



日新舍  
Sunny House

LEASING BROCHURE 2024



Welcome to Sunny House (日新舍), a modern co-living brand developed by Wang On Properties Limited, offering a fresh and vibrant approach to shared living spaces for students and young professionals. Our spacious and thoughtfully designed apartments are complemented by an impressive 32,000 sq.ft. of shared space, where tenants can gather, socialize, and forge lasting connections.



With a total of 720 guest rooms, we offer a range of room options suitable for individuals as well as groups of up to 4 people. Come and experience the unparalleled lifestyle that Sunny House @Kai Tak has to offer. Discover a place where housing, learning, entertainment, fitness, and social events seamlessly come together.



📍 Address: 19 Luk Hop Street, San Po Kong, Kowloon East, Hong Kong

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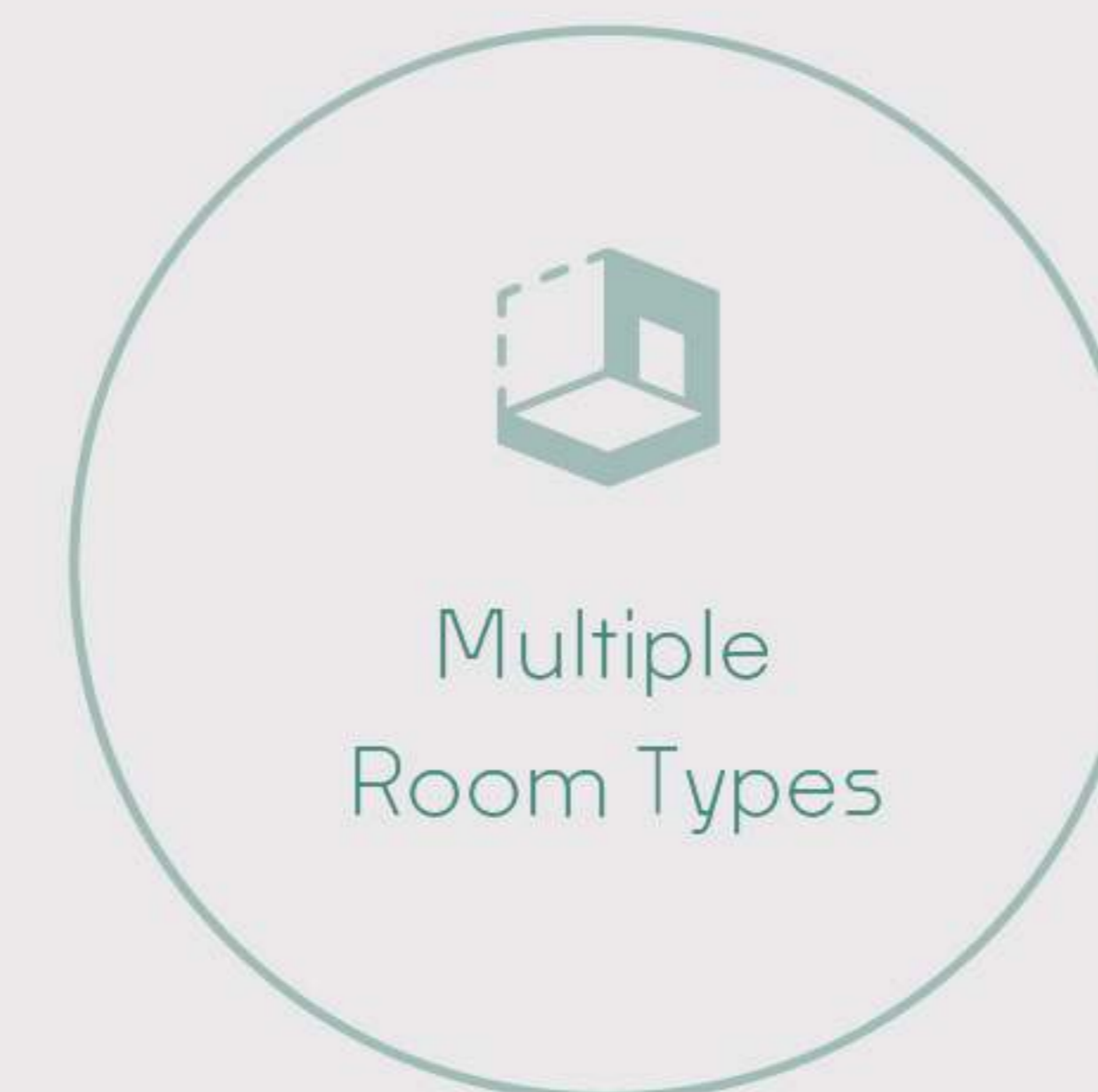
- 5-min walk to Diamond Hill MTR Station
- 25-min travel time to CityU, HKBU, PolyU and HKMU by MTR



Including shared kitchen, laundromat, movie room, coworking space, study room, game zone, BBQ area, etc.



Ready-to-use Furnishings. Water and electricity fee, free Wi-Fi, weekly house-keeping and 24hr security and CCTV system covered.



Equipped with ensuite bathroom, ample storage space and high privacy.



Diversified community events to connect with like-minded friends.



Free access to our gym room, basketball court and other sports facilities.

**Remarks:**

<sup>^</sup> Gross Area (sq.ft.)

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Spread across 4 floors, we offer an impressive 32,000 sq.ft.<sup>^</sup> of shared facilities. From stylish lounges to sports courts, you will find the perfect setting to connect and engage with others.

Your health and well-being are our top priorities. Our comprehensive cleaning protocols include the elimination of formaldehyde and air purification.



Reception



Gym



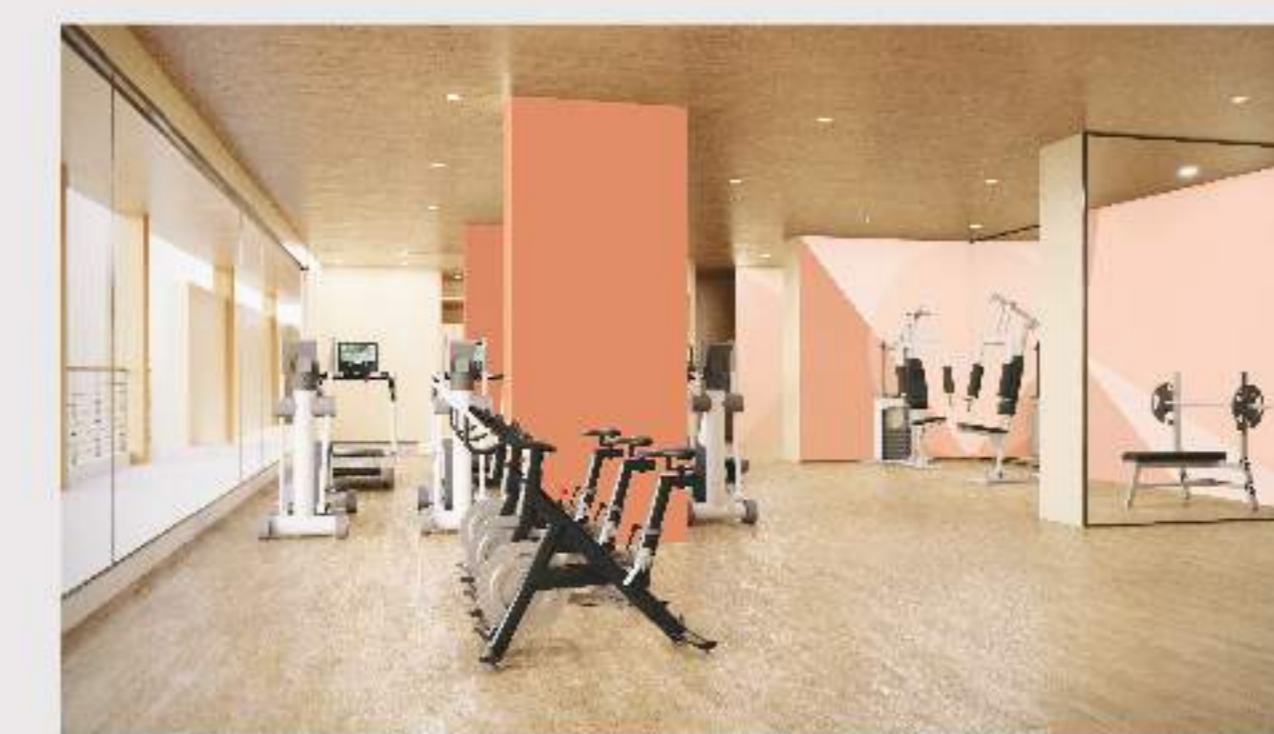
Shared Kitchen



Lobby



Movie Room



Gym



Gym



Meeting Rooms



Shared Kitchen



Self-service  
Washer & Dryer



Study Room



Study Room



Multifunction Room



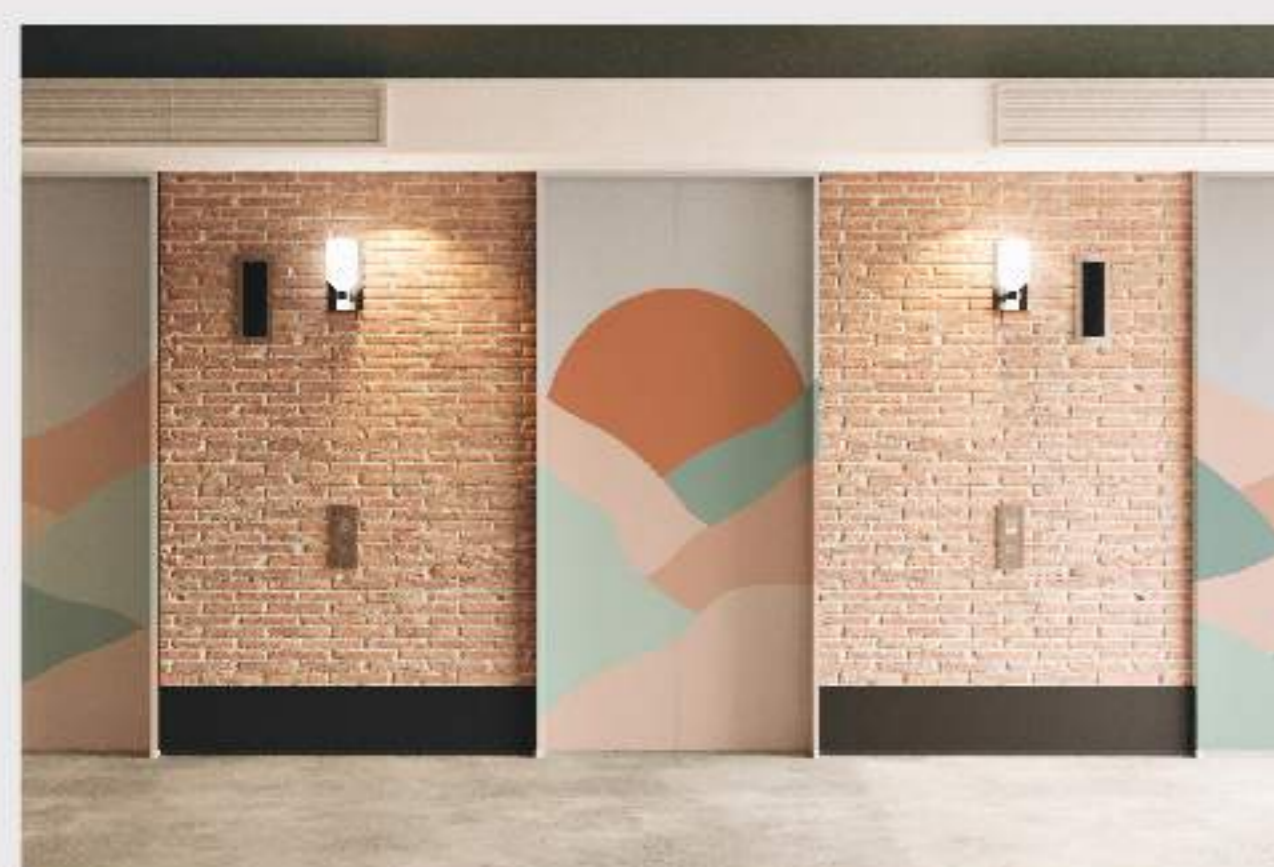
Consultation Room



Guest Lounge



Game Zone



Lift Lobby



Mailbox



Guest Lounge



Table Tennis Table



Main Entrance



Car Park  
(with EV charging spaces)

### Shared Facilities

#### Cooking & Laundry

- Induction Cooker
- Oven
- Refrigerator
- Self-service Washer & Dryer
- Microwave Oven

#### Work & Study

- Coworking Space
- Consultation Room
- Study Room
- Meeting Rooms

#### Leisure & Entertainment

- Movie Room
- Outdoor Sports Field
- Guest Lounge
- Game Zone
- BBQ Area
- Multifunction Room
- Gym
- Outdoor Terrace

#### Others

- Elevator
- Car Park
- Community Perks
- Mailbox
- Fire Fighting Equipment
- Convenience Store
- Exclusive APP for Tenants
- 24hr Security & CCTV System
- Garbage Room
- Community Events
- 24hr Reception

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# Transportation & Neighborhood

Located in the heart of Kowloon East, Sunny House is connected to MTR Kwun Tong Line and Tuen Ma Line, providing easy access to universities and CBDs in 15 to 30 minutes of travel time.



### Convenient transportation, extending in all directions.

- Diamond Hill Station exit A2: 5 mins
- Diamond Hill (Choi Hung Road) Public Transport Interchange: 7 mins
- Kai Tak Station exit B: 14 mins
- West Kowloon High Speed Rail: Austin Station 18 mins

<b>CityU</b>	Diamond Hill ..... 6 mins .....  Kowloon Tong .....  7 mins .....
<b>HKBU</b>	Diamond Hill ..... 6 mins .....  Kowloon Tong .....  13 mins .....
<b>PolyU</b>	Diamond Hill ..... 12 mins .....  Hung Hom .....  10 mins .....
<b>HKMU</b>	Diamond Hill ..... 10 mins .....  Ho Man Tin .....  13 mins .....
<b>HKUST</b>	Bus #91M ..... 33 mins .....  /  Diamond Hill ..... 3 mins .....  Choi Hung .....  Minibus #11 ..... 25 mins .....
<b>HKU SPACE</b>	Diamond Hill ..... 6 mins .....  Kowloon Bay .....  8 mins .....
<b>HSUHK</b>	Bus #74B .....  Bus #277P ..... 27 mins .....
<b>Kai Tak (CBD 2)</b>	Diamond Hill ..... 4 mins .....  Kai Tak
<b>Admiralty (CBD)</b>	Diamond Hill ..... 20 mins .....  Admiralty

### Convenient Proximity



Shopping & Food

- Plaza Hollywood
- Mikiki Mall
- AIRSIDE Mall
- SOGO - The Twins 10-12 mins



Daily Necessities

- Supermarkets (Wellcome/ U Select/ Qdama)
- Food market (Kai Chuen Market)
- Convenience stores (852/7-11/OK)
- Banks, drug stores (Mannings/ Watsons), stationery stores
- Groceries, bookstores, money exchange shops, SF Express 2-8 mins



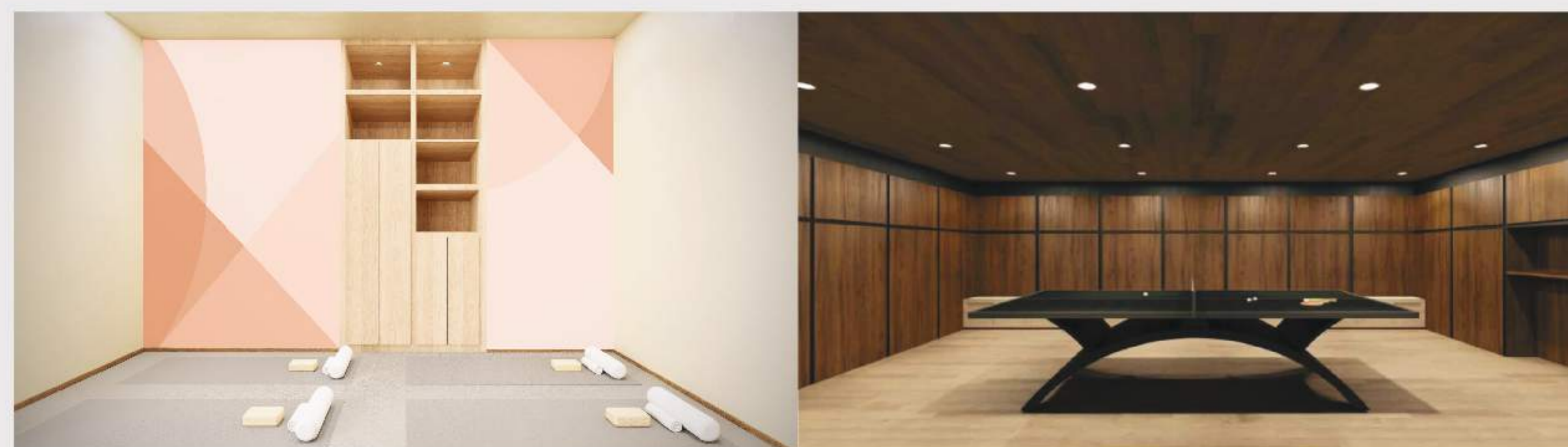
Leisure & Entertainment

- Interest Classes
- Artisan Lab
- Artisan Hub 1 min



## Recreational & Sports Facilities

Whether you're a fitness enthusiast or simply enjoy engaging in recreational activities, Sunny House is designed to suit your needs.



- Take 2 to 17 minutes' walk to multiple sports facilities nearby.

Time	Venues	Facilities
2 mins	Kai Tak East Sports Centre	<ul style="list-style-type: none"> <li>Indoor Basketball Court</li> <li>Badminton Court</li> <li>Table Tennis Room</li> <li>Volleyball Court</li> <li>Squash Room</li> <li>Sport Climbing Room</li> </ul>
4 mins	TWGHs Tung Po	<ul style="list-style-type: none"> <li>Stadium</li> <li>Integrated Sports Hall</li> <li>Dance Studio</li> </ul>
5 mins	Choi Hung Road Sports Centre	<ul style="list-style-type: none"> <li>Indoor Basketball Court</li> <li>Badminton Court</li> <li>Table Tennis Room</li> <li>Volleyball Court</li> <li>Squash Room</li> <li>Gym Room</li> </ul>
5 mins	Choi Hung Road Playground	<ul style="list-style-type: none"> <li>Basketball Court</li> <li>Handball Court</li> <li>Futsal Court</li> <li>Jogging Track</li> <li>Tennis Court</li> <li>Beach Volleyball Court</li> <li>Roller Hockey Rink</li> </ul>
12 mins	Kai Tak Avenue Park	<ul style="list-style-type: none"> <li>Playground</li> <li>Fitness Equipment</li> <li>Basketball Court</li> </ul>
17 mins	Hammer Hill Road Sports Ground & Swimming Pool	<ul style="list-style-type: none"> <li>Soccer Pitch &amp; Running Track</li> <li>Indoor Training Pool</li> </ul>
Bus #21 24 mins	Kai Tak Sports Park (Expected to open in 2024)	<ul style="list-style-type: none"> <li>Main Stadium (with seating capacity of 50,000)</li> <li>Indoor Sports Centre (Badminton, Basketball, Gymnastics, Tennis, Table Tennis)</li> <li>Public Sports Grounds (Athletics, Football, Rugby, Jogging, Quali-walk)</li> </ul>

- There are also different private sports classes in the area for you to choose from.





TOGETHER IS A GREAT PLACE TO BE

- 4 room types: Single, Twin, Trio and Quad rooms.
- Size ranges from 230 to 480 sq.ft.⁹, accommodate individuals with different needs.



**Single Room S1** (from 230 sq.ft.⁹)  
trundle bed X 1



**Twin Room D1** (from 230 sq.ft.⁹)  
bunk bed X 1



**Twin Room D2** (from 230 sq.ft.⁹)  
loft bed X 1, single bed X 1



**Twin Room D3/ D4** (247 - 280 sq.ft.⁹)  
single bed X 2



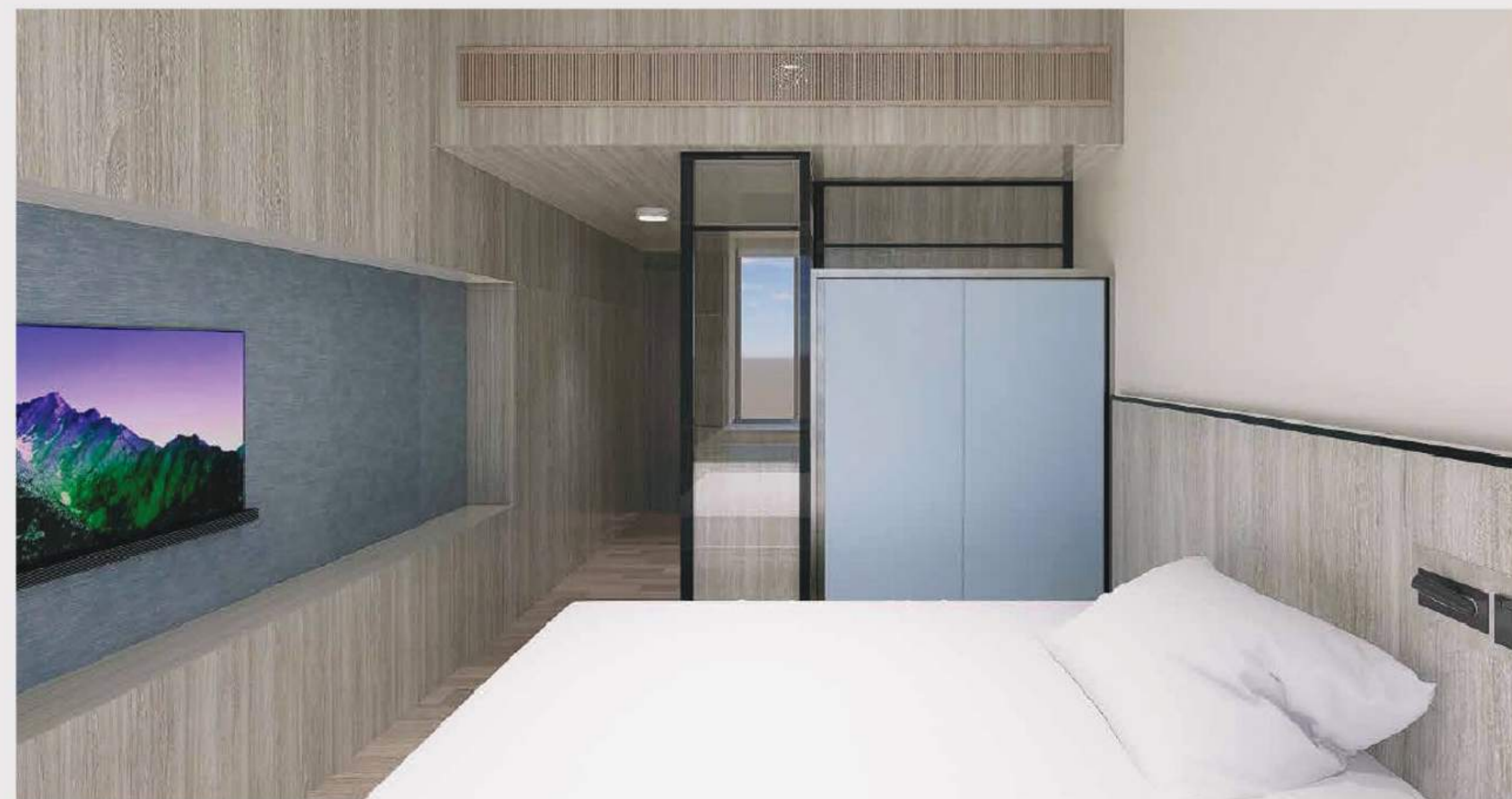
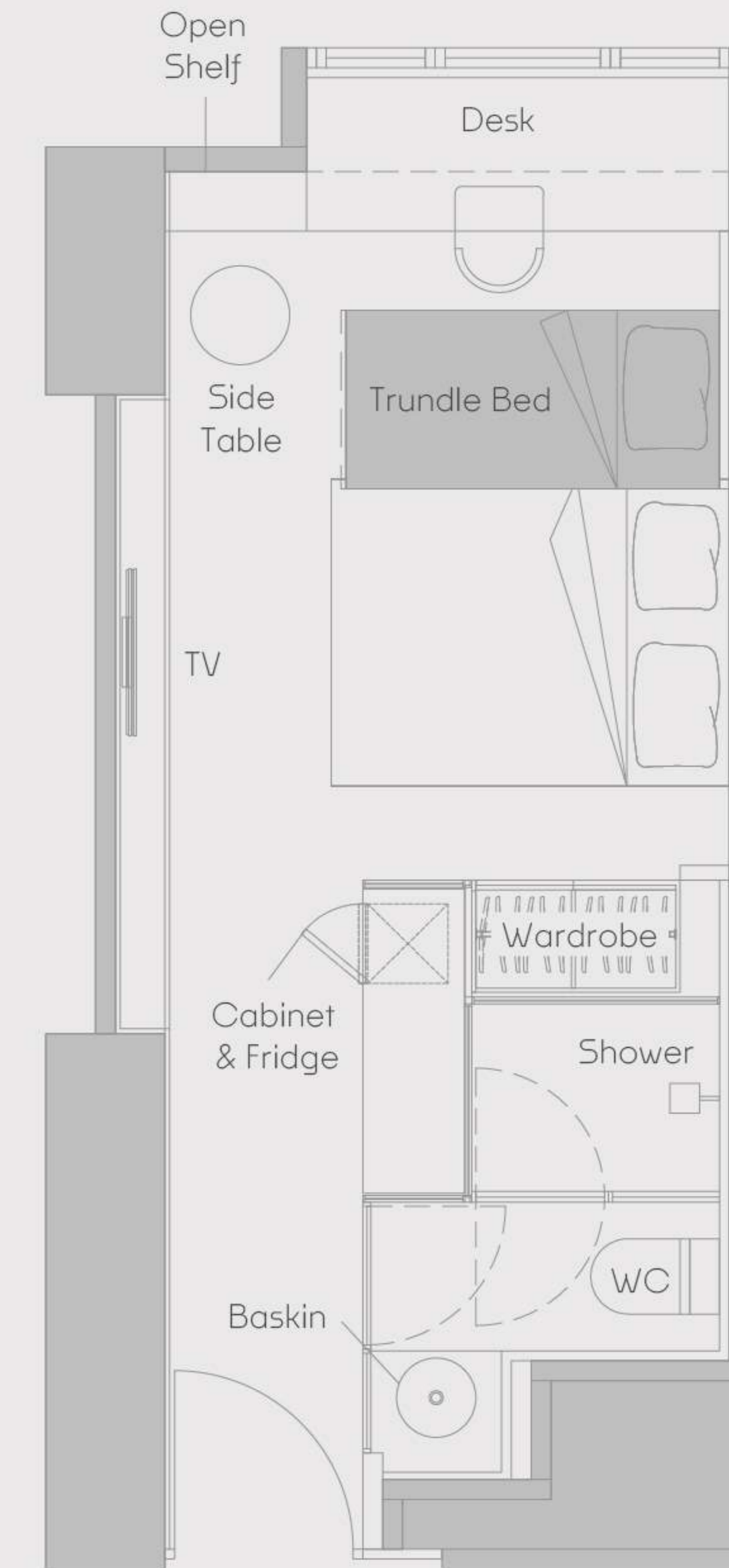
**Trio Room T1/ T2** (250 - 257 sq.ft.⁹)  
bunk bed X 1, loft bed X 1



**Quad Room Q1** (from 480 sq.ft.⁹)  
bunk bed X 2

# Single Room S1

from 230 sq.ft.<sup>^</sup>



### In-room Facilities (trundle bed X 1)

- Bed with Mattress
- TV
- Wardrobe
- Mini Fridge
- Electronic Door Lock
- Under-bed Storage
- USB/Type-C Socket
- Desk & Chair
- Air-con
- Ensuite Bathroom
- Shoe Cabinet
- Lockable Drawer
- Blinder

### Room Amenities & Services

- Water & Electricity Fee Included
- Weekly Housekeeping
- Free Wi-Fi
- 24hr Security & CCTV System
- Welcome Gifts
- Hot & Cold Water Dispenser (each floor)

#### Remarks:

<sup>^</sup> Gross Area (sq.ft.)  
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# Twin Room D1

from 230 sq.ft.^



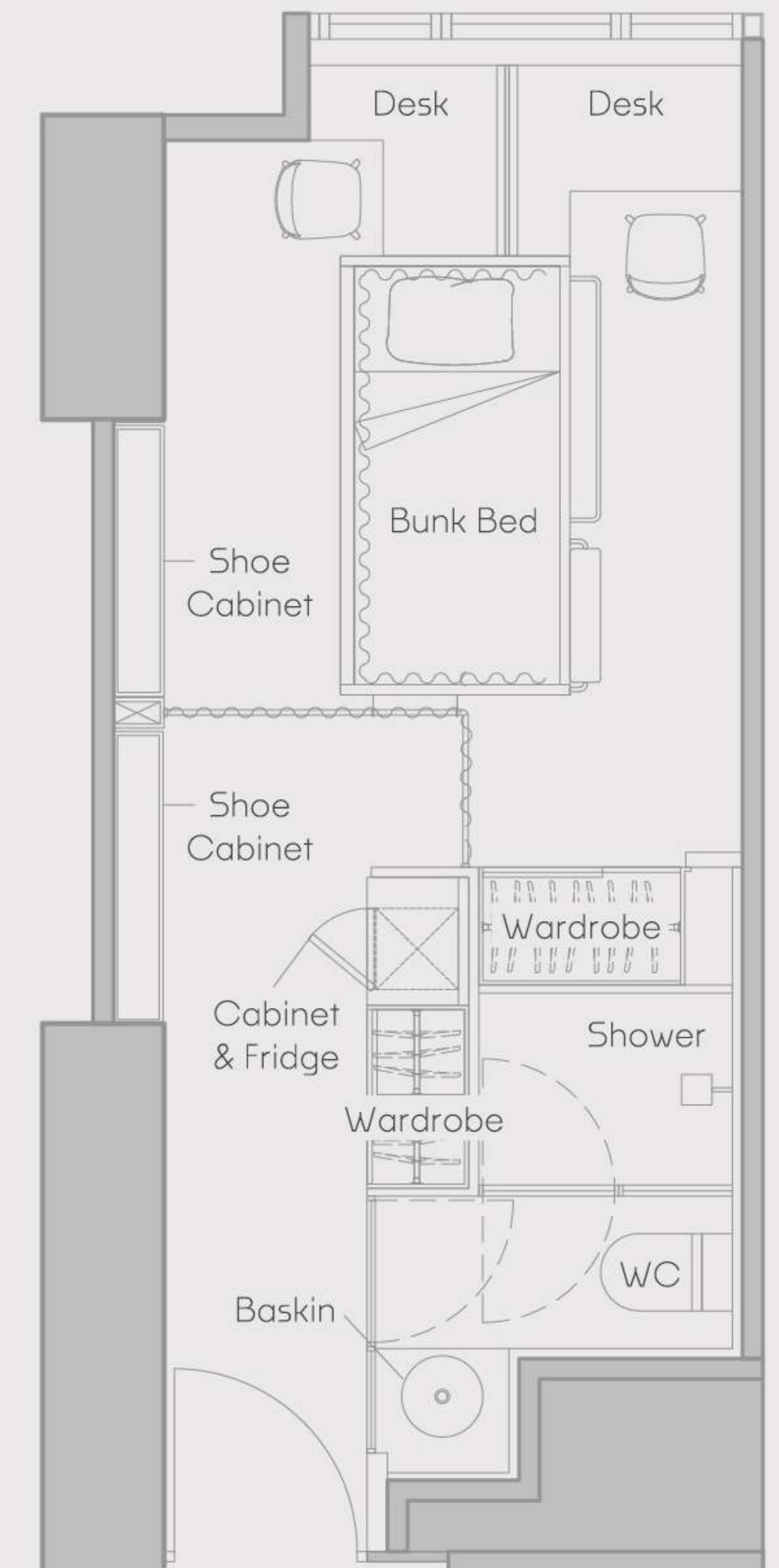
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## In-room Facilities (bunk bed X 1)

- Bed with Mattress
- Under-bed Storage
- USB/Type-C Socket
- Shoe Cabinet
- Desk & Chair
- Lockable Drawer
- Air-con
- Blinder
- Ensuite Bathroom
- Wardrobe
- Mini Fridge
- Electronic Door Lock

## Room Amenities & Services

- Water & Electricity Fee Included
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## Twin Room D2

from 230 sq.ft.^



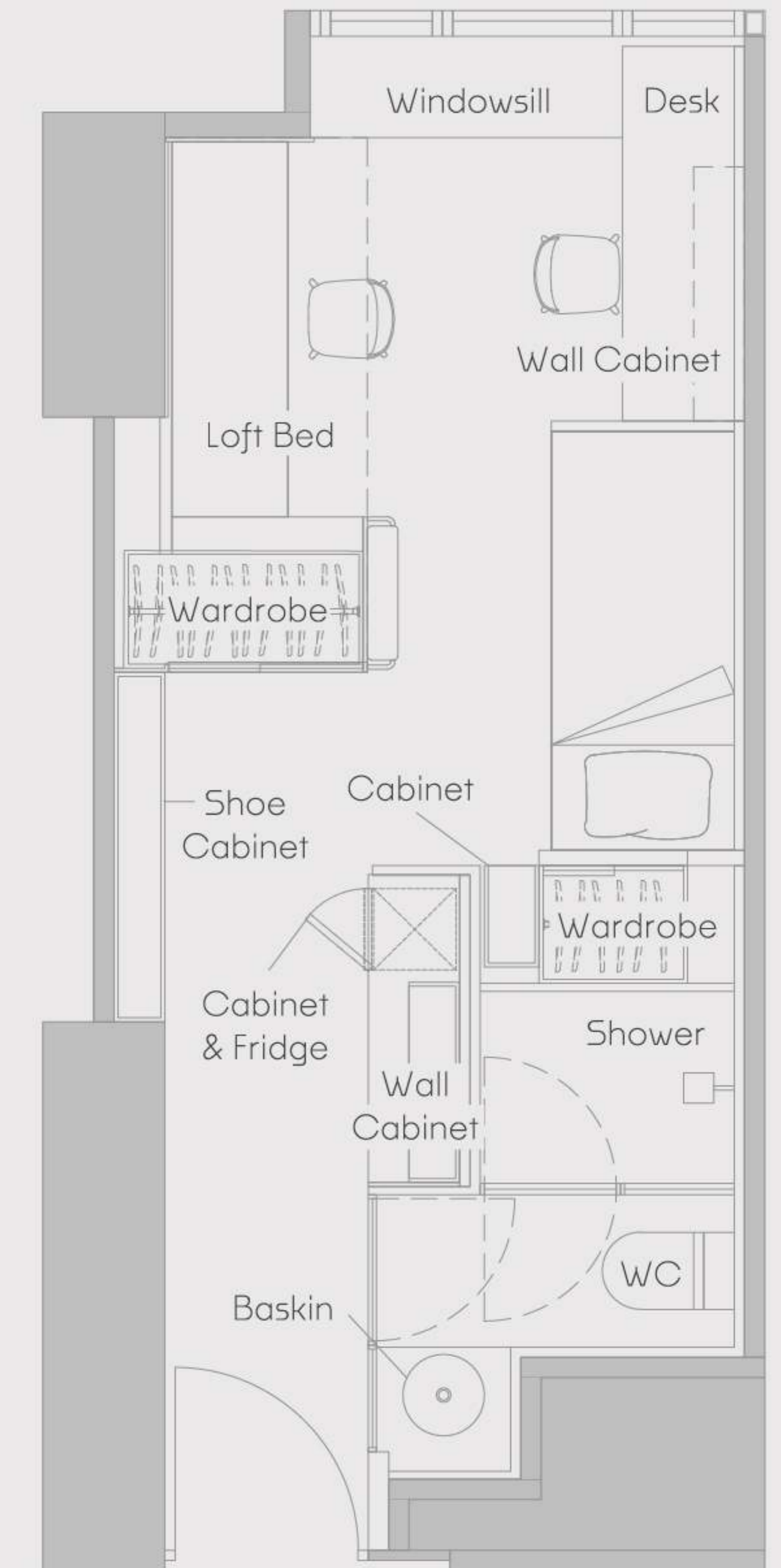
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### In-room Facilities (loft bed X 1, single bed X 1)

- |   |   |  |
|---|---|--|
|  Bed with Mattress |  Under-bed Storage |  Ensuite Bathroom     |
|  USB/Type-C Socket |  Shoe Cabinet      |  Wardrobe             |
|  Desk & Chair      |  Lockable Drawer   |  Mini Fridge          |
|  Air-con           |  Blinder           |  Electronic Door Lock |

### Room Amenities & Services

- |  |   |   |
|--|---|---|
|  Water & Electricity Fee Included |  Weekly Housekeeping |  Free Wi-Fi                              |
|  24hr Security & CCTV System      |  Welcome Gifts       |  Hot & Cold Water Dispenser (each floor) |

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# Twin Room D3/D4

247 - 280 sq.ft.^



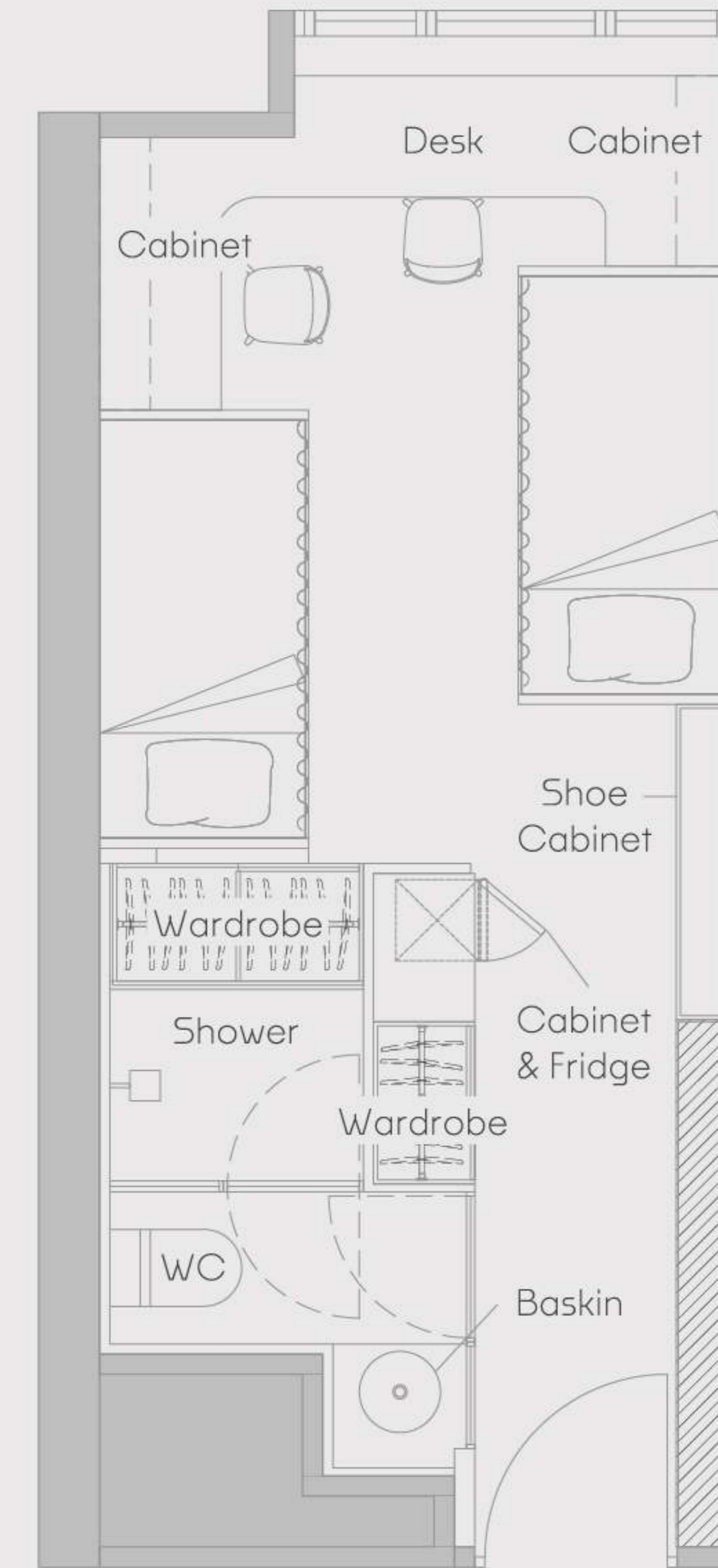
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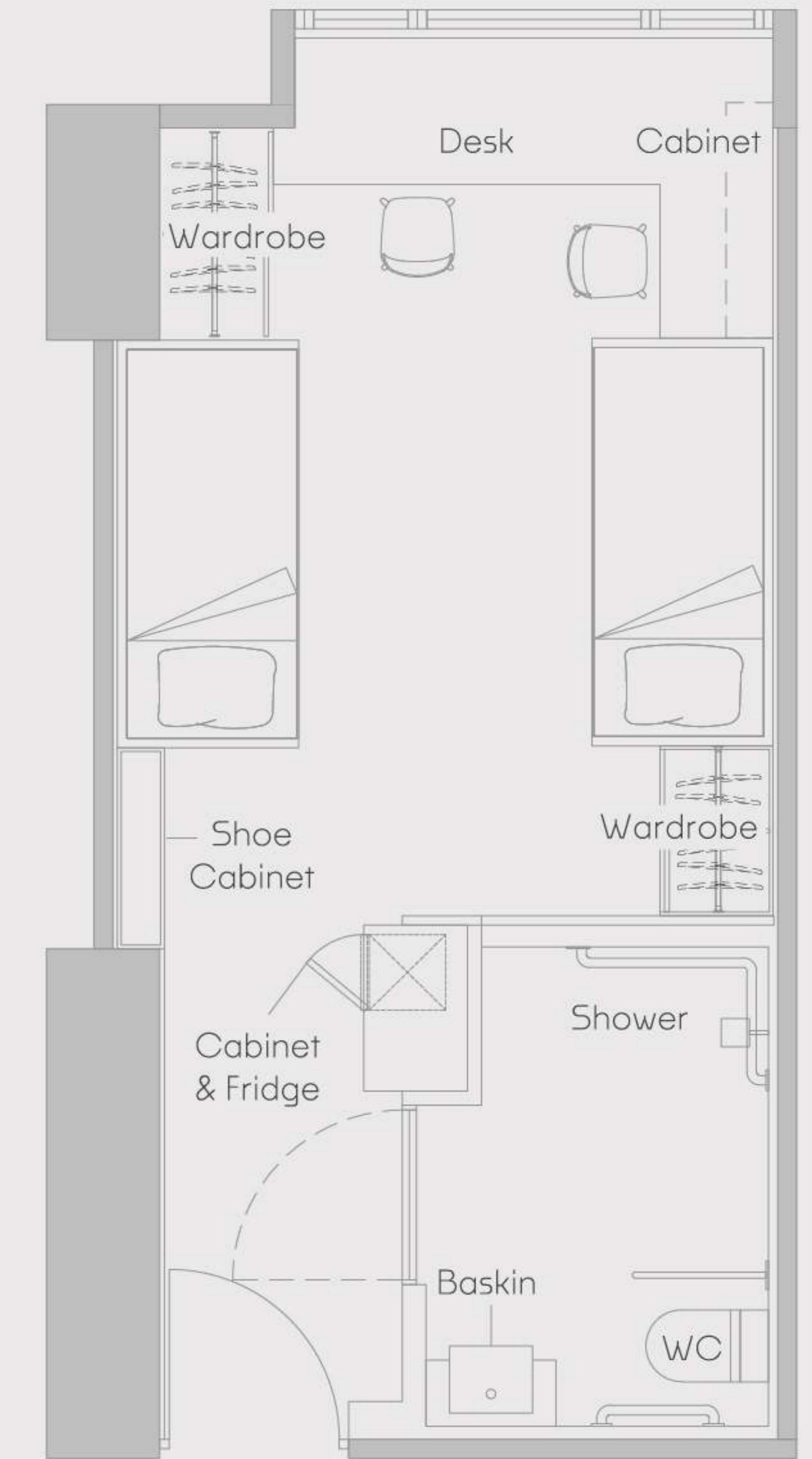
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Twin Room D3



Twin Room D4

### In-room Facilities (single bed X 2)

- Bed with Mattress
- USB/Type-C Socket
- Desk & Chair
- Air-con
- Under-bed Storage
- Shoe Cabinet
- Lockable Drawer
- Blinder
- Ensuite Bathroom
- Wardrobe
- Mini Fridge
- Electronic Door Lock

### Room Amenities & Services

- Water & Electricity Fee Included
- Weekly Housekeeping
- Free Wi-Fi
- 24hr Security & CCTV System
- Welcome Gifts
- Hot & Cold Water Dispenser (each floor)

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# Trio Room T1/T2

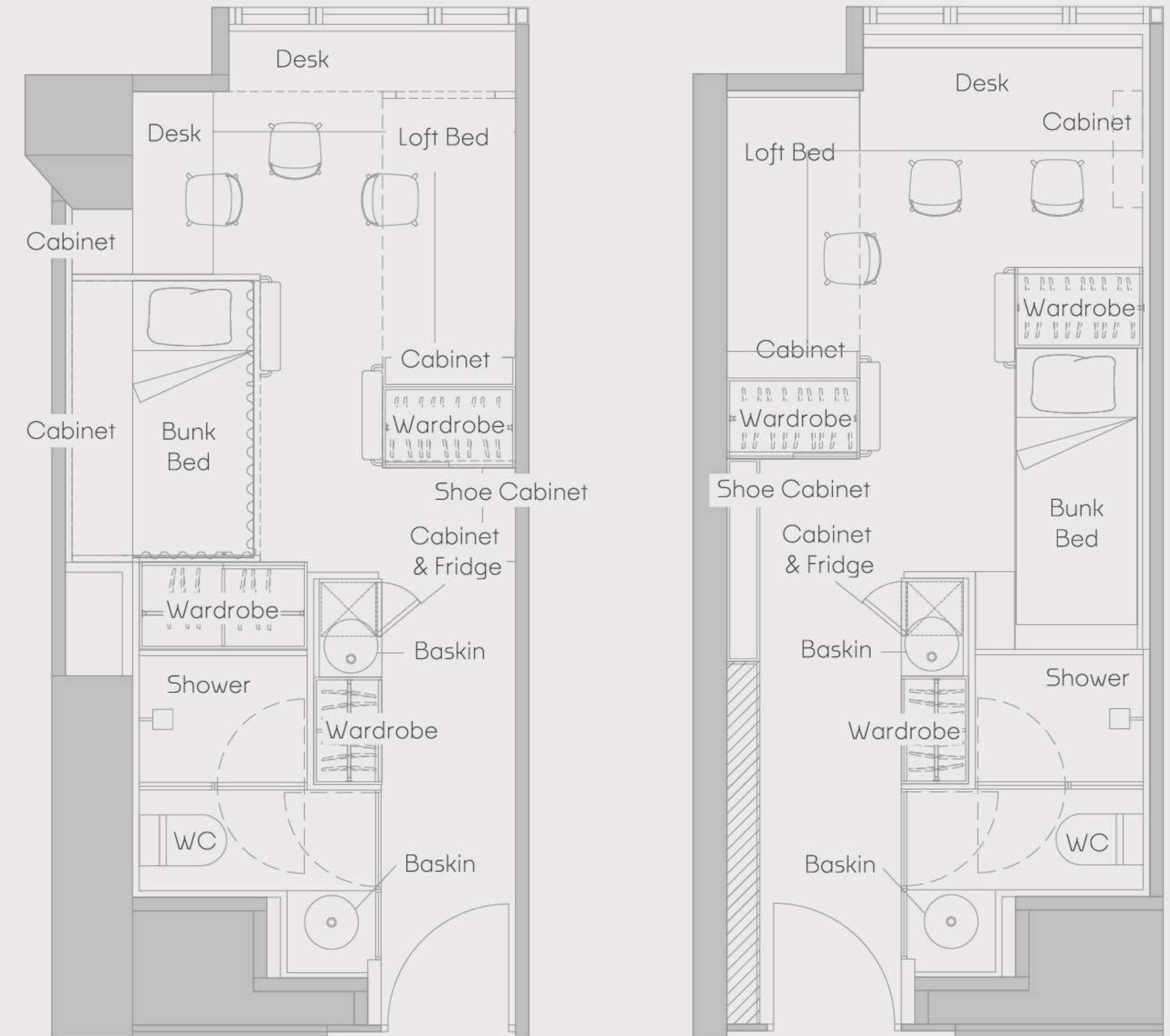
250 - 257 sq.ft.<sup>^</sup>



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Trio Room T1

Trio Room T2

### In-room Facilities (bunk bed X 1, loft bed X 1)

- Bed with Mattress
- Under-bed Storage
- Ensuite Bathroom
- 2 Basins
- USB/Type-C Socket
- Shoe Cabinet
- Wardrobe
- Desk & Chair
- Lockable Drawer
- Mini Fridge
- Air-con
- Blinder
- Electronic Door Lock

### Room Amenities & Services

- Water & Electricity Fee Included
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# Quad Room Q1

from 480 sq.ft.<sup>^</sup>



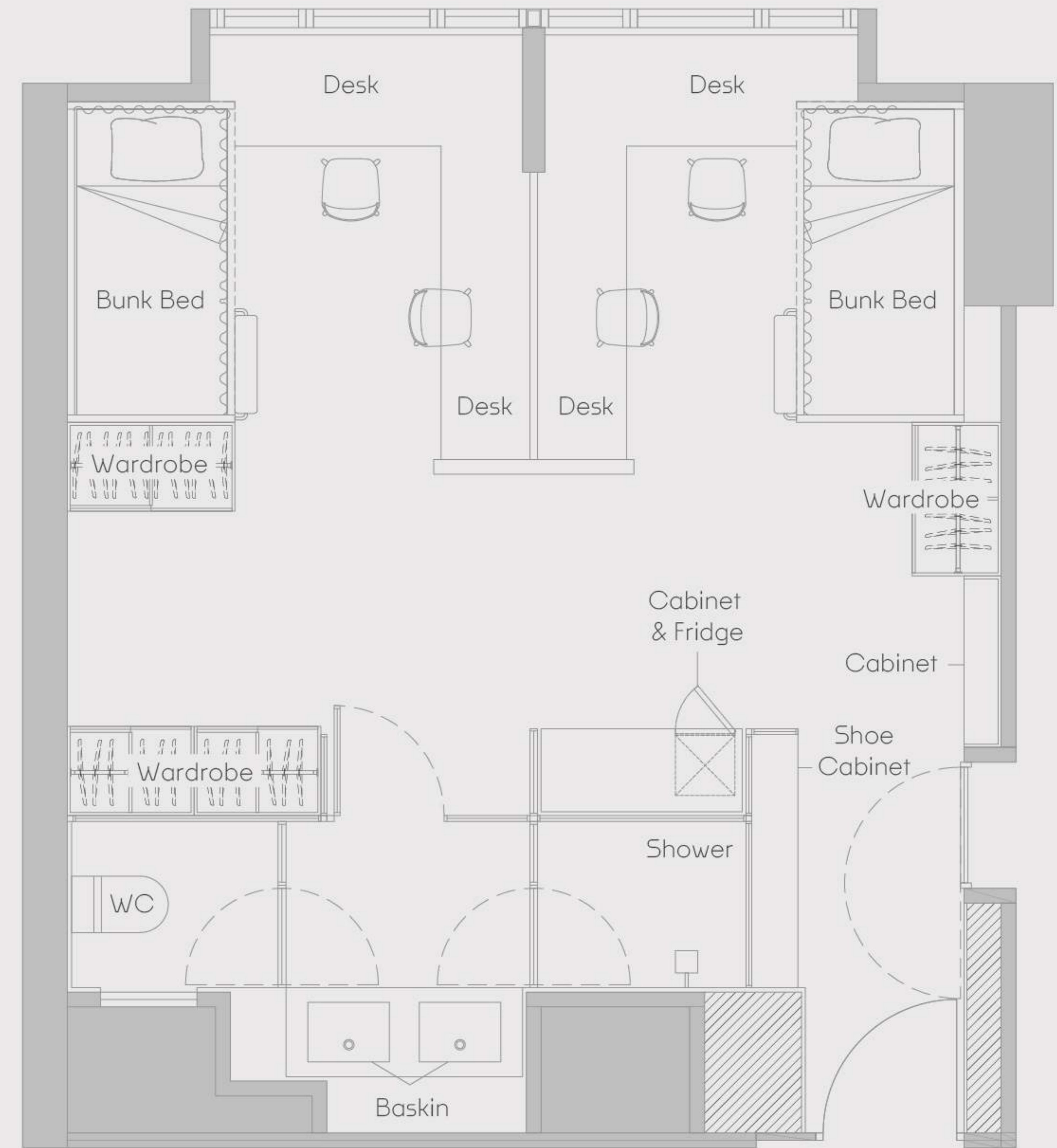
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### In-room Facilities (bunk bed X 2)

-  Bed with Mattress
-  Under-bed Storage
-  Ensuite Bathroom
-  2 Basins
-  USB/Type-C Socket
-  Shoe Cabinet
-  Wardrobe
-  Desk & Chair
-  Lockable Drawer
-  Mini Fridge
-  Air-con
-  Blinder
-  Electronic Door Lock

### Room Amenities & Services

-  Water & Electricity Fee Included
-  Weekly Housekeeping
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