



The YOHO Hub II⁺ well-received by the market 销情理想



The YOHO Hub II⁺ is the tallest residential development[^] in the YOHO series[®] of the Group. The YOHO Hub II⁺ has achieved satisfactory sales since its launch due to its excellent transport links and comprehensive community amenities.

Comprising two residential towers with 939 premium units, The YOHO Hub II⁺ features a variety of one - to four - bedroom units, fulfilling the needs of different buyers.

Situated atop MTR Yuen Long Station and adjacent to the Yuen Long light rail stop, the development within the emerging transport hub of Northern Metropolis, is well-positioned to leverage opportunities from the development of Hong Kong and Shenzhen. The YOHO Hub II⁺ will also be connected to seven major railways (proposed / under planning)[®], including the Hong Kong-Shenzhen Western Rail Link[®] and the Northern Link[®]. In particular, Kam Sheung Road station on the latter line is just one stop away from MTR Yuen Long Station.

The development's dual clubhouse, with an indoor area of approximately 40,000 square feet and outdoor landscaped area of approximately 210,000 square feet, provides comprehensive facilities. The podium mall, YOHO MIX, is seamlessly connected via a covered footbridge to MTR Yuen Long Station, linking up with YOHO MALL I and YOHO MALL II to create a shopping network of over one million square feet to the convenience of residents.

集团旗下「The YOHO Hub II⁺」为YOHO系列[®]最高的住宅项目[^]。凭借交通便捷的优势，以及完善的社区生活配套，项目自推售以来，备受市场追捧，销情理想。

「The YOHO Hub II⁺」由两座住宅大楼组成，合共提供939个优质住宅单位。单位间隔实用兼多元化，涵盖一房至四房，切合不同买家的需要。

项目坐落港铁元朗站上盖及毗邻轻铁元朗站，位处未来「北部都会区」交通枢纽，充分把握深港发展的机遇。此外，「The YOHO Hub II⁺」更与规划中的北部七大铁路接轨[®]，包括港深西部铁路[®]及北环线[®]，当中后者的锦上路站与港铁元朗站仅一站之隔。

项目的双住客会所设施完善，会所室内面积合共约40,000平方呎，户外园林空间约210,000平方呎。基座商场「元点」并设有盖行人天桥直通港铁元朗站，贯通「形点 I」及「形点 II」商场，打造逾百万平方呎的购物网络，为住户带来生活便利。

The photograph on the left was taken at the airspace in the vicinity of the Phase of the Development on 11 May 2024 and has been edited and processed with computerized imaging techniques. The image only shows the general appearance of the residential properties of the Phase of the Development and does not reflect their actual appearance, view and vicinity. The Vendor reserves the right to make alterations to the building plans and other plans of the Phase of the Development from time to time, and the design of the Phase of the Development shall be subject to the final plan approved by the relevant Government authorities. Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for any information on the Phase. This image does not constitute and shall not be considered to constitute any contractual term, offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Phase of the Development or any part thereof (whether or not relating to the view). 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.

左页相片于2024年5月11日在发展项目期数附近之上空拍摄，并经电脑修饰处理。此图像仅作显示发展项目期数住宅物业的大概外观之用，并不反映其实际外观、景观、周边环境。卖方保留权利不时改动发展项目期数的建筑图则及其他图则，发展项目期数设计以有关政府部门最终批准之图则为准。卖方建议准买家参阅售楼说明书，以了解发展项目期数的资料。此相片并不构成亦不得被诠释成卖方就发展项目期数或其任何部份作出任何不论明示或隐含之合约条款、要约、承诺、陈述或保证（不论是否有关景观）。卖方建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

Notes

[^]Name of the Phase of the Development is Phase C ("the Phase") of The YOHO Hub Development. Tower 6 and Tower 8 of the residential development in the Phase are called "The YOHO Hub II".

[®]The YOHO series means "YOHO Town", "YOHO Midtown", "Grand YOHO Development" and "The YOHO Hub Development".

[^]According to the due diligence checking performed by Jones Lang Lasalle Limited on 15 June 2023 regarding the building height of Tower 6 and Tower 8 of The YOHO Hub Development, Tower 6 and Tower 8 of The YOHO Hub Development with the building height (measure from G/F to the roof) of 169.5 metres in the latest set of general building plans approved by the Building Authority on 3 January 2023 are the tallest buildings in the YOHO series.

[®]Seven major railways in the North (proposed/under planning) refers to "Hong Kong-Shenzhen Western Rail Link", "Central Rail Link", "Northern Link Eastern Extension", "Northern Link Spur Line", "Northeast New Territories Line", "Hong Kong Island West - Hung Shui Kiu Rail Link" and "Northern Link Main Line". "Hong Kong-Shenzhen Western Rail Link", "Central Rail Link", "Northern Link Eastern Extension", "Northern Link Spur Line", "Northeast New Territories Line", "Hong Kong Island West - Hung Shui Kiu Rail Link" (all under planning) Source of information: https://www.nm.gov.hk/downloads/NM_Eng_Booklet_Web.pdf and [https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20\(English\).pdf](https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(English).pdf) and the proposed "Northern Link Main Line" Source of information: <https://www.gld.gov.hk/egazette/pdf/20232740/egn202327405974.pdf>, [https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20\(English\).pdf](https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(English).pdf) and https://www.hyd.gov.hk/en/our_projects/railway_projects/nol/index.html. The Vendor does not guarantee the accuracy of or that it is the latest revision of the aforesaid website address and/or its contents. The contents are for reference only.

[®]The planned/proposed/under construction/proposed or uncompleted developments, roads/railways, buildings and facilities, etc. set out in this advertisement/promotional material are for reference only and the details thereof (including, but not limited to, the implementation, location, design, route and time of completion and operation, etc.) are subject to the final decision of the Government, and may not be completed at the time of completion and handover of the Phase of Development and the details thereof upon completion may be different from those stated in this advertisement/promotional material. Details after completion may also be different from those stated in this advertisement/promotional material. The Vendor makes no contractual term, offer, representation, undertaking or warranty (whether express or implied) in relation thereto (whether in relation to the view or otherwise).

备注

[^]发展项目期数名称为「The YOHO Hub 发展项目的第 C 期」（「期数」）。期数中住宅发展项目的第 6 座及第 8 座称为「The YOHO Hub II」。

[®]YOHO系列指「YOHO Town」、「YOHO Midtown」、「Grand YOHO发展项目」及「The YOHO Hub发展项目」。

[^]根据仲量联行于2023年6月15日对The YOHO Hub发展项目之第6座及第8座建筑物高度发出之独立查验结果，The YOHO Hub发展项目之第6座及第8座建筑物的高度（由地面量度至天台）于2023年1月3日经批准的建筑图则中为169.5米，是YOHO系列最高的建筑物。

[®]北部七大铁路包括规划中的港深西部铁路、规划中的中铁路、规划中的北环线东延线、规划中的北环线支线、规划中的新界东北线、拟议的港岛西至洪水桥铁路 资料来源：https://www.nm.gov.hk/downloads/NM_Chi_Booklet_Web.pdf及[https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20\(Chinese\).pdf](https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf)，及拟建的北环线主线 资料来源：<https://www.gld.gov.hk/egazette/pdf/20232740/cgn202327405974.pdf>、[https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20\(Chinese\).pdf](https://www.tlb.gov.hk/doc/Hong%20Kong%20Major%20Transport%20Infrastructure%20Development%20Blueprint%20(Chinese).pdf)及https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/index.html。内容仅供参考，卖方并不保证上述网址及/或其内容之准确性及是否最新修订版。

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Name of the Phase of the Development: Phase C ("the Phase") of The YOHO Hub Development (Tower 6 and Tower 8 of the residential development in the Phase is called "The YOHO Hub II")

District: Yuen Long

Name of the street and the street number of the Phase: No. 1 Long Lok Road

The website address designated by the Vendor for the Phase: www.theyohohub2.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: Yuen Long Property Development Limited (as "Owner"), Success Keep Limited (as "Person so engaged") (Notes: "Owner" means the legal or beneficial owner of the Phase. "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 Phase.)

Holding company of the Vendor (Owner): West Rail Property Development Limited
Holding companies of the Vendor (Person so engaged): Able Mariner Limited, Time Effort Limited, Sun Hung Kai Properties Limited

Authorized Person of the Phase: Cheng Yan Ying Grace
The firm or corporation of which the Authorized Person of the Phase is a proprietor, director or employee in his or her professional capacity: AGC Design Limited

Building Contractor for the Phase: Sanfield Building Contractors Limited
The firms of solicitors acting for the Owner in relation to the sale of residential properties in the Phase: Gallant, Johnson Stokes & Master, Woo Kwan Lee & Lo, Sit, Fung, Kwong & Shum and Kao, Lee & Yip

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 (relevant undertaking has been cancelled)

Any other person who has made a loan for the construction of the Phase: Sun Hung Kai Properties Holding Investment Limited
This advertisement is published by the Person so engaged with the consent of the Owner. Prospective purchaser is advised to refer to the sales brochure for any information on the Development or the Phase.

Date of Printing: 31 December 2024

发展项目期数名称: The YOHO Hub 发展项目的第 C 期（「期数」）（期数中住宅发展项目的第 6 座及第 8 座称为「The YOHO Hub II」）

区域: 元朗

期数的街道名称及门牌号数: 朗乐路 1 号

卖方就期数指定的互联网网站的网址: www.theyohohub2.com.hk

本广告/宣传资料内载列的相片、图像、绘图或素描显示纯属画家对有关发展项目之想像。有关相片、图像、绘图或素描并非按照比例绘画及/或可能经过电脑修饰处理。准买家如欲了解发展项目的详情，请参阅售楼说明书。卖方亦建议准买家到有关发展地盘作实地考察，以对该发展地盘、其周边地区环境及附近的公共设施有较佳了解。

卖方: 元朗物业发展有限公司 (作为“拥有人”)、成协有限公司 (作为“如此聘用的人”) (备注: “拥有人”指期数的法律上的拥有人或实益拥有人。“如此聘用的人”指拥有人聘用以统筹和监管期数的设计、规划、建造、装置、完成及销售的过程的人士。)

卖方(拥有人)的控股公司: 西铁物业发展有限公司
卖方(如此聘用的人)的控股公司: Able Mariner Limited、Time Effort Limited、新鸿基地产发展有限公司

期数的认可人士: 郑恩莹
期数的认可人士以其专业身份担任经营人、董事或雇员的商号或法团: 创智建筑师有限公司

期数的承建商: 新辉建筑有限公司
就期数中的住宅物业的出售而代表拥有人行事的律师事务所: 何耀康律师事务所、孖士打打律行、胡关李罗律师事务所、薛冯冯岑律行及高李叶律行

已为期数的建造提供贷款或已承诺为该项建造提供融资的认可机构: 香港上海汇丰银行有限公司(有关承诺书已取回)

已为期数的建造提供贷款的任何其他人: Sun Hung Kai Properties Holding Investment Limited
本广告由如此聘用的人在拥有人的同意下发布。
卖方建议准买家参阅有关售楼说明书，以了解发展项目或期数的资料。
印刷日期: 2024年12月31日