



23

WONG CHUK HANG ROAD

黃竹坑道 23 號

THE ART OF PREMIUM SPACES

# A LOCATION EMBRACED BY NATURE

Wong Chuk Hang has beautiful natural landscapes along with a vibrant historical and cultural background. “23 Wong Chuk Hang Road” is situated in the strategic geographical location of Southern District. The locale benefits from the thriving urban development of Wong Chuk Hang while remaining closely connected to its neighbouring lush green mountains.\*

The photo was taken on 23 July, 2022 on Roof of the Development.

\*The view may be affected by the floor on which the property is located, the orientation of the property and the surrounding buildings and environment, and the view from each property is different. The surrounding buildings and environment may change from time to time. The Vendor does not give any express or implied offer, undertaking, representation or warranty, in relation to the view.  
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# AWARD WINNING DESIGN

The distinctive design of “23 Wong Chuk Hang” stood out among numerous outstanding projects around the world, allowing it to win prestigious design awards. Its remarkable aesthetics and concept have been recognised by multiple international awarding bodies, highlighting the extraordinary design of the property.



**RETHINKING THE FUTURE AWARDS**  
INTERIOR WORKPLACE(CONCEPT) | WINNER



**APR IID INTERIOR DESIGN AWARDS**  
GOLD AWARD



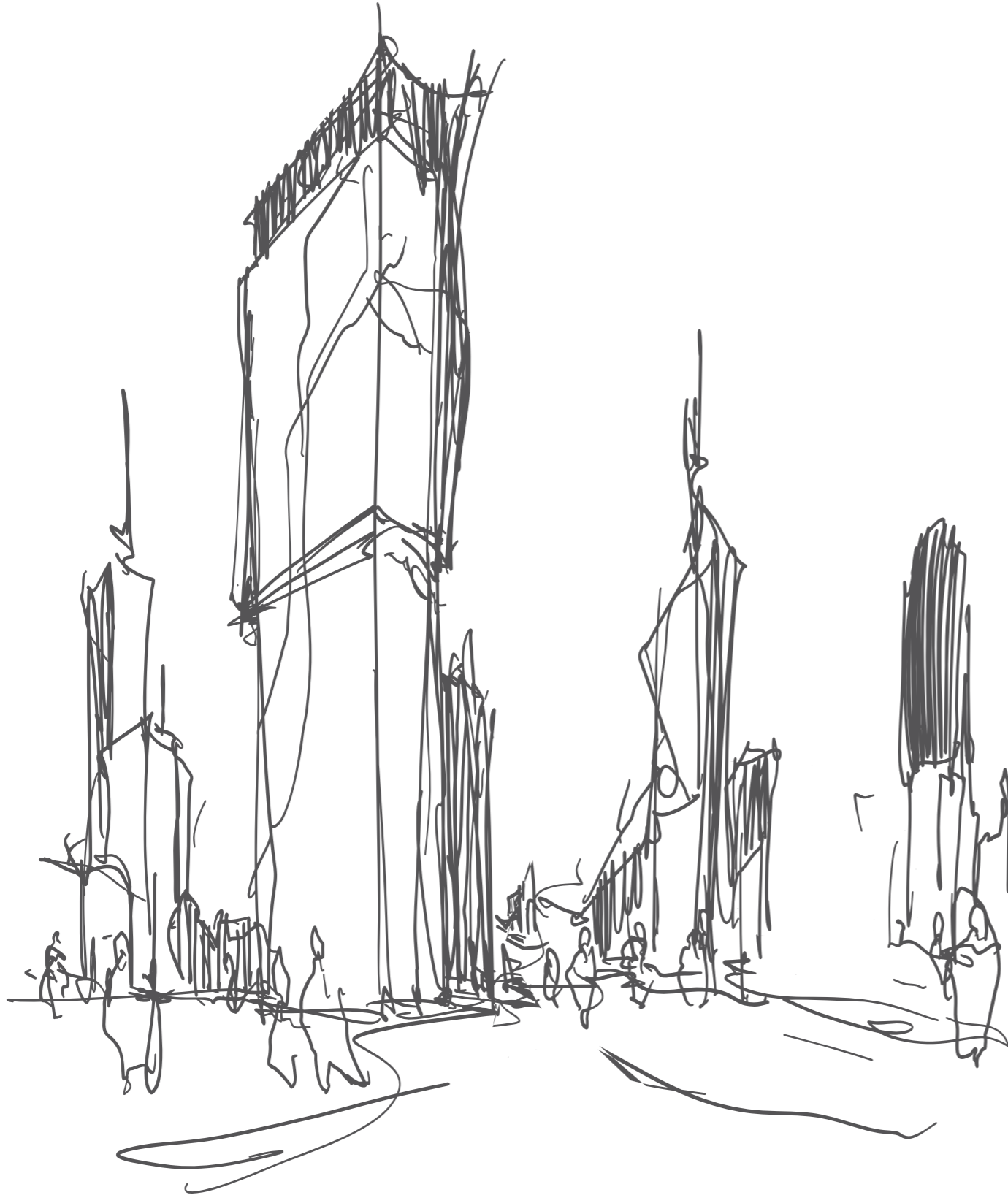
**MUSE DESIGN AWARDS**  
GOLD WINNER

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# MASTERPIECE BY JERDE

**JERDE**

With over 40 years' experience, world-leading architecture firm The Jerde Partnership from the USA has won numerous design awards and has influenced more than 200 landmark projects around the globe. Best known for its visionary designs, Jerde is well-recognised as an industry leader.

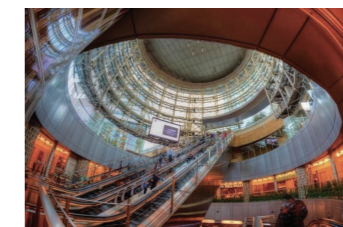


## LANDMARK PROJECTS AROUND THE WORLD:

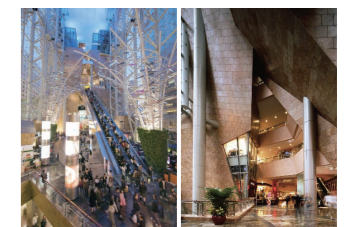
- Langham Place, Hong Kong
- Megabox, Hong Kong
- Roppongi Hills, Tokyo, Japan
- Namba Parks, Osaka, Japan
- Canal City Hakata, Fukuoka, Japan
- Bellagio Resort, Las Vegas, USA
- Universal CityWalk, California, USA
- Santa Monica Place, California, USA
- HHLA, California, USA
- The Vermont, California, USA
- Overlake Plaza, Washington, USA
- Dubai Festival Waterfront Centre, Dubai, UAE
- Shanghai World Trade Center - Phase III, Shanghai, China
- Qiantan Cultural Center, Shanghai, China
- Joy Breeze, Beijing, China
- Tencent Campus (Competition), Shenzhen, China
- D-Cube City, Seoul, South Korea
- Mecentapolis, Seoul, South Korea
- KL Eco City, Kuala Lumpur, Malaysia
- Macquarie Town Center, Sydney, Australia
- Beursplein, Rotterdam, The Netherlands
- Kanyon, Istanbul, Turkey



Tencent Campus, Shenzhen



Roppongi Hills, Tokyo



Langham Place, Hong Kong

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# DESIGN CONCEPT

## THE AMBASSADOR

The award-winning interior design is based on the concept of “The Ambassador,” featuring materials and artworks around the world. Artists were invited to create a bespoke series of paintings showcasing the Wong Chuk Hang scenery for the lobby. These creative elements add knowledge, sophistication and a cultural aspect to the space, and resonate with visitors as an ambassador.



G/F Entrance Lobby

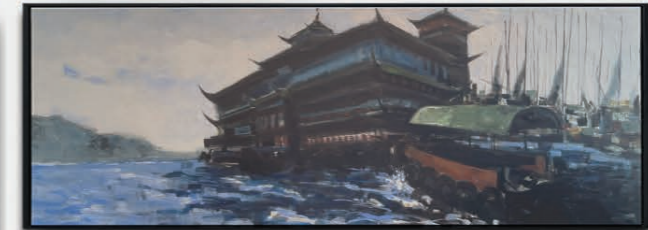
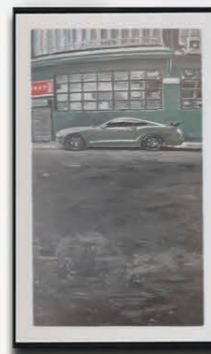
The above image is the computerized rendering of the G/F entrance lobby. All renderings and the information contained therein are for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.

# THE ART CONNECTION

Visitors are welcomed with a gallery of specially crafted paintings at the lobby entrance. The artwork showcases the captivating aesthetics and historical presence of Wong Chuk Hang over the years. Fusing the entrance with the cosmopolitan atmosphere of Wong Chuk Hang, the splendour of the artwork fills the high-ceiling lobby with creativity and reinforces the property's artistic atmosphere.



← G/F Entrance Lobby



The above image is the computerized rendering of the G/F entrance lobby and 1/F Lift Lobby. All renderings and the information contained therein are for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.

# 1/F LIFT LOBBY

The grand art piece “Sunsets Surround Us” by Canadian artist Teresa Young sprawls from the ground floor entrance lobby to the 1/F lift lobby. Golden hues of the artwork enlighten the entire lobby space. Combined with golden screens and a bonsai tree, the floorspace creates a calming and natural ambience.



The above image is the computerized rendering of the 1/F lift lobby. All renderings and the information contained therein are for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.

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# 16/F SKY GARDEN

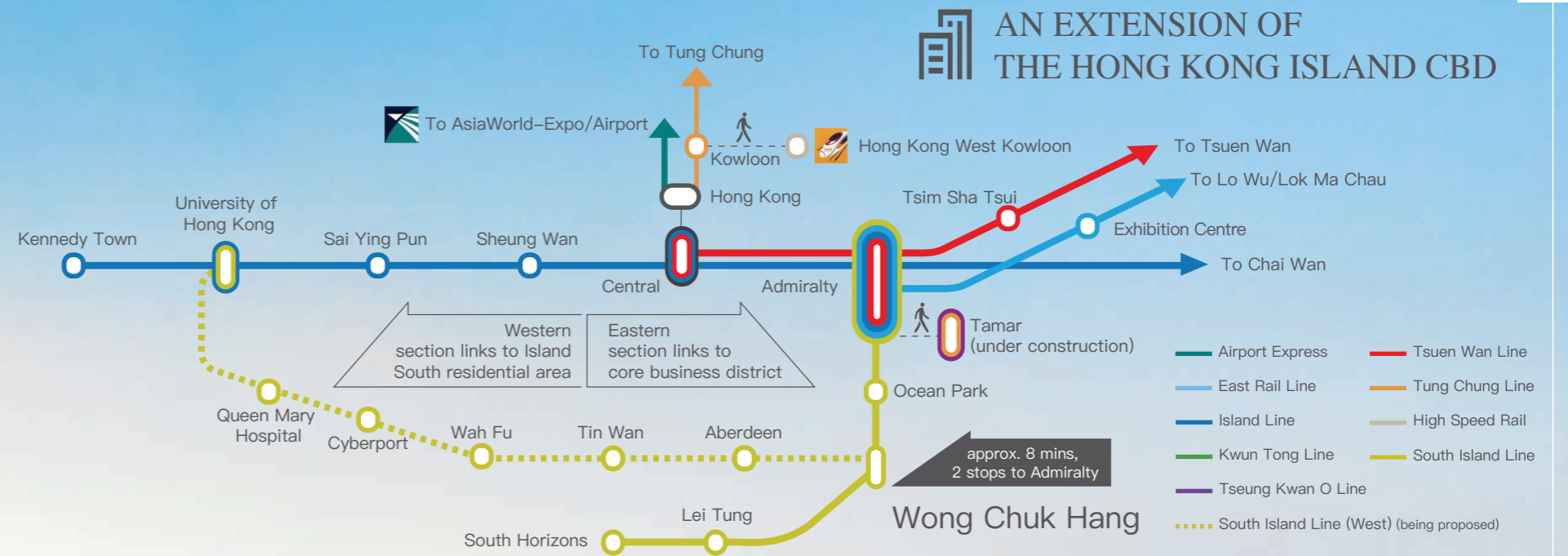


The above image is the computerized rendering of the 16/F sky garden. All renderings and the information contained therein are for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.

# INVIGORATING ISLAND SOUTH

## CENTRE OF DEVELOPMENT IN THE SOUTHERN DISTRICT - WONG CHUK HANG

Drawing from the successes of the “Energizing Kowloon East” initiative, the Chief Executive's 2020 Policy Address proposed the implementation of “Invigorating Island South” initiative to transform the Southern District into a new landmark for arts and culture, tourism, historical preservation and residential purposes. With the aid of policy support, Wong Chuk Hang is evolving into a new key destination for business and tourism on the Hong Kong Island.



Source of information:  
 Development Bureau — Invigorating Island South Conceptual Master Plan 2.0 — Wong Chuk Hang, Aberdeen and Ap Lei Chau ([https://www.devb.gov.hk/en/issues\\_in\\_focus/invigorating\\_island\\_south\\_office/index.html](https://www.devb.gov.hk/en/issues_in_focus/invigorating_island_south_office/index.html))  
 MTR Corporation Ltd Interim Report 2022 (<https://www.mtr.com.hk/en/corporate/investor/2022irpt.html>)

The above route map represents an artist's impression only, has been simplified with computerized imaging techniques and is not drawn to scale. Further, the map does not reflect all stations and does not reflect the Development and its surrounding environment or the actual design, usage, condition and construction of the proposed, under construction or completed stations and is for reference only. Purchasers shall not rely on this map for any purpose. 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.  
 Source: MTR Corporation Limited Annual Report 2021  
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# ISLAND SOUTH PRESTIGIOUS NEIGHBOURHOOD

## 23

### WONG CHUK HANG ROAD

黃竹坑道 23 號

Wong Chuk Hang is just a few minutes' drive from some of the most luxurious residential areas in Hong Kong such as Shouson Hill, Deep Water Bay and Repulse Bay. Being the nearest business district to the Southern District's affluent residential areas, "23 Wong Chuk Hang Road" provides premium business spaces with great potential and unlimited opportunities.

Shouson Hill

4 mins\*

Deep Water Bay

8 mins\*

Repulse Bay

9 mins\*



Travel time\* (approx.)



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Stock Photo



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# THE SOUTHSIDE



Featuring the involvement of top developers<sup>1</sup>

MTR Corporation with


- Ping An Real Estate Company & Road King Infrastructure (Phase 1)
- Kerry Properties & Sino Land Company (Phase 2)
- CK Asset Holdings (Phase 3)
- Kerry Properties, Swire Properties & Sino Land Company (Phase 4)
- New World Development Company & Empire Development, CSI Properties & Lai Sun Development Company (Phase 5)
- Wheelock Properties (Phase 6)

## “THE SOUTHSIDE” INTEGRATED DEVELOPMENT AREA

An integrated development area atop Wong Chuk Hang Station, is the first above-station property development project in Hong Kong Island in the past 30 years. Known as the Hong Kong Island version of Kowloon Station, the development boasts a plethora of residential units and the largest shopping mall in Southern District. Upon completion, “The Southside” is expected to drive population influx into Wong Chuk Hang, which will further enhance the growth of businesses in the area.

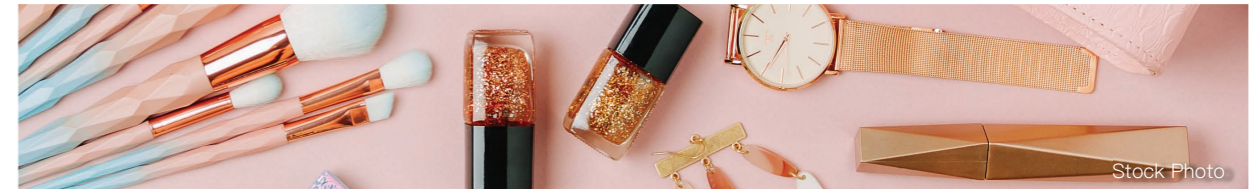
 + 5,200 residences<sup>2</sup>  
bringing in a large number of affluent families



 + 510,000 sq. ft.  
(estimated completion by 2023)<sup>2</sup>




 + 150 around mall tenants<sup>2</sup>



 + 2,500 jobs<sup>3</sup>



 + 14,000 sq. ft.  
public open space<sup>2</sup>



Source of information:

1. MTR Corporation Ltd Website ([https://www.mtr.com.hk/en/corporate/properties/sil\\_wongchukhang.html](https://www.mtr.com.hk/en/corporate/properties/sil_wongchukhang.html))
2. Southern District Council – Follow up the Latest Progress of Wong Chuk Hang Comprehensive Development Area Economy, Development and Planning Committee Paper No. 8/2020 Annex 2
3. The Southern District Council (2008–2011)

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# REBUILD RENEW REENERGIIZE

**23**  
WONG CHUK HANG ROAD  
黃竹坑道 23 號



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Source of information: Market News

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## Building (or Expected) Completion Year



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## Accelerating transformation

Over the past ten years Wong Chuk Hang, situated at the heart of Southern District, has been rapidly evolving since the opening of the South Island Line. The area has taken on a completely new look with towering commercial buildings and the completion of new hotels.

## Investors see the development potential

Wong Chuk Hang's potential has attracted well-off families, seasoned investors and developers alike. They have taken the active role of revitalising and converting existing buildings into modern commercial properties. Upon the completion of "The Southside", a large number of residents are expected to move into the area, which further accelerates the Wong Chuk Hang's transformation.

# BUSINESS OPPORTUNITIES

## Finance & Insurance



Stock Photo

## Design & Manufacturing



Stock Photo

## Retail & Shopping



Stock Photo

## Professional & Creation



Stock Photo

## Arts & Media



Stock Photo



## DIVERSIFICATION OF MAJOR INDUSTRIES IN THE AREA



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### Arts & Creative Industry

- With the establishment of the Hong Kong Arts Development Council and the moving in of multiple galleries and art groups such as de Sarthe Gallery, Blindspot Gallery, and the Metropolis Museum, the artistic aspect of the area continues to grow



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### Medical & Personal Health Industry

- The opening of the Gleneagles Hong Kong Hospital promotes growth of other healthcare and personal care businesses in Wong Chuk Hang
- The influx of residents and labour force in the area generates increasing demand for medical services and personal care



Stock Photo

### Childhood Education Industry

- Wong Chuk Hang Station development project, "The Southside," provides a large number of residential units, creating a significant increase in education-related industries from families residing in the area
- Many international schools and established schools in the area, including Singapore International School, Canadian International School, South Island School, Victoria Shanghai Academy and Han Academy, will fuel the demand for other education-related industries



Stock Photo

### Emerging Industry

- The Chief Executive's 2022 Policy Address highlights the importance of consolidating traditional advantages and developing emerging industries. With Wong Chuk Hang's on-going revitalisation, more and more businesses are attracted to the area.



Stock Photo

### Operations for Dining & Retail Industry

- The dining and retail facilities in the 510,000 sq. ft. shopping mall of the Wong Chuk Hang Station development project will demand space for logistics and servicing support

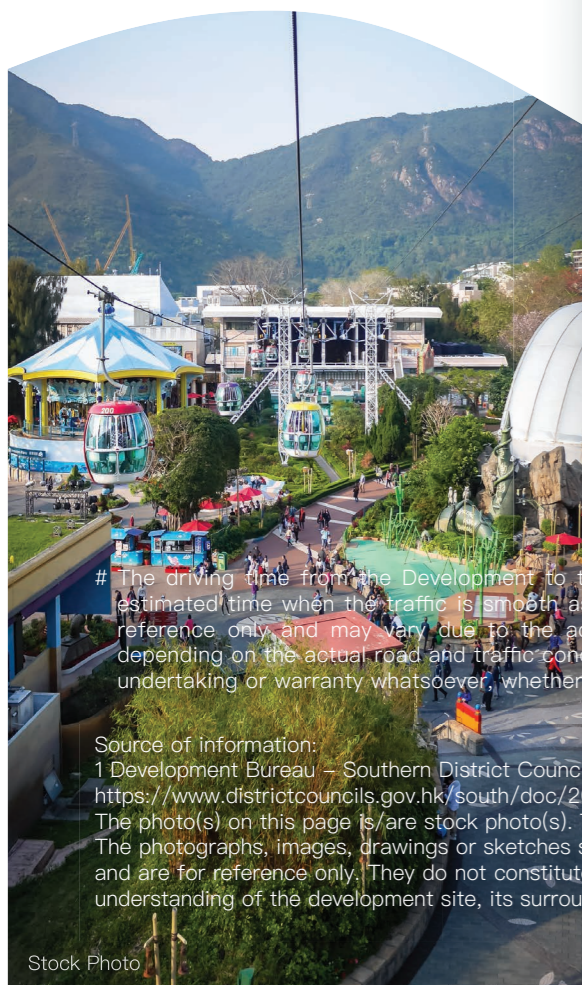
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# TOP NOTCH AMENITIES



## Theme Park

Hong Kong Ocean Park & Water World



Stock Photo



## Private Hospital

Gleneagles Hospital  
Hong Kong ●●●●● Approx. 4mins drive<sup>#</sup>



Stock Photo



## Private Members' Clubs

Aberdeen Marina Club ●●●●● Approx. 4mins drive<sup>#</sup>

Aberdeen Boat Club ●●●●● Approx. 4mins drive<sup>#</sup>

Hong Kong Country Club ●●●●● Approx. 4mins drive<sup>#</sup>

Hong Kong Golf Club ●●●●● Approx. 5mins drive<sup>#</sup>

Shek O Country Club ●●●●● Approx. 26mins drive<sup>#</sup>



Stock Photo



## Hotels

Opening year  
2022 The Fullerton Ocean Park Hotel  
Hong Kong

Opening year  
2018 The Hong Kong Ocean Park  
Marriott Hotel

Opening year  
2021 The Arca

Opening year  
2014 Ovolo Southside

Opening year  
2010 Nina Hotel Island South



Stock Photo



## Outdoor Recreation

- “Wong Chuk Hang Green Link”- pedestrian link connecting Wong Chuk Hang Station and Aberdeen Country Park (expected completion in early 2024<sup>1</sup>)
- Both sides along the Aberdeen Typhoon Shelter waterfront



Stock Photo

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Source of information:

1 Development Bureau – Southern District Council Economy, Development and Planning Committee Paper No. 6/2022  
[https://www.districtcouncils.gov.hk/south/doc/2020\\_2023/en/committee\\_meetings\\_doc/EDPC/21940/EDPC\\_2022\\_6\\_EN.pdf](https://www.districtcouncils.gov.hk/south/doc/2020_2023/en/committee_meetings_doc/EDPC/21940/EDPC_2022_6_EN.pdf)

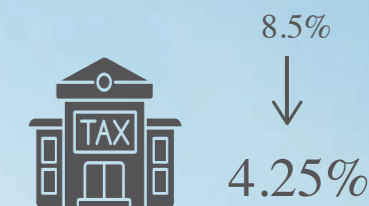
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# BENEFIT FROM POLICIES

## GOVERNMENT POLICIES SUPPORTING THE NON-RESIDENTIAL PROPERTY MARKET

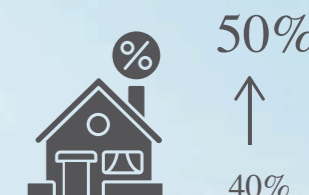
Abolition of the Doubled Ad Valorem Stamp Duty (DSD) rates for non-residential property

- Maximum DSD rate is reduced from 8.5% to 4.25%





Loan-to-value (LTV) ratio for non-residential property adjusted upwards to 50%

- Attracting property users and investors into the non-residential property market
- Adjusting LTV ratio from 40% to 50%



## NON-RESIDENTIAL PROPERTY RATE CONCESSION FRAMEWORK

	Residential	Non-residential
Purchase	Subject to a stamp duty of up to <b>30%</b> of the transaction value	Maximum DSD rate is <b>4.25%</b> of the transaction value   DSD example : $\$6,720,000 < \text{transaction value} \leq \$20,000,000$ = <b>3.75%</b>
Sell	<ul style="list-style-type: none"> <li>• Within 3 years of purchase, resale is subject to Special Stamp Duty (SSD)</li> <li>• SSD rate may be up to 20% of the transaction value</li> </ul>	<b>No limitation</b> 

The calculation of stamp duty is subject to the Inland Revenue Department. Any mortgage-related arrangements are subject to the Monetary Authority and relevant financial institutions. Purchasers shall make their own independent investigation and judgment.



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# PROPERTY DETAILS

Address	23 Wong Chuk Hang Road	
Lot Number	The Remaining Portion of Aberdeen Inland Lot No. 282	
Lease Term	75 years renewable for 75 years, commencing from 10 December 1962	
Usage	Non-industrial (excluding residential, godown, hotel and petrol filling station)	
Number of Floors	27 (excluding 3 carpark floors at basement and roof)	
GFA (Typical Floor)	744 - 1,327 sq. ft.	
Floor-to-floor height* (Typical Floor)	4.75m	
Total no. of parking space	Private parking spaces:	46
	Motorcycle parking spaces:	5
	Goods vehicle spaces:	4

\*Floor-to-floor height refers to the height difference between the top of the floor slab of a floor and the top of the floor slab of the upper floor (including the thickness of the floor slab of the upper floor). According to the floor, partition and architectural structure of individual units, each unit has different floor heights, and there may be different floor heights within the same unit.

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# PERFECT LOCATION

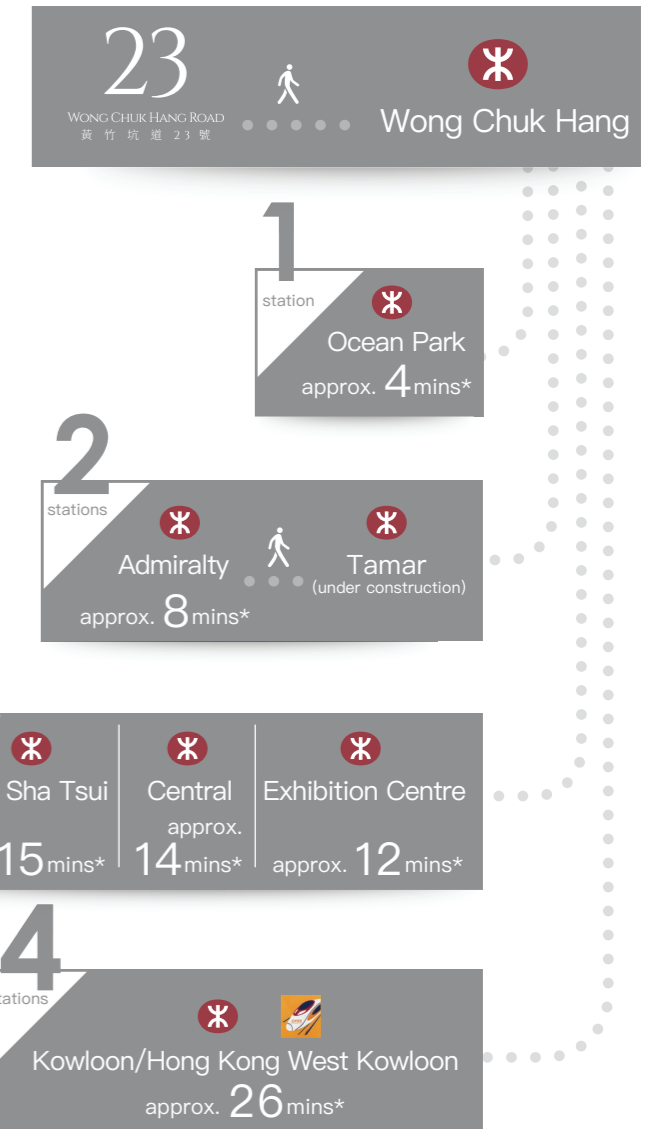


Main route for transportation  
Three lanes in both directions

Causeway Bay	7mins# (approx.)	Cyberport	10mins# (approx.)	ICC/Kowloon Bay (CBD <sup>2</sup> )	15mins# (approx.)
Central CBD	9mins# (approx.)	Tsim Sha Tsui	13mins# (approx.)	Shenzhen Bay Port	39mins# (approx.)



Close proximity to the nearest MTR station, facilitating travel between districts



\* The estimated travelling time between each destination shown above is based on the scheduled travel time of each MTR station, calculated from MTR Wong Chuk Hang Station.

Source of Information: MTR Corporation Ltd Website (www.mtr.com.hk) The relevant information is for reference only and may vary due to the actual traffic conditions.

The travel or walking time from the Development to the stated locations is based on the suggested route and estimated time when the traffic is smooth as provided by Google Map. The relevant information is for reference only and may vary due to the actual traffic conditions. The actual driving/walking time may vary depending on the actual road and traffic conditions. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, as to driving/walking time.

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- Repulse Bay
- To Hong Kong Island CBD
- Shouson Hill
- Marriott Hotel
- Ocean Park Station
- Fullerton Hotel
- The Southside
- Wong Chuk Hang Station
- Aberdeen Marina Club / Aberdeen Boat Club
- Bennet's Hill

The above map represents an artist's impression only, has been simplified with computerized imaging techniques and is not drawn to scale. Further, the map does not reflect all stations, roads and buildings and does not reflect the Development and its surrounding environment or the actual appearance, usage, conditions and buildings of proposed, under construction or completed, stations, roads and buildings and is for reference only. Purchasers shall not rely on this advertisement for any purpose. 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. Source of information: Google Map. The photo(s) on this page is/are stock photo(s). The photo(s) was/were not taken at the Development or based on/ related to the Development. If they has/have been proceeded with computerized imaging techniques and is for reference only.

# PANORAMIC VIEW IMMERSED IN NATURE\*

View from 16/F (facing Yip Kan Street)\*

The photo was taken on 23 July, 2022 on 16/F of the Development and is for reference only.

\*The view may be affected by the floor on which the property is located, the orientation of the property and the surrounding buildings and environment, and the view from each property is different. The surrounding buildings and environment may change from time to time. The vendor does not give any express or implied offer, undertaking, representation or warranty, in relation to the view.  
The photo has been edited and processed with computerized imaging techniques, and is for reference only. It does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The environment as shown in the photo taken at the Development may change from time to time. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.  
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# UNRIVALED VIEW OF THE CITYSCAPE\*

Rooftop view (facing Wong Chuk Hang Road)\*

The photo was taken on 6 July, 2020 on construction site of the Development (mPD135) and is for reference only.

\*The view may be affected by the floor on which the property is located, the orientation of the property and the surrounding buildings and environment, and the view from each property is different. The surrounding buildings and environment may change from time to time. The vendor does not give any express or implied offer, undertaking, representation or warranty, in relation to the view.

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# PREMIUM CEILING HEIGHT

Standard floor units come with a extra high floor-to-floor height<sup>+</sup> of 4.75 meters, making the space flexible and suitable for a variety of purposes.



4.75 METERS<sup>+</sup>  
FLOOR TO FLOOR HEIGHT

<sup>+</sup>Floor-to-floor height refers to the height difference between the top of the floor slab of a floor and the top of the floor slab of the upper floor (including the thickness of the floor slab of the upper floor). According to the floor, partition and architectural structure of individual units, each unit has different floor heights, and there may be different floor heights within the same unit. The above image is the computerized rendering of the unit. All renderings and the information contained therein are for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.



# ART THERAPY CENTRE

OFFICE – 5  
18/F

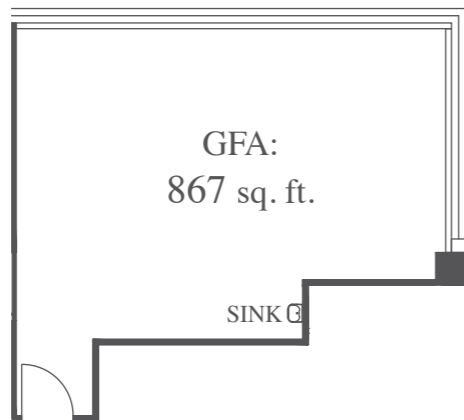


The photo(s) on this page is/are stock photo(s). The photo(s) was/were not taken at the Development or based on/ related to the Development. It/they has/have been proceeded with computerized imaging techniques and is for reference only. The above image is the computerized rendering of the unit. All renderings and the information contained therein are for reference only, and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the Development or its surrounding area, facilities, buildings or structures. 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.



# ART GALLERY AND OFFICE

OFFICE – 6  
18/F



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# GRADE A OFFICE STANDARD

- **Internal Flooring**

Shop – 2/F: cement floor slab  
 Shop – 3/F and Unit 1-5 on 5/F (Excluding 4/F): raised floor system  
 Office – Unit 6 on 5/F, 6/F – 15/F, 17/F – 29/F (Excluding 13/F, 14/F and 24/F): raised floor system

- **Ceiling**

Plastering and emulsion paint

- **Internal Walls**

Shop – 2/F: Cement, plastering and emulsion paint  
 Shop – 3/F and Unit 1-5 on 5/F (Excluding 4/F) :  
 Plastering and emulsion paint  
 Office – Unit 6 on 5/F, 6/F-15/F, 17/F-29/F (Excluding 13/F, 14/F and 24/F): Plastering and emulsion paint

- **Floor-to-floor height\***

2/F to 29/F: around 4.75m

- **Air-conditioning**

Central Water-cooled Air Conditioning System is provided

- **Male Lavatory/ Female Lavatory**

Walls: reconstituted stone tile

Flooring: ceramic tile

Ceiling: gypsum false ceiling finished with emulsion paint, equipped with lighting

Appliances: air-conditioning device installed

- **Electricity**

Floor	Unit No.	Each Unit (Three-phase electrical power)
2/F	RETAIL	-
3/F – 29/F	RETAIL / OFFICE	1
		2
		3
		4
		5
		6

- **Telephone and antenna**

Tenants are required to apply and pay for the telecommunication service on their own

One telephone and TV outlet will be provided in each unit



Stock Photo

\* Floor-to-floor height refers to the height difference between the top of the floor slab of a floor and the top of the floor slab of the upper floor (including the thickness of the floor slab of the upper floor). According to the floor, partition and architectural structure of individual units, each unit has different floor heights, and there may be different floor heights within the same unit.  
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 Note: There are no 4th, 13th, 14th and 24th floors in this building. All information is for reference only, and is subject to the provisions of the formal agreement for sale and purchase. The vendor reserves the right to alter the fittings, finishes and appliances of any part of the development.  
 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 or shown to scale and/or may have been edited and processed with computerized imaging techniques, and are for reference only. They do not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. The Vendor recommends prospective purchasers to visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.



# PROPERTY MANAGEMENT



Property management services is provided by Savills. With over 35 years of experience in professional management services and best-in-class standards, Savills has managed over 420 properties in Hong Kong including commercial and luxury properties. The property management team has over 250 professionally qualified managerial staff including industry elites. In addition to its professionalism and rich experience, Savills has won many awards and is capable of providing exemplary professional and attentive services to all users.

## Comprehensive range of services

### 5G Network Full Coverage



### Hygiene & Cleanliness



- Disinfectant gel
- Face masks and storage cases
- In-door space disinfection service
- Disinfectant wipes
- Self-disinfection station

### Health & Wellness



- Massage service
- Electronic massager
- Sports facilities
- Thermometer / automatic CPR machine
- Rental services for face mask / first aid kit / wheelchair/ walking aids
- Bicycle parking
- VR sports equipment

### Dining & Leisure



- Catering
- Welcome treats
- Ordering of organic produce and meals

### Exclusive Offers



- Food and beverage, personal care, and beauty offers
- Car rental service

### Concierge



- 24-hour concierge and security services
- Wi-Fi coverage in the lobby
- LED electronic display
- Photocopy / local fax / lamination service
- Paper shredder
- Postage stamps purchasing and local mail service
- Traffic and flight / weather information inquiry
- Wireless mobile phone charging service
- Lending of conference presentation equipment

### Accessories



- Electric vehicle chargers
- Newspaper and magazine subscriptions
- Bouquet/flower basket ordering service
- Car wash service
- Local travel information
- Personal care products
- Self-service shoe polishing machine
- Selfie stick rental

### Venues & Spaces



- Venue hire
- Party and event coordination
- Hosting workshops

### Storage & Packing



- Mini locker
- Receive and storing large parcels
- Trolley lending
- Gift wrapping
- Reusable shopping bags

### Emergency Assistance



- Taxi and van hire
- Airport transfer
- Arranging locksmiths
- Mobile phone battery charger lending
- Lost and found
- Small repair tool lending
- Umbrella lending
- Disposable raincoat
- Car battery cable lending / emergency repair service
- Fire extinguisher

### Butler Services



- Office cleaning and laundry services
- Steam iron / sewing kit lending
- Standard and large waste recycling
- Garbage sorting
- Festive decoration
- Luggage lending
- Luggage trolley lending

\*The services and facilities stated above to be provided may vary and is subject to availability upon completion. Some services are to be provided by outsourced service providers and are subject to additional charges.

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Stock Photo



Stock Photo



Stock Photo



Stock Photo



Stock Photo

# THE PRESTIGE DEVELOPER



Rykadan Capital Limited operates globally from our Hong Kong headquarters and is listed on the main board of the Hong Kong Stock Exchange (ticker: 2288.HK). As a leading real estate investment and development company, Rykadan is known for high-impact investments and real estate ventures focusing on accelerated growth potential.

Apart from real estate, Rykadan also invests in the hospitality, as well as the engineered stone manufacturing and distributing businesses.

## Development Projects & Businesses around the World



Hong Kong  
RYKADAN CAPITAL TOWER  
(Grade A office)



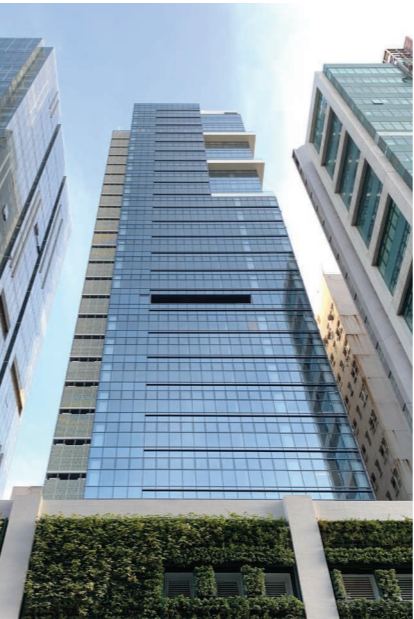
Hong Kong  
NOVOJAFTE  
(Grade A office)



Hong Kong  
THE PASEO  
(Luxury residential project)



Hong Kong  
KHORA  
(Modernised industrial building)



Hong Kong  
THE AGORA  
(Modernised industrial building)



United States  
957 HAMPTON ROAD,  
ARCADIA, CA



United States  
964 FALLEN LEAF ROAD,  
ARCADIA, CA



United States  
265 W. NAOMI AVENUE, ARCADIA, CA



United States  
263 W. NAOMI AVENUE, ARCADIA, CA



United States  
MONTEREY PARK TOWN CENTER, CA

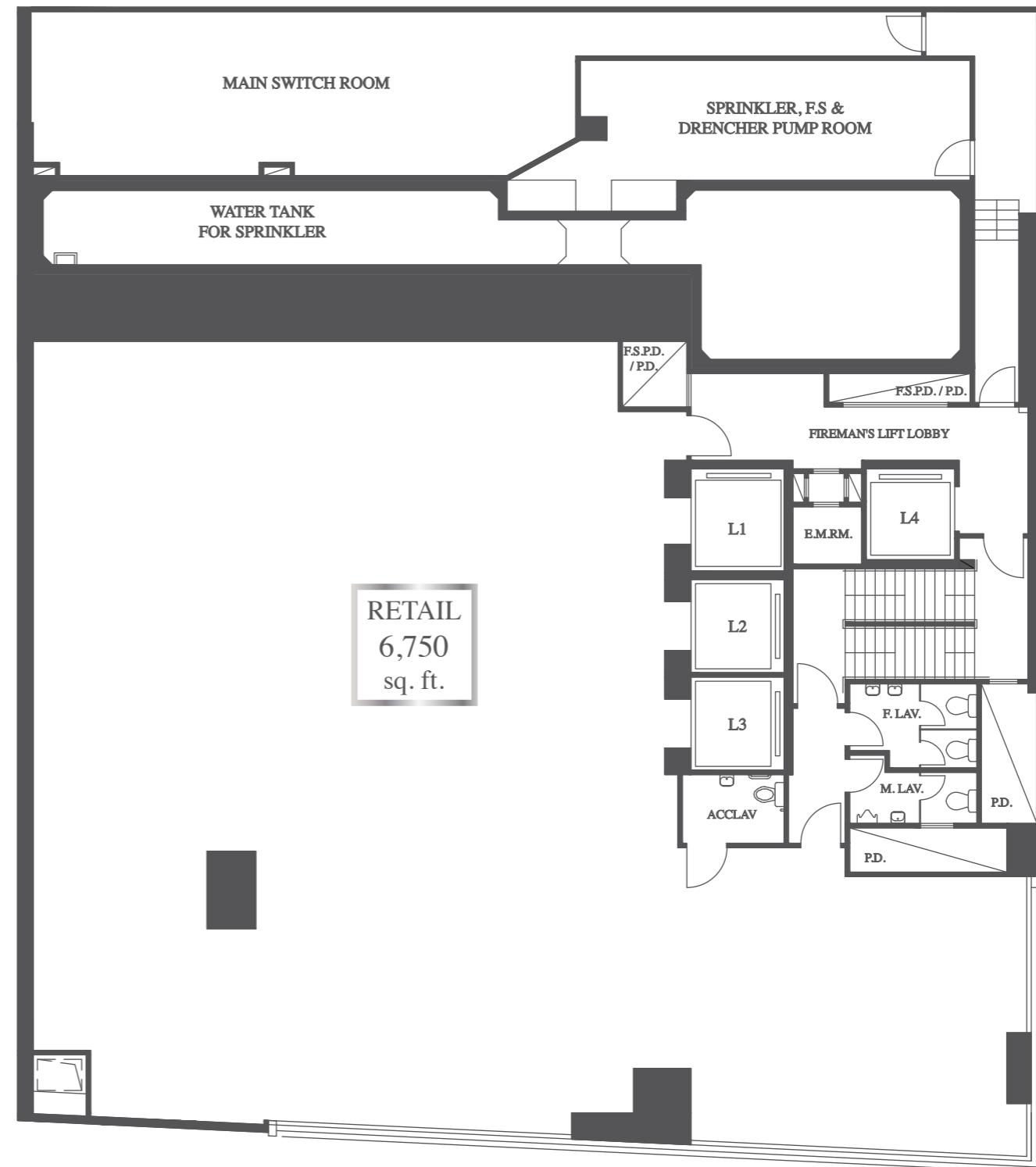
### Other Overseas Developments and Business

- Shanghai
  - The Kailong Nanhui Business Park
- London
  - Paul Street Shoreditch Commercial Project
  - Graphite Square
- Bhutan
  - Dhensa Boutique Resorts
- Italy
  - Exclusive distributor for Quarella Stone and leading engineered-stone manufacturer

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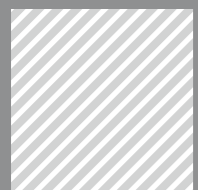
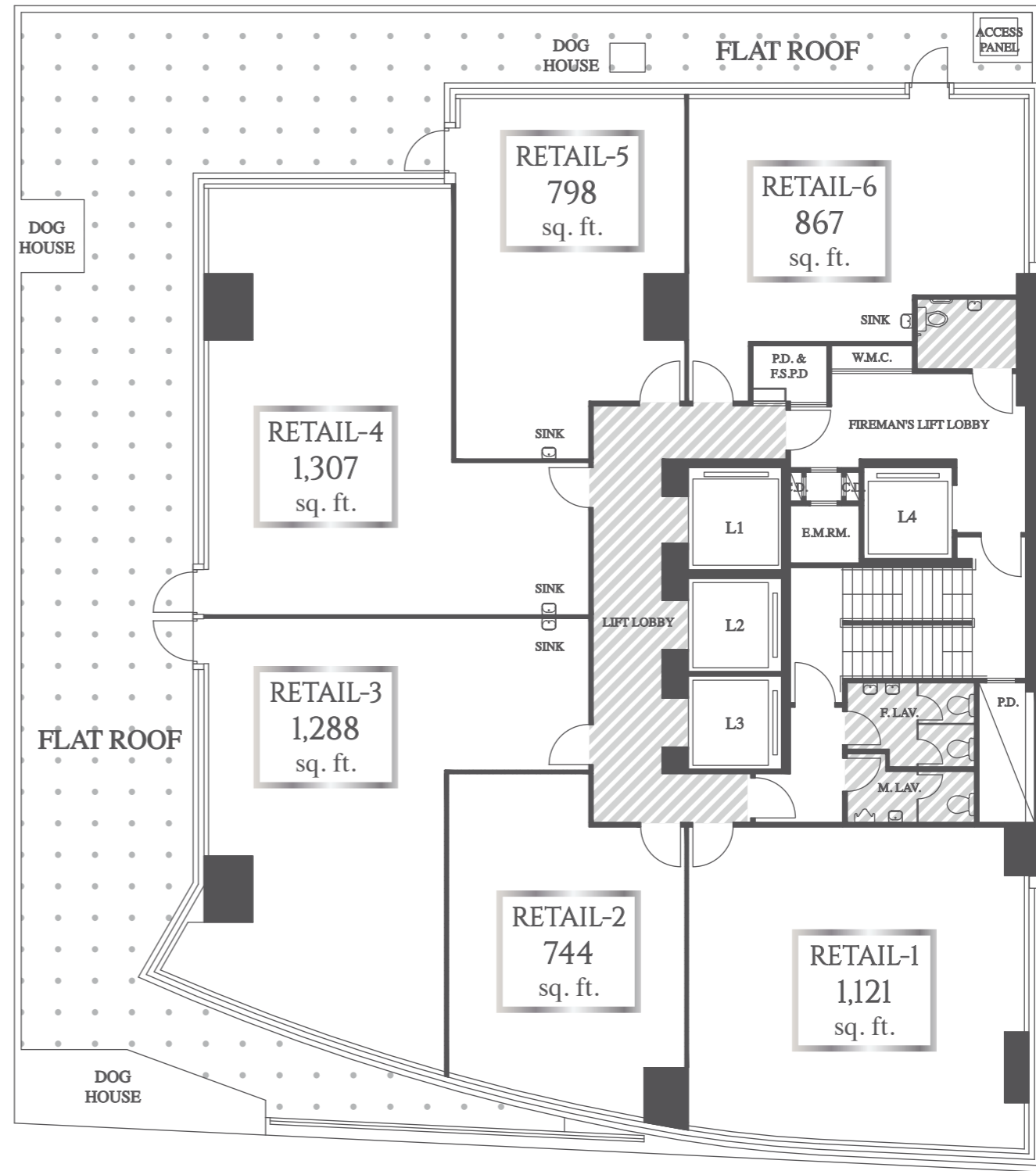
# FLOOR PLAN

## 2/F

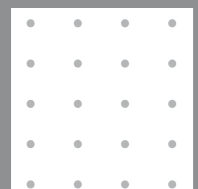


Note: The abovementioned floor area of the unit is calculated based on its gross floor area. There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

# FLOOR PLAN 3/F



The owner(s) owning the whole floor may enjoy the Extra Space of 420 sq. ft.<sup>1,2</sup>



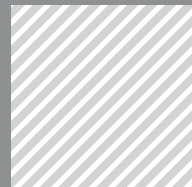
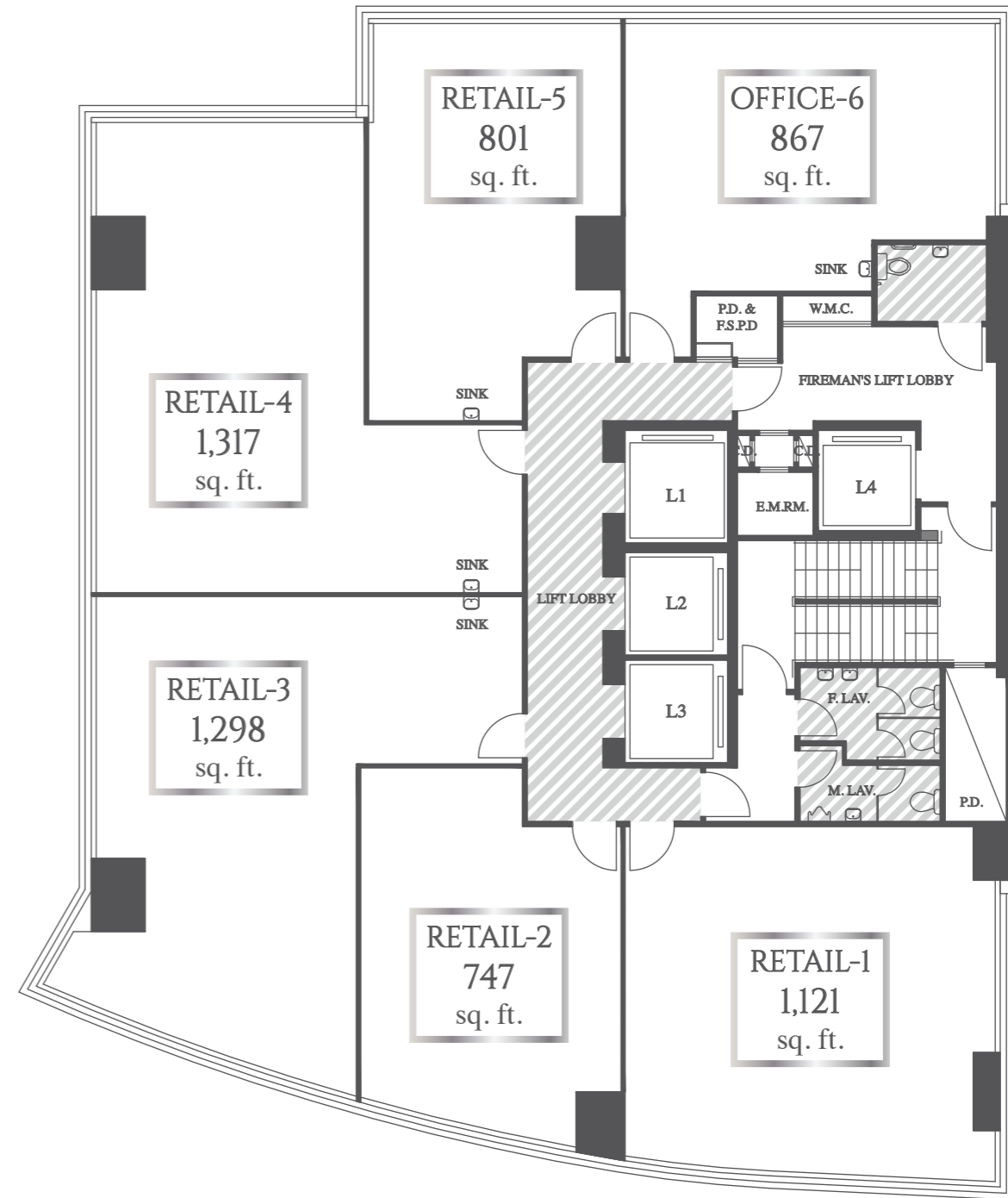
The owner(s) owning the whole floor may enjoy the Extra Space of Flat Roof of 1,473 q. ft.<sup>1,2</sup>

1. The sole and exclusive right to use and enjoy the Extra Space by the owner(s) owning the whole floor is subject to the terms of the deed of mutual covenant of the development ("DMC") and all applicable laws and regulations, including obtaining approval from the Owners' Committee and giving reasonable notice to the Manager.
2. The area of Extra Space are calculated based on saleable area.

Note: The abovementioned floor area of the unit is calculated based on its gross floor area. There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

# FLOOR PLAN

## 5/F

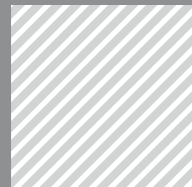
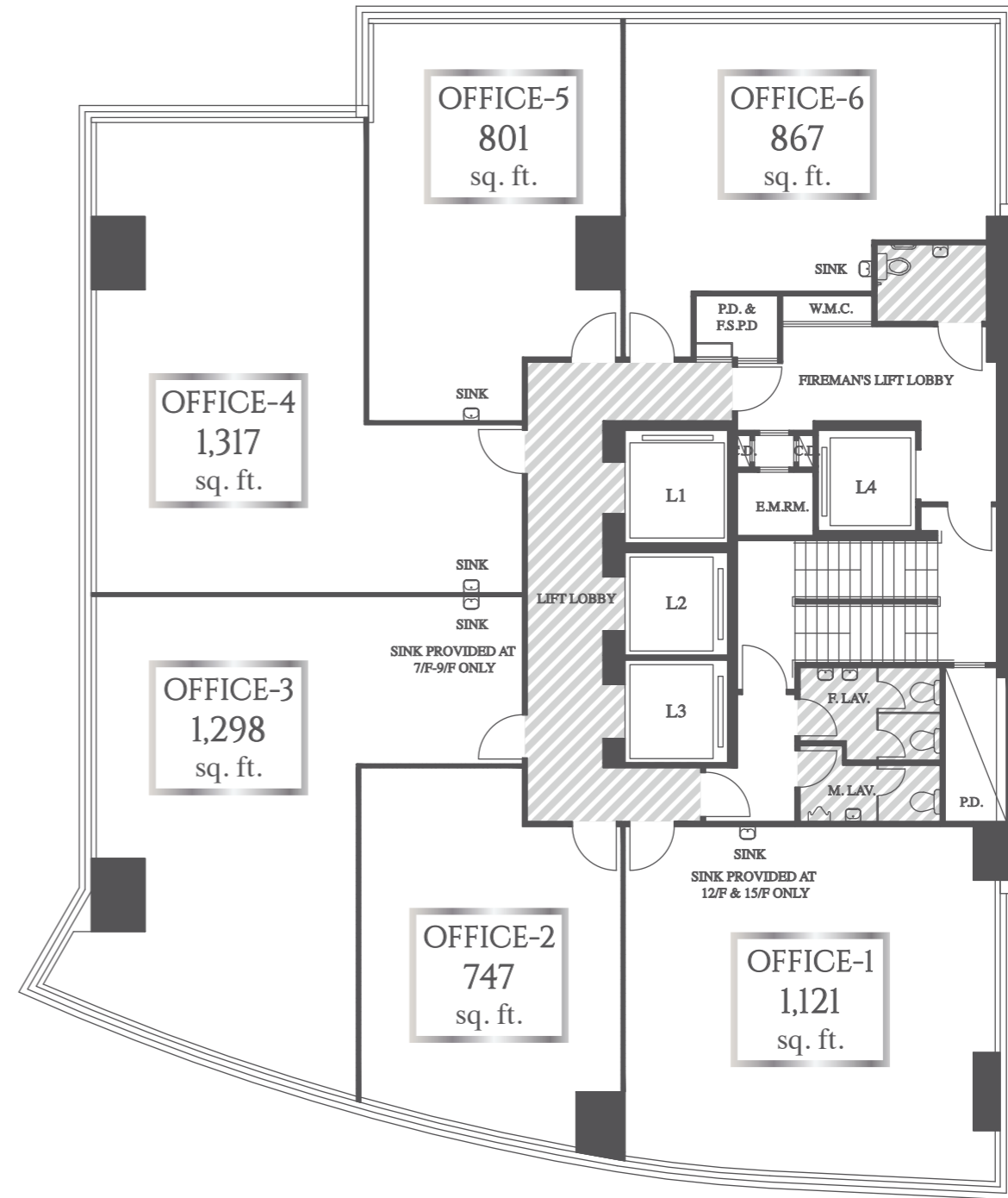


The owner(s) owning the whole floor may enjoy the Extra Space of 406 sq. ft.<sup>1,2</sup>

1. The sole and exclusive right to use and enjoy the Extra Space by the owner(s) owning the whole floor is subject to the terms of the deed of mutual covenant of the development ("DMC") and all applicable laws and regulations, including obtaining approval from the Owners' Committee and giving reasonable notice to the Manager.
2. The area of Extra Space are calculated based on saleable area.

Note: The abovementioned floor area of the unit is calculated based on its gross floor area. There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

# FLOOR PLAN 6/F-12/F & 15/F

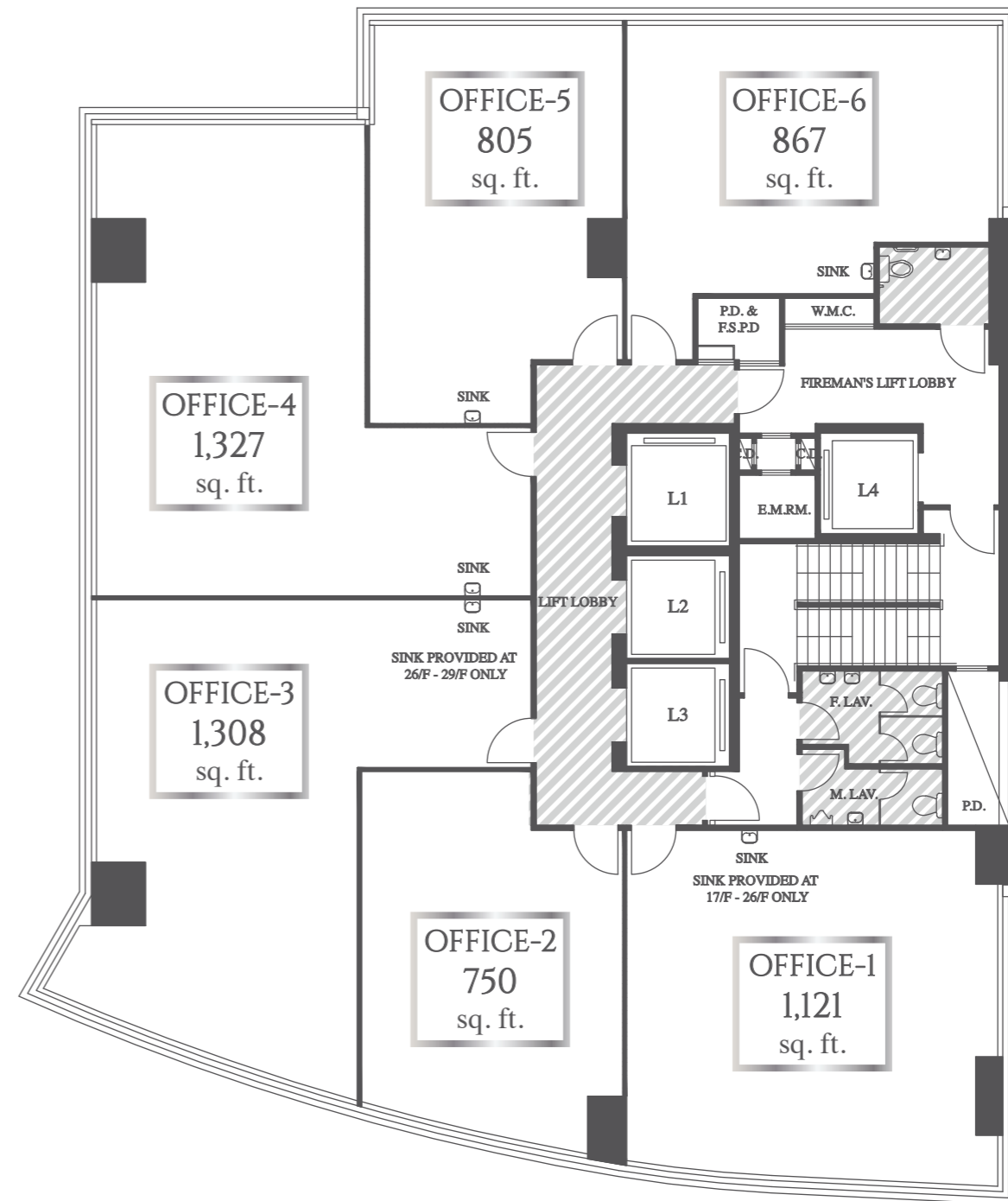


The owner(s) owning the whole floor may enjoy the Extra Space of 406 sq. ft.<sup>1,2</sup>

1. The sole and exclusive right to use and enjoy the Extra Space by the owner(s) owning the whole floor is subject to the terms of the deed of mutual covenant of the development ("DMC") and all applicable laws and regulations, including obtaining approval from the Owners' Committee and giving reasonable notice to the Manager.
2. The area of Extra Space are calculated based on saleable area.

Note: The abovementioned floor area of the unit is calculated based on its gross floor area. There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

# FLOOR PLAN 17/F-23/F & 25/F-29/F

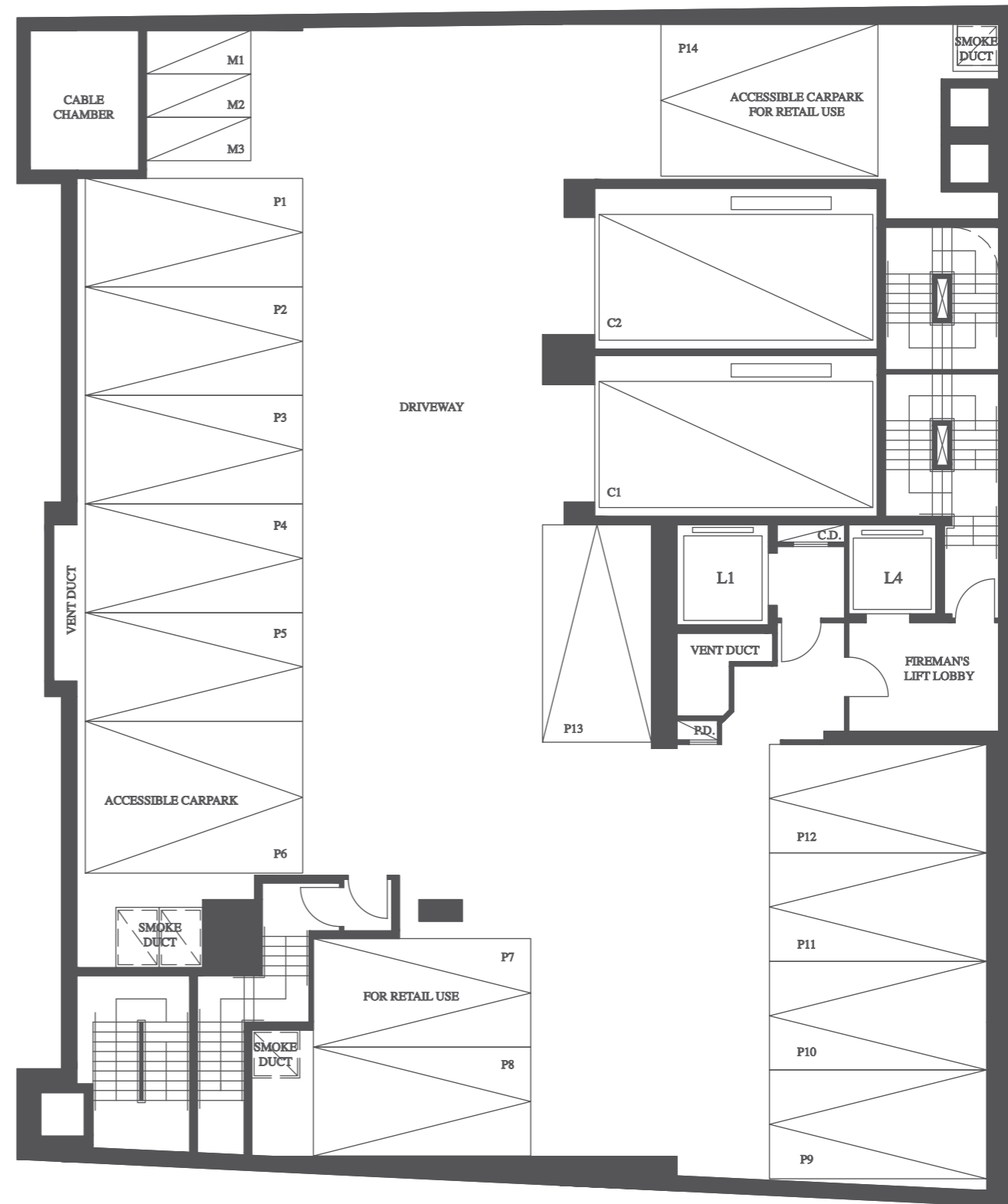


The owner(s) owning the whole floor may enjoy the Extra Space of 393 sq. ft.<sup>1,2</sup>

1. The sole and exclusive right to use and enjoy the Extra Space by the owner(s) owning the whole floor is subject to the terms of the deed of mutual covenant of the development ("DMC") and all applicable laws and regulations, including obtaining approval from the Owners' Committee and giving reasonable notice to the Manager.
2. The area of Extra Space are calculated based on saleable area.

Note: The abovementioned floor area of the unit is calculated based on its gross floor area. There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

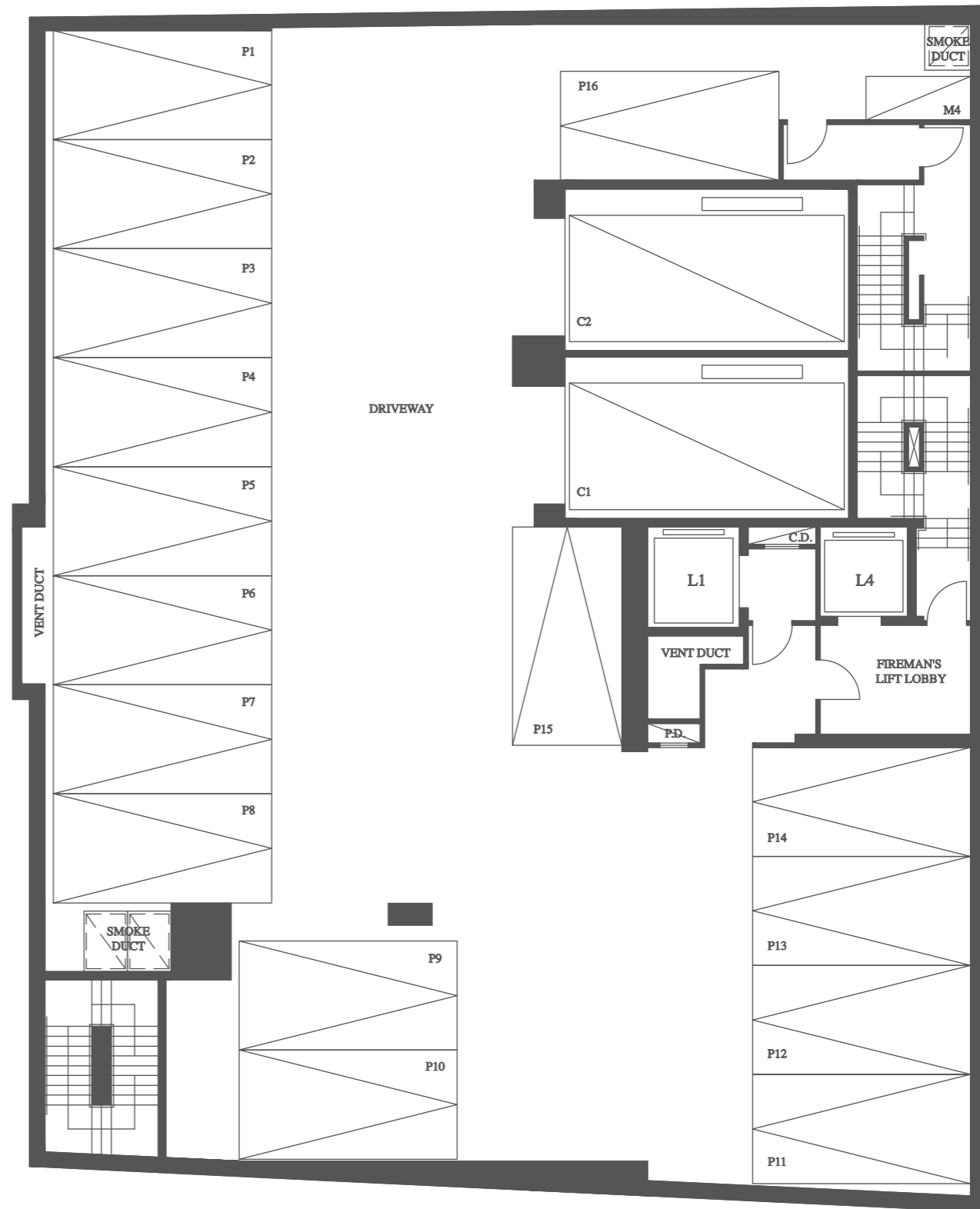
# FLOOR PLAN B1/F CARPARK



Note: There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

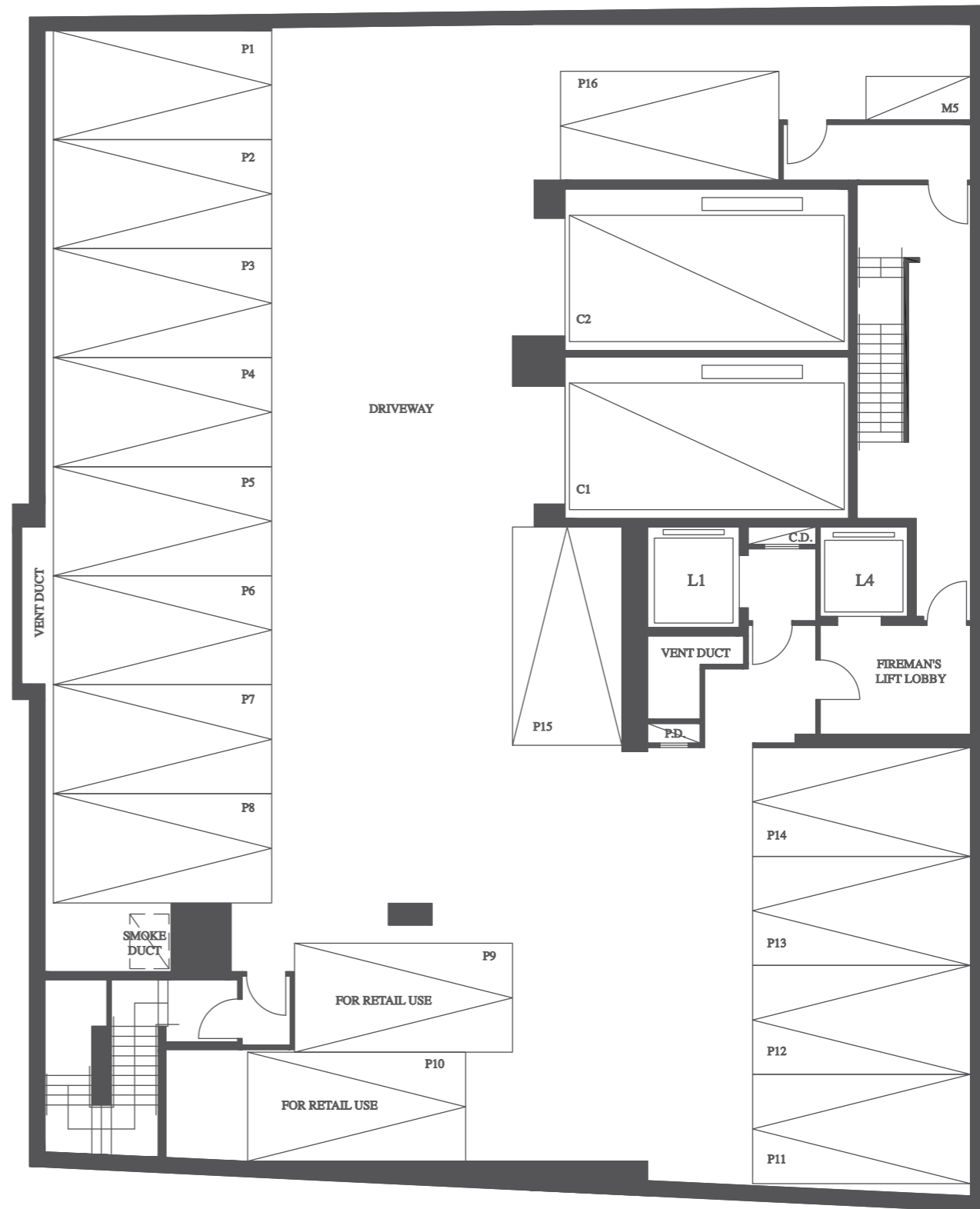


# FLOOR PLAN B2/F CARPARK



Note: There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

# FLOOR PLAN B3/F CARPARK



Note: There are no 4th, 13th, 14th and 24th floors. The details of the approved plans and all relevant information relating to floor area are subject to the final approval of the Buildings Department, Lands Department and relevant authorities. All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.



23wch.hk

All information provided in this print is for the real estate agency's internal reference only, and no warranty is made on the accuracy and authenticity of the above information. The above information may be modified or changed from time to time without prior notice. All information in this print is subject to the final announcements and legal documentation of government departments, the Vendor and relevant organizations. If any readers are in doubt or would like to know more about any specific details, please make enquiries with the sales staff or relevant professional advisors for verification.

All information in this print, including but not limited to maps, images, photos, diagrams, perspectives and illustrations, may be edited and processed with computerized imaging techniques and not shown to scale. The above information represents an artist's impression only. All information\* is for reference only and does not constitute any offer, undertaking or warranty, whether express or implied, and may vary and shall be subject to availability upon completion. It is recommended that estate agents and prospective purchasers visit the development site for on-site inspections to have a better understanding of the development site, its surrounding environment and nearby public facilities.

All information in this print, including but not limited to all layouts, furnishings, installations, instruments, furniture, and uses in the spatial design drawings, is for the real estate agency's internal reference only. All information in the drawings does not constitute and shall not be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, and are also subject to the final approval of the relevant authorities. Interested prospective purchasers should consult independent professional advisors and conduct their own research in order to understand all matters.

According to the conditions in the Land Grant, the Development is limited to non-industrial use (excluding residential, godown, hotels and petrol filling stations). After the purchaser has obtained approval from relevant government department (but not limited to the Lands Department), the purchaser can use the Land for other non-industrial use (excluding residential, godown, hotels and petrol filling stations). The Vendor and its agents do not guarantee that the Development is appropriate for use of other non-industrial use (excluding residential, godown, hotels and petrol filling stations) and do not guarantee that the purchaser can obtain approval from the relevant government department. The purchaser should conduct independent research and judgment.