

CBRE

SOLE AGENT
獨家代理

HOTEL COZI

OASIS

悦品酒店·荃灣



Hotel Cozi · Oasis 悦品酒店·荃灣

443-451 Castle Peak Road, Kwai Chung Hong Kong
香港青山公路 – 葵涌段 443-451 號

Teaser
宣傳冊
2025



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1.0

The Opportunity 投資機會

CBRE Hotels and CBRE Hong Kong have been appointed as the Sole Agent for the sale of Hotel Cozi Oasis, a 583-key hotel located in the heart of Kwai Chung, Hong Kong (“Hotel”).

世邦魏理仕酒店及世邦魏理仕香港獲委任為悦品酒店·荃灣的獨家代理。悦品酒店·荃灣位於香港葵涌核心區，擁有583個房間 (“酒店”)。

By Order of Vendor, the Hotel is being offered for sale via Public Tender, closing on Thursday, 19 June 2025 at 12:00 noon (local time), unless sold or withdrawn before tender closing.

承業主命，該酒店將通過公開招標出售，截標日期為2025年6月19日(星期四)中午12:00 (當地時間)，截標前售出或收回除外。

For more information on the submission and transaction process, please feel free to contact the exclusive agents.

如需了解提交和交易流程的更多信息，請隨時聯繫獨家代理。

2.0

Investment Highlights.

主要投資亮點

A 583-room hotel, with the majority of rooms ranging from 215 to 269 sq.ft

設 583 間客房，大部份客房面積介乎 215 – 269 平方呎



Conveniently and quickly connects to various major areas and attractions in the city

方便快捷地連接城市各個主要區域和景點



Equipped with exceptional facilities, including a gym, 2 restaurants, meeting & conference room

配備卓越的設施，包括健身房、兩家餐廳及會議室。



Strong existing cash flow with occupancy of 97% in 2024

現有現金流強勁，2024 年入住率達 97%



Potential for rebranding and repositioning

極具潛力重塑品牌和重新定位



Further Upside in a Resurgent Market with growing demand from tourists & international students

遊客和國際學生的需求不斷增長，市場復甦前景看





3.0

Property Overview

物業概覽_(1/2)

Address 地址	443-451 Castle Peak Road, Kwai Chung 青山公路 – 葵涌段 443-451 號
Completion Date 落成日期	1984 (Opened as Hotel in Q4 2018 酒店於 Q4 2018 年開業)
Site Area (approx. sq.ft.)* 地盤面積 (約平方呎)*	20,461
Plot Ratio GFA (approx. sq.ft.）** 批則面積 (約平方呎)**	292,961
No. Of Rooms 房間數目	583
No. Of Floors 樓層數目	30
Existing Operator 目前營運商	Tang's Living Group 騰昇酒店管理集團
Hotel Facilities 酒店設施	Gym, Spa Room, Meeting & Conference Room, Shuttle Bus Service & Carparking Facilities 健身室、水療室、會議室、穿梭巴士服務及停車場
F&B Outlets 餐飲場所	COZI Lounge, The Platter
Nearest MTR Station 最近港鐵站	Kwai Hing Station 葵興站





3.0

Property Overview

物業概覽 (2/2)

FLOOR 樓層	EXISTING USE 用途	PLOT RATIO GFA* SQ. FT. APPROX. 批則面積 約平方呎	NO. OF ROOM 房間數目	FLOOR-TO-FLOOR HEIGHT M. APPROX. 層與層高度 約米
R/F	Water Tank, Pump Room 水箱, 泵房	-	-	-
20/F - 26/F	Hotel Rooms 酒店房間	8,934 x 7	19 x 7	3.15 / floor 層
19/F	Hotel Rooms & Guest Lounge 酒店房間及住客休息室	11,072	19	3.15 / floor 層
17/F – 18/F	Hotel Rooms 酒店房間	10,420 x 2	24 x 2	3.15 / floor 層
15/F – 16/F	Hotel Rooms 酒店房間	10,719 x 2	24 x 2	3.15 / floor 層
12/F – 14/F	Hotel Rooms 酒店房間	10,562 x 3	24 x 3	3.15 / floor 層
10/F – 11/F	Hotel Rooms 酒店房間	10,263 x 2	24 x 2	3.15 / floor 層
5/F – 9/F	Hotel Rooms 酒店房間	10,844 x 5	24 x 5	3.15 / floor 層
2/F – 4/F	Hotel Rooms 酒店房間	10,263 x 3	24 x 3	3.15 / floor 層
1/F	Hotel Rooms & Business Centre 酒店房間及商務中心	10,856	23	3.15
UG/F	Main Entrance, Reception, Restaurant & Garden 大堂入口、前台、餐廳及花園	11,989	-	3.75
LG/F	Restaurant, Gym, Spa Room, Meeting & Conference Room 餐廳、健身室、水療室及會議室	17,006	-	3.45
Upper Car Park 高層停車場	Shuttle Bus Pick-up & Drop-off, Car Park 穿梭巴士上落客點及停車場	-	-	4.90
Lower Car Park 低層停車場	Car Park Entrance 停車場入口	-	-	5.70
TOTAL 合共		292,961	583	-

*As per approved building plan 根據核准建築圖則
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3.0

Location & Accessibility 位置及交通 (1/2)

Entertainment & Leisure 娛樂及休閒

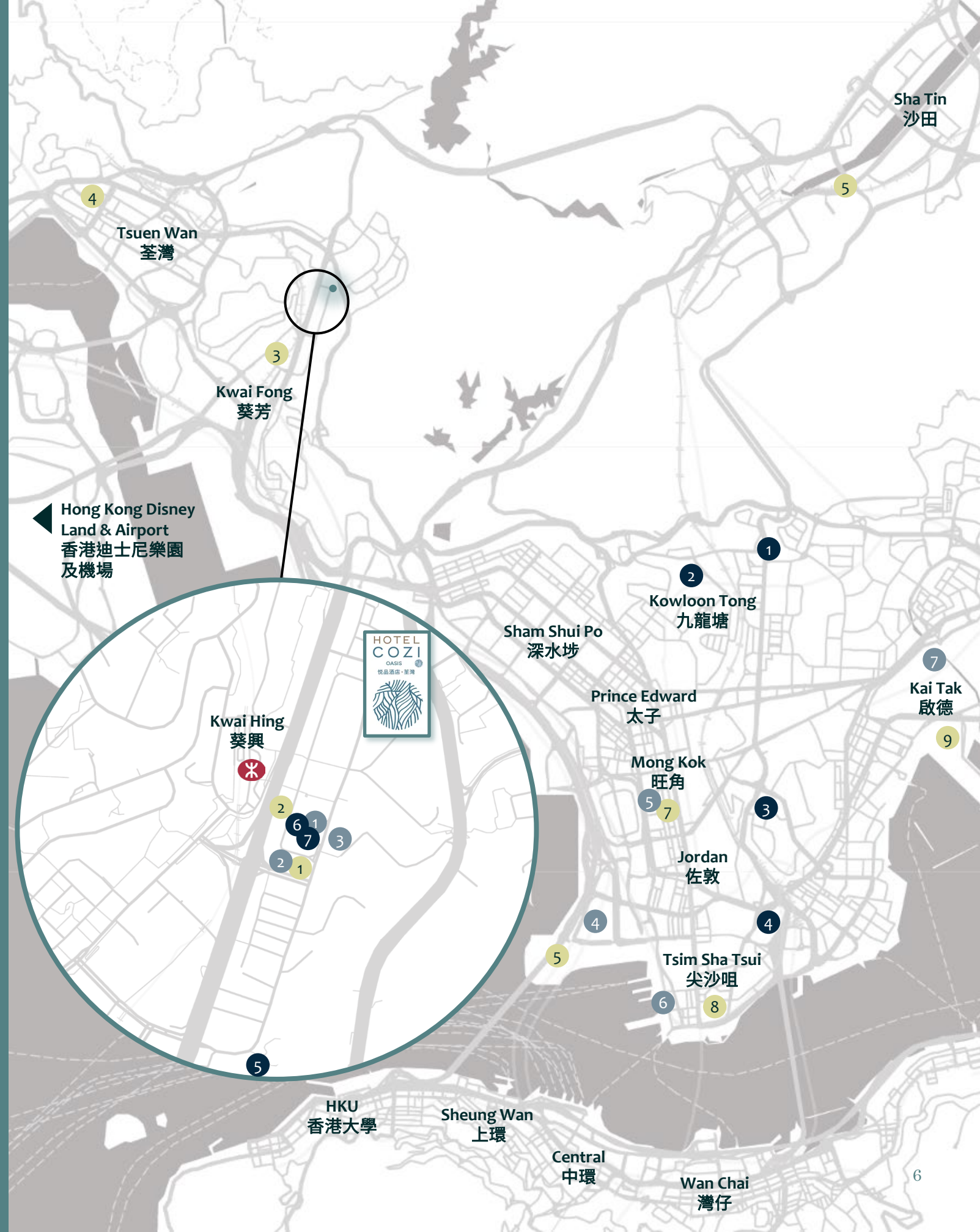
- 1 Florentia Village 佛羅倫斯小鎮
- 2 life@KCC 活@KCC
- 3 Metroplaza 新都會廣場
- 4 The Mills 南豐紗廠
- 5 Sha Tin Che Kung Temple 沙田車公廟
- 6 Hong Kong Palace Museum 香港故宮文化博物館Mongkok Street Market 旺角市集
- 7 Tsim Sha Tsui Museums 尖沙咀博物館
- 8 Kai Tak Stadium 啟德體育園

Grade A Offices 甲級寫字樓

- 1 Kowloon Commerce Centre (KCC) 九龍貿易中心
- 2 KC100
- 3 K83
- 4 International Commerce Centre (ICC) 環球貿易廣場
- 5 Langham Place Office Tower 朗豪坊辦公大樓
- 6 Harbor City 海港城
- 7 AIRSIDE

Education Institutions 教育機構

- 1 Hong Kong Baptist University 香港浸會大學
- 2 City University of Hong Kong 城市大學
- 3 Hong Kong Metropolitan University 香港都會大學
- 4 The Hong Kong Polytechnic University 香港理工大學
- 5 Vocational Training Council Kwai Chung Complex 職業訓練局葵涌大樓
- 6 Tung Wah College Kwai Hing Campus 東華學院葵興校舍
- 7 Hong Kong Metropolitan University Kwai Hing Campus 香港都會大學葵興校園





Hong Kong
Disneyland
香港迪士尼樂園



Central Commercial Hub
中環商業中心



Mongkok
旺角



HK International Airport
香港國際機場



Tsim Sha Tsui
尖沙咀



Hong Kong Baptist University
香港浸會大學



Florentia Village
佛羅倫斯小鎮



West Kowloon
Station - High
Speed Rail
西九龍站高鐵



3.0

Location & Accessibility 位置及交通 (2/2)

8
-mins drive
車程

West Kowloon
Station - High
Speed Rail
西九龍站高鐵

12
-mins drive
車程

Central Commercial Hub
中環商業中心

Hong Kong Baptist University
香港浸會大學

13
-mins walk
步程

Florentia Village
佛羅倫斯小鎮

Kwai Hing Station
葵興站

10
-mins drive
車程

Tsim Sha Tsui
尖沙咀

Mongkok
旺角

12
-mins drive
車程

Hong Kong Disneyland
香港迪士尼樂園



19
-mins drive
車程

HK International Airport
香港國際機場





5.0

Accommodation Overview

住宿概覽



Deluxe Twin 豪華房(兩張單人床)



Superior Queen 高級房 (雙人床)



Suite 套房

Room Type 房間類型	Approx. Room Size 房間面積 *	No. of Rooms 房間數量	% Distribution 分佈百分比
Superior Twin 高級房 (兩張單人床)	161 – 205 sqft 平方呎	44	8%
Superior Queen 高級房 (雙人床)	183 sqft 平方呎	76	13%
Deluxe Twin* 豪華房(兩張單人床)	215 – 269 sqft 平方呎	389	67%
Deluxe King 豪華房 (大雙人床)	215 – 269 sqft 平方呎	25	4%
Deluxe Queen 豪華房 (雙人床)	248 – 269 sqft 平方呎	15	3%
Family 家庭房	258 – 280 sqft 平方呎	28	5%
Suite 套房	388 – 431 sqft 平方呎	6	1%
Total 總數		583	100%

*Include 12 accessible rooms located on 1/F. 包括12間位於1樓的無障礙房間。
Source: Information provided by the Vendor, for reference only. 資料由賣方提供，僅供參考



6.0 Other Facilities 其他設施



The Platter (Buffet Restaurant 自助餐餐廳)



COZi Lounge (Restaurant & Bar 酒吧及餐廳)



Conference Rooms 會議室



Grazzi Garden 綠庭園



SPA & Massage 按摩及水療



Gym 健身室



Business Centre 商務中心



Guest Lounge 住客休息室



7.0

Contact Info 聯絡資料

Contact the Sole Agent 聯絡獨家代理:

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