

## **Handover of “Cullinan West”, Phase 2A of SHKP’s large scale integrated development atop MTR Nam Cheong Station begins Providing chic luxury living at convenient city hub**

**Hong Kong, 08 January 2019:** Planned by Sun Hung Kai Properties Limited (SHKP), handover procedures for “Cullinan West”, Phase 2A of the large-scale residential development atop MTR Nam Cheong Station, have commenced with residents moving in. Replete with comprehensive community facilities, “Cullinan West” offers 1,050 residential units in the heart of the city, providing transport convenience with double railway lines – West Rail Line and Tung Chung Line. Built along the harbourfront, the development captures panoramic sea views<sup>1</sup>. “Club Brio”<sup>2</sup>, the first phase of the meticulously-designed twin resident clubhouses, provides a wide range of facilities for residents to enjoy a chic lifestyle without leaving the estate.

SHKP Project Director Clarence Ng said, “Cullinan West” is developed as an integrated city hub project. Sitting atop an MTR station, this development enjoys geographical privileges with convenient transportation links. “Cullinan West” is specifically designed in a linear arrangement spreading out along the harbourfront to provide residents with extensive views<sup>1</sup>. Glass curtain walls<sup>5</sup> have been installed onto the buildings’ façades to impart a stylish exterior. The panoramic windows of all residential units are fitted with Insulating Glass<sup>5</sup> for an even more comfortable indoor environment. A wide range of flat mix caters to diverse customer requirements. Together with its meticulously-designed twin clubhouses, “Cullinan West” is much sought after by those who are in pursuit of a high quality lifestyle. When the shopping mall V Walk opens, residents of “Cullinan West” will be able to access it directly from the estate, making enjoyable shopping, dining and entertainment just a few steps away.’

### **The tripartite Cullinan series**

“Cullinan West”, “The Cullinan” and “Imperial Cullinan” comprise SHKP’s tripartite Cullinan series in southwest Kowloon, all designed and constructed to premium quality standards. “Cullinan West” comprises two high-rise residential towers and five low-rise blocks, offering a total of 1,050 residential units. Ranging from studios to four-bedroom units, its diverse layouts accommodate the needs of different households.

### **Convenience of double railway lines in the heart of the city**

MTR Nam Cheong Station is the only MTR interchange station that connects to both West Rail Line and Tung Chung Line. With its prime location in the heart of the city, “Cullinan West” residents enjoy superb transport convenience travelling to various destinations on Hong Kong Island, in Kowloon, northwest New Territories and to the Hong Kong International Airport. From MTR Nam Cheong Station, it takes around 9 minutes<sup>3</sup> to reach MTR Hong Kong Station, 6 minutes<sup>3</sup> to MTR Kowloon Station, and 28 minutes<sup>3</sup> to MTR Airport Station via Airport Express, transferring at MTR Tsing Yi Station, for direct connections to the rest of the world. With the commissioning of the Express Rail Link, Guangzhou is just three stops away, offering truly convenient access to mainland cities.

### **Efficient unit layouts with open views**

An on-site media tour was arranged at Flat B on an upper floor of Tower 2 (2A) of “Cullinan West”. The four-bedroom unit (with double en-suites) has a saleable area of 1,327 square feet<sup>4</sup>,

including a 46-square-foot balcony and a 16-square-foot utility platform. Located on an upper floor, all bedrooms, the living room, kitchen and balcony of the unit enjoy open views<sup>1</sup>. All bedrooms are installed with large glass windows<sup>5</sup> to let in ample daylight. Its bedrooms are located at the two ends of the living room in a linear arrangement so that the living room and all bedrooms enjoy the same panoramic sea views<sup>1</sup>.

Another showcased unit was Flat A on an upper floor of Tower 2 (2A). The four-bedroom unit (with double en-suites) has a saleable area of 1,342 square feet<sup>4</sup>, including a working space connected to a bathroom, a 41-square-foot balcony and a 16-square-foot utility platform. The floor-to-floor height measures about 3.325 metres. The spacious design is ideal for a big family. Large glass windows<sup>5</sup> are extensively used throughout the unit. Some places even feature glass curtain walls<sup>5</sup> that capture panoramic sea views<sup>1</sup>. The entire unit is designed without bay windows to facilitate a more practical layout.

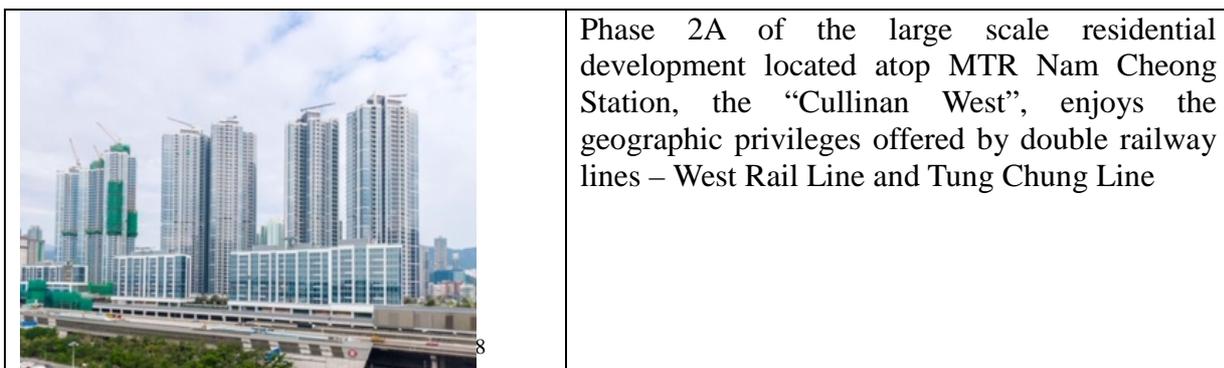
### **Chic design twin clubhouses**

The twin clubhouses of “Cullinan West” are built in two phases. The first phase of the clubhouses, “Club Brio”<sup>2</sup>, spans over 180,000 square feet of lush landscaped outdoor space with communal gardens and sculpted leisure spaces. Other facilities include an approximately 50-metre outdoor swimming pool “Titanium Pool”<sup>2</sup> and an approximately 25-metre children’s swimming pool “Platinum Pool”<sup>2</sup>, which feature a poolside jacuzzi and sunbathing areas. On the fifth floor podium, diverse leisure facilities include a barbeque area “Blaze & Grill”<sup>2</sup>, a comfortable outdoor reading court “Upper West Court”<sup>2</sup> and a lush garden “The Great Lawn”<sup>2</sup> ideal for leisurely strolls.

### **Comprehensive, cutting-edge facilities at “Club Brio”<sup>2</sup>**

The interior of “Club Brio”<sup>2</sup> is designed with a “Diamond Light Performance” theme, blending natural light with dazzling lighting. The clubhouse’s multi-purpose function room “Cullinan West Ballroom”<sup>2</sup> extends from indoor dining areas to an outdoor seating terrace. “Club Brio”<sup>2</sup> also provides a wide range of facilities for residents to get into action or to unwind in tranquility, including audiovisual equipment, a 3D cinema, the “Explore Gym”<sup>2</sup> which is equipped with comprehensive and high-tech fitness equipment, a weight-lifting zone, a boxing ring “The Bounce”<sup>2</sup> and the yoga space “Yo!ga”<sup>2</sup>. The clubhouse is complemented by other facilities such as a multi-purpose sports hall where residents can play badminton or basketball as well as changing rooms equipped with jacuzzi, sauna rooms and steam rooms. A wide array of recreational facilities exclusively for children include a children’s library, a children’s basketball court and a double-decker playground with pipe slides.

Captions:



 <p>8</p>	<p>The entire unit is designed without bay windows to facilitate an efficient layout. The rectangular living and dining room connected to the balcony is equipped with large glass windows for enhanced spaciousness (Flat A, a four-bedroom on-site unit on an upper floor of “Cullinan West” Tower 2 (2A))</p>
 <p>7</p>	<p>Large glass windows are adopted in all bedrooms. The entire unit, including the living room, kitchen, balcony and all bedrooms, enjoys stunning extensive vistas<sup>1</sup> (Flat B, a four-bedroom on-site unit on an upper floor of “Cullinan West” Tower 2 (2A))</p>
 <p>9</p>	<p>“Cullinan West” features an approximately 50-metre outdoor swimming pool “Titanium Pool”<sup>2</sup> and an approximately 25-metre children’s swimming pool “Platinum Pool”<sup>2</sup>, a poolside jacuzzi and sunbathing areas</p>
 <p>6</p>	<p>The interior of “Club Brio”<sup>2</sup> is designed with the theme of “Diamond Light Performance”, blending natural light with dazzling lighting</p>
 <p>6</p>	<p>The comprehensive gym “Explore Gym”<sup>2</sup> provides about 60 pieces of advanced training equipment</p>
 <p>6</p>	<p>The clubhouse provides a diverse range of recreational facilities exclusively for children, including a children’s library, a children’s basketball court and a double-decker playground with pipe slides</p>

	<p>The multi-purpose function room “Cullinan West Ballroom”<sup>2</sup> is designed for residents to host banquets for family and friends on special days</p>
	<p>The clubhouse’s comfortable indoor dining area “The Culinary”<sup>2</sup> provides food and beverage services in response to residents’ needs</p>

<sup>1</sup>The above serves only as a brief description of the surrounding area of Cullinan West Development. Not all units or all parts of units thereof enjoy the view. The view is affected by the unit’s floor level, orientation, surrounding buildings and environment, and is not applicable to all units or all parts of units thereof. The surrounding buildings and environment may change from time to time. The Vendor does not make any contract terms, offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment.

<sup>2</sup>Names of different areas and facilities of the clubhouse are promotional names used in promotional materials only. Such names will not appear in the deed of mutual covenant, the preliminary agreement for sale and purchase, agreement for sale and purchase, assignment, or any other title deeds or documents.

The facilities of the clubhouse and/or recreational facilities and the dates of completion thereof are subject to final approval by the Buildings Department, Lands Department and/or other relevant government authorities. The opening hours and user of the various facilities in the clubhouse are subject to the relevant laws, Land Grant, Deed of Mutual Covenant, Clubhouse regulations and the actual site conditions. The clubhouse and/or recreational facilities may not be available for immediate use at the time of move in of the residential properties of the Development. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by relevant government departments, or may require additional payments.

<sup>3</sup>Estimated travel time from MTR Nam Cheong Station to other MTR stations. Data obtained from the website of MTR Corporation Limited ([www.mtr.com.hk](http://www.mtr.com.hk)). The estimated journey time is for reference only and is subject to actual traffic condition.

<sup>4</sup>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 areas as specified above in square feet are converted at a rate of 1 square metre =

10.764 square feet and rounded to the nearest whole square feet, which may be slightly different from that shown in square metre.

<sup>5</sup>details, please refer to the section of "Fittings, Finishes and Appliances" in the sales brochure of the Phase of the Development.

<sup>6</sup>The photo was taken on 7 December 2018 at the Cullinan West Development and has been processed with computerized imaging techniques. The photo is for reference only.

<sup>7</sup>The photo was taken on 12 December 2018 at the Cullinan West Development and has been processed with computerized imaging techniques. The photo is for reference only.

<sup>8</sup>The photo was taken on 13 December 2018 at the Cullinan West Development and has been processed with computerized imaging techniques. The photo is for reference only.

<sup>9</sup> The photo was taken on 14 December 2018 at the Cullinan West Development and has been processed with computerized imaging techniques. The photo is for reference only.

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](http://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"), Joinyield 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 firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Deacons, Slaughter and May, Mayer Brown, 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 (The relevant undertaking has 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 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.

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