

PARK YOHO Milano - a low-density Italian-lifestyle residential landmark – is well received by the market

Developed by SHKP, the landmark residential development project PARK YOHO¹ located in Kam Tin North, Yuen Long enjoys low-density greenery and exudes a sense of leisurely Italian lifestyle. Following the recent enthusiastic sales response for Phase 2C of the Development – PARK YOHO Milano, SHKP speeds up its preparation for the launch of Phase 2B – PARK YOHO Napoli and expects positive response too.

Enjoy both open landscaping and convenient transport

PARK YOHO Milano is located within a unique area of PARK YOHO¹. At the front of the development, a pair of Chinese Banyan trees representing longevity and auspiciousness welcomes the guests. There is also The Camp Site² with attached camping facilities, and a rare real-grass Lawn Tennis Court². Dogs Wonderland² is located at the rear and is designed with pet-lovers in mind. It is a place where pets can come to splash around in the outdoor pool, and where owners can gaze into the distance at Lam Tsuen Country Park³, looking out upon the breathtaking views.

PARK YOHO¹ also features a transport hub⁴ with a four-line shuttle service provided by Eternal East Tours Co Ltd⁵. The service includes shuttles to and from the MTR Yuen Long Station/YOHO MALL II, MTR Kam Sheung Road Station and International Commerce Centre; and a cross-border direct bus to Huanggang Port. As for KMB, route number 68F⁶ also provides convenient transport links for PARK YOHO¹, MTR Yuen Long Station and Yuen Long Park.



Living room⁷ in the Milano Manor⁸ is connected to the balcony and are designed with floor-to-ceiling glass doors



Windowsill-free master bedroom⁷ in the Milano Manor⁸ allows residents to enjoy outdoor views

Show flats open in completed towers

PARK YOHO Milano has modified show flats with furniture and fittings, plus unmodified show flats available for viewing. The Milano Manor⁸, modified show flat⁷ of Unit A on 10th floor of Tower 36A, features large three-bedroom (one en-suite) with an attached living-dining space that connects to a 31-square-foot balcony, helping to enhance the sense of space. Master suite within the unit, highlights windowsill-free design, and comes equipped with a dressing room and a bathroom with external windows. Kitchen is equipped with a separate store room, connected W.C. with external windows and a 16-square-foot utility platform, allowing high flexibility and practicality.

PARK YOHO Milano consists of five residential buildings (Tower 31, Tower 32, Tower 33, Tower 35 and Tower 36) with a total of 538 high-quality residential units. Standard tiered units include studios, one-bedroom with store room, two-bedroom (with open kitchen) and three-bedroom (one en-suite, featuring master bedroom with connecting closet) with store room, and a store room with W.C., as well as special units with attached platform and/or roof, which offer home buyers with different options.

Notes:

- 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 or title deeds relating to the Phase(s).
- ² All owners of residential properties in the Development, residents and their guests will have access to 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 and recreational facilities may not be operational when owners of the residential properties take possession. The start dates of operation of clubhouses and their recreational facilities are upon approval by relevant government departments. Names of clubhouse facilities are marketing names in publicity materials 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.
- ³ The description above is only a brief account of the surroundings of the Phase of the Development. Not all units enjoy the respective scenery. The view is affected by a unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units. The surrounding buildings, facilities and environment may change from time to time and the descriptions are for reference only. The Vendor makes no offer, representation, undertaking or warranty, whether expressed or implied, as to the surroundings or views of the Phase.
- ⁴ The bus, mini-bus, taxi, cross-border direct bus and limousine pick-up services at the transport terminus will be provided by third parties hired on contract. Third parties hired on contract have the right to determine the fees, terms and conditions, hours of operation and service periods of the above-mentioned services, but must comply with the deed of mutual covenant or regulations of other relating legal documents.
- ⁵ The shuttle and cross-border transport services are proposed and arranged by Eternal East Tours Co Ltd, and not provided by the Vendor or the manager of the Development. Eternal East Tours Co Ltd reserves the right of final decision with regard to the fees, frequencies, arrangements, routes, hours of operation, service periods and relevant issues. Services provided may change from time to time or may be cancelled in the future. Please contact Eternal East Tours Co Ltd for details. The Vendor does not make any offer, undertaking or warranty, whether expressed or implied, as to the above-mentioned services or issues. Prospective purchasers should not rely on the information or claim against the Vendor.
- ⁶ Source of information about KMB route number 68F (for reference only): www.kmb.hk/en/news/press/archives/news201610312421.html.
- ⁷ Furniture, decorative items, pendant lights, special lights and bonsai will not be included in the actual flat. Please refer to the sales brochure for details of the fittings, finishes and appliances.
- ⁸ 'Milano Manor' is a marketing name only and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or title deeds relating to the Phase.
- ⁹ The photo was taken on 14 July 2018 at the on-site show flat of Unit A on the 10th floor of Tower 36A of PARK YOHO Milano and has been processed with computerized imaging techniques.

Name of the Phase of the Development: Phase 2B (Towers 20, 21A, 21B, 22, 23A, 23B, 25A, 25B, 26, 27A, 27B and 28 of the residential development in the Phase are called "PARK YOHO Napoli") Phase 2C (Towers 31A, 31B, 32A, 32B, 33A, 33B, 35A, 35B, 36A and 36B of the residential development in the Phase are called "PARK YOHO Milano") 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: Phase 2B – www.parkyoho.com/napoli; Phase 2C – www.parkyoho.com/milano Enquiries: (852) 3119 0008
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: Fouseas Investments Limited, Sun Hung Kai Properties Limited Authorized person of the Phase: Dr. Lu Yuen Cheung Ronald The firm or corporation of which the authorized person of the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor of the Phase: Chun Fai Construction Company Limited The firms of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Mayer Brown JSM (to be known as Mayer Brown with effect from 1 September 2018); 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 (for Phase 2B: to be provided before commencement of sales) Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited The estimated material dates to the best of the Vendor's knowledge: Phase 2B – 31 October 2019, Phase 2C – 30 April 2019 ('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. As of 30 August 2018, the pre-sale consent of Phase 2B of the Development has not yet been obtained. This advertisement is published by the Vendor or with the consent of the Vendor. Date of Printing: 30 August 2018