



The photo, taken on 9 August 2018 at the on-site flat of Unit A on the 53rd floor of Tower 5A of Cullinan West II, has been processed with computerized imaging technique and is for reference only. It serves only as a brief description of the view of the unit. Not all units or all parts of all units thereof enjoy the respective scenery. The Vendor does not make any representation whatsoever that the other units of the Phase of the Development can enjoy this view. The view enjoyed by a unit is affected by the unit's floor level, orientation, surrounding buildings and environment, and the surrounding buildings, environment and facilities may change from time to time. The Vendor does not make any terms of contract, offer, representation, undertaking or warranty whatsoever, whether express or implied regarding the surrounding environment of the Phase of the Development or its view. The Owner also advises prospective purchasers to conduct an on-site visit for a better understanding of the site of the Phase of the Development, its surrounding environment and the public facilities nearby.

On-site units in Cullinan West II for sale

The large-scale SHKP residential project Cullinan West II is located right within the heart of the city, above MTR Nam Cheong Station. The area is well-equipped with comprehensive social facilities and has the advantage of being a transportation hub, served by two MTR lines¹. The entire development project is constructed facing the sea², so that units feature panoramic sea-views². The design is original, creative and of course tasteful. On-site units at the development are now for sale, ready to provide a comfortable and relaxed living environment for its residents.

On-site flat of Unit A on the 53rd floor of Tower 5A

Four-bedroom units (with double en-suites) feature a study, a utility room with W.C. and have a saleable area³ of 1,509 square feet, and a 52-square-foot balcony. Open and spacious, these units are suitable for large families. Double doors amplify the mansion style and units are located on the higher floors, featuring large glass windows so that residents can enjoy open views of the sea². In addition, huge glass windows are used throughout the units at practical intervals. Engineered timber flooring⁴ runs throughout the living room and dining room, the hallway and the bedrooms, creating a feeling of warmth. The living room and dining room are rectangular and feel spacious even when furnished with larger items of furniture and a dining room table. The addition of large glass windows and the balcony further enhances the sense of space.

Units feature both a regular kitchen and an open kitchen. The regular kitchen is spacious and rectangular, featuring both Italian Poliform kitchen cabinets and German Siemens appliances⁴. The open kitchen includes a kitchen island, which becomes a dining area once chairs are placed around it, creating an interactive kitchen-dining space. Two bedrooms and a study room are located at the other end of the unit and are designed with functional layout. They also feature large glass windows for wonderful outdoor views. The master suite is designed with great user-friendliness, which has immense glass windows offering open sea views² and the benefits of convection. The master suite has also been designed carefully to allow space for wardrobes. The elegant, stylish and spacious master bathroom is fitted with a four-piece design⁴ and window.

To thank members for their support, SHKP Club has launched the Submission of Registration of Intent Reward Scheme for Cullinan West II⁵ in August, offering YATA gift certificates to eligible SHKP Club members who are also fans of the SHKP Club Facebook page on a first-come-first-served basis while stock lasts. SHKP Club members can also enjoy a 1% price discount offer⁶ if they sign the preliminary agreement for sale and purchase of Cullinan West II on or before 30 September 2018.



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Notes:

¹ MTR Nam Cheong Station is the only station served by both West Rail Line and Tung Chung Line.

² The above serves only as a brief description of the surrounding area of Cullinan West II. Not all units or all parts of all units thereof enjoy the respective scenery. The view is affected by the unit's floor level, orientation, surrounding buildings and environment, and is not applicable to all units thereof or all parts of all units. The surrounding buildings and environment may change from time to time. The Vendor does not make any contract terms, offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and the surrounding environment. The owner also advises prospective purchasers to conduct an on-site visit for a better understanding of the site of the Phase of the Development, its surrounding environment and the public facilities nearby.

³ Saleable area means the floor area of the residential property, which includes the floor area of balcony, utility platform and verandah (if any), calculated in accordance with Section 8 (1) of the Residential Properties (First-hand Sales) Ordinance. Saleable area does not include the area of each item listed in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

⁴ For details, please refer to the section of "Fittings, Finishes and Appliances" in the sales brochure of the Phase of the Development.

⁵ The Submission of Registration of Intent Reward Scheme for Cullinan West II for SHKP Club members and Facebook fans will end on 30 September 2018. The reward scheme is offered and arranged by SHKP Club. The Owner of the Phase of the Development (i.e. Nam Cheong Property Development Limited) and the Person so engaged (i.e. Joinyield Limited) are not related to this reward scheme and will not be liable for any claims in relation thereto. For the avoidance of doubt, the reward scheme does not form part of any gift, financial advantage or benefit available in connection with the purchase of a designated residential property of the Phase of the Development. The reward scheme is subject to terms and conditions published from time to time on the SHKP Club's website (www.shkpcub.com).

⁶ Where the preliminary agreement for sale and purchase of the residential property of the Phase of the Development set out in designated price list(s) is signed on or before 30 September 2018, if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (for individual purchasers) or at least one director of the Purchaser (for corporate purchasers)) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase, the Purchaser will be offered a 1% discount on the price. The discount is subject to terms and conditions. Please refer to the designated price lists of the Phase of the Development, or other price list(s) of the Phase issued or to be issued from time to time for details. The discount will end on 30 September 2018. The discount is offered or arranged by the Person so engaged (i.e. Joinyield Limited). The Owner (i.e. Nam Cheong Property Development Limited), West Rail Property Development Limited, MTR Corporation Limited, Kowloon-Canton Railway Corporation and SHKP Club are not related to such discount and will not be responsible for any claims in relation thereto. All claims and disputes in respect of the price discount offer shall be directed to the Developer.

Name of the Phase of the Development: Phase 3 ("the Phase") of Cullinan West Development ("the Development") Tower 3 (3A & 3B) and Tower 5 (5A & 5B) of the residential development in the Phase are called "Cullinan West II"

District: South West Kowloon Name of the Street and street number of the Phase: 28 Sham Mong Road

The website address designated by the Vendor for the Phase: www.cullinanwest2.com.hk Enquiries: (852) 3119 0008

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the concerned development 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: Nam Cheong Property Development Limited (as "Owner"), Joinyield Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the Phase; "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.) Holding company of the Owner: West Rail Property Development Limited Holding companies of the Person so engaged: Leola Holdings Limited, Wisdom Mount Limited, Data Giant Limited, Sun Hung Kai Properties Limited Authorized Person of the Phase: Chan Wan Ming The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: P&T Architects & Engineers Limited Building contractor of the Phase: Sanfield Building Contractors Limited The firms of solicitors acting for the Owner in relation to the sales of residential properties in the Phase: Deacons, Slaughter and May; Mayer Brown JSM (to be known as Mayer Brown with effect from 1 September 2018); 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 (The relevant undertaking has been cancelled) Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited The estimated material date for the Phase to the best of the Vendor's knowledge: 30 June 2019. 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 or the Phase. This advertisement is published by the Person so engaged with the consent of the Owner. Date of Printing: 30 August 2018