

King's Hill to offer relaxing hotel-style living

The stylish new King's Hill residential development has drawn a positive response since it went on the market. Its prime location on Island West makes it close to Mid-levels West with convenient transport and a favourable school network. A unique design featuring twin clubhouses and personalized management services will offer residents relaxing, hotel-style living.

Deluxe clubhouse facilities

The Queen's Garden clubhouse on the first floor will have ample space for leisure activities and relaxation with a landscaped garden for private banquets and parties, a covered landscaped garden, an open kitchen for bakery workshops or the like, a sofa area and a jacuzzi. The second King's Sky clubhouse on the 25th floor will command a sweeping view of the city and its skyline. It will also feature a premium design and décor plus amenities including a sophisticated gym, audio-visual facilities, a piano room and ballroom.

Housekeeping and concierge service

The PRIMA by Royal Elite will provide a full range of services for King's Hill residents from household cleaning and other housekeeping to party planning and pet care, as well as air tickets and accommodation booking plus luggage rental and delivery. Residents looking for extras can download the free SoProp smartphone app for estate notices, clubhouse event details, information on nearby shops and management fee enquiries, all on the go.

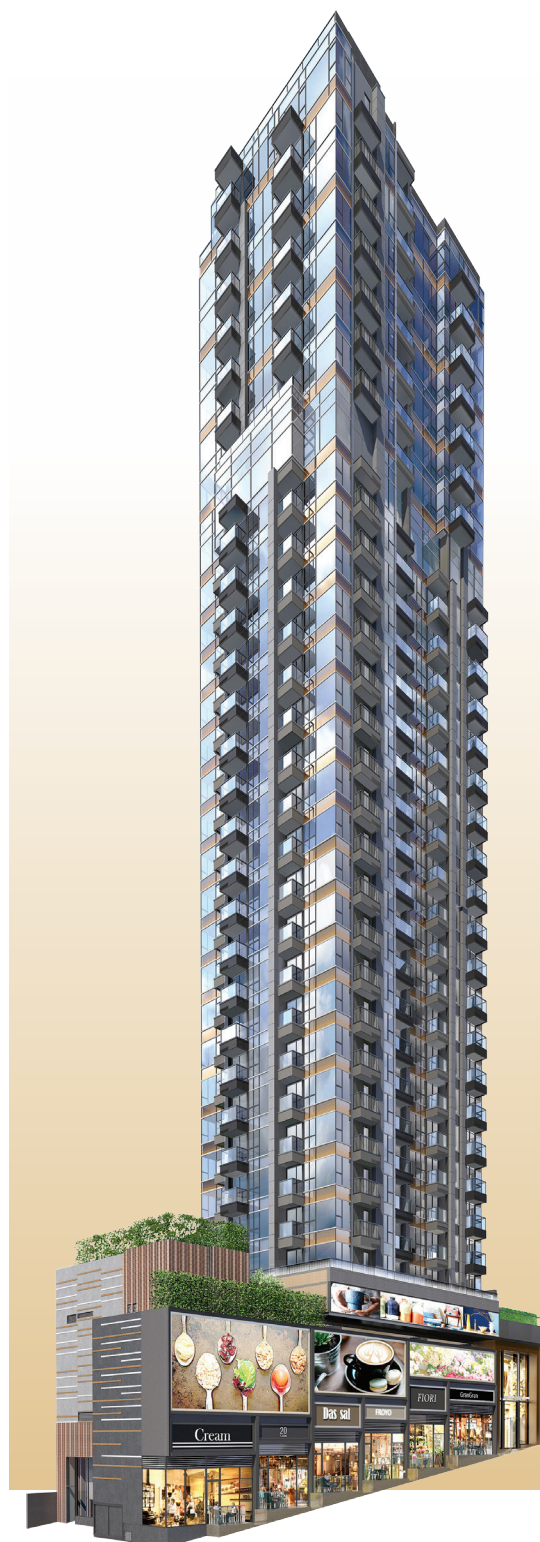
One-stop tenancy management

For the convenience of owners looking for a long-term investment, Hong Yip Property Asset Management Company Limited will provide analysis of the latest leasing trends for fixing optimal rents, and help secure tenants and negotiate new leases and renewals. Hong Yip will also assist with rent collection, issuing invoices and receipts and miscellaneous post-leasing matters like payment of management fee, rates, electricity and water bills, lawyer fees, maintenance fees and insurance. Hong Yip will additionally put owners' minds at ease by arranging maintenance and redecoration followed by checking the work for acceptance.

Remarks:

1) Queen's Garden, King's Sky, PRIMA by Royal Elite and other facilities names are promotional names appearing in promotional materials. Such names will not appear in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title documents.

2) The Clubhouse/part of management services may not be immediately available for use upon the date of occupation of the residential properties of the development. Use or operation of certain facilities and/or management services shall also be subject to issuance of the relevant consents or licenses from the relevant Government departments and payment of additional fees.



District: Sai Ying Pun & Sheung Wan Name of the street and the street number: 38 Western Street
The website address designated by the vendor for the development: www.kingshill.com.hk Enquiries: (852) 3119 0008

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Vendor: Fame Amuse Limited Holding companies of the vendor: Worth Plus Investments Limited, Assets Garden Holdings Limited, Sun Hung Kai Properties Limited Authorized person: Cheng Yuk Leung
The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity: Aedas Limited Building contractor: Teamfield Building Contractors Limited
Solicitors for the vendor: Mayer Brown JSM Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Not applicable Any other person who has made a loan for the construction of the development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for the development to the best of the vendor's knowledge: 31st May 2017. 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. This advertisement is published by the vendor or by another person with the consent of the vendor. Date of Printing: 16 December, 2015