to Kowloon Station, about seven minutes⁴ to East Tsim Sha Tsui Station, about nine minutes⁴ to Hong Kong Station and Hung Hom Station, and approximately 28 minutes⁴ to Airport Station. Additionally, the Guangzhou-Shenzhen-Hong Kong Express Rail Link Hong Kong Section³ is scheduled for completion in the third quarter of 2018, bringing convenient access to the high-speed rail network in Mainland.

The Cullinan West Development will include V Walk⁵, which will be a large-scale two-storey podium mall with about 300,000 square feet of retail space, housing a supermarket, restaurants, kindergarten as well as other fashion brands and entertainment facilities.

8



The multi-purpose function room at the clubhouses (computer simulated photo)

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

住客會所內的多用途宴會廳 (電腦模擬圖)

此廣告內的資料並非代表發展項目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作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要約、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證，或需額外付款。

集團現正在港鐵南昌站上蓋，發展全新大型住宅項目。項目第2A期匯璽於今年上半年推出時，市場反應熱烈。承接優勢，項目第3期匯璽II剛於11月底推售。

迎海而建 雙會所設計

匯璽II由兩座高座住宅大樓組成，共提供逾1,000個住宅單位，由開放式至大戶型四房設計，間隔多元化。時尚設計配合橫排式建築，為單位引入開揚海景¹。

匯璽發展項目以雙會所設計，會所分兩期²發展。會所連公用花園及遊樂地方逾180,000平方呎，設有多元化康樂設施，包括約50米室外泳池及按摩池、約25米兒童專用泳池、燒烤場、餐廳、多用途宴會廳、健身室、拳擊擂台及兒童區等²。

都會核心 交通樞紐

匯璽II位處港鐵南昌站上蓋，是迎海¹而立的大型綜合發展項目，亦是唯一西鐵綫及東涌綫的交匯點，坐擁雙鐵路優勢，三站以內連接荃灣綫、港島綫及機場快綫。匯璽II可便捷到達未來高鐵香港段總站³，於港鐵南昌站前往柯士甸站或九龍站分別只需約四分鐘⁴及約六分鐘⁴，便可步行抵達未來高鐵香港段總站³。

由港鐵南昌站起，約六分鐘⁴到九龍站，約七分鐘⁴抵步尖東站，約九分鐘⁴可達香港站及紅磡站，約二十八分鐘⁴至機場站。加上預計於2018年第三季通車的廣深港高鐵香港段³，彈指間駁通內地高鐵網絡。

此外，匯璽發展項目包括約300,000平方呎的雙層大型基座商場V Walk⁵，設有超市、餐廳及幼稚園，時尚娛樂一應俱全。

Notes

¹ The view is affected by the unit of the Phase of the Development's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The buildings and environment around the Phase of the Development 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.

² The facilities and completion date of the clubhouses, communal gardens, play areas and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant Government departments. The clubhouses, communal gardens, play areas and/or recreational facilities may not be available for immediate use at the time of handover of the residential units of the Development.

³ Source of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link: the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link website (www.expressrailink.hk). The information is for reference only and is subject to actual traffic condition. Details of the future Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (including but not limited to its name, completion and opening dates etc) are subject to the final decision of the Government or relevant organizations and may change from time to time due to various factors. The information is for reference only.

⁴ Source of the estimated journey time from MTR Nam Cheong Station to other MTR stations: MTR Corporation Ltd website (www.mtr.com.hk). The estimated journey time is for reference only and is subject to actual traffic condition.

⁵ The 300,000-square-foot shopping mall is still under construction and may not be completed upon handing over of residential units in the Phase of the Development. The vendor reserves the absolute right to change any part of the Development according to the latest plans approved by the Government, including the design of the shopping mall. The name of the shopping mall is a promotional name appearing in promotional materials only. Such name will not appear in the Deed of Mutual Covenant and Management Agreement, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment or any other title deeds.

備註

¹ 所述景觀發展項目日期數單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且發展項目日期數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要約、陳述、承諾或保證。

² 會所、公用花園、遊樂地方及/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、公用花園、遊樂地方及/或康樂設施於發展項目住宅物業入伙時未必能即時啟用。

³ 未來廣深港高速鐵路(香港段)之資料來源:廣深港高速鐵路(香港段)網站(www.expressrailink.hk)。相關資料僅供參考，並受實際交通情況限制。未來廣深港高速鐵路(香港段)的詳情(包括但不限於其名稱、竣工及啟用時間等)均以政府或相關機構之最終決定為準，並因應各種因素不時變更，僅供參考。

⁴ 由港鐵南昌站至其他港鐵車站之預計乘車時間之資料來源: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。

⁵ 約30萬平方呎商場仍在興建中，於本發展項目日期入伙時可能尚未完成。賣方保留權利根據政府最新批准的圖則更改發展項目任何部份，包括商場設計之絕對權利。商場的名稱為推廣名稱並僅於推廣資料中顯示，將不會在公契及管理協議、臨時買賣合約、買賣合約、轉讓契或其他業權契據中顯示。

Name of the Phase of the Development: Phase 3 ("the Phase") of Cullinan West Development (Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of the residential development in the Phase is called "Cullinan West II")

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.cullinanwest2.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 onsite 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"), Joinyfield 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 Owner: West Rail Property Development Limited

Holding companies of the 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 June 2019. 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: 20 December 2017

發展項目期數名稱: 匯璽發展項目的第3期(「期數」)
(期數中住宅發展項目的第3座(3A及3B)及第5座(5A及5B)稱為「匯璽II」)

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.cullinanwest2.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。)

擁有人之控權公司: 西鐵物業發展有限公司

如此聘用的人之控權公司: 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

期數的承建商: 新輝建築有限公司

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: 的律律師行、司力達律師樓、孖士打律師行、胡關李羅律師行、王潘律師行

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
畫方所知之期數的預計關鍵日期: 2019年6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12月20日