

## Exquisite luxurious clubhouse at the harbourfront landmark "Victoria Harbour"



This image comprises computer processed images combining processed images of the surrounding environment of the Phase which were taken on 1 April 2017 from airspace near the Phase and computer graphic of the Phase, the subsequent phase(s) of the Development and the hotel. They are for reference only and do not illustrate the actual appearance of or the view of or from any part of the Phase or its surrounding areas upon completion. The Phase, the subsequent phase(s) of the Development and the hotel are still under construction when the images were taken. The images show the general condition of the surrounding environment, buildings and facilities of the Phase. The surrounding environment, buildings and facilities of the Phase may change from time to time.

"Victoria Harbour", Sun Hung Kai Properties' (SHKP) harbourfront landmark on Hong Kong Island, will feature magnificent views of Victoria Harbour<sup>1</sup>, endowing this project with an prestige sense of grandeur. The Development will also include "Club Vici", an opulent and prestigious clubhouse that further enhances the overall sense of elite refinement, making to start living the premium life.

### Superior services and facilities for an exceptional experience

"Club Vici" will be about 28,900 square feet (both indoors and outdoors)<sup>2</sup> with ripple-themed décor. It is equipped with a diverse range of top-class leisure facilities to satisfy residents' pursuit of luxury living. The twin pools at the clubhouse will feature a special linked design; the outdoor "King's Pool" beside the Victoria Harbour will adjoin the indoor "Queen's Pool"<sup>3</sup>, giving a total length of approximately 60 metres. There will also be a "King's Jacuzzi". "Vici House"<sup>4</sup>, which will be over 6,000 square feet including both indoors and outdoors, designed specifically for residents who enjoy hosting lively parties. Guests can access to the "Vici House"<sup>4</sup> through the special private gateway. There will also be a private swimming pool, landscaped garden and barbecue facilities, providing residents and guests with the finest facilities to share relaxing fun at poolside barbecue parties. Moreover, residents can invite friends and family to stroll together or dine at "Vici Gala"<sup>5</sup>, a venue spacious enough to accommodate two banquet tables.

Guests with a particular interest in personal fitness can take advantage of the wide range of gym equipment at "Harbour-V Fitness"<sup>5</sup> or train in the weight training zone. The "Marine's Playground", the children play area located at the podium garden, will provide a great space especially designed for children. "Club Vici" will also offer residents European-style fine dining known as "Guéridon Service", and guests can gaze out over the open vistas across the outdoor pool and watch the chefs demonstrate their culinary skills while enjoying the finest food and wine at "Braxton". Residents can then take a stroll at the "Harbour Garden" and unwind, surrounded by a tranquil outdoor environment. Residents who enjoy sea cruises can also use the special "Harbour Voyage Service" to earn their offshore masters license, or have access to yacht rentals and boat trip services.

"Victoria Harbour" will consist of five residential towers, providing a total of 355 premium residential units in various layout plans, main unit layouts range from studios to four-bedroom, special units will also be available.

#### Notes:

Information in this advertisement does not represent the final appearance of the clubhouse and recreational facilities of the Phase of the Development. Information is for reference only and does not constitute or shall not be considered to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the actual design, orientation, layout, construction, location, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other items of the clubhouse and landscaped garden or the surrounding places, facilities, buildings or construction. The Vendor reserves its absolute right to amend or change any part of the clubhouse, landscaped garden and all of their facilities, without the need to give prior notice to any Purchaser. The Purchaser must not rely on this advertisement for any use or purpose. For details of the Phase of the Development, please refer to the sales brochure. The facilities and completion date of the clubhouse, landscaped garden and/or recreational facilities are subject to the final approval of Buildings Department, Lands Department and/or other relevant government departments.

The facilities of the clubhouse, recreational facilities and/or landscaped garden may not be available for immediate use at the time of handover of the residential properties in the Phase of the Development. Moreover, part of the clubhouse facilities (i.e. Vici Gala, Queen's Pool, Arodogio Spa, Chill Yoga and part of the Harbour-V Fitness) belong to the Subsequent Phases of the Development, which can only be used after the completion of the said Subsequent Phases and the compliance with all the relevant regulations. The use or operation of some of the facilities and/or services may be subject to the consent or permit issued by the relevant government departments, or additional payment. The name of the clubhouse, recreational facilities, landscaped garden and their facilities are promotional names appearing in promotional materials only. Such name will not appear in the Deed of Mutual Covenant, the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment, or any other title deeds and documents.

<sup>1</sup> The above description serves only as a brief description of the surrounding area of the Development. Not all units 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. The buildings and environment around may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the view and surrounding environment.

<sup>2</sup> The total of covered area and uncovered area of the Residential Clubhouse (including any recreational facilities for residents' use).

<sup>3</sup> This facility forms part of the subsequent phase(s) of the Development, which can only be used after the completion of the said subsequent phase(s) and the satisfaction of all requisite requirements.

<sup>4</sup> "Vici Gala", a part of "Vici House", forms part of the subsequent phase(s) of the Development, which can only be used after the completion of the said subsequent phase(s) and the satisfaction of all requisite requirements.

<sup>5</sup> A part of this facility forms part of the subsequent phase(s) of the Development, which can only be used after the completion of the said subsequent phase(s) and the satisfaction of all requisite requirements.

Name of the Phase of the Development: Phase 1B ("the Phase") of Victoria Harbour Development  
(The residential development in the Phase is called "Victoria Harbour") District: North Point

Name of the street and the street number of the Phase: 133 Java Road<sup>#</sup>

The website address designated by the Vendor for the Phase: [www.victoriaharbour.com.hk](http://www.victoriaharbour.com.hk) Enquiries: (852) 3119 0008

<sup>#</sup>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: Choice Win (H.K.) Limited Holding companies of the Vendor: Topraise Group Limited, Total Corporate Holdings Limited, Sun Hung Kai Properties Limited Authorized Person of the Phase: Lu Yuen Cheung Ronald The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited Building Contractor of 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, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum 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 The estimated material date for the Phase to the best of the Vendor's knowledge: 30 November 2018 ("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 the Vendor or with the consent of the Vendor. This advertisement/promotional material shall not constitute or be construed as any offer, representation, undertaking or warranty, whether express or implied, on the part of the Vendor regarding the Phase or any part thereof. Date of Printing: 17 April 2018