



多元滙聚 潛力無限  
Creativity · Infinity · Diversity

屯門全新打造地標商廈  
綜合式零售、商業項目  
Tuen Mun's New Landmark  
Office and Retail Complex



Disclaimer

The information herein provided is for reference only and is subject to change without further notice

# Highlights

Revitalized & completed by  
**Q2 2020**

Develop  
a new landmark in  
**Tuen Mun**

Convert to a office,  
retail and catering  
complex with  
approximately  
**180,000s.f**

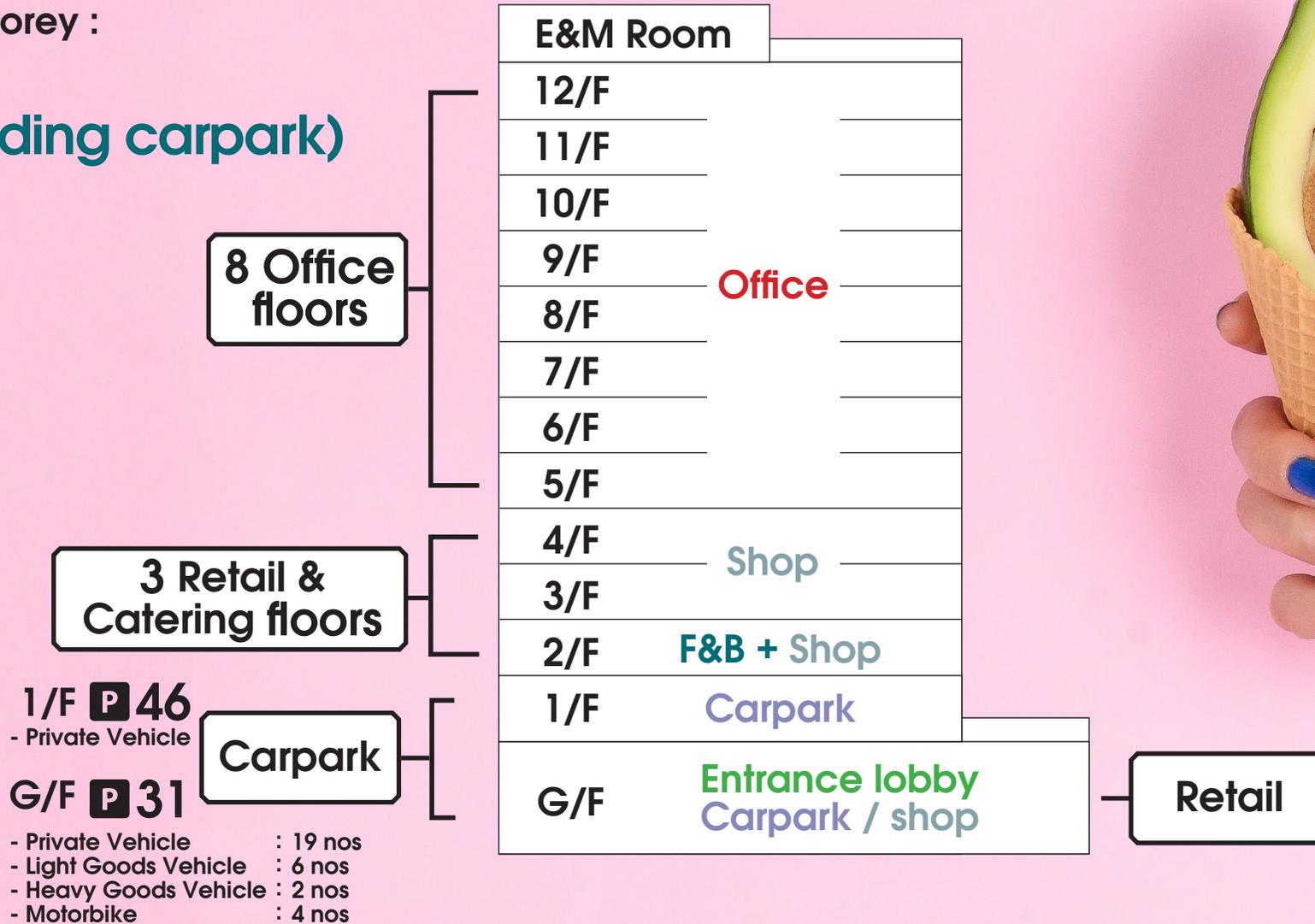
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# Building Particulars

No. of Storey :

**13**  
(including carpark)



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# Location



--- 5 mins walk to  Ming Kum Light Rail Station &  Kin On Light Rail Station

--- 10 mins walk to  Tuen Mun West Rail Station

 Bus Stop

 Light Rail Station

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# Transportation

- 15 minutes drive to Shenzhen Bay Port
- Tuen Mun – Chek Lap Kok link of Zhuhai-Macao Bridge (HZMB) targets to complete in 2020
- Shorten the driving time to Hong Kong International Airport to 10 minutes
- Benefit from the Greater Bay Area



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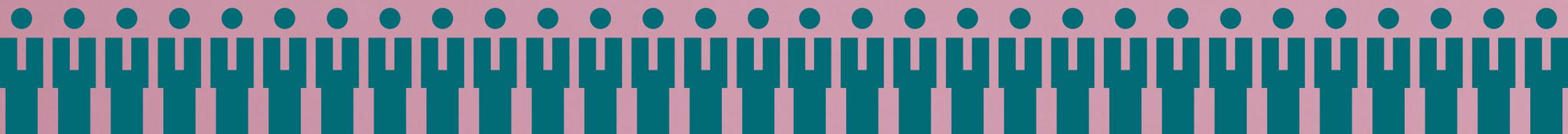
# Potential Market

## Nearby Residential Units

**Existing**  
**45,000**  
(Approx.)

+

**Upcoming**  
**1,000**  
(Approx.)

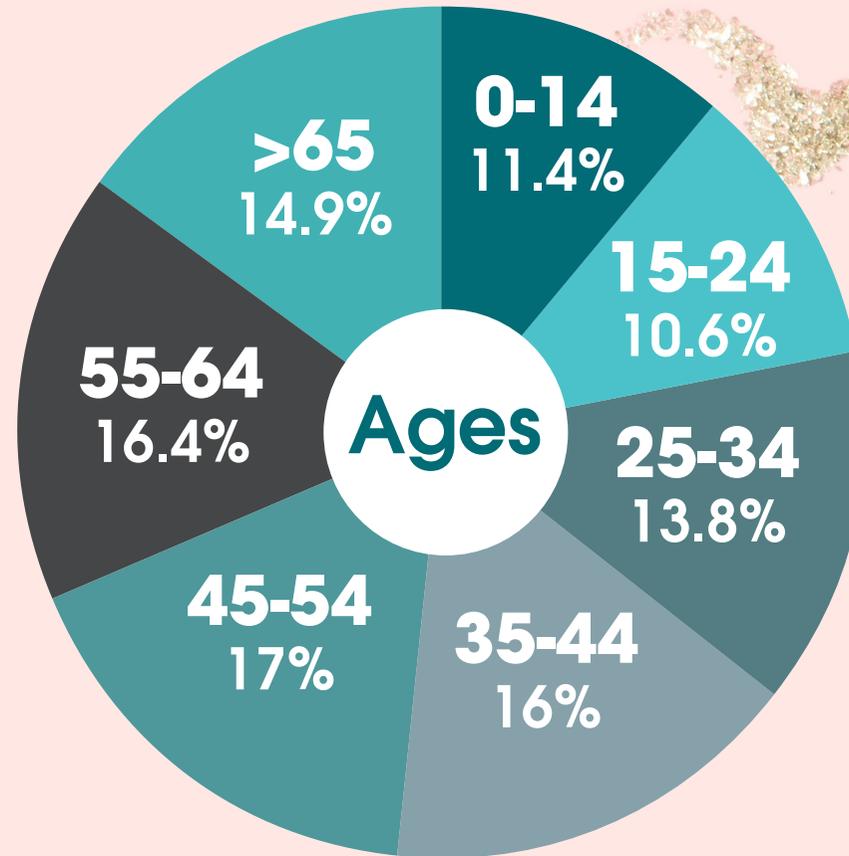


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# Potential Market

## Overall Population in Tuen Mun



**Total 480,500** people

Figures published by the Census and Statistics Department in 2017

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# Gallery



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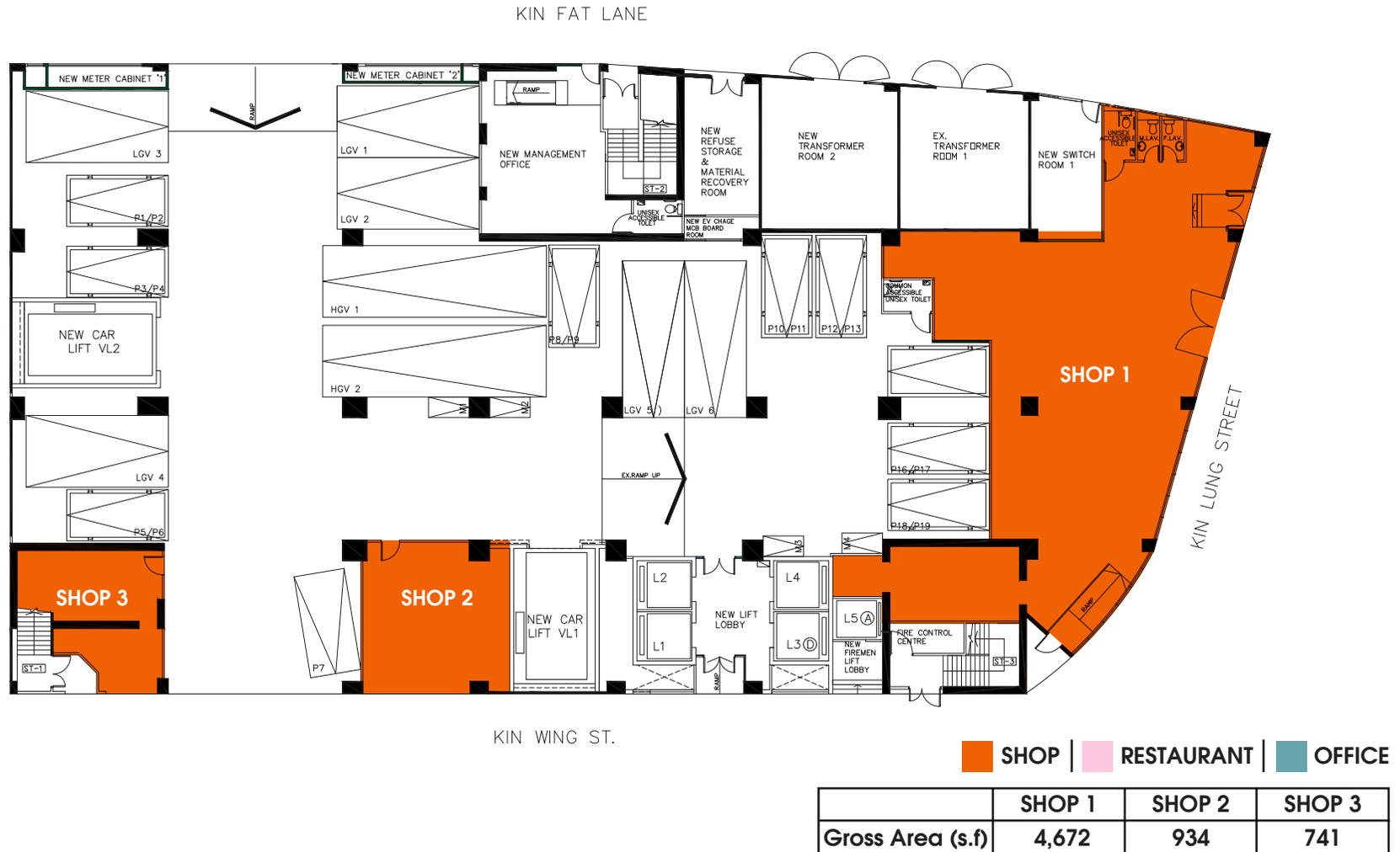
# Gallery



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# Floor Plan - Ground Floor

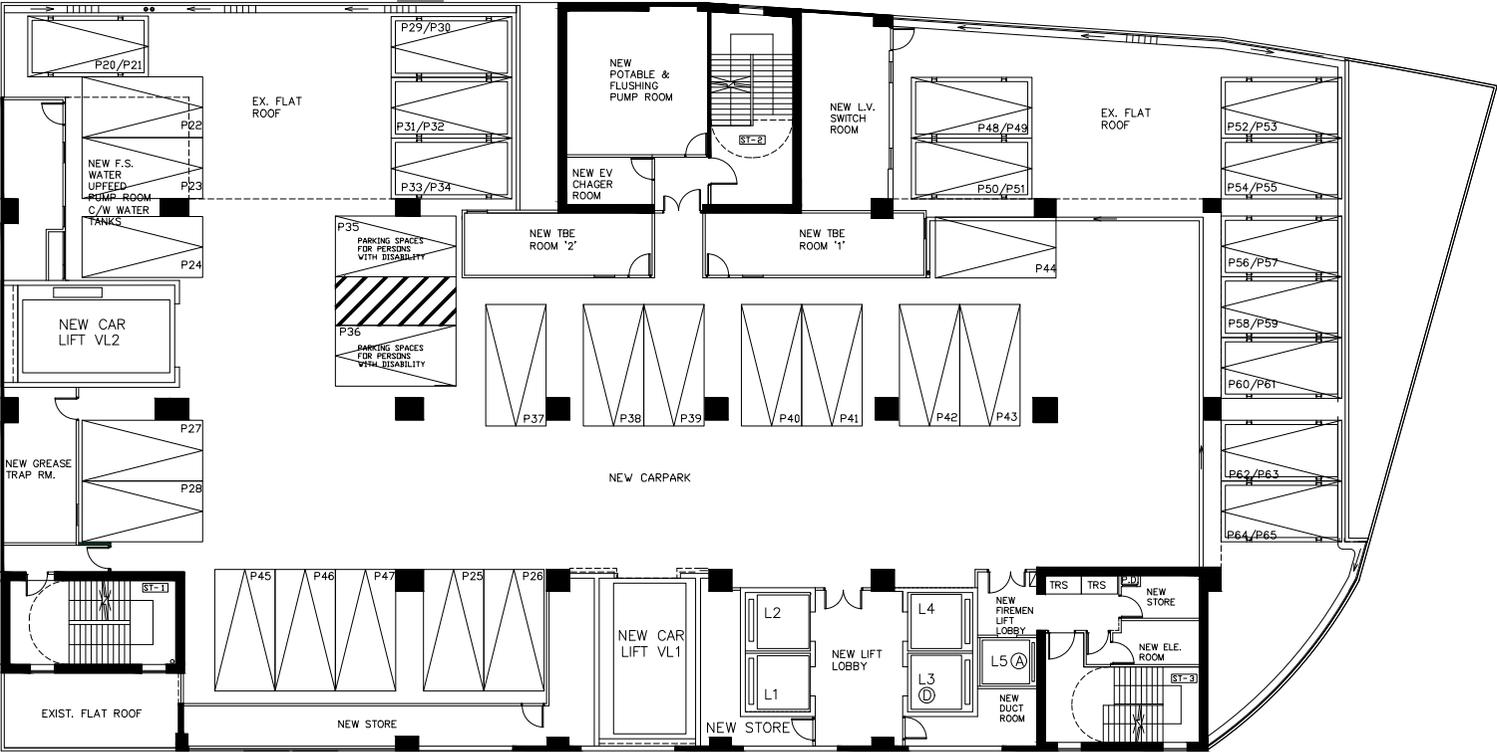


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# Floor Plan - 1st Floor



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# Floor Plan - 3rd Floor



SHOP | 
  RESTAURANT | 
  OFFICE

	SHOP 1	SHOP 2	SHOP 3	SHOP 4	SHOP 5	SHOP 6
Gross Area (s.f)	3,080	2,240	2,139	1,429	1,541	1,965

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# Floor Plan - 4th Floor



SHOP |
  RESTAURANT |
  OFFICE

	SHOP 1	SHOP 2	SHOP 3	SHOP 4	SHOP 5	SHOP 6
Gross Area (s.f)	3,728	2,238	2,137	1,427	1,539	2,837

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# Floor Plan - 5th Floor - 12th Floor



■ SHOP | 
 ■ RESTAURANT | 
 ■ OFFICE

	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	OFFICE 5	OFFICE 6	OFFICE 7	OFFICE 8	OFFICE 9
Gross Area (s.f)	1,763	1,581	2,510	2,199	1,575	1,924	2,213	1,751	1,147

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# Area Schedule

	OFFICE 1	OFFICE 2	OFFICE 3	OFFICE 4	OFFICE 5	OFFICE 6	OFFICE 7	OFFICE 8	OFFICE 9
<b>12/F 5/F-</b>	1,763	1,581	2,510	2,199	1,575	1,924	2,213	1,751	1,147
	SHOP 1	SHOP 2	SHOP 3	SHOP 4	SHOP 5	SHOP 6	RESTAURANT 1	RESTAURANT 2	
<b>4/F</b>	3,728	2,238	2,137	1,427	1,539	2,837	-	-	
<b>3/F</b>	3,080	2,240	2,139	1,429	1,541	1,965	-	-	
<b>2/F</b>	1,962	-	-	-	-	-	5,431	5,473	
<b>G/F</b>	4,672	934	741	-	-	-	-	-	

Gross Area (s.f)

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# Management Services

## Management Company Jones Lang LaSalle Management

	Office	F&B, Retail
<b>Management fee &amp; Air-conditioning fee</b>	<b>\$4.3 per sq.ft.(G)</b>	<b>\$6.8 per sq.ft.(G)</b>
<b>Air-conditioning Supply Hours</b>	<b>08:30-19:00 (Mon to Fri) 08:30-14:00 (Sat) (Except Public Holiday)</b>	<b>10:00-22:00 (Mon to Sun)</b>

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# About Emperor International



英皇集團（國際）有限公司  
Emperor International Holdings Limited

於百慕達註冊成立之有限公司 Incorporated in Bermuda with limited liability

Emperor International is an investment holding company, which is principally engaged in property investments, property development and hospitality with property portfolio of over 6 million square feet in the Greater China and overseas. Under its tri-engine business model, Emperor International owns and manages investment properties in prime locations that generate solid income; developing residential projects to drive earnings visibility; and operating hospitality services with strong recurrent cash flow. With its management execution strengths and market insight, Emperor International aims to be a key property player in Greater China. Emperor International has become one of the constituent stocks of the Hang Seng Corporate Sustainability Benchmark Index since September 2018. Emperor International has also been recognised by BCI Asia as one of the “Top 10 Developer in Hong Kong 2019” for its sustainability efforts and achievements in developing high quality and innovative projects.



<https://www.emperorint.com>

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## Contacts

# CALL ME!

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