

Babington Hill in Mid-levels West under the spotlight

西半山巴丙頓山備受注目



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Babington Path in Mid-levels West is a prestigious location for luxury residences, surrounded by a serene natural environment and supported by convenient transportation links and a renowned school net. Babington Hill, the Group's latest residential development on Babington Path, has drawn enthusiastic market attention since its debut in late January.

A leisurely, relaxing lifestyle

Babington Hill is finely crafted with top-notch construction materials to present a modern, sophisticated look. Glass curtain walls are widely used in the facade to highlight its premium location on a high terrain enveloped by lush greenery. All units also come with outdoor areas such as a balcony, utility platform, flat roof and/or roof to enjoy the breathtaking views. Most of the units' main living spaces (including living and dining rooms) adopt a linear design and face the same orientation, providing wide angle, surrounding views to residents.

As a brand new residential development in the district, Babington Hill offers 79 residential units with saleable areas ranging from 493 to 1,888 square feet in a variety of layouts featuring two to four bedrooms. Special units with flat roofs or penthouse units with roofs are available to meet the needs of different buyers.

Babington Hill's luxury clubhouse is a tranquil, exclusive environment for relaxation with comprehensive facilities, including an outdoor swimming pool, jacuzzi, gymnasium, sauna rooms, steam rooms, barbeque area, banquet rooms with open-kitchen, landscaped gardens and much more.

Prestigious location for luxury residences in a convenient neighbourhood

Babington Hill boasts a premium location in Mid-levels West providing easy access to a wide range of public transport facilities. The project is close to MTR Sai Ying Pun Station and HKU Station. From MTR Sai Ying Pun Station, it takes only about five minutes to Central!

Located in a famous school district, Babington Hill also sits adjacent to The University of Hong Kong while boasting a renowned network of primary and secondary schools. It provides the ideal setting for children's learning and growth. Moreover, residents here enjoy a superior range of local leisure and lifestyle options nearby, including specialty restaurants, cafes, bars, galleries and other fine concept stores.

港島西半山巴丙頓道屬傳統豪宅地段，環境清幽愜意，享有便捷交通及傳統名校網。集團位於巴丙頓道的巴丙頓山，自一月底開售以來，備受市場注視。

舒適悠然的生活空間

巴丙頓山選用高級建材，外型精緻時尚，每個細節均一絲不苟。為突顯項目地勢高企，坐擁翠綠景致的優勢，外牆特別採用大量玻璃幕牆設計。所有單位設有戶外空間，如露台、工作平台、平台及/或天台，方便住客欣賞開揚景致。此外，大部分單位的主要起居空間（包括客廳和飯廳）都採用橫排式設計，享有同一座向景觀，讓住客可飽覽四周景致。

項目為區內的全新住宅發展項目，提供79個住宅單位，實用面積由493至1,888平方呎。單位間隔多元化，涵蓋兩房至四房設計，另有連平台或頂層連天台的特色單位，照顧不同買家的需要。

巴丙頓山設有豪華私人會所，為住客提供恬靜寫意、優越矜貴的私人休憩空間。會所具備多元化設施，包括露天泳池、按摩池、健身室、桑拿房、蒸氣室、燒烤場、設置開放式廚房的宴會廳以及戶外園林等。

傳統豪宅地段 兼享生活便利

巴丙頓山位置優越，聳立西半山，徒步可達多種公共交通工具。項目鄰近港鐵西營盤站及香港大學站，由港鐵西營盤站出發，僅約五分鐘即達中環¹，交通網絡完善。

區內名校林立，毗鄰香港大學之餘，更擁傳統名校網，為下一代提供優越的學習和成長環境。此外，特色食肆、咖啡店、酒吧及畫廊等時尚品味概念店舖紛紛進駐區內，生活所需近在咫尺。

Notes

¹ Estimated travel time from MTR Sai Ying Pun to Central Station. Data obtained from the website of MTR Corporation Limited (<http://www.mtr.com.hk>)

備註

¹ 由港鐵西營盤至中環站之預計乘車時間。資料擷取自香港鐵路有限公司網站 (<http://www.mtr.com.hk>)

Name of the Development: Babington Hill

District: Mid-levels West

Name of the street and the street number:
23 Babington Path[#]

The website address designated by the vendor for the development:
www.babingtonhill.com.hk

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Vendor: Well Success Capital Investment Limited, Art Faith Corporation Limited, Come City Limited Holding companies of the vendor: Sharberg Holdings Limited, Phoenix Power Holdings Limited, Assets Garden Holdings Limited, Sun Hung Kai Properties Limited, New World Development Company Limited
Authorized person: Lee Kar Yan Douglas

The firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Limited

Building contractor: Teamfield Building Contractors Limited

Solicitors for the vendor: 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 has made a loan for the construction of the development: Sun Hung Kai Properties Holding Investment Limited, New World Development Company Limited

The estimated material date for the development to the best of the vendor's knowledge: 30 April 2018 ("Material date" means the date on which the Development is completed in all respects in compliance with the approved building plans. 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 development.

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

[#]The provisional street number is subject to confirmation when the Development is completed.

Date of Printing: 29 March 2018

發展項目名稱: 巴丙頓山

區域: 半山區西部

街道名稱及門牌號數: 巴丙頓道23號[#]

賣方就發展項目指定的互聯網網站的網址:

www.babingtonhill.com.hk

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賣方: 瑞興創富有限公司、藝信有限公司、森域有限公司

賣方的控權公司: Sharberg Holdings Limited、Phoenix Power Holdings Limited、Assets Garden Holdings Limited、新鴻基地產發展有限公司、新世界發展有限公司

認可人士: 李嘉胤

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團: 李景勳、雷煥庭建築師有限公司

承建商: 添輝建築有限公司

賣方代表律師: 孖士打律師行

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已為發展項目的建造提供貸款的任何其他人: Sun Hung Kai Properties Holding Investment Limited、新世界發展有限公司

盡賣方所知的發展項目的預計關鍵日期: 2018年4月30日 (「關鍵日期」指本發展項目在遵照經批准的建築圖則的情況下在各方面均屬完成的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。)

賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。

本廣告由賣方發布或在賣方的同意下由另一人發布。

[#]此臨時門牌號數有待發展項目建成時確認。

印製日期: 2018年3月29日