



This image was taken in the Phase on 5th February 2016 and processed with computerized imaging techniques. It does not illustrate the final appearance or view from the Phase of the Development and is for reference only. The surrounding environment, buildings and facilities may change from time to time. The image does not constitute any offer, undertaking, representation or warranty, whether expressed or implied, on the part of the vendor as to the Phase of the Development.

PARK YOHO Venezia - Popular new low-density landmark in Yuen Long

SHKP's recent launch of the large PARK YOHO Venezia residential project in Kam Tin North, Yuen Long drew an enthusiastic market response.

Premier clubhouses for enjoyable living

PARK YOHO¹ is near MTR Yuen Long Station and Kam Sheung Road Station (West Rail Line) for easy accessibility and YOHO MALL II by MTR Yuen Long Station is just a four-minute² drive away. Eternal East Tours intends to take space in the mall and they plan to run a YOHO MALL II – MTR Yuen Long Station – MTR Kam Sheung Road Station – International Commerce Centre – Huanggang Port shuttle service.²

The project will have the Club COMO³ and Club GARDA³ clubhouses with about 120,000 square feet of floor area, which together with the communal gardens and play area will have an area of about 760,000 square feet⁴. There will be about 70 facilities such as 12 European gardens, six swimming pools, three villas, a ballroom, gym and more, plus pools and play areas for pets. The major PARK CIRCLE⁵ shopping mall within the Development and local landmark YOHO MALL nearby will supply all the daily necessities for residents. Completed units and Club COMO³ are now open for viewing so that prospective buyers can experience the premium quality first hand.

Designed for privacy

PARK YOHO Venezia will have five residential blocks in an uncommon design divided into ten segments for more privacy. Glass curtain walls made up of Insulated-Glass-Unit (IGU) will be used extensively, and L-shape layouts of the residential blocks will let residents enjoy picturesque views of the clubhouse gardens⁶. Each residential block of PARK YOHO Venezia will range from 11 to 14 storeys with four to five units on each floor served by two lifts for quick, easy access. There will be 499 premium residential units available with one to three bedrooms plus specialty units.



Flat A, 12/F, Tower 5A of PARK YOHO Venezia⁷

*This image was taken at Flat A, 12/F, Tower 5A of PARK YOHO Venezia on 12th June 2016 and the colour was processed with computerized imaging techniques. Furniture, decorative items, pendant lights, special lights and bonsai will not be included in the actual flat. Please refer to sales brochure for details of the fittings, furnishes and appliances. The image is for reference only and does not constitute any offer, undertaking, representation or warranty whatsoever, whether expressed or implied, on the part of the vendor regarding the Phase.

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 and title deeds relating to the Phase(s).
- ² Calculations are based on a drive via shortest routes and within lawful speed limits. Information on travelling is provided by independent traffic and transportation consultant CKM Asia Limited, and the time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions. The planned shuttle and cross-border transport services are proposed and will be arranged by Eternal East Tours Co Ltd., not provided by the vendor or manager of the Development. Eternal East Tours Co Ltd. reserves the right of final decision with regard to the fees, frequencies, routes, hours of operation, service period and relevant issues. Please contact the company 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.
- ³ Club COMO will be in Phases 1A, 1B and 1C, and Club GARDA will be in subsequent phases. All owners of residential units in the development, residents and their guests will have access to Club COMO and Club GARDA 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 an additional fee. The clubhouses and their recreational facilities may not be operational when owners of the residential properties take possession. Club GARDA will be operational by the time residents move in to subsequent phases subject to government approval. Club COMO and Club GARDA 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.
- ⁴ The clubhouse area in the Development will be made up of residents' clubhouses of about 120,000 square feet (including any covered and uncovered recreational facilities for residents' use) and communal gardens or play area (covered and uncovered) of some 640,000 square feet.
- ⁵ The design and floor area of PARK CIRCLE are subject to the final building plans approved by relevant government authorities. The developer reserves the right to amend and alter shop facilities, partitions, materials, design, orientation, usage, specifications and features etc. without prior notice. The shops may not be operational by the moving-in times of the Phase. Shop mix will be finalized upon the official opening of PARK CIRCLE.
- ⁶ The description above is only a brief account of the surroundings from the Phase of the Development. The view is affected by a unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all the units. The buildings, facilities and environment around the Development 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 of the Development.

Name of the Development: PARK YOHO Venezia

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: www.parkyoho.com/venezia

Enquiries hotline: (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: Bright Strong Limited Holding companies of the Vendor: Fourseas Investments Limited, Sun Hung Kai Properties Limited Authorized person for the Phase: Dr. Lu Yuen Cheung Ronald The firm or corporation of which the authorized person for the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) 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: 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: The Hongkong and Shanghai Banking Corporation Limited Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited Estimated material date for the Phase to the best of the Vendor's knowledge: 30 April 2017. ("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. This advertisement is published by or with the consent of the Vendor. Date of Printing: 29th June, 2016