

# Mount Regency Phase II provides incredible home-ownership opportunities with a fashionable clubhouse and intimate facilities

Sun Hung Kai Properties' (SHKP's) Mount Regency Development, located in Tuen Mun, has received encouraging response since its launch. A new batch of Mount Regency Phase II residential units are currently released, providing fantastic opportunities for prospective buyers. Buyers will be able to enjoy the co-sharing facilities and caring services<sup>2</sup> provided by the Development's exclusive residents' clubhouse named "club regency GRAND"<sup>1</sup>.

## Clubhouse and facilities for sports and leisure - a rare combination for the locale

"club regency GRAND"<sup>1</sup> and its landscaped areas stretch over 75,000 square feet. The clubhouse will offer an array of recreational facilities which include unique facilities such as "REGENCY arena"<sup>1</sup> (an indoor multi-purpose sports ground), "REGENCY pool"<sup>1</sup> (a 25-metre indoor swimming pool) and "REGENCY banquet room"<sup>1</sup> (a banquet room with a teppanyaki bar<sup>1,3</sup>), catering to the younger generation's interest in making new friends and broadening their social circle. "club regency GRAND"<sup>1</sup> also offers a wide range of amenities and services, such as a coffee shop<sup>1</sup> serving "We Proudly Serve Starbucks"<sup>3</sup> coffee<sup>3</sup>, where residents can savour the taste of high-quality coffee, satisfying residents' pursuit of a fashionable lifestyle. The clubhouse also has a number of co-sharing facilities<sup>2</sup>, such as co-sharing electronic lockers<sup>2</sup> for online shopping self-pickup services<sup>3</sup>, co-sharing USB plugs for electronic gadgets<sup>2</sup> and a co-sharing wireless Wi-Fi network<sup>2</sup> to fully-embrace with the concept of co-sharing<sup>2</sup>. In addition, the Development is in close proximity to a Light Rail station<sup>4</sup>, the 46A green minibus terminus<sup>4</sup> and bus stops<sup>4</sup>, making it easy to travel via the Mass Transit Railway (MTR) network<sup>4</sup> and to the core business districts on Hong Kong Island and in Kowloon.

## Visit the show flats and enjoy a discount on your property purchase

A new batch of Mount Regency Phase II residential units are released in response to the market demand. The show gallery of Mount Regency Phase II, which includes a three-bedroom modified show flat, a three-bedroom unmodified show flat and a two-bedroom unmodified show flat, is also open for public viewing on the 62nd floor of the International Commerce Centre at MTR Kowloon Station. All standard handover units will be provided with an induction hob, built-in microwave oven, built-in fridge/freezer, built-in washer/dryer and electric water heater. SHKP will also provide manually-operated curtains throughout the unit, an all-in-one router (concealed type), twin socket outlets with USB and thermo ventilators (ceiling type). This will facilitate move right as buyers only need to purchase furniture for the unit. To appreciate members' support, SHKP Club member-purchasers can enjoy a 1% discount on the price<sup>5</sup> where the preliminary agreement for sale and purchase is signed within the period specified in designated price list(s).



REGENCY café<sup>1,6</sup>



CO-SHARING place<sup>1,2,6</sup>



REGENCY banquet room<sup>1,6</sup>



REGENCY pool<sup>1,6</sup>



REGENCY arena<sup>1,6</sup>

Notes:

<sup>1</sup> "club regency GRAND" is the clubhouse of the Development for residents' use. The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of the residential properties in the Phase of the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. The promotional names that appear in this advertisement/promotional material will not appear in any preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment or any other title documents relating to the residential properties. The names of the above-mentioned facilities are subject to confirmation, and such names might be different when the clubhouse facilities are open for use. The Vendor reserves the rights to amend the aforesaid and amend any facilities, design, fees or usage not yet set out.

<sup>2</sup> Co-sharing facilities and services referred to in this advertisement refer generally to those created or provided by the manager of the Development or other contract-engaged third party companies pursuant to their reasonable and subjective perception of such relevant facilities and services. The provision of such facilities and services is subject to the deed of mutual covenant, service contract, relevant factors regarding the deed of mutual covenant or the terms in any other relevant legal documents. Some of the facilities and/or services may be subject to the consents or permits issued by the Government departments or additional payments are chargeable to the users. The manager or other contract-engaged third party companies may from time to time amend, revise, insert/delete the terms and conditions for the provision of the related services including and not limited to the fees, operation hours and service period without further notice, which may result in reduced or non-supply of part of or all such service(s) in the Development. The names of the above-mentioned facilities and services are subject to confirmation, and all names might be different from the names of the facilities and services when the clubhouse facilities are open for use. The Vendor does not give any undertaking or warranty whatsoever as to any facility and service provided by the manager or other contract-engaged third party companies. The Vendor reserves the rights to amend the aforesaid and all those facilities, design, fees and user not set out above. The facilities and services may not be immediately available for use at the time of handover of the residential properties in the Phase of the Development. In case of any dispute, the decision of the manager or other contract-engaged third party companies shall be final.

<sup>3</sup> The above services are provided by the manager of the Development or other contract-engaged third party companies, and are subject to terms and conditions. The manager of the Development or other contract-engaged third party companies may amend, revise, insert or delete the terms and conditions for the provision of the related service from time to time including and not limited to the fees, operation hours and service period without further notice. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. These services may not be available for immediate use at the time of hand over of the residential properties in the Phase of the Development. In case of any dispute, the decision of the management company or other contract-engaged third party companies shall be final.

<sup>4</sup> The transport routes, surrounding environment, buildings and facilities stated in this advertisement/promotional material may change from time to time and are for reference only. The transport services referred to in this advertisement/promotional material are provided by third parties. The Vendor does not give any undertaking, warranty or guarantee regarding the provision of such transport services, their details and/or routes.

<sup>5</sup> Where the preliminary agreement for sale and purchase is signed on or after the effective date of any designated price list in respect of the residential property of the Phase set out in the price list, if the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser(s) is/are individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation)) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price. The discount is subject to terms and conditions. All stated here shall be subject to the related price list(s) and modified price list(s). The Vendor reserves the right of final determination in any dispute regarding the price discount offer, which shall be binding on the Purchaser. Please refer to the designated price lists or other price lists of the Phase issued or to be issued from time to time for details. The Price Discount Offer for the Phase is offered or arranged by the Vendor (i.e. Great Alliance Limited). SHKP Club is not related to such offer and will not be responsible for any claims in relation thereto.

<sup>6</sup> The images are computer renderings. The computer renderings, photos and drawings shown do not illustrate the final appearance of or the view of or from the clubhouse of the Development upon completion. They have been processed with computerized imaging techniques. The facilities, layout, partitions, specifications, dimension, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorations, plants, landscaping (if applicable) and other objects are for reference only and may not appear in or the views shown may not be seen in or from the Phase or the clubhouse of the Development or their surrounding area. The surrounding structures and environment of the Development may not be shown or may be different from the reality. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase of the Development, their surrounding environment and the public facilities nearby. The content of the computerized renderings, photographs and drawings do not constitute and shall not be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase or any part of the Development.

Name of the Phase of the Development: Phase 2 (the "Phase") of Mount Regency Development (the "Development") (Tower 2A and 2B of the Phase are called "Mount Regency Phase II") District: Tuen Mun Name of Street and Street Number of the Phase of the Development: 8 King Sau Lane\* Website address designated by the Vendor for the Phase of the Development: www.mountregency2.com.hk Enquiries: (852) 8330 0338

\*The 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.