



# The YOHO Hub II<sup>+</sup> well-received by the market 銷情理想



The YOHO Hub II<sup>+</sup> is the tallest residential development<sup>^</sup> in the YOHO series<sup>®</sup> of the Group. The YOHO Hub II<sup>+</sup> 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<sup>+</sup> 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<sup>+</sup> will also be connected to seven major railways (proposed / under planning)<sup>®</sup>, including the Hong Kong-Shenzhen Western Rail Link<sup>®</sup> and the Northern Link<sup>®</sup>. 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.

集團旗下「The YOHO Hub II<sup>+</sup>」為YOHO系列<sup>®</sup>最高的住宅項目<sup>^</sup>。憑藉交通便捷的優勢，以及完善的社區生活配套，項目自推售以來，備受市場追捧，銷情理想。

「The YOHO Hub II<sup>+</sup>」由兩座住宅大樓組成，合共提供939個優質住宅單位。單位間隔實用兼多元化，涵蓋一房至四房，切合不同買家的需要。

項目坐落港鐵元朗站上蓋及毗鄰輕鐵元朗站，位處未來「北部都會區」交通樞紐，充分把握深港發展的機遇。此外，「The YOHO Hub II<sup>+</sup>」更與規劃中的北部七大鐵路接軌<sup>®</sup>，包括港深西部鐵路<sup>®</sup>及北環綫<sup>®</sup>，當中後者的錦上路站與港鐵元朗站僅一站之隔。

項目的雙住客會所設施完善，會所室內面積合共約40,000平方呎，戶外園林空間約210,000平方呎。基座商場「元點」並設有蓋行人天橋直通港鐵元朗站，貫通「形點 I」及「形點 II」商場，打造逾百萬平方呎的購物網絡，為住戶帶來生活便利。

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.

左頁相片於2024年5月11日在發展項目期數附近之上空拍攝，並經電腦修飾處理。此圖像僅作顯示發展項目期數住宅物業的大概外觀之用，並不反映其實際外觀、景觀、周邊環境。賣方保留權利不時改動發展項目期數的建築圖則及其他圖則，發展項目期數設計以有關政府部門最終批准之圖則為準。賣方建議準買家參閱售樓說明書，以了解發展項目期數的資料。此相片並不構成亦不得被詮釋成賣方就發展項目期數或其任何部份作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

### Notes

<sup>\*</sup> 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".

<sup>®</sup> The YOHO series means "YOHO Town", "YOHO Midtown", "Grand YOHO Development" and "The YOHO Hub Development".

<sup>^</sup> 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.

<sup>®</sup> 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](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](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.

<sup>®</sup> The planned/proposed/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).

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](http://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

### 備註

<sup>\*</sup>發展項目期數名稱為「The YOHO Hub 發展項目的第 C 期」(「期數」)。期數中住宅發展項目的第 6 座及第 8 座稱為「The YOHO Hub II」。

<sup>®</sup>YOHO系列指「YOHO Town」、「YOHO Midtown」、「Grand YOHO發展項目」及「The YOHO Hub發展項目」。

<sup>^</sup>根據仲量聯行於2023年6月15日對The YOHO Hub發展項目之第6座及第8座建築物高度發出之獨立查驗結果，The YOHO Hub發展項目之第6座及第8座建築物的高度(由地面量度至天台)於2023年1月3日經批准的建築圖則中為169.5米，是YOHO系列最高的建築物。

<sup>®</sup>北部七大鐵路包括規劃中的港深西部鐵路、規劃中的中鐵綫、規劃中的北環綫東延綫、規劃中的北環綫支綫、規劃中的新界東北綫、擬議的滬島西至洪水橋鐵路 資料來源: [https://www.nm.gov.hk/downloads/NM\\_Chi\\_Booklet\\_Web.pdf](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)及擬建的北環綫主綫 資料來源: <https://www.gld.gov.hk/egazette/pdf/20232740/cgn202327405974.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[https://www.hyd.gov.hk/tc/our\\_projects/railway\\_projects/nol/index.html](https://www.hyd.gov.hk/tc/our_projects/railway_projects/nol/index.html)。內容僅供參考，賣方並不保證上述網址及/或其內容之準確性及是否最新修訂版。

<sup>®</sup>本廣告/宣傳資料內載列的規劃中/擬建中/擬建的/興建中/擬議的或未落成的發展、道路/鐵路、建築物及設施等僅供參考，其詳情(包括但不限於落實、位置、設計、路線及竣工與通車時間等)均以政府最終決定為準，於本發展項目期數落成及入伙時可能尚未完成，落成後之詳情亦可能與本廣告/宣傳資料所述者不同。賣方對其並不作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否有關景觀)。

發展項目期數名稱: The YOHO Hub 發展項目的第 C 期(「期數」)(期數中住宅發展項目的第 6 座及第 8 座稱為「The YOHO Hub II」)

區域: 元朗

期數的街道名稱及門牌號數: 朗樂路 1 號  
賣方就期數指定的互聯網網站的網址:

[www.theyohohub2.com.hk](http://www.theyohohub2.com.hk)

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

賣方: 元朗物業發展有限公司(作為「擁有人」)成協有限公司(作為「如此聘用的人」)(備註:「擁有人」指期數的法律上的擁有人或實益擁有人。「如此聘用的人」指擁有人聘用以統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。)

賣方(擁有人)的授權公司: 西鐵物業發展有限公司  
賣方(如此聘用的人)的授權公司: Able Mariner Limited、Time Effort Limited、新鴻基地產發展有限公司

期數的認可人士: 鄭恩榮  
期數的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: 創智建築師有限公司  
期數的承建商: 新輝建築有限公司

就期數中的住宅物業的出售而代表擁有人行事的律師事務所: 何耀棟律師事務所、孖士打律師行、胡關李羅律師行、薛馮鄺岑律師行及高李葉律師行

已為期數的建造提供貸款或已承諾為該項建造提供融資的認可機構: 香港上海滙豐銀行有限公司(有關承諾書已經取消)

本廣告由如此聘用的人在擁有人同意下發布。  
賣方建議準買家參閱有關售樓說明書，以了解發展項目或期數的資料。  
印製日期: 2024年12月31日