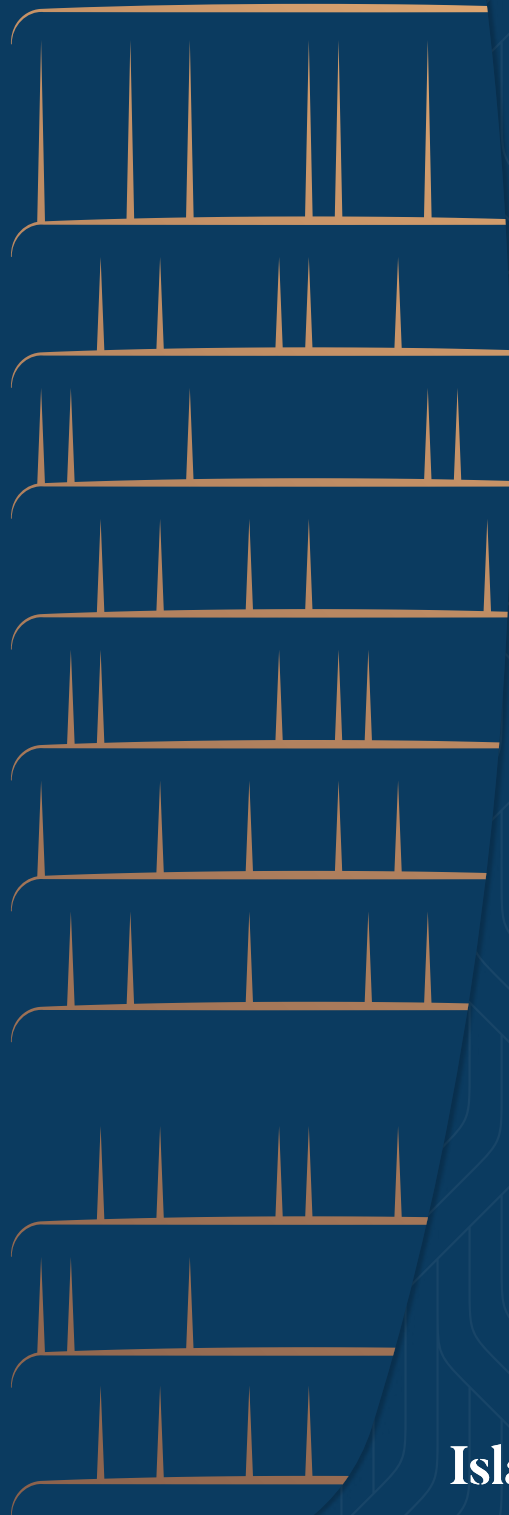


AVANCE

36 Heung Yip Road

VIP



Island South

Viva Place



Wong Chuk Hang
MTR Station

A VIBRANT CBD

Bright Light, *Big City*

Situated at the heart of Island South with breathtaking mountain views, Viva Place is designed for exceptional organisations and people. **Only 3 minutes walking distance** from Viva Place to Wong Chuk Hang Station, Admiralty is just **6 minutes away via MTR South Island Line.**

4M *sq ft*

Total Commercial Area

510K *sq ft*

The Southside Shopping Mall (2023)

1.8K *+*

Hotel Rooms

5.2K *units*

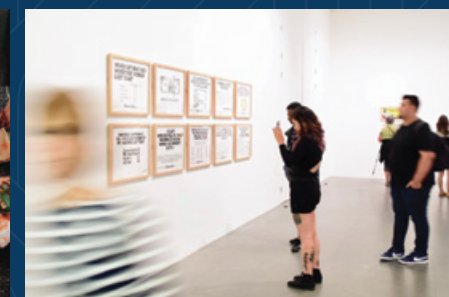
The Southside Residential (2023-2027)

NEIGHBOURHOOD

Bringing Together *the Best*

Island South is the new vanguard for business, shopping, dining, art, culture, sports and recreation. Here, city life and culture meet against a captivating backdrop of island bustle.

With businesses, offices and prime commercial real estate, Viva Place puts you in the midst of a thriving business community with premium business facilities, new co-working spaces, and a short ride away from Central and Admiralty, the heart of Hong Kong's financial district.




Island South At A Glance

VIP 36 Heung Yip Road

Commercial

- | | |
|-------------------------------|-----------------------------|
| A 41 Heung Yip Road | I One Island South |
| B AXA Southside | J Rykadan One |
| C Casey Aberdeen House | K S22 |
| D Genesis | L South Island Place |
| E Global Trade Square | M Southmark |
| F Landmark South | N The Hub |
| G Marina 8 | O TS Tower |
| H Metro South | P Vertical Square |

Hotels & Eateries

- | | |
|------------------------------|---|
| 1 Fullerton | 4 Ovolo Southside |
| 2 Marriott Ocean Park | 5 The Arca |
| 3 Nina Hotel |  Restaurants |

Leisure & Recreation

- a** Aberdeen Marina Club
- b** Aberdeen Sports Ground
- c** Aberdeen Tennis & Squash Centre
- d** Hong Kong Country Club
- e** Pao Yue Kong Swimming Pool
- f** Wong Chuk Hang Recreation Ground
- g** Wong Chuk Hang Sports Centre



RESERVED FOR THE VIP

Reaching New Heights *with Island South*

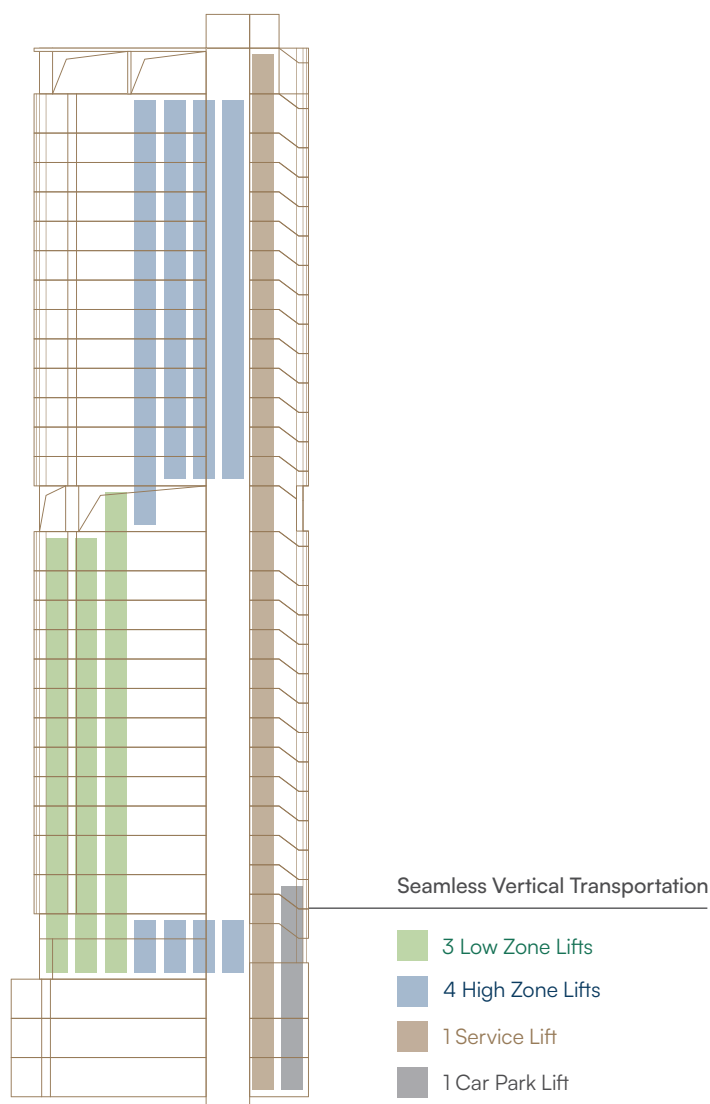
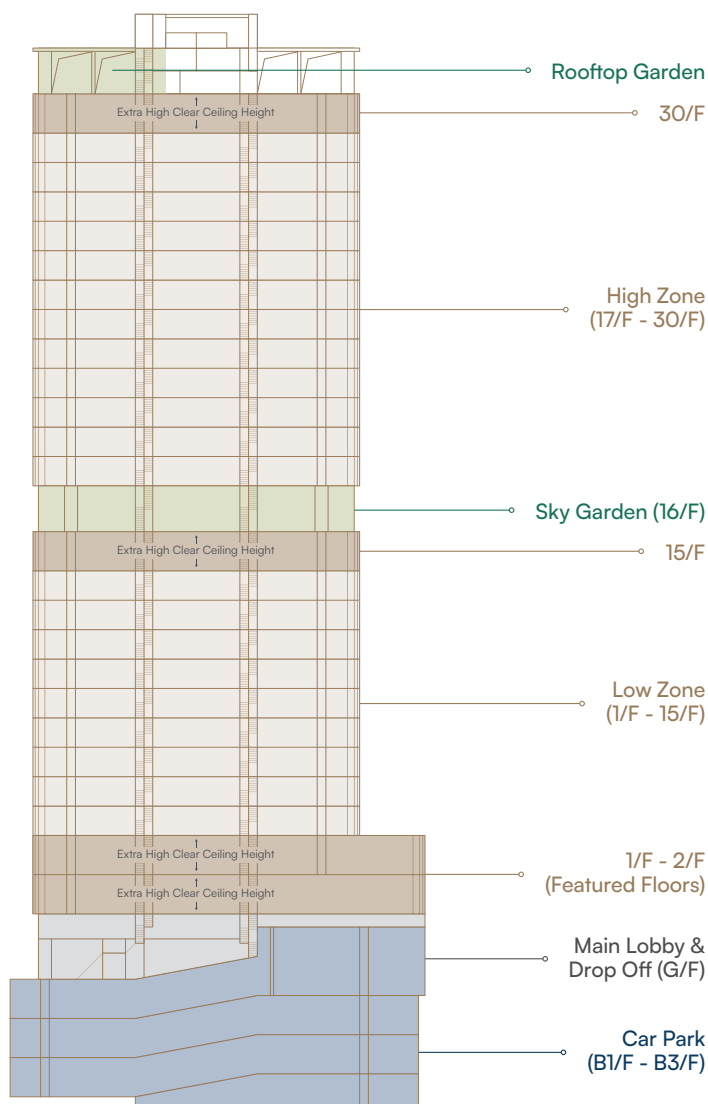
Viva Place is inspired by the fabric of the city, offering character, authenticity, and high-precision craftsmanship — an enviable address and landmark for today, and the future.

Viva Place offers a spacious floor plate of approximately **12,000 square feet**, with a fluid, efficient floor plan that encourages collaboration for large corporations. A flagship Grade A commercial real estate project from Viva Properties, the building balances iconic design and impeccable quality.

⌵ Main Lobby



Drop Off Area ⌶



Building Information

Number of Floors **27 storeys + 3 basements**

Total Gross Area (Approximately) **299,095 sq.ft**

Typical Floor Area (Approximately) **10,749 - 11,963 sq.ft**

Clear Ceiling Height (Typical Floors) **2.9 m**

Special Floors

1/F **3.4 m (Clear Ceiling Height)**
With a Terrace

2/F **3.4 m (Clear Ceiling Height)**
With a Terrace & Greenery Area

15/F **3.3 m (Clear Ceiling Height)**

30/F **3.3 m (Clear Ceiling Height)**

Key Specifications

Power Provision **160A 3-phase per Office Floor**

Essential Power **2 × 1000A 3-phase**

Floor Loading **5 KPa**

Raised Floor System **150 mm**

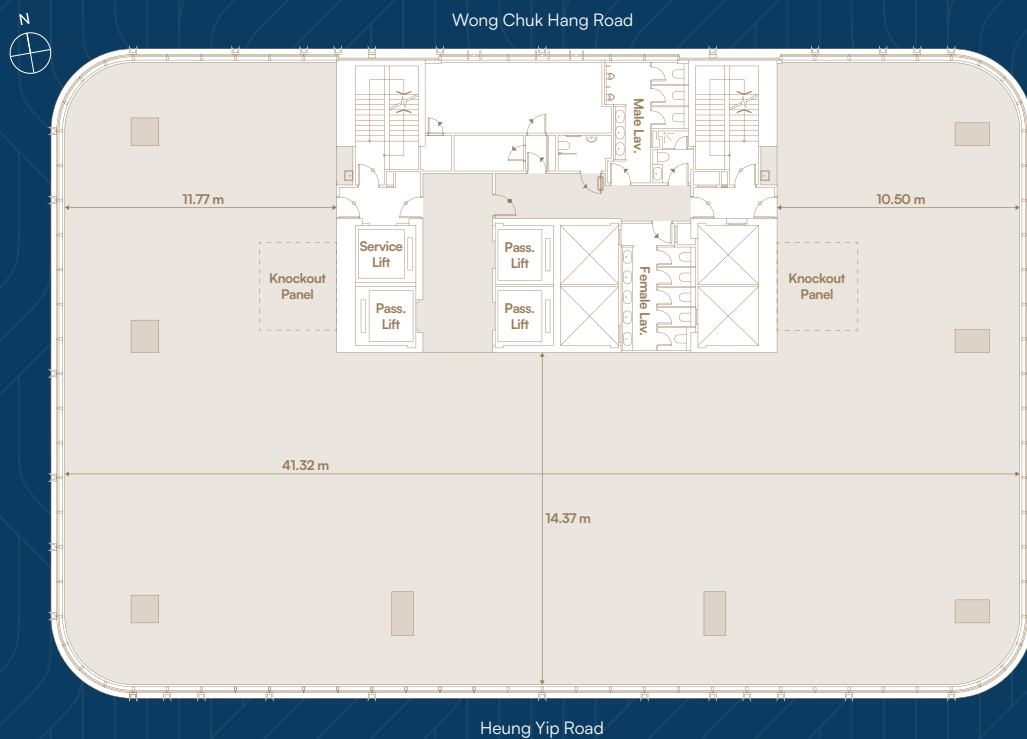
Air-Conditioning System **Centralised**
Variable Air Volume (VAV)

24-hour
Chilled Water available

Air Purification **MERV 13 filter &**
UV Lamp provided at AHUs

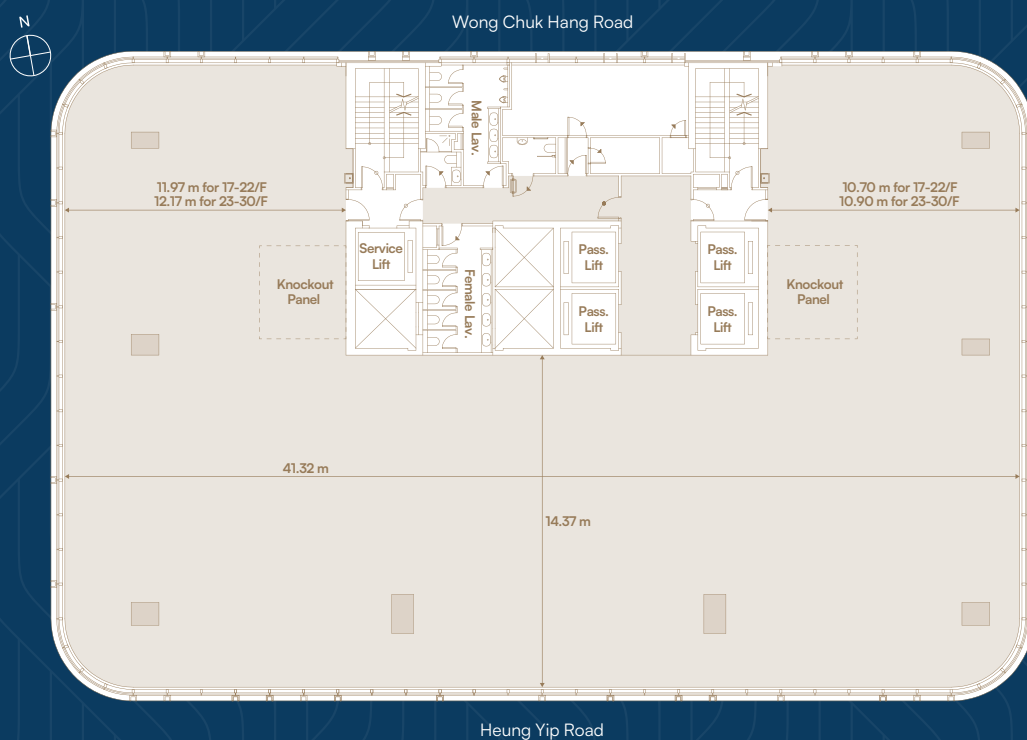
FLOOR PLAN — LOW ZONE (5/F—15/F)

Gross Floor Area	Efficiency (Whole Floor)	Clear Ceiling Height	Raised Floor System
Approximately 11,963 sq ft	Approximately 81%	2.9 m (5/F - 12/F), 3.3 m (15/F)	150 mm



FLOOR PLAN — HIGH ZONE (17/F—30/F)

Gross Floor Area	Efficiency (Whole Floor)	Clear Ceiling Height	Raised Floor System
Approximately 11,963 sq ft	Approximately 81%	2.9 m (17/F - 29/F), 3.3 m (30/F)	150 mm





Sole Leasing Agent &
Property Manager



Licence No: C-003464

Address

Viva Place, 36 Heung Yip Road,
Wong Chuk Hang, Hong Kong

Leasing Enquiry

☎ 2846 5822

✉ viva.place@jll.com

www.vivaplace.com

Disclaimer: All information contained herein is provided for reference only and is subject to change without notice. We make no guarantee as to the accuracy or completeness of such information.