

Park Vista taking country club living to the optimum

Park Vista Development¹, a new residential project in Kam Tin North meticulously planned by SHKP, will have over 1.2 million square feet of lush greenery² and enjoy the added convenience of being close to both MTR Yuen Long Station and Kam Sheung Road Station. It will set a new benchmark for a superior residential community.

Facilities that meet your needs

Opulently decorated and surrounded by rolling hills, the low-density Park Vista has a green theme and will boast twin clubhouses – Club Vista and Club Vista LUXE³ – with approximately 120,000 square feet of outdoor and indoor floor space. The clubhouses will hold more than 70 facilities⁴ comprising 12 European-theme gardens, six swimming pools, three detached villas, a space for manor-style celebrations and garden parties, jogging paths, a campground, food & beverage outlets and more. Residents will have the benefit of comprehensive shopping and lifestyle convenience at Park Vista Plaza⁵, which will cover some 75,000 square feet. Premium outlets in the plaza will include York International Kindergarten, Fusion by PARKnSHOP, 7-Eleven, specialty restaurants, beauty and personal care, professional laundry and travel agencies.

Transport links rivalling YOHO

Park Vista Plaza⁵ tenant Eternal East Tours will provide transportation service between Park Vista and MTR Yuen Long Station of the West Rail Line / YOHO MALL (every five minutes during rush hours) and MTR Kam Sheung Road Station of the West Rail Line (every ten minutes during rush hours)⁶. On top of the convenience of being just four minutes⁷ from MTR Yuen Long Station and five minutes⁷ from MTR Kam Sheung Road Station, Park Vista will be served by a transport terminus⁸ providing mini-bus, taxi, limousine pick-ups and direct cross-border bus service, with a VIP waiting lounge equipped with Wi-Fi for the exclusive use of Park Vista residents. Moreover, residents will be able to use the YOHO Vista Transit Link mobile app⁹ to check on arrivals of mini-buses and buses between Park Vista and the YOHO transport interchange, in addition to bus routes and the positions of stops.

Unit layouts meet buyers' needs

With a total of 1,027 apartments, Park Vista 1A, 1B and 1C¹ will follow dual-block design ranging from 11 to 16 storeys each and providing 362, 499 and 166 units respectively. There will be three towers for Park Vista 1A¹ with two- or three-bedroom units, five towers for Park Vista 1B¹ with one- to three-bedroom units and only one tower for Park Vista 1C¹ with studio flats and one- to three-bedroom units. All phases will offer special units.

Note:

¹ Name of the Phase(s) of the Development: Phase 1A of Park Vista Development (Towers 9A, 9B, 10A, 10B, 11A and 11B of the residential development in the Phase are called "Park Vista 1A"); Phase 1B of Park Vista Development (Towers 2A, 2B, 3A, 3B, 5A, 5B, 6A, 6B, 7A and 7B of the residential development in the Phase are called "Park Vista 1B"); Phase 1C of Park Vista Development (Towers 1A and 1B of the residential development in the Phase are called "Park Vista 1C").

² Lush greenery refers to the green spaces within the Development which has a total area of some 1.22 million square feet. These spaces would be made available in line with the moving-in time of the various phases. According to information on the website of Leisure and Cultural Services Department, the Kowloon Park has an area of 13.3 hectares, which is about 1.43 million square feet.

³ The clubhouses and recreational facilities comprise both Club Vista of the current phases of Development i.e. Park Vista 1A, Park Vista 1B and Park Vista 1C, and Club Vista LUXE of the subsequent phases of the Park Vista Development, and would be open to all residents from both the current and subsequent phases. After the current phases of Development are completed, the clubhouse and recreational facilities of the current phases would be available for use. However, the clubhouse and recreational facilities of the subsequent phases would only be made available upon completion of the subsequent phases of Park Vista Development. Club Vista and Club Vista LUXE 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.

⁴ Clubhouse and recreational facilities would be made available according to the moving-in time of the various phases.

⁵ The design and floor area of Park Vista Plaza are subject to the final building plans approved by the relevant government authorities. The developer reserves the right to amend and alter shops facilities, partitions, materials, design, orientation, usage, specifications, and features etc. without prior notice. The shops may not be operational by the moving-in time of the phases. The shop mix would be finalized upon the official opening of Park Vista Plaza.

⁶ Calculations are based on 12 shuttles per hour for MTR Yuen Long Station of the West Rail Line / YOHO Mall and 6 shuttles per hour for MTR Kam Sheung Road Station of the West Rail Line. Frequencies are subject to traffic conditions and for reference only. The transport service will be provided by Eternal East Tours Co Ltd and the company has the right to determine the fees, terms and conditions, hours of operation and service period of its management service and the above-mentioned services.

⁷ These are the minimum time required to travel to the West Rail stations via shortest routes and within lawful speed limits, excluding time spent on traffic jams or at traffic lights and are subject to traffic conditions. Information on travelling time is provided by independent traffic and transportation consultant CKM Asia Limited and is for reference only.

⁸ The Transport Terminus may not be immediately operational upon the date of occupation of the residential properties of the Development. The mini-bus, taxi, cross-border direct bus and limousine pick-ups services will be provided by third parties. Those third parties have the right to determine the fees, terms and conditions, hours of operation and service period of the management services and other services.

⁹ YOHO Vista Transit Link mobile app currently supports iOS and Android operating systems, and will be operational in tandem with the launch of the Transport Terminus.



This photograph was taken from some height above the Development on 19 November 2015 and processed with computerized imaging techniques. This photo shows the general environment, structures and facilities surrounding the Development and do not illustrate the final appearance of or the view of or from the Phases of the Development or any part thereof upon completion. The surrounding environment, buildings and facilities of the Phases of the Development are subject to change. The above photograph does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the vendor as to the Phases of the Development. Please make reference to the sales brochure for the boundary and residential area of the Development.

District: Kam Tin North Name of Street and Street Number of the Phase(s) of the Development: 18 Castle Peak Rd Tam Mi*
Website address designated by the Vendor for the Phase(s) of the Development:
Phase 1A www.parkvista.com.hk/1a Phase 1B www.parkvista.com.hk/1b Phase 1C www.parkvista.com.hk/1c Enquiries: (852) 8330 0338

* The provisional street number is subject to confirmation when the Phase(s) of the Development are 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: Bright Strong Limited Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited Authorized person for the Phase of the Development: Dr. Ronald Lu The firm or corporation of which the authorized person for the Phase of the Development is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building contractor for the Phase of the Development: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase of the Development: Mayer Brown JSM; Winston Chu & Company; 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 of the Development: The Hongkong and Shanghai Banking Corporation Limited Any other person who has made a loan for the construction of the Phase of the Development: Sun Hung Kai Properties Holding Investment Limited Estimated material date for the Phase of the Development to the best of the Vendor's knowledge: 31 October 2016 ("material date" means the date on which the conditions of the land grant are compiled with in respect of the Phase of the Development. 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 of the Development. This advertisement is published by or with the consent of the Vendor. Date of printing of this advertisement: 16 December 2015