

Central Peak, the low-density luxury residential project featuring an extraordinary mansion design

Phase 1 of the low-density, luxury residential development, Central Peak, has been carefully planned and developed by Sun Hung Kai Properties (SHKP) for nearly 10 years. It is situated in a prime location at 18 Stubbs Road, and is fronted by bustling views[^] of Happy Valley, Causeway Bay and Wan Chai and backed by the verdant mountains of Mount Cameron[^]. The project enjoys a tranquil and highly private living environment, whilst remaining close to the heart of the city and its financial and business districts. It is truly a new star in the luxury property market. Phase 1 of Central Peak Development offers 53 luxury residential units for sale by way of tender.



This image was taken from some height above the Development on 13 July 2020 and has been processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, buildings and facilities surrounding the Phase of the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, its surrounding environment and the public facilities nearby. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the environment, buildings and facilities surrounding the Phase of the Development.

An exceptional location

Central Peak Development makes the most of the natural geographical advantages of Hong Kong Island's Mid-levels by utilising a deck design. The low-density buildings are meticulously oriented allowing units to enjoy expansive panoramic views[^]. Phase 1, Central Peak is made up of five 6-storey, low-density residential towers, including Alpex I, Alpex II, Alpex III, Everex I and Everex II. Alp means "the peak" and "mountain", symbolising creativity, power and greatness. Everex refers to Everest, the tallest mountain in the world, and it represents determination, decision-making and leadership. The residential towers demonstrate the project's unique and advantageous location, which is a traditional luxury house district, whereby residents can indulge in the metropolitan landscape[^] of Hong Kong.



Victor Lui (left), SHKP Executive Director and Deputy Managing Director, and Andy Chan (right), Sun Hung Kai Real Estate Agency General Manager, showcase the splendour of the Central Peak Development[^]

Diverse unit layouts and a meticulously designed clubhouse

Phase 1 of Central Peak Development, predominantly comprises opulent three-bedroom and four-bedroom units, as well as special units. Saleable areas range from approximately 1,650 square feet[▲] to 2,960 square feet[▲], all in glamorous mansion designs. Each unit has its own private lift lobby for enhanced privacy. The development features a luxurious private clubhouse, "Club Epic"^{**} and an outdoor garden, which together span over 43,000 square feet[#]. In order to reflect the distinguished status of residents, SHKP invited a team of top international designers from the prestigious firm Yabu Pushelberg to create "Club Epic"^{**}, sourcing artistic masterpieces from around the globe to cover every corner of the clubhouse. The design of the outdoor garden was guided by the world-famous British landscape designer, Andy Sturgeon. It demonstrates a touch of contemporary British style, reflects the boundless peaks[^] surrounding the Development, and adds a dose of elegance.

Comprehensive leisure facilities

"Club Epic"^{**} is equipped with a host of facilities, including an approximately 20-metre-long outdoor pool, "Eternal Summer"^{**}. Residents can indulge in a relaxing outdoor swim, taking in the landscape[^] and vibrant cityscape[^], for an extraordinary vacation-like experience. There is a 24-hour "Conquest Gym"^{**}, located adjacent to the yoga area, which comes with a variety of advanced equipment and a weight training area. The clubhouse also has an outdoor jacuzzi, indoor, all-weather hydromassage pool, two saunas at different temperatures, and an incredible spa space that is comparable to a six-star hotel spa experience, all designed to satisfy residents' pursuit of a premium life of comfort. In addition, the clubhouse features a magnificently decorated function room "Constance Stars"^{**} for residents to hold exclusive, private parties at any time, as well as the outdoor "Lofty Grill"^{**} for hosting barbecue parties. Residents can also spend their leisure time drinking with close friends at "Revel Cheers"^{**}, the stylishly designed bar area. There are two shared spaces at "Club Epic"^{**} named "Chronicle"^{**} and "Cordial Smile"^{**}, enabling residents to chat and have fun with relatives and friends. "Cordial Smile"^{**} can even be used as a reception venue for parties or banquets, providing an open and separate event space for a truly exceptional living experience.

Notes:
The above services and/or facilities referred to in this advertisement/promotional material are provided or managed by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service and/or facility from time to time including and not limited to the fees, operation hours and service period without further notice. The provision of such services and/or facilities is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services and/or facilities may not be available for immediate use at the time of handover of the residential properties in the Development. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.
**"Club Epic" is the residents' clubhouse of the Development. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities in the advertisement/promotional material are subject to confirmation, and such names might be different when the clubhouse facilities are open for use in the future. The Vendor reserves all rights to amend the aforesaid and amend any facilities, design, fees and usage not yet set out. Some of the facilities of the clubhouse belong to or are situated at other Phase(s) of the Development and shall not be available for use before completion of construction of such Phase(s) and all the necessary preparations for such use.
[^] The above is only a general description of the surrounding environment of Phase 1 of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding structures and environment. They are not applicable to all units and the surrounding structures and environment may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment.
[#] The total of covered area and uncovered area of the residential clubhouse (including any recreational facilities for residents' use) is 15,535 square feet, while the total of covered area and uncovered area of the communal garden or play area for residents' use below the lowest residential floor of a building in the Phase of the Development (whether known as a covered and landscaped play area or otherwise) is 27,851 square feet.
[▲] Saleable area of the residential property and the floor area of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The area of every one of the items (if any) specified in Part 1 of Schedule 2 to the extent that it forms part of the residential property (not included in the saleable area) is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The above areas have been converted to square feet based on a conversion rate of 1 square metre = 10.764 square feet and rounded to the nearest square feet; as the area shown in square feet is rounded off to the nearest integer and it may be slightly different from that shown in square metre. There is no verandah in the residential properties in the Phase of the Development.
[□] The above model is for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. The Vendor does not give any express or implied undertaking or warranty that all or any part of the content of the model is based on the actual height, material, design, use, condition or construction of the Development, and the details of the Development upon completion may be different from the information contained in this advertisement/promotional material. The Vendor reserves its absolute right to amend and change the design, specifications, features, plan, material and use of the Development, and other facilities, parts and areas, without prior notice to any purchaser. Please refer to the sales brochure for details of the Phase.

Name of the Phase of the Development: Phase 1 ("the Phase") of Central Peak Development ("the Development") (Alpex I, Alpex II, Alpex III, Everex I and Everex II of the residential development in the Phase are called "Central Peak") District: Mid-Levels East
Name of the street and the street number of the Phase: No. 18 Stubbs Road The website address designated by the Vendor for the Phase: www.centralpeak.com.hk Enquiries: (852) 3119 0008

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