

# Privileged lifestyle at St Moritz on the Kau To Shan hilltop

## 九肚山山頂雲端締造尊貴生活空間

St Moritz, the low-density, deluxe residences on the prestigious Kau To Shan hilltop, is now on the market. The location, views and overall layout are rarely found in the district. Enthusiastic attention has been drawn since its market debut.

### Sweeping views

St Moritz at the Kau To Shan hilltop provides a tranquil environment with complete privacy yet still puts you in close proximity to the town centre. Comprising two rows of residences, the front row features houses while the elevated back row offers three low-rise residential towers. All houses and several high floor units on the low-rise residential towers overlook Tolo Harbour\* and Plover Cove Reservoir\* while also facing Pat Sin Leng\* and the emerald ranges of Kau To Shan\*.

### Thoughtful design

St Moritz offers 59 residential units, including 24 houses and 35 residential units. Constructed with world-class materials, the houses and units are designed with floor-to-ceiling windows to let in natural light as well as providing breathtaking sea views and mountain scenery\*.

The three-storey houses range in saleable area from about 2,582 to 3,777 square feet and are mainly designed in four-bedroom layouts, including three or four en-suite styles. All houses come with a carport for two vehicles. Selected houses even have private elevators to access three floors.

The low-rise residential towers are built on raised floor foundations for residents to better take in the sweeping sea views\*. These units have saleable areas ranging from about 924 to 1,893 square feet, mainly in three-bedroom (one en-suite) to four-bedroom (two en-suite) layouts. There are also garden duplexes, special units with flat roofs, duplex penthouses and triplex penthouses for more discerning, sophisticated individuals and families.

St Moritz's deluxe clubhouse is an exclusive environment for relaxation with comprehensive facilities including an outdoor swimming pool, gym and private banquet room.

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集團現正發售位於傳統豪宅地段九肚山山頂的低密度豪華住宅雲端。項目無論地理位置、景觀以至整體規劃，均在區內極為罕見，自開售以來，備受市場關注。

### 開揚景觀

雲端地理位置優越，位於九肚山山頂，遠離繁囂，卻與市區咫尺之遙，加上臨山而建，住客可享極高私隱度。項目以前低後高橫排式的設計佈局，前排為洋房，後排為三座低座住宅大樓。洋房及低座大樓部分高層單位可俯瞰吐露港<sup>\*</sup>及船灣淡水湖景致<sup>\*</sup>，並飽覽八仙嶺群山<sup>\*</sup>及九肚山翠綠山巒<sup>\*</sup>。

### 精心設計

雲端共提供59個住宅單位，分別為24幢洋房及35個分層單位。項目選用優質建材，洋房及分層單位精心配置落地玻璃，採光度高，引入戶外開揚海景及山景<sup>\*</sup>。

洋房選用三層設計，實用面積由約2,582至3,777平方呎，主要提供四房三套至四房四套間隔。全部洋房均附有車庫，提供兩個停車位。部份洋房更設有獨立升降機，貫穿三層空間。

低座住宅大樓採用高地台設計，讓住客可享遼闊海景<sup>\*</sup>。分層單位實用面積由約924至1,893平方呎，主要提供三房一套至四房二套間隔；另設花園複式單位、平台特色單位、頂層複式戶及頂層三複式戶，切合有品味及追求生活享受的人士及家庭需要。

雲端設有豪華私人會所，為住客提供優越尊尚的私人休憩空間。會所具備多元化設施，包括室外游泳池、健身室及私人宴會廳。

### Notes

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Name of the Development: St Moritz

District: Sha Tin

Name of Street and Street Number of the Development: 88 Lai Ping Road

The website address designated by the vendor for the Development: [www.stmoritz.com.hk](http://www.stmoritz.com.hk)

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: Charmford Holdings Limited

Holding companies of the vendor: Kaiberg Enterprises Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized person of the Development: Dr. Lu Yuen Cheung Ronald

The firm or corporation of which the authorized person of the Development is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited

Building contractor of the Development: Chun Fai Construction Company Limited

The firm of solicitors acting for the owner in relation to the sale of residential properties of the Development: Mayer Brown JSM

Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development: Not Applicable

Any other person who had made a loan for the construction of the Development: Sun Hung Kai Properties Holding Investment Limited

Prospective purchaser is advised to refer to the sales brochure for any information on the Development.

This advertisement is published by the vendor or by another person with the consent of the vendor.

Date of Printing: 6 July 2018

發展項目名稱：雲端

區域：沙田

本發展項目的街道名稱及門牌號數：麗坪路88號

賣方就本發展項目指定的互聯網網站的網址：  
[www.stmoritz.com.hk](http://www.stmoritz.com.hk)

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印製日期：2018年7月6日