

Only two special residential units left at Downtown 38 for sale on the market

Downtown 38, a commercial and residential project jointly developed by Sun Hung Kai Properties ("SHKP") and the Urban Renewal Authority, has two special residential units on the 28th floor (each with a roof) left for sale. They are now open for viewing by prospective buyers. Among them is Flat B on the 28th Floor, a 2-bedroom unit with a saleable area* of 427 square feet and a roof of 188 square feet#. Flat H on the 28th Floor, on the other hand, is a one-bedroom unit with a saleable area* of 291 square feet and a roof of 239 square feet#. The windows in the living room/dining room and bedroom(s) are all installed with insulated-glass-units (IGU) with low-E coating^, improving both sound and heat insulation without compromising daylighting, so that the interior is bathed in light and is comfortable, allowing residents to conveniently enjoy the outdoor views. The kitchens adopt a modern-open-kitchen-style design, and are equipped with Siemens induction hob, cooker hood, microwave oven, washer/dryer and fridge-freezer^, which embody the charm of urban living.



This photo was taken on 12 March 2020 on-site in the living room/dining room of Flat H on the 28th Floor of the Development, a one-bedroom unit with a saleable area* of 291 square feet. This photo has been processed with computerised imaging technique and is for reference only. The view from a unit may be affected by the floor on which the unit is located, the orientation of the unit and the surrounding buildings and environment, and the surrounding environment, buildings and facilities may change from time to time. This photo shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressly or impliedly, from the Vendor (whether or not relating to the view and the surrounding environment). The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby.



This photo was taken on 12 March 2020 on-site on the roof of Flat H on 28th Floor of the Development, which has been processed with computerised imaging technique and is for reference only. The view from a unit may be affected by the floor on which the unit is located, the orientation of the unit and the surrounding buildings and environment, and the surrounding environment, buildings and facilities may change from time to time. This photo shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressly or impliedly, from the Vendor (whether or not relating to the view and the surrounding environment). The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby.

Notes:

* The saleable area of a residential property is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. Saleable area of a residential property means the floor area of the residential property and includes the floor area of balcony, utility platform and verandah (if any). 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.

Roof is one of the items specified in Part 1 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The relevant area is calculated in accordance with Part 2 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.

^ The fittings, finishes and appliances of residential units are subject to the provisions of the agreement for sale and purchase. The Vendor reserves the right to alter, amend and change the fittings, finishes and appliances of any part of the Development. Please refer to the sales brochure for the standard provisions of the fittings, finishes and appliances.

Name of the Development: Downtown 38 ("the Development") District: Ma Tau Kok
Name of Street and Street Number at which the Development is situated: No. 38 Pak Tai Street
The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.downtown38.com Enquiries: (852) 3119 0008
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: Urban Renewal Authority (as "Owner"), Top Deluxe (H.K.) Limited (as "Person so engaged") (Remarks: "Owner" means the legal or beneficial owner of the residential properties of the Development; "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.) Holding companies of the Vendor: Holding company of the Owner (Urban Renewal Authority): Not applicable; Holding companies of the Person so engaged (Top Deluxe (H.K.) Limited): Superb Result Holdings Limited, Time Effort Limited, Sun Hung Kai Properties Limited Authorized person for the Development: Ng Kwok Fai The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited Building contractor for the Development: Chun Fai Construction Company Limited The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Kao, Lee & Yip; Mayer Brown Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled) Any other person who has made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited Prospective purchasers are advised to refer to the sales brochure for any information on the Development. This advertisement is published by or with the consent of the Vendor. Date of Printing: 16 June 2020