

# SHKP's Ultima in Ho Man Tin



This photograph was taken from some height above the Development on 17 April 2015 and processed with computerized imaging techniques. The scene shows the general environment, structures and facilities surrounding the Development and does not reflect the external appearance of the completed Phase of the Development or any part thereof or the view from the completed Phase of the Development or any part thereof. The photo is for reference only. At the time when the photo was taken, the Phase of the Development was still under construction. The vendor 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. This photo does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the vendor as to the Phase of the Development or any part thereof.

The first phase of SHKP's Ultima Development in the mid-levels of the traditional Ho Man Tin high-end residential neighbourhood has been drawing keen attention.

## Exquisite mix of apartments and houses

The Ultima Development is being built in two phases, and phase 1 is named Ultima. Stone and aluminum claddings are among the external wall finishes of Ultima's high-rise buildings, coupled with full-length windows for added style and grandeur. Ultima will offer a total of 256 premium residences, including 249 apartments in three towers plus seven houses, with various layouts from two to four bedrooms. Special units are provided for residents seeking a distinctively relaxing lifestyle.

## Finest environment, transport and school network

The project is in a prime area of Ho Man Tin with a prestigious school network and close to MTR Ho Man Tin Station<sup>1</sup> currently under construction, which will be the interchange for the Shatin to Central Link. Residents will be able to enjoy convenient transport amid a tranquil setting, and some units will boast magnificent views of Victoria Harbour<sup>2</sup>. The development is surrounded by green space and recreational land<sup>3</sup>, which is something of a rarity in urban areas these days.

<sup>1</sup> Source: MTR Shatin to Central Link website: [www.mtr-shatincentrallink.hk](http://www.mtr-shatincentrallink.hk). The actual opening date for MTR Shatin to Central Link and the opening of the Ho Man Tin MTR Station for use shall be according to the announcement to be made by MTR Corporation Ltd from time to time. Please visit the MTR Corporation website for more details. Information relating to the Shatin to Central Link (including but not limited to its alignment, stations and distances, station entrances, programme, design and completion date, etc) may change from time to time and is subject to MTR Corporation Ltd's announcement. The Shatin to Central Link may not be completed or open for use at the time when Ultima is completed for occupation and the information set out in this advertisement/promotional material may not be the same as it actually transpires.

<sup>2</sup> The view enjoyed by an unit is affected by the unit's orientation, level and surrounding buildings. This advertisement does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the vendor as to the Phase of the Development or its view.

<sup>3</sup> The buildings, facilities and environment surrounding Ultima may change from time to time and are for reference only. The vendor does not make any offer, representation, undertaking or warranty (whether express or implied) as to the surrounding environment or the view of or from Ultima. 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.

Name of the Phase of the Development: Phase 1 ("the Phase") of Ultima Development ("the Development") (Towers 6, 7 and 8 and Houses 1 to 8 (with House 4 omitted) of the residential development in the Phase are called "Ultima")

District: Ho Man Tin Name of Street and Street Number of the Phase of the Development: 23 Fat Kwong Street\*

The website address designated by the vendor for the Phase of the Development: [www.ultima.com.hk](http://www.ultima.com.hk) Enquiries: (852) 3119 0008

\*The above provisional street number is subject to confirmation when the Phase of the Development 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: Polarland Limited Holding companies of the vendor: Inkatha Investments Limited, Kingbond Holdings Ltd, Sun Hung Kai Properties Limited Authorized person of the Phase of the Development: Henry Chi Leung Lai Firm or corporation of which the authorized person of the Phase of the Development is a proprietor, director or employee in his professional capacity: Archiplus International Limited Building contractor of 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: Woo Kwan Lee & Lo; Mayer Brown JSM; Clifford Chance 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 had made a loan for the construction of the Phase of the Development: Sun Hung Kai Properties Holding Investment Limited The estimated material date for the Phase of the Development as provided by the authorized person of the Phase of the Development to the best of the vendor's knowledge: 30th September, 2016 ("Material date" means the date on which the conditions of the land grant are complied 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 purchaser is advised to refer to the sales brochure for any information on the Phase of the Development. This advertisement is published by the vendor or with the consent of the vendor. Date of issue: 19<sup>th</sup> June 2015