

St Michel — All-new, low-density luxury residences in the hills of Sha Tin South — provides a great balance between tranquillity and vibrant city living

Sun Hung Kai Properties' (SHKP) meticulously constructed St Michel Development, is nestled in the luxurious, low-density hills of Sha Tin South. It is fronted by the bustling metropolis of Sha Tin^β, and backed by rolling green hills^β. The Development features its very own, exclusive access road, as well as an excellent transport network, sitting in close proximity to two tunnels and two railway stations. The Development's clubhouse^α and gardens seamlessly integrate with nature, creating a sense of "Wellness Living" that refreshes both the body and spirit. Simply step out of the hustle and bustle into perfect tranquillity, and enjoy the unique advantages offered by this Development. Tenders for Phase 1 St Michel have begun^γ, and the market has responded enthusiastically.



The above photo was taken from some height above the vicinity of the Phase of the Development on 13 July 2020^θ

Magnificent, deluxe residences with expansive views and an exclusive access road for enhanced privacy

St Michel Development is divided into two phases. Phase 1 St Michel features large, opulent three-to-four bedroom units that enjoy the rare luxury of stunning views of both the hills and the city^α. The units are laid out to enhance the flow of fresh air^α and maximise light^α. The Development enjoys a superior geographic location, sitting close to both the MTR Tuen Ma Line and the East Rail Line. It only takes around 9.5 minutes^{*} on foot to get to MTR Sha Tin Wai Station. Additionally, Royal Elite Service Company Limited, the company responsible for property management at the Development, provides a complimentary limousine service between the Development and MTR City One Station[▼] that takes just about 3.5 minutes^Δ. The Development is also near Tate's Cairn Tunnel and Lion Rock Tunnel, offering convenient transport and locational advantages. There is even a rare, exclusive access road providing convenient entry and exit for residents. The strategic greenery along the roadside presents a natural approach to enhance privacy.

Club Michel^{αΔ} seamlessly combines nature and luxury with beautiful gardens all-year-round

The Development's clubhouse Club Michel^{αΔ} is designed with the concept of "Harmony with Nature". It utilises stone and wooden elements as the main accents, embellished with fine art reflecting its prestige. The rooftop of the clubhouse features the Scenic Deck^{αΔ} and the outdoor "Garden Under the Stars"^{αΔ}, where residents can experience breathtaking views. The walls surrounding the swimming pool^α showcase natural stone that was mined from the Development, encompassing stunning arts and sustainable environmental visions. St Michel Development has an all-seasons garden^α, which is home to more than 150 species of plant that bloom throughout the year. With over 45,000 plants^ε across the garden, it remains beautifully green all year round. The outdoor gardens span nearly 30,000 square feet^Δ, featuring huge lawns and gardens that look like they extend out into the hills. There are a number of outdoor club facilities, including a children's playground ^α, a BBQ area ^α, a tearoom ^α, an outdoor fitness area ^α and a private jogging trail ^α, allowing residents to enjoy a healthy and natural outdoor lifestyle.

Notes:

Unless otherwise stated, the photos and drawings shown in this advertisement/promotional material are not taken at or from the Phase of the Development or its surrounding area and do not illustrate the actual appearance, view or surrounding environment of the Phase of the Development or any part thereof upon completion and may not relate to the Phase of the Development at all. They have been processed with computerised imaging techniques. The fittings, finishes, appliances, decorations, plants, landscaping and other objects in the photo and drawings may not appear in or the view may not be seen in or from the Phase of the Development or its surrounding area. They are for reference purpose only and do not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development, its surrounding environment, buildings and facilities. The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time. The Vendor also 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.

The transport services referred to in this advertisement/promotional material are provided by third parties. The Vendor does not give any undertaking or warranty regarding the provision of such transport services, their details or routes.

^β The above is only a general description of the surrounding environment of the Phase of the Development and does not represent that all units will enjoy the relevant views. The views described are subject to the floor on which the unit is located, the orientation of the unit and the surrounding buildings and environment. They are not applicable to all units of the Phase of the Development and the surrounding buildings and environment of the Phase of the Development may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.

^α The clubhouse and/or recreational facilities may not be immediately available for use at the time of handover of the Phase of the Development. Some of the facilities and/or services belong to or are situated at other Phase(s) of the Development and shall not be available for use before completion of construction of such Phase(s) and all the necessary preparations for such use. The clubhouse and/or 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 Vendor reserves the right to revise and alter the clubhouse facilities and its layouts, materials, furniture, design, floor plans, usage, specifications and colour thereof, without prior notice.

^{αα} Please refer to the Sales Arrangements and Tender Documents at www.stmichel.com.hk/p1 for details.

^Δ The views described are only applicable to some of the units of the Phase of the Development, while the surrounding buildings and environment thereof may change from time to time. The Vendor does not make any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the views and surrounding environment of the Phase of the Development.

^α The unit layouts in the Phase of the Development are subject to the final plans approved by the relevant government departments and the agreement for sale and purchase. Please refer to the sales brochure for details. The Vendor reserves the right to make changes to the layout and floor plans of the Phase of the Development in accordance with the agreement for sale and purchase and the final building plans approved by the relevant government departments.

^{*} The abovementioned travelling time is the estimated walking time taken from the Development to the related destinations and does not include waiting times for crossing roads. The estimated walking time is provided by traffic and transportation consultant CKM Asia Limited and is for reference purpose only. The actual time needed may vary depending on walking routes, crowd and road conditions.

[▼] This service contract is for a period of 2 years, commencing on the date of execution of the St Michel Deed of Mutual Covenant incorporating Management Agreement. Management services and other services mentioned above are provided by the manager of the Phase or other contract-engaged third party companies, and are subject to terms and conditions. The manager or contract-engaged third party companies has/have the rights to determine the fees, terms and conditions, operation hours and service period of the above-mentioned management services and other services. The provision of such services is subject to the terms in the deed of mutual covenant, service contract or any other relevant legal documents. The services and/or facilities may not be available for immediate use at the time of handover of 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.

^Δ The abovementioned travelling time is the estimated driving time taken from the Development to the related destinations. The driving time is calculated based on the shortest routes and legal speed limits, excluding the procedures (if applicable) and the waiting time caused by traffic congestion and traffic light signals. The estimated driving time is provided by traffic and transportation consultant CKM Asia Limited and is for reference purpose only. The actual time needed may vary depending on walking routes, crowd and road conditions.

^Δ "Club Michel" is the residents' clubhouse of the Development; "Scenic Deck" is the outdoor observation deck of the Development; "Garden Under the Star" is the outdoor star observatory of the Development. 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.

^α The names of the above-mentioned facilities in the advertisement/promotional material 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, which are subject to the final plans and/or documents approved by the relevant government departments. Opening hours and uses (including change in usage, if any) of the clubhouse facilities are subject to the restrictions set out in the relevant stipulations of legislation, land grants and the deed of mutual covenant, as well as actual site constraints. Additional charges may apply for the clubhouse and recreational facilities.

^ε The Vendor reserves the rights to amend and change the quantity of plants.

^Δ The actual area of the clubhouse and gardens are subject to the final plans and/or documents approved by the relevant government departments. The Vendor reserves the right to revise and alter the area of the clubhouse and gardens.

^θ The photo has been processed with computerised imaging techniques. The general appearance of the Phase of the Development has been merged and added by computer rendering techniques and processed with computerised imaging techniques, in order to illustrate the general appearance of the environment, structures and facilities surrounding the Phase of the Development. The photo does not illustrate the final appearance or view of or from the Phase of the Development or any part thereof and is for reference only. The Phase of the Development was still under construction when the photo was taken. The approved building plans of all the phases might be revised from time to time and the details of the Phase upon completion may be different from the information contained in this photo and are subject to the plans finally approved by the relevant Government departments. There will be other completed and/or uncompleted buildings and facilities surrounding the Phase of the Development and the district and surrounding environment, buildings and facilities might change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to the environment, buildings and facilities in the district or surrounding the Phase of the Development.

Name of the Phase of the Development: Phase 1 ("the Phase") of St Michel Development ("the Development") (Crown Tower, Queen Tower 1 and Queen Tower 2 of the residential development in the Phase are called "St Michel") | District: Sha Tin | Name of Street and Street Number of the Phase: 33 To Shek Street[#] | The website address designated by the Vendor for the Phase: www.stmichel.com.hk/p1 | Enquiries: (852) 3119 0008 | [#]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 computerised 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. | All contents of this advertisement/promotional material do not constitute and shall not be constituted as constituting any offer, representation, undertaking or warranty, whether express or implied.

Vendor: Mainco Limited | Holding companies of the Vendor: Champion Sino Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited | Authorized Person for the Phase: Lai Chi Leung Henry | The firm or corporation of which the Authorized Person for the Phase is a proprietor, director or employee in his professional capacity: Archipius International (HK) Limited | Building contractor for 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: Woo Kwan Lee & Lo, Mayer Brown | 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 as provided by the Authorized Person for the Phase to the best of the Vendor's knowledge: 31 May 2022 ("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 by another person with the consent of the Vendor. | Date of Printing: 8 June 2021