St Michel - Brand-new, luxury living with an exceptional location and connectivity

Sun Hung Kai Properties' (SHKP's) meticulously planned project, St Michel Development, is located in the hills of Sha Tin South, fronted by bustling urban scenes of Sha Tin and surrounded by lush green hills. The Development boasts natural geographical advantages, sitting near the expansive, 557-hectare Lion Rock Country Park^, and provides quiet and comfortable living in remarkable privacy. It enjoys close proximity to two MTR stations, so residents are able to reach both MTR Sha Tin Wai Station and City One Station on foot. Residents can also travel easily to and from the key financial and business districts in Hong Kong and Kowloon via the Lion Rock Tunnel and Tate's Cairn Tunnel. Furthermore, it is incredibly convenient to access Hong Kong International Airport and major Mainland cities from the Development. This will set a new standard for luxury living in the district.



Victor Lui (left), SHKP Executive Director and Deputy Managing Director, and Allen Woo (right), Sun Hung Kai Real Estate Agency General Manager, introduced the locational and transportation advantages of St Michel Development

Excellent rail and road connectivity

St Michel Development stands on the hills of Sha Tin South, with access to its very own exclusive road connecting to To Shek Street. creating a superior living environment with remarkable privacy. It establishes a new model for the luxury housing market in the region. The Development is about a 9.5-minute* walk from MTR Sha Tin Wai Station, and approximately an 11.5-minute* walk to MTR City One Station. It is situated close to both Tate's Cairn Tunnel and Lion Rock Tunnel – at just approximately a 4-minute-11second $^{\cap}$ and 4-minute-53-second $^{\cap}$ drive to the Tate's Cairn Tunnel toll booth (Kowloon bound) and Lion Rock Tunnel toll booth (Kowloon bound) respectively. Besides, residents can enjoy the advantages of smooth and quick access to Hong Kong's financial and business districts, as well as the exemplary surrounding road network. It only takes around 10 minutes[∩] to drive from the Development to Kai Tak Central Business District via Route 2, and around 13 minutes[∩] to drive to Tsim Sha Tsui via Route 1. Residents can expect to arrive at IFC in Central in about 18 minutes[∩]. Access to the beating heart of the city would be convenient.

The Development enjoys easy connectivity to key areas in China, Hong Kong and even around the globe. In about half an hour $^{\cap}$, it is possible to drive from the Development to the airport, as well as other key ports. For example, Hong Kong International Airport is an approximately 30-minute^{\(\)} drive away, and the terminus of the High Speed Rail (Hong Kong Section) is accessible in around 14 minutes $^{\cap}$. Lo Wu is only about 26 minutes $^{\cap\infty}$ away, and it takes just about 40 minutes $^{\cap\infty}$ to drive to Shenzhen Bay Port via the Shenzhen-Hong Kong Western Corridor. This makes it convenient for residents to travel between Mainland China and Hong Kong, connecting with major mainland Chinese cities as well as global cities at ease. Royal Elite Service Company Limited, the company responsible for property management of Phase 1 of St Michel Development, even provides a complimentary limousine service $^{\! extsf{ iny C}}$, allowing residents to travel to and from MTR City One Station in about 3 minutes and 28 seconds¹, as one of the comprehensive living facilities and services². Residents are also able to connect to both MTR East Rail and Tuen Ma Line, for fast and convenient access to Hong Kong, Kowloon and the New Territories in all directions.

Layouts catered to buyers' needs

St Michel Development is divided into two phases, featuring a unique and meticulous design. Phase 1 of St Michel Development comprises three 19-storey low-rise residential towers, with a total of 196 low-density, high-quality residential units. Standard tiered units range from luxurious threebedroom to four-bedroom units, including three-bedroom (one en-suite) units with utility room, three-bedroom (one en-suite) units with utility room and study room, four-bedroom (one en-suite) units with utility room, as well as four-bedroom (two en-suite) units with utility room. Saleable areas of the units run between approximately 920 square feet ≜ and 1,500 square feet ≜.

from St Michel to the following destinations	
Destination	Journey Time (driving)
Toll booth of Tate's Cairn Tunnel (Kowloon bound)	about 4 minutes and 11 seconds [∩]
Toll booth of Lion Rock Tunnel (Kowloon bound)	about 4 minutes and 53 seconds [∩]
Kai Tak Central Business District	about 10 minutes [∩]
Tsim Sha Tsui	about 13 minutes [∩]
IFC, Central	about 18 minutes [∩]
Hong Kong International Airport	about 30 minutes [∩]
Terminus of the High Speed Rail (Hong Kong Section)	about 14 minutes [∩]
Lo Wu	about 26 minutes ^{∩∞}
Shenzhen Bay Port	about 40 minutes ^{∩∞}

- Notes:
 The transport services referred to in this advertisement/promotional material are provided by third parties. The Vendor does not give any undertaking or warranty regarding the provision of such transport services, their details or routes.
- The above is only a general description of the surrounding environment of the Phase 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 buildings and environment. They are not applicable to all units of the Phase of the Development and the surrounding buildings and environment of 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 views and surrounding environment of the Phase of the Development.

 Lion Rock Country Park covers a wide upland region set between North Kowloon and Sha Tin. The park borders on Kam Shan Country Park to the west by a boundary line on Tai Po Road, and commands a total area of 557 hectares. Source of information: www.afcd.gov.hk/english/country/cou_vis/cou_vis_cou_lr.tcou_vis_cou_lr.tcml. Information retrieved on 3 December 2020.

 The abovementioned walking times to and from each destination are calculated based on the shortest routes and a walking speed of 1.2 metres per second and do not include waiting times for crossing roads.

- The abovementioned estimated journey times are calculated based on the shortest routes and legal speed limits. The estimated time mentioned is for reference only and may be affected by and subject to the actual traffic and road conditions
- All journey times to and from destinations outside Hong Kong do not include the time required for border crossing.
- This service contract is for a period of 2 years, commencing on the date of execution of the St Michel Deed of Mutual Covenant incorporating Management Agreement. Management services and other services mentioned above are provided by the manager of the Phase or other contract-engaged third party companies, and are subject to terms and conditions. The manager or contract-engaged third party companies has/have the rights to determine the fees, terms and conditions, operation hours and service period of the above-mentioned management services and other services is a subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. The services and/or facilities may not be available for immediate use at the time of handover of the Phase of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.
- The surrounding environment, buildings and facilities of the Phase of the Development may change from the to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities. The Vendor 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.

 The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from those shown in square metre.

Name of the Phase of the Development: Phase 1 ("the Phase") of St Michel Development ("the Development") (Crown Tower, Queen Tower 1 and Queen Tower 2 of the residential development in the Phase are called "St Michel") District: Sha Tin Name of Street and Street Number of the Phase: 33 To Shek Street. The website address designated by the Vendor for the Phase: www.stmichel.com.hk/p1 Enquiries: (852) 3119 0008

*The provisional street number is subject to confirmation when the Phase is completed.

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: Mainco Limited Holding companies of the Vendor: Champion Sino Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized Person for the Phase: Lai Chi Leung Henry The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: Archiplus International (HK) Limited Building contractor for the Phase: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo, Mayer Brown 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 (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 date for the Phase as provided by the Authorized Person for the Phase of the behas of the Vendor's knowledge: 31 May 2022 (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 at the date of printing of this advertisement/promotional material, the sales brochure of the Phase is not yet made available. This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of Printing: 4 February 2021