

Hotel-styled residential development¹ Twin Regency ready for handover

Modern, simplistic Club Regency² exudes elegance

Recognizing of the potential of Tung Tau in becoming a new commercial and residential hub and the growing housing demand of young population in Yuen Long, Sun Hung Kai Properties (SHKP) conceived Twin Regency as a modern hotel-styled development¹ targeted at the younger generation looking for quality living and convenience with a one-stop housekeeping service³ provision. The project is now completed and ready for owners to move in.

Tailored for the young lifestyle

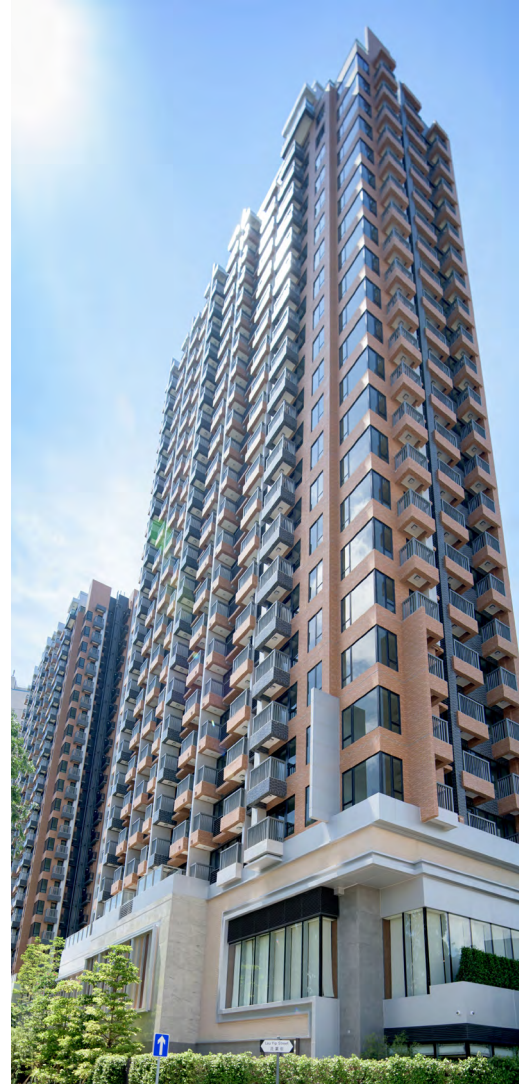
The two towers of Twin Regency contain 523 units on 21 floors, with almost 70% of the units being studios or one-bedroom units and the rest two-bedroom or special units. Club Regency² is designed by the internationally renowned interior designer Norman Chan featuring wood and metal to showcase the modern, simplistic theme of the clubhouse. Facilities include a 25-metre outdoor pool and jacuzzi, function room, reading lounge and more. There is also a 24-hour gymnasium and a rare aerial yoga room to cater for young people's pursuit of healthy living. SHKP's YOHO MALL offers Twin Regency's residents a complimentary seven-seat limousine service to and from the mall for the first year⁴ to enable residents to enjoy shopping in the largest mall in northwest New Territories.

Attentive service for every need

Twin Regency is managed by SHKP property management subsidiary Kai Shing offering concierge, housekeeping³, catering, limousine, cleaning, pest control and relocation services. In addition, there is a private mini-storage provision, offering 24-hour laundry drop off/pick up, online shopping collection and storage of large objects. Twin Regency also offers a complimentary limousine service for residents to and from the MTR Long Ping Station⁵ for the first two years and is about a 120-second⁶ drive to and from the station. From MTR Long Ping Station, travel time to East Tsim Sha Tsui is around 26 minutes⁶, around 28 minutes to Hung Hom Station⁶, around 30 minutes to Kowloon Station⁶ and around 33 minutes to Hong Kong Station⁶. The development offers residents a prestigious and convenient metropolitan lifestyle.



Stylish modern reading lounge⁸



Twin Regency⁷

Notes:

- ¹ 'Hotel-style', 'Concierge', 'Housekeeping' and/or 'Hotel grade' service(s) as used and referred in the above paragraph(s) is the reasonable subjective understanding of the manager's perception towards hotel-style services and provision of such service(s) are subject to terms and restrictions under the deed of mutual covenant, relevant factors regarding the deed of mutual covenant or any other relevant legal documentation. The manager may from time to time amend, revise, insert/delete such terms and conditions without further notice, resulting into reduced or non-supply of part or all such hotel style service(s). The Vendor does not provide any undertaking or warranty regarding any service(s) provided by the manager.
- ² Club Regency is shared by owners and residents of the Development. The Clubhouses/recreational facilities may not be immediately available for use upon the date of occupation of the residential properties. Use or operation of the facilities and/or services shall also be subject to issuance of the relevant consents or licenses from the Government. The names are promotional names for use in promotional materials, and will not appear in any deed of mutual covenant, preliminary agreement for sale and purchase, formal agreement for sale and purchase, assignment and title deeds relating to the Development. The facilities and/or services may be provided by other contract-based third party company. Use or operation of the facilities and/or services shall also be subject to issuance of the relevant consents or licenses from the Government and/or payment of additional fees, and shall be bound by the terms and conditions from the supplier, contractor or the service provider from the third party. The names of the above-mentioned facilities are to be confirmed. All names might be different from those when the Clubhouse facilities are available. Its facilities, designs, and using rights are subject to change and the final decision of the Vendor.
- ³ The abovementioned services will be provided by the management of the development project or other contract-based third party company. The management or the contract-based third party company may determine the terms and conditions of the management services or other abovementioned services on their own discretion, such arrangements shall be bound by the terms and conditions of the deed, service contract or other relevant legal documents.
- ⁴ The above-mentioned service and dedicated stops are only available in the first year of residency, which started calculating from the signing date of the deed of mutual covenant and management. Every Sunday, YOHO MALL will provide free Sunday YOHO limousine to-and-from YOHO MALL, and a "Twin Regency Sunday YOHO Limousine" dedicated stop will be set up in YOHO MALL. The terms and conditions of the limousine services and details of the arrangement of limousine stop may be amended at anytime without prior notice.
- ⁵ Calculations are based on a driving direction indicated by Google Maps from 11 Tak Yip Street and within lawful speed limits. The time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions. The above-mentioned service will be provided in the first 2 years of residency (which started calculating from the signing date of the deed of mutual covenant and management contract) by the management of the Development or other contract-based third party company. The management of the Development or other contract-based third party company may alter any contents of the service, amend these terms and conditions including and unlimited to fees, operation hours, routes, and operation period at any time without prior notice. Such arrangements shall be bound by the terms and conditions of the deed, service contract or other relevant legal documents. The dedicated limousine service is only available to its residents, on a first-come-first-served basis. The limousine will depart once it is full, therefore the departure time might be different from the timetable.
- ⁶ Information obtained from MTR Corporation Ltd website (www.mtr.com.hk). The time mentioned is for reference only and may be affected and restricted by actual traffic and road conditions.
- ⁷ The photograph was taken at Twin Regency on 21 July 2017. It has been edited and processed with computerized imaging technique and is for reference only.
- ⁸ The photograph was taken at Twin Regency on 5 September 2017. It has been edited and processed with computerized imaging technique and is for reference only.

Name of the Development: Twin Regency District: Yuen Long Name of Street and Street Number: 11 Tak Yip Street
 Website address designated by the vendor for the Development: www.twinregency.com.hk Enquiries: (852) 8330 0338

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.

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