

## St Michel - All-new, low-density luxury living nestled in the hills of Sha Tin South

St Michel, the majestic residential development project planned and constructed by Sun Hung Kai Properties (SHKP), is nestled in the hills of Sha Tin South, sitting amongst verdant greenery and overlooking flourishing urban vistas<sup>1</sup>. The project is a rare gem in the luxury residential market, enjoying its own exclusive access to To Shek Street, for the ultimate in privacy. Phase 1 of the Development, St Michel, is now in the final deployment stage, and is expected to set a new standard for luxury living in the district.



Victor Lui (left), SHKP Executive Director and Deputy Managing Director, and Allen Woo (right), Sun Hung Kai Real Estate Agency General Manager, introduced the unique advantages of the luxury development project, St Michel<sup>2</sup>

### Demonstrating a magnificent landmark living

St Michel Development is built on the hillside, fronted by bustling urban scenes of Sha Tin<sup>1</sup>, and surrounded by lush green hills<sup>1</sup>. The development has an exclusive access to To Shek Street, creating a superior living environment with unparalleled privacy. All-new, low-density residential properties in Sha Tin's Mid-Levels are an unrivalled luxury, especially the one in such an extraordinary location. Phase 1 of the project shares its name with the United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Site and the Eighth Wonder of the World, Mont St-Michel, a gorgeous French island which also features its very own exclusive access road. The project's name symbolises the site's natural geographical location, together with the quiet, secluded and comfortable living environment it provides, akin to a paradise on earth.

### Striking the perfect balance between liveliness and tranquility inside and out<sup>3</sup>

In the embrace of expansive, peaceful greenery<sup>4</sup>, the project benefits from an incredibly convenient transport network. Getting about is fast and flexible, as residents can walk to MTR City One Station and Sha Tin Wai Station, or travel easily to and from

the key financial and business districts in Hong Kong and Kowloon via the Lion Rock Tunnel and Tate's Cairn Tunnel. The project is located near to a number of major shopping malls<sup>1</sup> for comprehensive living facilities<sup>1</sup>. It is also equipped with a private residential clubhouse<sup>5</sup>, offering a whole range of indoor and outdoor leisure facilities<sup>5</sup>. To create a connection to nature, the project includes a meticulously designed outdoor leisure space<sup>5</sup> with delightful horticultural landscaping<sup>5</sup>. This allows residents to enjoy a quieter pace of life and feel being in the midst of nature.

### Low-density design catering to buyers' needs

St Michel Development is divided into two phases, featuring a unique and meticulous design. Phase 1 of St Michel Development comprises three 19-storey low-density residential towers, with a total of 196 low-density, high-quality residential units. Standard tiered units range from luxurious three-bedroom to four-bedroom units, including three-bedroom (one en-suite) units with utility room, three-bedroom (one en-suite) units with utility room and study room, four-bedroom (one en-suite) units with utility room, as well as four-bedroom (two en-suite) units with utility room. Saleable areas of the units run between approximately 920 square feet<sup>6</sup> and 1,500 square feet<sup>6</sup>, with all units highlighting a magnificent mansion design and premium materials, which embodies the essence of ingenious and unique architecture and design.

#### Notes:

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> The clubhouse and/or recreational facilities may not be immediately available for use upon handover of the Phase of the Development. Some of the facilities and/or services may be subject to the consent or permit issued by the Government authorities and may be subject to additional charges. The Vendor reserves its absolute right to amend or change any parts of the clubhouse and any facilities thereof without prior notice to any purchaser.

<sup>4</sup> The surrounding environment, buildings and facilities of the Phase of the Development may change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities. The Vendor 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.

<sup>5</sup> The saleable area and the floor area of balcony, utility platform and verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas as specified above are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from those shown in square metre.

<sup>6</sup> The photos and drawings shown in this advertisement are not taken from the Phase or the Development and do not illustrate the final appearance of or the view of or from the Phase or the Development or any part thereof upon completion and may not relate to the Phase or the Development at all. They have been processed with computerized imaging techniques. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in or from the Phase or 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 or the Development or any part thereof. Please refer to the Sales Brochure for details of the Phase.

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: Shatin Name of Street and Street Number of the Phase: 33 To Shek Street<sup>#</sup> The website address designated by the Vendor for the Phase: [www.stmichel.com.hk/p1](http://www.stmichel.com.hk/p1) 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: 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: Archiplus 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 (to be provided before commencement of sales) 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: 31st 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. As at the date of printing of this advertisement/promotional material, the sales brochure of the Phase is not yet made available. This advertisement is published by the Vendor or by another person with the consent of the Vendor. Date of Printing: 11 December 2020