



天金鑽  
ULTIMA

The background image was taken from some height above the Development on 18 December 2015 and processed with computerized imaging techniques. The general appearance of the Development upon completion has been merged and added by computer rendering techniques and processed with computerized imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Development. The image does not illustrate the final appearance or view of or from the Phase of the Development and is for reference only. The Phase of the Development was still under construction when the image was taken. Details of the Phase of the Development upon completion may be different from that stated in this advertisement, and is subject to the final plans approved by the relevant Government authorities. There will be other completed and/or uncompleted structures and facilities surrounding the Phase of the Development, and the environment and facilities surrounding the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty (whether express or implied) as to the environment and facilities of the Development and its surroundings. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the development site, surrounding environment and the public facilities nearby.

## Phase 2 of Ultima - Large-scale residential development in Ho Man Tin set to go on the market

Phase 2 of SHKP's Ultima Development in the traditional luxury neighbourhood of Ho Man Tin will soon be available in the market, offering a lifestyle of exceptional quality to residents.

### Unique design for a splendid style

Phase 2 of Ultima has the same geographical advantages as Phase 1. It boasts a central location surrounded by greenery, coupled with a pleasant environment, vast views, convenient transportation and quality school network. SHKP applied its extensive design experience and architectural insight gained over the years to create a discerning living space with careful attention to every detail.

### Linear arrangement offers unobstructed views

The residential towers in Phase 2 of Ultima are arranged linearly and have stylish outer walls fashioned with curtain walls, stones and aluminum alloy. Phase 2 will have 271 quality units including 245 standard units and 26 special units<sup>1</sup>. Unit layouts include three bedrooms (one en suite) with utility room, three bedrooms (one en suite) with storeroom and utility room, four bedrooms (double en suites) with utility room and vertical living room design and four bedrooms (double en suites) with utility room and horizontal living room design, as well as special units<sup>1</sup>. Most units feature a large balcony affording a view of lush greenery, and some units will even enjoy the magnificent views of Victoria Harbour or Kai Tak<sup>2</sup>.

Each typical floor<sup>3</sup> in the residential towers of Phase 2 of Ultima comprises four units (two on each side) served by four passenger lifts and a service lift. Each unit has its own private lift lobby<sup>4</sup> and residents will enjoy the convenience of two exclusive passenger lifts that provide better privacy.

<sup>1</sup> Special units include Flats A and B on 3/F and 4/F in Tower 1; Flats A, B and C on 21/F and 22/F in Tower 1; Flats A and C on 23/F and 25/F in Tower 1; Flats A and B on 22/F and 23/F, in Tower 2; Flat C on 23/F in Tower 2; Flats A, C and D on 25/F and 26/F in Tower 2; Flats A and B on 22/F and 23/F in Tower 3; Flat C on 23/F in Tower 3; Flats A, C and D on 25/F and 26/F in Tower 3; Flats A and B on 3/F and 4/F in Tower 5; Flat A on 5/F in Tower 5; Flat C on 23/F in Tower 5; Flats A, C and D on 25/F and 26/F in Tower 5.

<sup>2</sup> The description above is only a brief description of the different views from different parts of Phase 2 of the Development. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units of Phase 2. The buildings, facilities and environment around the Development may change from time to time and the Vendor makes no offer, representation, undertaking or warranty whether express or implied in respect of the view.

<sup>3</sup> The typical floors of Phase 2 of the Ultima Development are 5/F to 12/F, 15/F to 20/F in Tower 1; 5/F to 12/F, 15/F to 21/F in Tower 2; 5/F to 12/F, 15/F to 21/F in Tower 3; 5/F to 12/F, 15/F to 22/F in Tower 5.

<sup>4</sup> Except flats on 3/F in Tower 1; and 3/F in Tower 5.

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/p2](http://www.ultima.com.hk/p2) Enquiries: (852) 3119 0008

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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 Printing: 22nd February, 2016