



LUXURY PROPERTY

**The
Standard**

SPECIAL EDITION 2018



尚珩·九肚山 LA CRESTA

拉闊視野盡享馬場盛景# 展九肚山大戶風範



沙田凱悅酒店

馬鞍山郊野公園

城門河

沙田馬場

於「尚珩」地段上空實地拍攝*

尚珩，坐擁九肚半山之優越生活，以特大單位、壯麗景觀#，彰顯大戶風範。

居高俯覽開揚馬場城門河盛景#

高貴地段，盛景當前，單位以闊銀幕式落地玻璃，盡展廣角視野：坐向正南或東南，極目連綿起伏之山巒和馬鞍山郊野公園，遠眺城門河岸，俯瞰沙田馬場及其他開揚景致。*

特大生活空間，既奢華也實際

尚珩全為大宅式戶型，由3房1套房至5房5套房設計，實用面積1,554-3,591平方呎，間格四正實用#，更齊備種種優越之處：

- 逾10米長橫向型客廳*，透過特大特闊玻璃窗幕眺望馬場盛景#，採光度極高
- 私人升降機大堂、華麗大門玄關，氣派盡現*
- 寬敞主人套房預留衣帽間#
- 極具空間感之廚房連獨立工作枱設計*



「尚珩」第2座8樓A室現樓裝修示範單位*

「尚珩」第2座8樓A室現樓裝修示範單位*

「尚珩」第2座8樓A室現樓裝修示範單位*

HKRI 香港興業國際
HKR International

南豐集團
NAN FUNG GROUP

歡迎預約參觀：
3708 9098



www.LACRESTA.hk

發展項目所在街道名稱及門牌號數：麗坪路37號 | 區域：沙田 | 賣方就發展項目指定的互聯網網站的網址：
www.lacresta.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。

照片1於2016年6月2日於發展項目地段上空（香港主水平基準以上約233.8米）拍攝，並經電腦修飾處理，並不反映發展項目及其周圍環境現時之實際景觀及狀況，及/或不同地點與發展項目的實際距離，僅供參考。發展項目中建築物的最高位置為香港主水平基準以上229.9米。照片1所顯示之景觀並不代表或反映發展項目任何一個住宅單位可享有的景觀。照片中所示之標，只表示其大約所在位置，並不反映該地標與發展項目的實際距離，並與發展項目無關，僅供參考。-1 照片2於2017年12月4日及照片3於2017年10月14日及照片4於2017年10月13日於「尚珩」第2座8樓A室裝修示範單位內拍攝，所有相片經電腦修飾處理，僅供參考。-1 示範單位內所示之物件、裝修、設計、用途並非交樓標準，亦未必會在實際單位內提供。相關住宅物業內裝置、裝修物料及設備的提供以買賣合約之條款及條件為準。詳情請參閱售樓說明書。賣方保留權利不時改動建築圖則及其他圖則，發展項目之設計以政府相關部門最後批准之圖則為準。詳情請參閱售樓說明書。示範單位之間隔改動，於其他單位未必適用或可行。買方於改動任何間隔前，必須先就改動工程向有關專業人士查詢。有關改動可能需要有關政府部門批准。-1 *只適用於部分單位。單位景觀受所處層數、座向及周邊建築物及環境影響，發展項目四周將會有其他建成及/或未建成之建築物及設施，且發展項目區內及周邊環境及設施會不時改變。賣方對單位景觀、發展項目區內及周邊環境及設施並不作出任何明示或隱含之契約、陳述、承諾或保證。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。-1 *買家如欲改動單位之內部間隔及/或配置設施，可能需要向有關政府部門申請，並須符合法例及大廈公契規定。特此建議買家就改動工程向有關專業人士查詢。-1 *3房1套，指單位間隔為三房（包括一套房），「5房5套」指單位間隔為五房（五個均為套房）。實用面積是按照《一手住宅物業銷售條例》（第621章）第88條計算得出。有關發展項目的每個住宅物業實用面積的資料，請參閱售樓說明書。-1 *只適用於部分單位。有關詳情，請參閱售樓說明書。-1 本廣告/宣傳資料僅供參考，並不構成及不得詮釋或實方或其代理人提供或作出任何不論明示或隱含之契約、承諾、陳述或保證，或探求對任何物業的無明確選擇權意向或有明確選擇權意向。有關物業之買賣，一切以買賣合約條款為準。賣方：萃日投資有限公司 | 賣方之控股公司：Advantage Investor Limited | 認可人士：梁世雄先生 | 認可人士以其專業身分擔任經營人、董事或僱員的商號或法團：馬梁建築師事務所（香港）有限公司 | 承建商：佳盛建築有限公司 | 就發展項目中的住宅物業的出售而代表擁有入行事的律師事務所：施文律師行 | 已為發展項目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：香港上海匯豐銀行有限公司 | 已為發展項目的建造提供貸款的任何其他人：Sky Phoenix Enterprises Limited及Jubilee Century Group Limited | 本廣告在賣方的同意下發布，賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。詳情請參閱售樓說明書。此廣告之印刷日期：2018年1月5日

THE MEDITERRANEAN 逸 瓏 園

Sai Kung · Hong Kong

THE MEDITERRANEAN

- ◇ Low-density, Mediterranean resort-style residences in Sai Kung
- ◇ Close to Kau Sai Chau Golf Course, Hong Kong Geopark of China and Waterfront Park
- ◇ Relaxing seaside community, renowned for seafood alfresco dining and charming cafes
- ◇ In the vicinity of Hong Kong Academy² and a wide selection of sports facilities
- ◇ Luxurious clubhouse featuring a 45m-long swimming pool, jogging trail and horticultural amenities³ and more
- ◇ Complimentary limousine service⁴ connecting to Hang Hau MTR Station



信和置業
Sino Land

Enquiries: 8208 8223

Name of Street and Street Number of the Development:

8 Tai Mong Tsai Road* District: Sai Kung Town

Website Address: www.themediterranean.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. This advertisement / promotional material shall not constitute or be construed as giving any offer, representation, undertaking or warranty whether express or implied by the vendor.

1. The image contained in this advertisement / promotional material is a photo taken at The Mediterranean on 18 December 2017. The photo has been processed with computerized imaging techniques. The recreational facilities, layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects and the views thereof may not appear in the Development or its vicinity when the Development is completed. The environment, buildings and facilities surrounding the Development may change from time to time. The photo and the information contained in the photo are for references only. This advertisement / promotional material shall not constitute any express or implied offer, representation, undertaking or warranty given by the vendor. 2. Please refer to the Education Bureau's website of 'International Schools in Hong Kong' - <http://edb.hkedcity.net/internationalschools> for details. 3. The details of clubhouse after completion may differ from that stated in this advertisement / promotional material and are subject to the final plans approved by the relevant authorities. The opening hours and use of different facilities in the clubhouse are subject to the relevant laws, land grant, deed of mutual covenant, clubhouse rules and the situation of the environment. The facilities may not be immediately available upon completion and occupation of the Development and additional charges may apply upon usage. The use or operation of some facilities and/or services may be subject to consent or permit issued by the relevant government authorities. The names of the clubhouse facilities are yet to be confirmed and will not be shown in the Provisional Agreements for Sale and Purchase, Agreements for Sale and Purchase, Assignments and other deeds of the residential properties in the Development. The final names may differ from those stated in this advertisement / promotional material. The Vendor reserves the right to change the clubhouse facilities and design without prior notice to any buyer. 4. This complimentary limousine service will be available free of charge from the date of occupancy to 31 January 2020. The vendor reserves the right to amend or cancel the service, and the service is subject to the terms and conditions set out by the property management company. The description of the service as stated in this advertisement is for reference only, the manager of the Development reserves the right to amend or change the service and / or its terms from time to time without prior notice.

Vendor: Asian View Development Limited / Holding company of the vendor: Tsim Sha Tsui Properties Limited, Sino Land Company Limited, King Ching Development Limited and Baris Investment Limited. The authorized person for the Development and the firm or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity, Mr. Choy Ka Hung of SPIRAL Architectural Design Limited. Building contractor for the Development: Cheung Kee Fung Cheung Construction Company Limited. The firm of solicitors acting for the Owner in relation to the sale of residential properties of the Development: Woo Kwan Lee & Lo and King & Wood Mallesons. Authorised institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited (The relevant undertaking has been cancelled.) Other person who has made a loan or has undertaken to provide finance, for the construction of the Development: Sing-Ho Finance Company Limited. The estimated material date for the Development as provided by the Authorized Person of the Development to the best of the Vendor's knowledge: 31 January 2018 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the director of lands is conclusive evidence that the development has been completed or is deemed to be completed (as the case may be).) The Mediterranean comprises 4 towers with a total of 297 units. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. *This provisional street address is subject to confirmation when the Development is completed. #Website containing electronic copies of sales brochure, price list(s) and register of transactions. This advertisement / promotional material shall not constitute or be construed as giving any offer, representation, undertaking or warranty whether express or implied by the vendor. This advertisement is published by the vendor or is published by another person with its consent. Date of Printing: 10 January 2018



Website
Please scan QR code
for more information



Sino Land
Please scan QR code to download
"Sino Land" mobile app for latest updates

Actual Shooting at The Mediterranean

Greatness Writes Its Own History



The image was taken on 24 October 2017 in the mid-air near the development site. The image has been edited and processed with computerized imaging techniques, which is for reference only.

雲瀚
Le Cap

The Peak of the Peak, Kau To Shan

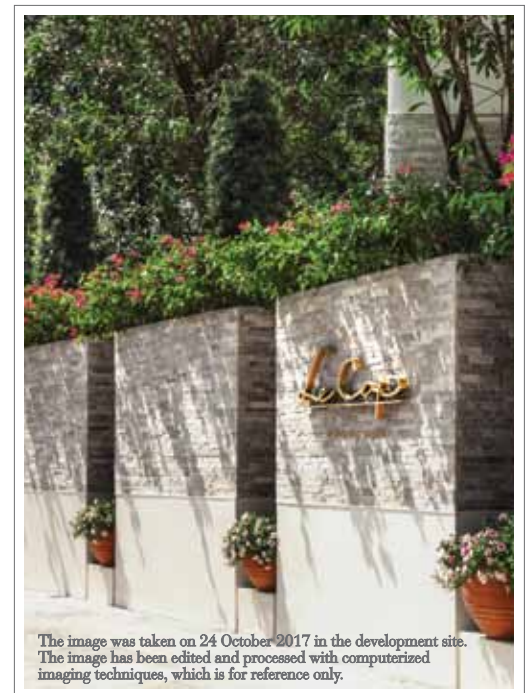


CALL YOUR AGENT TO FIND OUT MORE

Vendor: Bravo Partner Limited Holding companies of the Vendor: Magic Lead Investments Limited
Authorized Person: Ms. Lee Ming Yen Jennifer of P&T Architects and Engineers Limited Building
Contractor: Gammon Engineering & Construction Company Limited Vendor's Solicitors: Kao, Lee & Yip
Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Bank of China (Hong Kong) Limited Any other person who has made a loan for the construction of the Development: Magic Lead Investments Limited Estimated Material Date: 31 March 2018 This advertisement is published by Vendor. Date of printing: 12 January 2018

Name of the Street and the Street Number: 83 Lai Ping Road District: Sha Tin Website: www.lecap.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. Prospective purchaser is advised to refer to the sales brochure for any information on the development.



The image was taken on 24 October 2017 in the development site. The image has been edited and processed with computerized imaging techniques, which is for reference only.

**K.CITY
Information**

**No. of Towers:
8 Towers**
(Towers 1 – 9, Tower 4 omitted)

**No. of Flats:
900**



K. CITY 嘉匯
THE INSPIRATION HUB

This is a rendering of certain towers of the development and is for showing the general appearance of towers 3 and 5 of the development or the relevant part thereof, is not made to scale and is for reference only. The materials, finishes, colour, landscaping, plants and trees, etc. shown herein may not appear in the actual towers and the relevant parts of the actual development. The pipes, conduits, air conditioning units, grilles, etc. that may exist on the external walls, balconies, and roofs of such towers of the development and surrounding environment and buildings in the development or otherwise have been omitted and it does not reflect the actual appearance, view or surrounding environment at present or future, and it does not represent the final appearance of such towers or the relevant parts of the development upon completion thereof. The image has been edited or processed with computerized imaging techniques. The vendor does not make any offer, representation, covenant, warranty or contractual term, whether expressed or implied (whether related to view or not).

K.CITY 嘉匯 is a residential development within Kai Tak Development area, the site of the former Hong Kong Kai Tak Airport being transformed into another premier CBD¹ of Hong Kong.
K.CITY features a total of eight residential towers, four of which (Towers 3, 5, 6 & 7) are low-rise towers. Residential units range from one- to three-bedroom, with a limited selection of special units.

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.

Enquiry Hotline:
2880 8268

District: Kai Tak
Street number and name of the street:
7 Muk Ning Street
Designated website for the development:
www.kcity.com.hk

嘉華國際
K. WAH INTERNATIONAL

Standard Royal Mail Investments Limited | marketing companies of the Vendor: K. Wah International Holdings Limited, Sublime Enterprises Limited, K. Wah Street (Investments) Limited and K. Wah Properties Investment Limited | Authorized person for the development: Tung Kwok Yuen Owen | Firm of architects of which the architect of the development is a partner, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building contractor for the development: Grand Tech Construction Company Limited | Project advisors acting for the vendor in relation to the sale of residential properties in the development: Eber & Macdonald | Authorized institutions that have made a loan, or have undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited, Citibank Construction Bank (Asia) Corporation Limited, DBS Bank Ltd, Hong Kong Branch, Sumitomo Mitsui Banking Corporation and United Overseas Bank Limited (UOB) | The offer given by the above five authorized institutions has been issued in full | Other person who has made a loan, or has undertaken to provide finance, for the construction of the development: K. Wah Street (Investments) Limited | The estimated market date for the development to the best of the Vendor's knowledge is 31 December 2019 (Tentative date, subject to the final approval of the land grant (in respect of the development). This estimated market date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) | This advertisement/promotional material is for reference only, it does not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term, whether expressed or implied (whether related to view or not). The Vendor reserves its right to amend the building plans and other plans from time to time, and the design of the development is subject to the final plans approved by the relevant Government authorities. This advertisement/promotional material is published by the Vendor or under the consent of the Vendor. A prospective purchaser is advised to refer to the sales brochure for any information on the development. | Pricing date: 12 January 2016 | Note: 1. Southeast Asia's Emerging Kiwoon has 150,000 sqm, www.kiwoon.com.hk

賢文禮士 Parc Inverness

38 INVERNESS ROAD • KOWLOON TONG

This photograph was taken on-site at the roof of Flat B, 10/F Tower 1 of Parc Inverness on 24th June 2016.
It has been edited with computerized imaging techniques and is for indication only.

RESIDENCE BY THE PARKS

On-site showflats are now available for viewing

Name of the Development : Parc Inverness

Name of Street and Street Number of the Development : 38 Inverness Road

District : Kowloon Tong

The Website Address Designated by the Vendor for the Development# :

www.parcinverness.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: Panatiff Limited | Holding Company of the Vendor: Chime Corporation Limited | Authorized Person: Mr. Fu Chin Shing | The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited | Building Contractor: Hanison Contractors Limited | Firms of solicitors acting for the owner in relation to the sale of residential properties in the Development: Mayer Brown JSM | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable | Other person who has made a loan for the construction of the Development: Chime Corporation Limited and Chinachem Agencies Limited | A prospective purchaser is advised to refer to the sales brochure for any information on the Development.

This advertisement / promotional material does not constitute and shall not be construed as giving any offer, representation, undertaking or warranty whether express or implied, on the part of the Vendor regarding the Development or any part thereof.

#Website contains electronic copies of sales brochure, price list(s), sales arrangements and register of transactions.

This advertisement is published by the Vendor, or with the consent of, the Vendor.

Date of printing: 12th January 2018

Enquiry Hotline

2330 8398

華懋集團
Chinachem Group



Please scan the above QR code to get further information

GRAND
NAPA



This image was not taken at the Development or its vicinity. For reference only.

GRAND MONTEREY
O'SOUTH



This photograph is not taken from the Development or its vicinity.

SAVOUR THE GOODNESS OF LIFE

- House and low-density living in the prestigious So Kwun Wat area
- Near to the future Hong Kong – Zhuhai – Macao Bridge¹, Hong Kong - Shenzhen Western Corridor and the Hong Kong International Airport, strategically located for access to Guangdong, Macau and around the globe
- Spectacular views of greenery with a resort-style clubhouse
- Close to the renowned Harrow International School Hong Kong
- Low-rise apartment units (2, 3 and 4-bedroom special units)
- Exquisite villas with individual gardens and rooftops



Rendering of NAPA²

WHEELOCK
PROPERTIES
會德豐地產

2118 2000

O'SOUTH GRAND FINALE

- Seaside low-density residence at the distinctive O' South community
- Well-thought layouts to accommodate your needs - South-sided facing units with extensive seaview and spacious walk-in closet at Master Bedroom
- Club Monterey created by world renowned designer Studio Munge comforting your wellness with dynamic decorative outdoor furniture by Paola Lenti
- Wonderfully decorative sculpture curated by celebrated artists at Garden at Monterey



Rendering of Monterey.

WHEELOCK
PROPERTIES
會德豐地產

2118 2000

Name of the street and the street number of the development: 88 So Kwun Wat Road[#] District: Tuen Mun [#]The above provisional street number is subject to the Rating and Valuation Department's confirmation when the Development is completed. 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. The address of the website designated by the vendor for the development: www.napahk.com.hk

1. This proposed facility is under construction and is not yet in existence. It may not be completed at the time of completion of the sale and purchase. 2. This rendering has been edited and processed with computerized imaging techniques and is for reference only to show the general appearance of the residential units of the Development. It does not reflect the Development's actual appearance, view or surrounding environment. The Vendor reserves the right to alter the design of the Development or any part thereof. Vendor: Wascott Property Limited. Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Properties Limited, Wheelock Investments Limited, Realty Development Corporation Limited, Myers Investments Limited and Darnette Holdings Limited. Authorized Person: Chan Kam-tong, Angus. The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited. Building contractor: China Overseas Building Construction Limited. The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Mayer Brown JSM. Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Bank of East Asia, Limited, Australia and New Zealand Banking Group Limited. Any other person who has made a loan for the construction of the Development: Wheelock Finance Limited. To the best of the Vendor's knowledge, the estimated material date for the Development: 31 March 2018. (The estimated material date means the date on which the conditions of land grant are complied with. The estimated material date is subject to any extension of time that is permitted under the Agreement of Sale and Purchase.) This advertisement is published by the Vendor. Date of Printing: 11 Jan 2018

Name of the street and the street number of the development: 23 Tong Chun Street[#] District: Tseung Kwan O [#]The above provisional street number is subject to confirmation when the development is completed. 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. The address of the website designated by the vendor for the development: www.montereyhk.com.hk

1. "GRAND MONTEREY" refers to the following units of "MONTEREY": Unit A-C, 2/F - 17/F, Tower 1; Unit A-B, 2/F - 17/F, Tower 2 (T2A); Unit A-C, 2/F - 11/F, Unit D, 2/F - 10/F, Tower 8; Unit A-C, 2/F - 11/F, Unit D, 2/F - 10/F, Tower 9 (T9A); Unit A-E, 2/F - 11/F, Tower 9 (T9B). 2. The name "GRAND MONTEREY" is for promotional purpose only and will not appear in assignment, building plans or other title or legal documents, etc documents, etc. This conceptual design drawing has been edited and processed with computerized imaging techniques to show the design concept of the relevant parts of the Development, and does not reflect the actual appearance or view of the surrounding buildings or environment of the Development or any other parts of the Development, and is for reference only. Vendor: Precise Treasure Limited. Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Realty Development Corporation Limited, Darnette Holdings Limited, Ironhead Holdings Limited, Great Ever Global Limited. Authorized Person: Chu Hok-wang, Clement. The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: WCWP International Limited. Building contractor for the Development: Gammon Engineering & Construction Company Limited. The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Deacons. The authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Australia and New Zealand Banking Group Limited, Bank of China (Hong Kong) Limited, BNP Paribas, Overseas-Chinese Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited. Other person who has made a loan for the construction of the Development: Wheelock Finance Limited. To the best of the vendor's knowledge, the estimated material date for the development: 31 August 2018 (The estimated material date means the date on which the conditions of land grant are complied with. The estimated material date is subject to any extension of time that is permitted under the Agreement of Sale and Purchase.) This advertisement is published by the Vendor. Prospective purchasers are advised to refer to the sales brochure for any information on the development. Please refer to the sales brochure for details. Date of Printing: 11 Jan 2018

九肚山峰 擁獨立街道地址

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Market sentiments remain bullish

It's customary for analysts and scholars to look ahead in the new year and forecast how the market will fare. In the current favorable economic environment, it would take a brave soul to predict a downturn in the local property market for 2018.

A round-up of market commentaries shows that forecasts for the new year are overwhelmingly positive, with most estimates varying from low single digit growth to a similar magnitude of price appreciation as for last year, i.e. in the low teens.

One common belief is that prices will be affected in the latter half of the year if interest rates in the US continue to rise as forewarned. Local rates have withstood the last five quarter-per cent rate rises in the US without making any corresponding adjustment. But the tipping point may occur as pressure mounts with more rises in the US for 2018, and this may temper the growth rate.

The impact, however, is likely to be subdued in view of the expected steady pace in any upward rate adjustments. Prices look set to remain firm, witness the massive over-subscription for units in the primary market, and the continued inflow of investment dollars from the north, especially for luxury properties. Agents also point out that, with the passage of time, many well-heeled 'overseas' buyers have now become 'local' buyers, obviating the need to pay the onerous 'Buyers Stamp Duty'.

The government's raft of cooling measures in the last few years has created some unforeseen phenomena in the property market. The secondary market, for instance, has continued its shrinkage in market share in view of the reluctance of owners to let go of their holdings. Owners have also found that they can't compete with developers' aggressive marketing and easy terms of payment, especially when the authorities have tightened mortgage ratios.

The progressive decline in affordability has also spawned the surge in the supply of the so-called 'nano units', which industry experts say, would be the first casualty in any market downturn.

But don't hold your breath for any early withdrawal of the punitive measures – not until supply has caught up with demands, and that is at least a few years off in spite of increased supplies.

The prevalent thinking amongst prospective buyers is that the longer you wait to enter the market, the higher the prices you will pay, because the cooling measures have manifestly failed to halt price escalations. So market sentiments remain bullish, but savvy investors will always keep a close eye on the performance of the volatile stock market which, as a barometer for the economy, could impact on the property market.

Andy Ng
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"LUXURY PROPERTY special edition 2018" is published by



Display Advertising Department:

3/F, Sing Tao News Corporation Building, 7 Chun Cheong Street, Tseung Kwan O Industrial Estate, Tseung Kwan O, New Territories, Hong Kong

Business Director: Irene Chan

Advertising Hotline: 3181 3311

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Features Editor: Andy Ng

Reporters: Cindy Wan, Bryan Wong, Ambrose Li, Trista Yeung

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Is there more of the same following a record-breaking year for 2017?



As property prices continued to scale new heights in the last few years, analysts who made positive projections for the year ahead have invariably been labeled ‘bold’ and ‘optimistic’, and yet time and time again, they have been proven correct.

Before we put on our ‘optimistic’ glasses and make another ‘bold’ projection, perhaps we should take a look at what has transpired in 2017. Cushman & Wakefield sums up the year as one of mega deals in both the residential and property investment markets.

“The residential market is currently in the longest upward cycle of price growth, which has been supported by solid demand for homes, a shortage in supply and sound economic fundamentals that underpin buying power,” says Alva To, Cushman & Wakefield’s Vice President, Greater China. “The market was driven by end-user demand, and the fight for premium properties continued throughout the year which sowed the seeds for mega deals.”

Overshadowed by the stamp duty measures introduced in November 2016, home sales during the first two months of 2017 as represented by residential sales and purchase agreements (S&Ps) hovered around the level of 3,000 to 4,000, but soon picked up following a slew of primary project launches. Residential S&Ps peaked in April (7,060) and June (6,100), following a blizzard

of new project launches (nine in March) that attracted good market response.

However, the momentum changed in the second half of the year. Despite the stimulus of new project launches, sales volumes have eased to a more stable level since July to a range of 3,000 to 5,000 S&Ps each month, as buyers have become more cautious in face of the soaring home prices and heightened costs resulting from the government’s mortgage tightening measures launched in the second quarter.

“All in all, strong demand and hot sentiment helped push the overall sales volume to an estimated 60,000+ residential S&Ps in 2017, the first time above this level since 2014,” To observes.

Figures from the Rating and Valuation Department show that home prices as of November have been rising for 20 consecutive months. The cumulative growth for the first eleven months of the year reached 12.9%, which means home price growth could reach 14% for the whole year. Leading the growth are medium-sized units between 753.5 and 1,075 sq. ft. which rose by 12.8% for the first eleven months.

Willy Liu, CEO of Ricacorp Properties, points out that primary property S&Ps for the year could reach 18,500, a rise of 12% over the previous year, while total value could top \$245 billion, representing an annual growth of 31%.

As of early December, the price of representative private estates such as City One Shatin and Bel-Air Residence showed price growth of around 20% year-to-date, whereas Taikoo Shing recorded year-to-date growth of 15%.

Two types of homes fetched the highest rate of price growth, viz, small lump sum homes and luxury homes. The former was led by the so-called ‘nano flats’ where developers offer heavy subsidies and easy payment terms, while the latter targeted buyers with deep pockets.

Under current regulations, homes in the mid-price range require a larger down payment from the potential buyer, To notes. Being less affordable, mid-range homes show a tamer rate of price growth.

The overall market is characterized by buoyant sentiments and aggressive asking prices. The record land transaction for a

waterfront site at Ap Lei Chau earlier in the year was overshadowed by a notable residential site sold by tender in the last quarter of 2017 which involves a plot off Hing Wah Street West in Cheung Sha Wan. It went for a price tag of \$17.288 billion – a record for a residential site in Hong Kong.

Looking ahead, Simon Smith, Senior Director Asia Pacific at Savills, sees a host of favorable factors for the residential market in 2018. “Negative real interest rates, low levels of luxury supply and Mainland buying, as well as a strong local economy and a rising stock market all look set to continue to support the luxury segment,” he observes. “Developers are taking an optimistic view on pricing when it comes to prestigious projects and many have decided to launch their primary luxury projects for tender only to try and attract buyers to match their asking prices, even though this may result in a more protracted sales programme.”

But Smith cautions that any reversal of one or more of these positive factors could halt the current rally, with the most realistic ‘threat’ being an eventual increase in local interest rates. The liquidity of the local banking system

has made it possible for local banks to keep interest rates low over the past two years in the face of five interest rate increases in the US, but with HIBOR (a key measure of bank funding costs) suddenly surging since September, coupled with the fact that the US Fed may raise rates in the near future, higher local interest rates now look inevitable.

To believes the positive factors still outweigh the negative factors, and maintains a forecast of 10% growth in home prices in the first half of 2018, but the growth could stretch to 15% for luxury properties which are in short supply.

Knight Frank's projections are slightly more subdued as they expect mass residential prices to increase 5% next year. With Mainland capital continuing to pour into Hong Kong's luxury market, where supply will remain limited, luxury home prices are set to increase 8% in 2018.

Liu maintains his bullish outlook on the property market as supply still lags far behind demand which shows no signs of waning. He is not perturbed by the prospect of rising interest rates because its expected pace will be slow and steady, with minimal impact on potential buyers' affordability. In view of a recovery in the local economy and a historical low in the unemployment rate, he is confident that property prices will grow by at least 10% for 2018.

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LUXURY RESIDENTIAL



Housing market continues defying gravity



The Mediterranean
Rendering of the Development

From Kwun Tong to Island South, property developers race to sell new homes to test buyer appetite

Taking many analysts by surprise, the housing market continued to defy gravity in 2017, with average home price climbing a further 10 per cent to all-time highs. Residential property sales remained dominated by new home sales and appeared to have developed immunity from stamp duty surcharge and stringent mortgage rules, while the impact of Fed rate hikes on prices was on the smaller side.

For this year, Hong Kong's major property developers are hoping to ride that wave with the expected sale launches of a number of residential developments, intended for both the mass and luxury market segments.

Sino Land is all ready to launch three projects, which will provide about 2,650 homes, onto the market this year, according



Victor Tin, associate director (sales department) of Sino Land, says the company is poised to launch three new projects this year to provide about 2,650 new homes.

to Victor Tin, associate director (sales department) of the company. The Kwun Tong redevelopment project, a joint venture between Sino Land and Urban Renewal Authority (URA), is now taking shape and will provide about 2,000 units upon completion, he said.

The Kwun Tong redevelopment project will be delivered in two phases, where over 85 per cent of the units will be laid out as two- and three-bedrooms. Sino Land has already filed applications for pre-sale consents for the two phases of the project and expects it to hit the market in the second half, Tin added.

"Various smart home and building technologies will be employed in this key project to promote a tech-driven lifestyle as we contribute towards the government's visionary plan to turn Kowloon East into a smart city," he said. "If this pilot project proves successful, we will scale our smart living plan up by extending it to other future projects."

Sino Land's Pak Shek Kok project is also earmarked for sale later this year, he said. As an extension of the company's Pak Shek Kok waterfront community, the latest addition will provide another 550 flats at approx 500-1,200 sq ft (standard units)—sizes relatively smaller than Sino's previous offerings in the area—to meet the needs and budgets of smaller families and young people. Elsewhere, the company is at work on a smaller redevelopment project at Kiu Yam Street, Cheung Sha Wan.

Since January, **Sun Hung Kai Properties** has been marketing St Barths in Ma On Shan, St Moritz in Kau To Shan, and Babington Hill in the Mid-levels West. It has a few more projects in the pipeline, including two in Tai Po's Pak Shek Kok and Tuen Mun's King Sau Lane respectively, as well as the Phase 2C development of Park Vista in Yuen Long.

Constructed in two phases, St Barths comprises of 420 homes, including apartments and villas. The first phase will provide 353 units (approx 380-990 sq ft), consisting of seven different types of floorplans, spread over seven mid-rise blocks. The second phase, expected to come on stream after completion, will offer 67 bigger villas.

In Kau To Shan, Sun Hung Kai Properties is offering the villas at St Moritz for sale by tender. According to Allen Woo, deputy

general manager of Sun Hung Kai Real Estate Agency, the 24 villas (approx 2,582-3,777 sq ft) are arranged in front and rear rows and come with two floorplan types. All villas are fitted with four bedrooms and boast a ceiling height of four metres. In addition to the villas, St Moritz further offers 59 flats (approx 924-1,855 sq ft) across three seven-storey buildings.

Following a flurry of sales activity at Napa in Tuen Mun and Monterey in Tseung Kwan O, **Wheelock Properties** said it expects luxury property prices to gain another 10 per cent this year. As of last December, three special units (approx 1,053-2,277 sq ft) at the completed Kensington Hill in Island West remained up for grabs.

Last November, two apartments at the super-luxury project Mount Nicholson on the Peak marketed by Wheelock Properties sold

for about HK\$560 million and HK\$605 million, respectively, equivalent to an average price of about HK\$132,100 per square foot.

Thomas Lam, general manager for the sales (2) department at **Henderson Land**, told *Sing Tao Daily* that as many as ten new projects would be introduced during the year, including Novum East at 856 King's Road, the Tin Wan Street project in Aberdeen, and a villa development in Tong Yan San Tsuen of Yuen Long, which would inject about 2,000 new homes to the housing market in total.

The square footage of Novum East's 464 units ranges from 193 square feet for the studio units to 451 square feet for larger units. According to Lam, the units released for the first round of sales are mainly two bedrooms, which he said would appeal to new families formed from existing ones from across Island East, as well as those from Kowloon East and the New Territories.

In the luxury segment, Howard Lo, senior district director at **Midland Realty**, said wealthy homebuyers are eagerly awaiting the debut of a few super-luxury projects, including a **Cheung Kong** project at 90 Repulse Bay Road and **Nan Fung's** project at 8 Deep Water Bay Drive. "These upcoming projects are going to drive super-luxury home sales and prices to new highs, especially after record-breaking closings reported at Mount Nicholson."

Occupying a prime waterfront location on Repulse Bay Road, Cheung Kong's super-prime project will provide 11 mansions at 6,000 square feet each. Lo said demand from super-wealthy mainland buyers for super-luxury houses that command a prime location and superb water views in Hong Kong is exceptionally strong. They are a rare gem, he said, expecting them to fetch jaw-dropping prices well above HK\$100,000 for a square foot.

The market is also keenly looking forward to Nan Fung's super-luxury development located high above Deep Water Bay in an ecological neighbourhood surrounded by lush greenery and scenic views. The twin-tower development is slated for completion as early as April and will provide three- and four-bedroom floorplans.



Napa



kau to HIGHLAND

Deep Water Bay Drive

Be captivated by the nature's wonder



The photo was taken at Black's Link on 18 April 2017



The photo was taken at Deep Water Bay Beach and HK Golf Club in November 2016

Minutes from the city's vibrant heart but a world away from its hustle and bustle, life at Deep Water Bay moves blissfully slowly—offering the opportunity for reconnection with nature. Fortunately to be immune from the encroachment of urban development, the neighbourhood's highly privileged residents enjoy total freedom in a pristine nature.

Nestled into a beautiful meandering valley amidst Shouson Hill, Brick Hill and Violet Hill and extending out to Hong Kong's southern coast, Deep Water Bay guarantees an idyllic environment with excellent panoramic greenery. Surrounded by nature and country parks, some of Hong Kong's most scenic hiking trails—including the Hong Kong Trail, Tai Tam Country Trail, Violet Hill Trail and Lady Clementi's Ride—weave through the hills and boulders of Deep Water Bay.



The photo was taken at Shek O Country Park on 3 May 2017



The photo was taken at the Deep Water Bay Drive on 30 April 2017

Here, a diverse range of flora and fauna species flourish across more than 700 hectares of country parks—a size equivalent to thirty-six Victoria Parks. The nearby Nam Fung Road Woodland is a mature forest which is renowned for its richness in biodiversity and spiritual ambience. Recorded for having the greatest number of plant species, the forest is officially declared as a Site of Special Scientific Interest in 1993.

Living in Deep Water Bay is the ultimate indulgence as one luxuriates in perfect harmony with Hong Kong's stunning natural assets. Distinguished history of the Southside has always been an incubator of talents. In fact, the area bears the footprints of writers like Eileen Chang, Xiao Hong and Xu Dishan, as well as the famous educator Cai Yuanpei. Commemorating these cultural greats is the Southern District Literary Trail where its five literary landmarks stand in proud recognition of each scholar's legacy.

Sustaining its glorious history and heritage, the Southside is our future pillars of society with a number of acclaimed international schools, including South Island School, Hong Kong International School, Canadian International School of Hong Kong, and German Swiss International School.

For the privileged few, Deep Water Bay is reputed

as the world's most affluent neighborhood as it is home to 19 of the city's leading tycoons with an aggregate net worth in excess of US\$100 billion, according to Forbes in 2015.

Most of these tycoons belong to the city's most exclusive clubs in the Deep Water Bay area, such as Crown Wine Cellars, which has been declared a UNESCO Asia Pacific Heritage Site in 2007; the Hong Kong Golf Club, which has a nine-hole golf course above the Deep Water Bay beach; Aberdeen Marina Club, another members-only marina club for yacht owners; as well as Hong Kong Country Club, an elite club that serves world-class cuisine and provides a wide range of sports and recreational facilities.

Living here at Deep Water Bay will cultivate well-being in your senses, your body and soul, as one soaks in all the propitious elements of an unequalled suburb. Residents wake up to the chirping sounds of birds, and breathe in oxygenated fresh air that envelops the bay. With undisturbed views across the mountains and out to the South China Sea, thriving forest and easily accessible sandy beach are just a short walk from where you will live, Deep Water Bay is an idyllic sanctuary that will enchant you with its breathtaking natural beauty and exclusivity.

Bowen's Lookout

Distinguished Lookout

Nestled in the exclusive, low-density residential enclave of The Peak, Bowen's Lookout enjoys spectacular views of one of the world's most mesmerising harbours and dynamic cityscape, offering discerning guests sophisticated living with exclusivity.

Coveted address

Bowen Road is home to luxury residences in soothing environs, and captures the most stunning section of the splendid Victoria Harbour. It is a blissful retreat from the hustle and bustle of the city without compromising connectivity.

Residents will relish the ease of commute to the thriving business and commercial hubs of Central and Admiralty. The trendy SoHo and Lan Kwai Fong precincts are also just a stone's throw away, offering a fascinating choice of fine dining restaurants and entertainment hotspots. Shopping ranges from high-end shopping malls to quaint boutiques, allowing you to shop for thoughtful gifts, or designer brands to your heart's content, whilst not forgetting daily necessities.



Exclusive residences

Bowen's Lookout offers elegantly appointed 25 apartments and one penthouse, each occupying an entire floor. The grand marble-floored lobby ensures the highest level of security with a smart-card identification system installed at each entrance. Every 2,388-square-foot apartment provides four bedrooms and two ensuites, while the 4,050 square-foot exclusive penthouse features five bedrooms, including two ensuites. Each unit features a private balcony that guarantees a breathtaking outlook any time of the day or night.

Superb amenities

All units are stylishly furnished to the highest order with quality fittings, including a kitchen fitted with granite countertop, double sink, Pains single lever faucet, and Gaggenau built-in ovens. Residents have a choice of hosting their intimate gatherings at home, or in the property's cozy function room, where a well-equipped kitchen facilitates fine cooking. A spacious alfresco dining area also makes for an ideal location for enjoying a delicious meal with friends.

There is a comprehensive array of leisure facilities at your service. After an intense workout at the state-of-the-art indoor gymnasium, you may choose to pamper yourself at the Jacuzzi or the picturesque landscaped garden. Alternatively, you may indulge in sunbathing on the sun deck, while the children enjoy their fun time in the playroom. For people who appreciate the finer things in life, Bowen's Lookout is the very epitome of gracious living.



BOWEN'S LOOKOUT

Address	13 Bowen Road, The Peak
No. of units	26
Area (Apartments)	2,388 s.f. (M.F.A.) / 1,702 s.f. (S.F.A.)
Area (Penthouse)	4,050 s.f. (M.F.A.) / 2,739 s.f. (S.F.A.)
Layout	4 bedrooms (Apartments); 5 bedrooms (Penthouse)
Developer	Sino Group
Enquiries	(852) 8207 7608
Website	www.bowenslookout.com.hk
Email	leasingcs@sino.com

Burnside Villa

Head south for some pampered living

Burnside Villa is the personification of luxury and exclusivity.



Nestled in South Bay Road, Repulse Bay - one of the most prestigious suburbs in Hong Kong - Burnside Villa commands stunning beach views, and yet is within easy reach of the city centre. The area itself is well served by shopping centers and eateries, while children can attend quality schools in the neighborhood, like the Hong Kong International School.

In place of the hustle and bustle of the urban jungle, the pristine water of Repulse Bay Beach is only a 3-minute stroll down the road. Alternatively, breathe in the refreshing sea breeze as you take a leisurely level walk along the waterfront promenade to adjacent Deep Water Bay.

Comprising European-style villas and low-rise apartments of varying configurations, Burnside Villa instantly stands out like a serene haven. Its 56 units come with large bedrooms and spacious separated living and dining areas. Size ranges from 2,100 - 2,800 sq. ft.

Facilities in the complex include an outdoor swimming pool, plenty of outdoor space for children to play, outstanding security and a management service of proven reliability. Some units even come with a private sea-view terrace, garden front-yard and rooftop, adding an extra 1,380 sq. ft. to the already palatial quarters.

Look no further for your dream home.



BURNSIDE VILLA

Address 9 South Bay Road, Repulse Bay, Hong Kong
No. of units 44 houses and 12 apartments
Size 2,100- 2,800 sq. ft.
Developer HANG LUNG PROPERTIES LIMITED
Enquiries (852) 2879 1917
Email LeasingEnquiry@hanglung.com
Website www.burnsidevilla.com.hk



BURNSIDE VILLA 濱景園

LUXURY OF NATURAL BEACHSIDE LIFESTYLE

Leasing Enquiries : (852) 2879 1917
Address : 9 South Bay Rd, Repulse Bay
Website : www.burnsidevilla.com.hk

 恒隆地產
HANG LUNG PROPERTIES

Hong Kong Gold Coast Residences

Resort living by the sea

Blessed with expansive views of the enchanting aquamarine seas, and cradled by gentle rolling hills and lush greenery, Hong Kong Gold Coast Residences offers privileged residents a sanctuary of unrivalled serenity and exclusivity.



A natural paradise with excellent connectivity

Nestled amidst rolling landscapes and tranquil green surroundings and situated on spacious grounds in the idyllic Castle Peak Bay area, the Hong Kong Gold Coast Residences provides a combination of convenience and tranquility. It is well connected to all major areas by shuttle and public transport. It's only 20 minutes to Tsuen Wan and Olympic Station or 30 minutes to the Airport, Central and Tsim Sha Tsui.

The nearby Gold Coast Piazza affords a variety of dining and shopping options. Residents can visit the Butterfly Garden or eco farm and herb garden within the complex. They can also venture into the adjacent Tai Lam Country Park to explore the fascinating flora and fauna in Hong Kong's second largest country park or tackle the challenging Maclehoose hiking trail nearby, named one of the best hikes in Hong Kong.

World renowned Harrow International School Hong Kong is a stone's throw from the Gold Coast Residences.



All-encompassing facilities and services

The Residences offers a wide range of apartments for either long-term or short-term leases. Depending on the type of accommodation you choose, the property comes with a private rooftop or sea-view balcony. There is 24-hour emergency customer service and manned security. For serviced apartments, complimentary broadband internet access and Now TV are provided. Housekeeping and linen services are provided twice a week.

Residents can enjoy exclusive access to a wide range of leisure activities. Take a cruise in the Gold Coast Yacht and Country Club's 58-foot luxury cruiser, or take a dip in one of Hong Kong's largest outdoor free-form pools. There is a well-equipped gym, two squash courts, seven tennis courts, a swing garden and an amazing 50,000 sq. ft. lawn. The Golden Beach is also within walking distance.



HONG KONG GOLD COAST RESIDENCES

Address	1 Castle Peak Road, Castle Peak Bay
No. of units	1,102
Areas	Seaview Apartments 610 – 1,718 s.f. (M.F.A.) / 476 – 1,245 s.f. (S.F.A.) Marina Villas 1,950 – 3,540 s.f. (M.F.A.) / 1,559 – 2,833 s.f. (S.F.A.)
Enquiries	(852) 8108 0200
Website	www.goldcoast.com.hk
Facebook	https://www.facebook.com/GoldCoastResidences
Email	galycowen@sino.com

Island Garden

A new landmark perched on the edge of nature



Rendering of the Development

The homes at Island Garden are a collection of limited-edition contemporary apartments, sympathetically designed as a modern addition to an exclusive Island East address surrounded by nature. These luxury apartments with private balconies are set alongside a lush, green hillside and provide a rare opportunity to own a contemporary-style, eco-friendly property in a desirable location.

Inspired living

Tastefully designed as bespoke luxury apartments, some homes also benefit from the relaxing view of Mount Parker and adjoining greenery. Carefully crafted details complement the eclectic elements of the original façade. The floor-to-ceiling windows allow glimpses of the luxurious finish and generous ceiling heights within, while the geometric rectangular design of the facade gives the exterior an attractive glow.

Designed for contemporary living, the accommodation features open-plan design with sun-filled living areas offering light, air and space flowing seamlessly out onto balconies offering spectacular views. Bedrooms and family areas offer comfort and privacy while kitchens, bathrooms and en-suites feature the latest designer finishes, fittings and inclusions.

Unobstructed connection with nature

A secluded, natural environment awaits you. Situated alongside the leafy hillside of Mount Parker, Island Garden offers a retreat from the hustle and bustle of city life. In fact, the development is architecturally designed to harmonise with the natural surroundings. The magnificent entrance lobby is embellished with a plaid pattern and dotted lines to create a warm and welcoming ambience.



Clubhouse Rendering of 25m Indoor Swimming Pool

Relax, recharge, refresh and rejuvenate

Boasting fabulous facilities, the Clubhouse is where you will relax, recharge, refresh and rejuvenate your mind, body and soul. As a privileged resident, you can start the day by taking all the positive energy from nature, stretch the body in the Clubhouse's exclusive gym, take a dip in the 25-metre pool, relax at a Jacuzzi pool, and have a thought while taking a relaxing view of Mount Parker before the hectic schedule of the day.

There are also a myriad of other on-site facilities created for grown-ups and children, including a children's playroom and a banquet hall.

Dedication to sustainable living

Island Green combines modern architectural design with cutting-edge sustainable technology creating a new era in luxury apartment living. Hong Kong Green Building Council (HKGBC) has awarded Island Green a Provisional Gold Rating to acknowledge thoughtful measures taken to reduce energy consumption and carbon footprint while promoting a sustainable lifestyle.

Island Garden also provides a vast amount of green open space that occupies no less than 20 per cent of the whole site. All residents enjoy access to the beautifully landscaped communal gardens. Inside each apartment is a generous open-plan living space, which presents an inviting atmosphere for the family.

The best of both worlds

Island Garden is found in a beautiful suburb setting just on the edge of some of Hong Kong's most scenic country parks and beaches. It is tucked off Chai Wan Road that is directly connected to Tai Tam Road that leads all the way into the lush mountains of Shek O, Shek O Beach and Big Wave Bay. It is also close to two renowned country parks—Shek O Country Park and Tai Tam Country Park.

With access to both the Southside and the bustling hub of Island East, Island Garden truly offers the best of both worlds. Island Garden is also brilliantly located on the outskirts of Taikoo Place, a bustling central business district of Island East. It provides residents with easy access to major global companies, institutions and government departments while providing a quiet and private sanctuary to return to at the end of a busy day.



Clubhouse Rendering of Reading Corner



Clubhouse Rendering of Banquet Hall



Clubhouse Rendering of Children Play Room

ISLAND GARDEN

Address	33 Chai Wan Road, Shau Kei Wan
No. of units	470
Area	485 sq. ft. - 2,290 sq. ft.
Layout	One- to four-bedroom apartments and special units
Developer	Nan Fung Group
Enquiries	8102 8366
Website	www.islandgarden.com.hk

K.CITY

Contemporary living in Kowloon East

K.CITY acts as a pioneer for modern living in the reenergised district of Kowloon East.



Simple style and modern living

K.CITY holds 900 units across four high-rise and four low-rise towers, from one- to four-bedroom layouts to special units in limited quantity. Potential buyers will find the flats in the low-rise towers attractive, namely for its well-proportioned and functional interior. Show flats are currently available for public viewing at K. Wah Centre.

K.CITY

Address 7 Muk Ning Street, Kai Tak
No. of units 900
Area 325 – 2,193 sq. ft. (saleable area)
Developer K. Wah International Holdings Limited



K.CITY is set in Kowloon East, an undeniably dynamic district that hosts the up and coming CBD2. This key transportation hub links to the future Kai Tak MTR station and West Kowloon Station on the Express Rail Link. Residents will be able to enjoy SMART CITY initiatives within the robust infrastructure of the new neighbourhood, along with close proximity to the future world-class sports park.

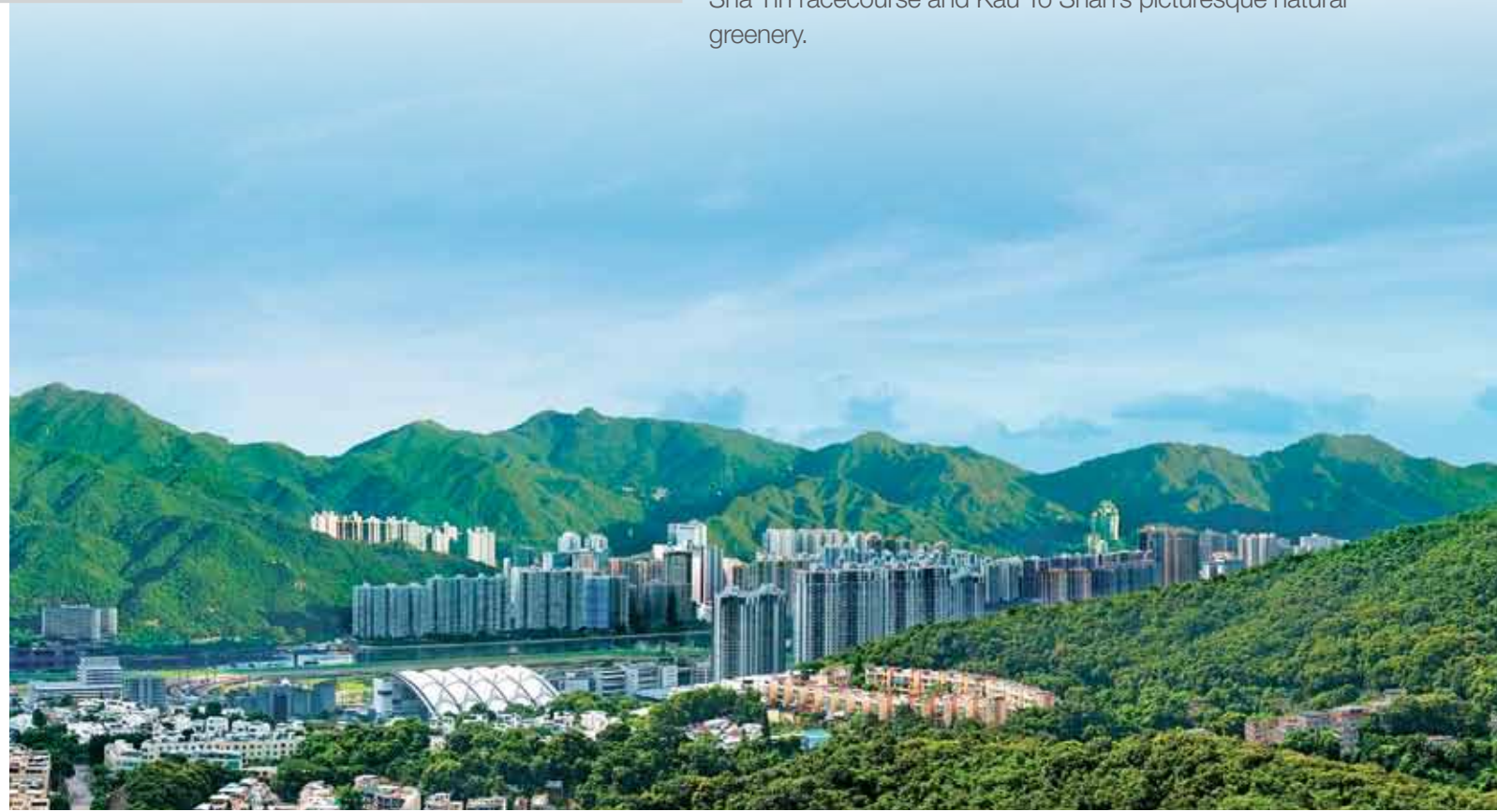
The Inspiration Hub

The first project in Hong Kong introduces the concept of “co-working lifestyle” into the residential project, encouraging people living here to experience the new lifestyle right at the heart of Hong Kong. Residents at K.City can enjoy social gatherings and collaboration, pursue living in a neighbourhood with like-minded people and seek inspiration via the clubhouse. They can also access a wide range of leisure and sports facilities, including an outdoor swimming pool, well-equipped gym, Presidential Suite for private party, multi-function room, BBQ area, and kids’ zone. The clubhouse, decorated with aviation-themed furniture, provides the space with a mix of heritage and contemporary elements. With the thoughtfully designed amenities, residents can spend quality time with friends and family for a highly sought work-life balance.



kau to HIGHLAND

For a stunning view of Sha Tin racecourse
Perched along the hilltop of the salubrious suburb of Kau To Shan, each of the 20 villas enjoys a commanding vista of the Sha Tin racecourse and Kau To Shan's picturesque natural greenery.

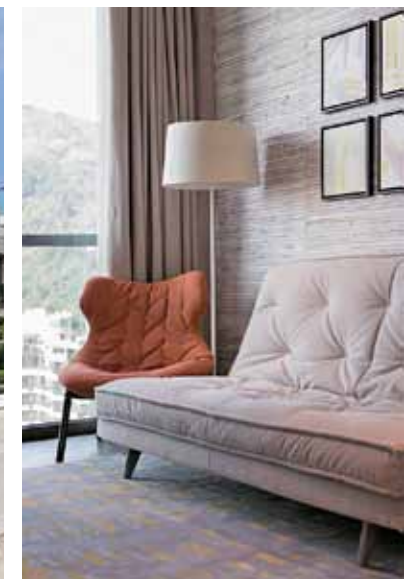


Among the 20 villas on offer at kau to HIGHLAND, 75 Lai Ping Road stands out with its impressively panoramic floor-to-ceiling windows for the sizeable living room which features subtle yet tasteful interior designs.

Developed by Couture Homes Properties Limited, *kau to HIGHLAND* is the only pure mansion house project at the hilltop of Kau To Shan. In addition to limited availability, the exclusivity of *kau to HIGHLAND* is manifested by the fact that each villa is individually numbered – a prestigious rarity enjoyed by few in Hong Kong.

Masterfully conceptualized by Lead Designer Steve Leung, the unique configurations of the entire development are carefully realized and crafted by the renowned British architectural practice PDP London. All built on Lai Ping Road, each villa has its own dedicated entrance that ensures the privacy of the residents.

kau to HIGHLAND presents six different layouts ranging from 1,996 sq. ft. to 4,162 sq. ft. Lifts are included in selected villas should buyers require them. The deluxe interiors of these 'Tailor-made Houses' are created by world renowned designer Steve Leung, the acclaimed designer Tara Bernerd, a favorite of British socialites and the royal family, and Norman Chan, who is highly sought-after in the industry.



Collaborating with the premium European brand Molteni group, Couture Homes Properties Limited brings to selected villas 'Dolomites' – the 80th anniversary edition of an Italian built-in closet and kitchen cabinet series. Buyers could assemble the closet to their preference by picking and choosing from a variety of components available, such as pull-out cloth rail and drawers. The professional team will then put together the personalized closet for you according to your desired designs.

While enjoying the serenity of the secluded environs of Kau To Shan, residents also benefit from the excellent transport network and major

motorways nearby. It takes only twenty minutes to drive to Hong Kong Island, and provides easy access to mainland China.

kau to HIGHLAND

Address	Nos. 39-77 Lai Ping Road, Sha Tin
No. of villas	20
Saleable area	1,996 - 4,162 sq. ft.
Configuration	3 – 7 rooms
Developer	Couture Homes Properties Limited

La Cresta

High life above Kau To Shan

Kau To Shan, a traditional luxury residential neighbourhood in a beautiful suburb, has a real sense of exclusivity and seclusion. Jointly presented by HKR International and Nan Fung Development, La Cresta is a luxury residential new-build perched in Kau To Shan mid-levels blessed with stunning views and plenty of charm.



Feel calm, peace and welcomed

The on-site show flat is arranged at Unit A, 8/F, Block 2. At 1,761 square feet, the accommodation includes four bedrooms, including a master suite and another en-suite bedroom. The master bedroom suite has plenty of room to accommodate a king-sized bed, a private walk-in closet, and further furniture pieces. It also boasts a lateral living and dining room spanning 8.5 metres (about 27 feet) from wall to wall.

The designer has brought nature into the home by introducing natural and organic appeal of elements that make you feel calm, at peace, and welcomed into home. An emphasis on greenery, clean lines and neutral colour palettes is the overall approach adopted. Decorations plum blossom patterned wall paintings and origami-style ceilings are the perfect combination for the natural setting.

The master bedroom is fitted with timber panel walls with a beautiful silhouette of forest trees and branches and engineered wooden floorings to make it feel cosy and inviting. A metal panel décor engraved with floral details instantly elevates the wooden walls in visual appeal, while the lotus-shaped accent chair adds a botanical touch to the private space. The designer has also added an equestrian theme to the bedroom by decorating walls with simple silhouettes of horses to echo the view of Shatin racecourse framed by the windows.

State-of-the-art home design

The gourmet kitchen is lavishly outfitted with Gaggenau appliances and kitchenware, including combi steamer, wine cooler, refrigerator, gas hob, dish washer, two-in-one washer/dryer, etc.

Awash with craftsmanship, bathrooms combine sleek modern German design. High-quality pieces by Duravit including water closet and wash basin, Bette bathtub and AXOR showers by hansgrohe are used throughout some bathrooms to achieve aesthetics and functionality.

Prestigious location with views

Located at 37 Lai Ping Road, La Cresta resides in a visible mid-levels spot of Kau To Shan, immediately surrounded by lush foliage and benefits from spectacular views spanning from the Shatin racecourse and Shing Mun River to the Ma On Shan country park and mountains far afield. Here, nature blends seamlessly into urban convenience and cosy living.

Lateral space geared to open up southerly views

The development's 61 homes, including 13 luxury houses, a garden duplex and 47 flats spread across three low-density blocks, offer 1,554-3,591 square feet of elegant accommodation, with three- to five-bedroom floorplans available. Some units have their own private lift lobby, while some of the penthouse apartments feature private pool or Jacuzzi. All houses are built with private garden, and some further feature private lift and swimming pool.

With southerly or southeasterly aspects, the units are arranged along a large piece of greenery above the hillside. The large rooms and leafy outlook suggest a style of effortless living. To maximise views and light and further extend the feeling of space, the living room is laid out as a grand lateral space. High ceilings and extensive glazing reinforce the sense of space and light. Floor-to-ceiling windows blend the interior with stunning views while the expansive flat roof at some penthouse units provides a spectacular location for breakfast or drinks.



LA CRESTA

Address	37 Lai Ping Road, Kau To Shan
No. of units	61
Area	1,554 - 3,591 sq ft
Layout	3- to 5-bedroom houses and apartments
Developer	HKR International and Nan Fung Development
Enquiries	(852) 3708 9098
Website	www.lacresta.hk

Le Cap

Timeless elegance for the connoisseur

Set amid a dramatic backdrop of luscious verdant landscape, Le Cap is a rare collection of modern Art Deco-inspired family homes presented by Wing Tai Properties, a leader in the niche market of finely crafted homes.



The apartment residences at Le Cap feature curved architecture and bas-relief works by French artist Michèle Létang.

Perched atop the legendary Kau To Shan community, the Le Cap epitomises the essential aesthetics of modern Art Deco architectural style. It is envisioned and brought to life by award-winning French interior designer Pierre-Yves Rochon, who deftly designed the masterpiece to meld into the beauty of its surrounds while offering its occupants an exquisite level of luxurious living.

Le Cap offers a multi-sensory experience: boundless views of blue skies and green slopes meld with the multi-hued garden designed by eminent landscape architect Jean Mus.

Rochon aims to create a heavenly retreat with an artistic touch for those wanting to escape the hustle and bustle of everyday life. The hilltop position rewards Le Cap residents with spectacular views of its verdant slopes, Tolo Harbour and the azure ocean, cool breezes, and peaceful serenity.

Wing Tai's collaboration with the celebrated designer, whose portfolio includes the interiors at Paris's Art Deco Hotel George V and refurbishment of its rooms and public areas, had perfectly illustrates their shared commitment to craftsmanship and detail.

At Le Cap, architecture and landscape blend seamlessly. The facades of its 29 houses and 40 apartments are partially constructed from hand-laid bricks made of marble, limestone and quartzite. Echoing the paths' paving, the buildings' brickwork seems to emerge organically from the earth.

The buildings' design draws on the 1920s and 1930s modernist architecture of the French Riviera to afford a luxurious lifestyle, he says, adding that the main source of inspiration for the design came from the garden of Grand Hôtel du Cap Ferrat.



Steps leading up to one of Le Cap's detached three-storey houses, with a sculpture by Marie-Madeleine Gautier.

Rochon's world-famous portfolio of works includes:

Four Seasons Hotel George V, Paris, France

The Peninsula Shanghai, China

Grand-Hôtel du Cap-Ferrat, France

Four Seasons Hotel Firenze, Italy

Four Seasons Hotel London at Park Lane, England



Pierre-Yves Rochon

Indeed, while Le Cap's buildings exhibit many modernist traits, from its pared-down facades to its flat roof terraces, they also nod to the Deco period with their softly rounded contours and bas-relief murals picturing water lilies or a Provencal landscape, the latter finely crafted by distinguished French decorative artist Michèle Létang.

By seamlessly blending these styles, Rochon has dreamt up a unique aesthetic that avoids being a pastiche of Deco or of modernism and is timeless and serene. Ultimately, Wing Tai's success rests on its collaborations with such internationally renowned architects and designers as Rochon.

"At Wing Tai Properties, our vision is to be a leader in the niche market of finely crafted homes; not to be the biggest, but the best, respected for craftsmanship, quality, service, and being able to keeping up to date with what the most discerning property buyers desire," notes Chung Chi-lam, Executive Director - Sales & Marketing of Wing Tai Properties Development Limited.

LE CAP

Address	83 Lai Ping Road, Kau To Shan
No. of units	69
Area	Approx. 1,600-3,300 sq ft
Layout	Houses and apartments
Developer	Wing Tai Properties, Manhattan Group
Enquiries	(852) 2752-2288
Website	www.lecap.com.hk

The Mediterranean

Exquisite resort-style living
by the seaside



Rendering of the Development



Rendering of Clubhouse



Rendering of Clubhouse Entrance

Located in Sai Kung Town, The Mediterranean is a fusion of architecture, resort landscaping and amenity that is sure to set new standards for resort-style living the Hong Kong way. It brings together everything you need and desire—luxury apartments, contemporary design and a relaxing waterfront lifestyle—all in this destination ideal for nature lovers and adventure seekers.

Residents also enjoy access to comprehensive clubhouse facilities, not to mention the many casual dining restaurants, bars, pubs, specialty shops, groceries, convenience stores, green parks, sports facilities, and a famous seafood street the lovely town of Sai Kung has to offer.

The destination for nature and water sports lovers

Sai Kung waterfront promenade is the focal point of diverse communal activities and one of the most important waterfront promenades in Hong Kong. Known as the mecca for seafood lovers, there are many of seafood restaurants that extend out to the seafont where you can dine al fresco.

On a Saturday morning in summer, hop onto a sampan at the Sai Kung pier for an epic ride around Sai Kung's world-famous geopark and its coastline, take a ferry to the Jockey Club Golf Course to play a few holes of golf, or paddle your canoe to explore the many outlying islands. Sai Kung's country parks are at their best in autumn. You and family have access to plenty of trails designed for all levels of ability.

Botanical garden brings nature in

The buildings and the residences are designed as spaces for residents to live really well, to live a really healthy life. The Mediterranean is designed to embrace beautifully landscaped spaces and recreation areas through a network of walking and jogging paths, which are directly linked to the Sai Kung waterfront promenade.

Within the complex, the open space has actually been turned into a botanical garden with a wide range of plants, ensuring residents an unlimited supply of fresh air and natural beauty. Routinely watered and maintained green lawns become an extension of your living space. The Mediterranean residents enjoy a wonderful outdoor lifestyle and a unique sense of space.

Something for everyone

The Mediterranean offers a variety of unit configurations ranging from contemporary one-bedroom apartments (with store room) to four-bedroom luxury special units spread across four modern low-density blocks. Each unit has been thoroughly designed to offer space saving solutions to suit different family needs.

Relax and unwind at exclusive clubhouse

Residents will be spoiled for choice with a plethora of facilities and modern indulgences offered at the complex. The Mediterranean accommodates a 45-metre outdoor swimming pool for the exclusive use of the residents. The sunlit clubhouse lounge, botanical garden, banquet room, fully equipped fitness centre, sauna and children's play area will allow residents to fulfill their lifestyle needs.

The green roof above the clubhouse complex, rainwater harvesting system, charging facilities for electric vehicles and parking facilities for bikes reinforce The Mediterranean's commitment to the environment and your overall wellbeing. Complimentary limousine service to Hang Hau MTR station is also offered on a regular basis.

THE MEDITERRANEAN

Address	8 Tai Mong Tsai Road, Sai Kung	
No. of units	297	Area 566-1,171 sq ft
Layout	Standard units from 1-bedroom with a store room to 4-bedroom	
Developer	Sino Land	
Enquiries	(852) 8208 8223 / (86) 136 3217 8383	
Website	www.themediterranean.hk	

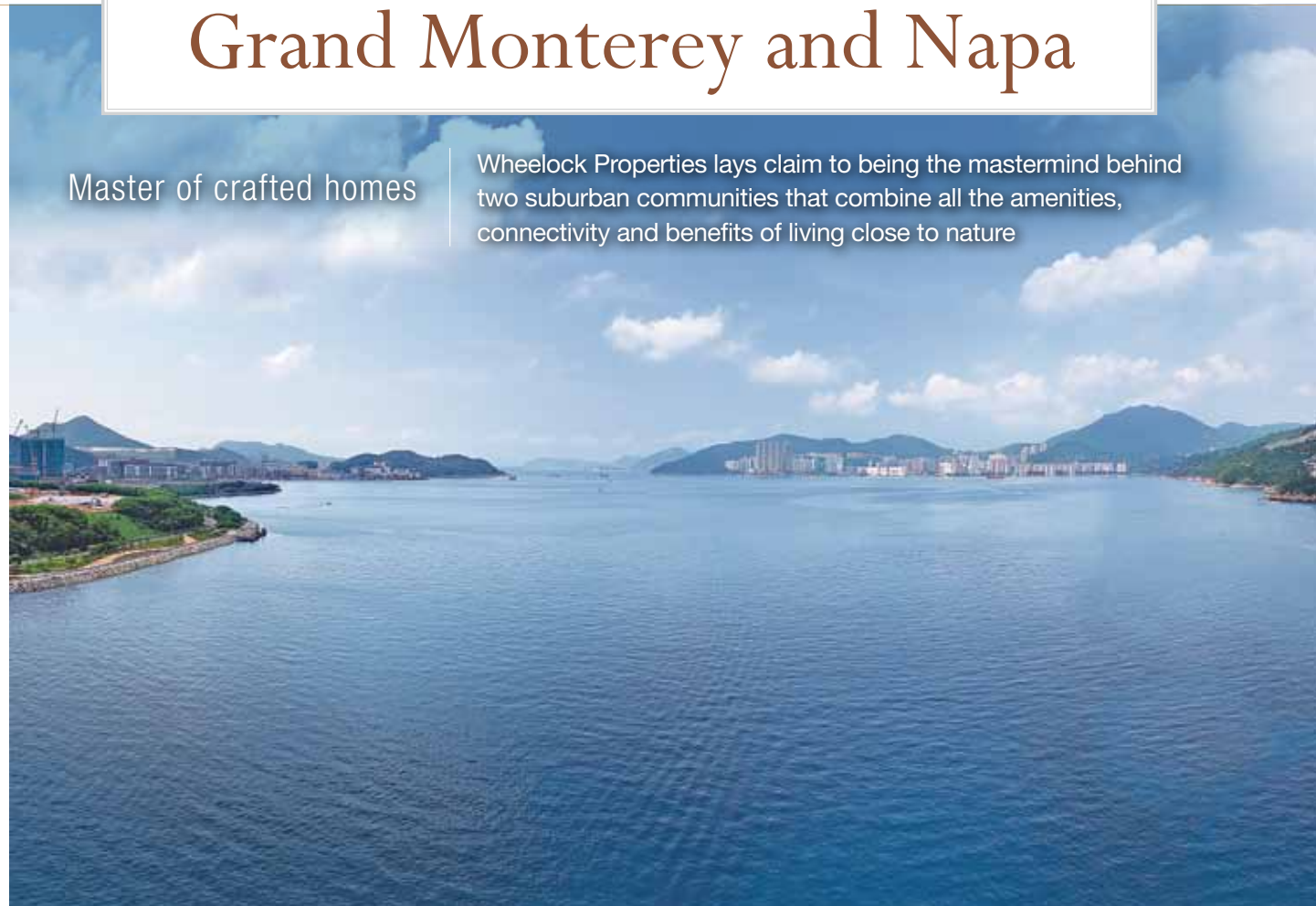


Rendering of the Development

Grand Monterey and Napa

Master of crafted homes

Wheelock Properties lays claim to being the mastermind behind two suburban communities that combine all the amenities, connectivity and benefits of living close to nature



In 2017, Wheelock Properties, one of Hong Kong's most recognised property developers, introduced an impressive range of new homes with multiple floorplans built in low density at the Grand Monterey and Napa residential projects, perfectly located in the city's two newest communities that continue to define their identity.

By the end of 2018, a limited number of residential units at Monterey, the latest and last project of the company's O'South portfolio located on the waterfront of Tseung Kwan O, were available for sale after a flurry of sales last March during which 648 units were sold for HK\$5,769 million.

In fact, the stronger-than-expected market response to the sale launches of the previous O'South projects, namely Capri, The Parkside and Savannah, is a testimony to strong buyer confidence in the entire development as well as the liveability of the community they are forming together.

In December, Grand Monterey, the last part of the Monterey development, comprised mainly of three- and four-bedroom apartments with sea views, was launched for sale. Slated for completion and delivery by September 2018, the whole development of Monterey is comprised of 926 units (approx 239-2,004 sq ft), including apartments and waterfront villas.

Rare in supply, the 22 waterfront villas (approx 1,843-2,004 sq ft), with some complete with rooftop Jacuzzi or infinity pool, will be the focal point of the market. All houses are configured with two en-suite bedrooms, separate living and dining rooms, as well as a private garden sized approx 720-1,699 sq ft, a rooftop terrace at approx 686-750 sq ft, and private balconies.



The luxury 40,000-sq ft clubhouse will be the focal point of activity. Here, residents can relax and enjoy a beautifully designed and eco-friendly space with a full range of facilities, including three swimming pools (including an outdoor pool, a 30-metre indoor pool and a rooftop private pool), a lounge, a function room, a gym room, a yoga room, an indoor ball court, a table tennis room, a music room, a children's play area, karaoke rooms, a game room, a lounge, and other leisure facilities.

Along with the fantastic amenities, the clubhouse further boasts an extra landscaped green space of 71,751 sq ft, including outdoor facilities.

It is also worthy of note that the Monetary development has been certified "Provisional Gold" by Hong Kong Green Building Council's BEAM Plus, Hong Kong's major green building rating system, reflecting Wheelock Properties' commitment to continue to lead the real estate industry in sustainability by building homes that promote energy-efficiency and homeowners' wellness.

Apart from the two-storey arcade situated directly underneath, Monterey will be within easy walk of the shopping facilities of other developments built by Wheelock and other developers. The MTR station and major transport links facilitating convenient commutes to the CBDs of Kowloon East, Kowloon, Island East and Central, are also nearby.

While O'South portfolio in the waterfront area of southern Tseung Kwan O is a brand-new community where you will find the urban convenience you depend on mixed with the suburban charm, Napa is master-planned as a tranquil low-density community by the hillside of So Kwun Wat, near the Gold Coast community,

with a prestigious international school and the campus of a college of higher education just nearby.

Napa first came onto the market in late 2016. A small number of flats and houses remained up for grabs by the end of 2017. On the whole, Napa is comprised of 60 luxury villas, as well as five low-rise apartment blocks. Together they provide 460 homes (apartments: approx 437-1,354 sq ft; houses: approx 1,763-2,884 sq ft) laid out as two-, three- and four-bedroom floorplans, intended for those who seek to buy homes with more space and privacy, where they can go to connect to the nature.

Built to two and three storeys high, the luxury houses are configured with four types of floorplans for families with different needs. Each of them boasts an extensive private garden, a rooftop terrace, with some complete with a private pool or Jacuzzi. With ceilings soaring to 4.2 metres, the living and dining room feels exceptionally spacious, open and inviting.

Styled as a country club, Club NAPA provides an ideal and convenient setting for you to gather with family and socialise with friends or neighbours. It offers a variety of settings and a warm, friendly atmosphere in which to relax, unwind, entertain and workout.

Celebrate summer in and by the indoor and outdoor swimming pools, work up a sweat and drop a few pounds at the gym room or indoor ball court, or simply have fun or a relaxing break with family, kids or friends in the lounge, children play area, karaoke room, billiard room, theatre room, function room, game room, and other activity spaces.

A hillside hideout immersed in the natural surroundings, to the north Napa is connected

to Tai Lam Country Park and MacLehose Trail, one of the ten most scenic urban hiking trails named by National Geography. To its south is the Gold Coast beach, Gold Coast Piazza and Hong Kong Gold Coast Hotel.

But in spite of the proximity to Mother Nature, Napa offers superior connectivity, thanks to its strategical location close to Hong Kong's next regional transport hub.

Within the territory, the construction of a new highway that enables a faster vehicular access to the Hong Kong International Airport is underway. Regionally, it is close to the Hong Kong-Zhuhai-Macao Bridge, which will connect Hong Kong to Zhuhai and Macao and eventually the Pearl River Delta (PRD), while the proposed Tuen Mun Western Bypass nearby will put Hong Kong closer to Qianhai and Bao'an International Airports via the Shenzhen Bay Port.

GRAND MONTEREY AND NAPA

Address	Monterey: 23 Tong Chun St, Tseung Kwan O Napa: 88 So Kwun Wat Rd, Tuen Mun
No. of units	Monterey: 926 units Napa: 460 units
Area	Monterey: 260-2,004 sq ft Napa: 431-2,884 sq ft
Layout	Monterey and Napa: Typical units, special units and houses
Developer	Wheelock Properties
Enquiries	(852) 2118 2000
Website	www.montereyhk.com.hk www.napahk.com.hk

Paloma Cove

A haven of tranquility

A serene retreat from the hustle and bustle of the city, Paloma Cove, on the tranquil island of Peng Chau, enjoys a rare combination of modern convenience and resort lifestyle.



Idyllic setting

Nestled on the waterfront at Tung Wan, Paloma Cove is a retreat from the city crowd. To take in Peng Chau's rustic charm, follow Peng Yu Path that winds its way in the north of the island. Equally delightful is a hike up to Finger Hill, the highest point on the island, where you can indulge in panoramic views of the picturesque island as well as its surrounding waters, perfect for sunset viewing. Any time is a good time to go for a dip in the brilliantly turquoise water at Tung Wan, or work on your tan on its fine white sand!

Convenience and comfort

A mere 8-minute walk from the ferry pier, Paloma Cove comprises ten elegantly appointed low-rise villas. Each villa is three storeys high, with two gardens on the ground level, three to four bedrooms with balconies, and a rooftop. Designed with residents' comfort in mind, the villas are well equipped with a full range of amenities, including induction cooker hob, cooker hood, microwave oven, 2-in-1 washer and dryer, refrigerator, split-type air-conditioners, as well as electric water heater.



Rich in heritage

Peng Chau abounds in cultural attractions with landmarks that witnessed the island's fascinating history. Among them is Lung Mo (Dragon Mother) Temple built around four decades ago. It is highly popular with both locals and tourists. Other famous local temples include Kam Fa (Golden Flower) Temple, and Seven Sisters Temple. Other historical relics include the former lime kiln and match factory. With roots tracing back to the 19th century, the factory is a standing testimony to the development of Hong Kong.

PALOMA COVE

Address	8 Ho King Street, Peng Chau, Hong Kong
No. of units	10
Area	1,759 – 1,968 s.f. (M.F.A.) / 1,319 – 1,476 s.f. (S.F.A.)
Layout	3-4 bedrooms with 1 ensuite
Enquiries	(852) 8207 7608
Website	www.palomacove.com.hk
Email	leasingcs@sino.com

Parc Inverness

Prime. Vibrant. Unique.

Welcome to Parc Inverness. A place where conventional luxury combines with innovation to create a truly exciting development in the prime location of Kowloon Tong.



Parc Inverness provides a unique collection of 134 homes that reflect the neighbourhood's heritage and identity. It injects a new lease of life into the area by creating a new landmark where contemporary homes sit alongside public spaces and close to a large shopping centre, office space, MTR and major transport links.

A legendary location

Parc Inverness sits within the enviable Kowloon Tong neighbourhood: A traditional luxury residential district where trophy homes are treated as prized possessions passed on from generation to generation. The legendary Inverness Road it is situated on has its name borrowed from the Shire of Inverness, a historic county and lieutenancy area of Scotland.

While characterised by tree-lined streets and being surrounded by about six million square feet of public green spaces, Kowloon Tong is also a gateway to the three CBDs of Kowloon East, Kowloon and Hong Kong Island, and has excellent access to the rest of Hong Kong and beyond the territory. Meticulously planned and beautifully designed, the neighborhood, its green spaces and amenities are created to encompass living, shopping, work, school and leisure.

Parc Inverness is the perfect base for every aspect of your life in Hong Kong, from getting to work in the morning, to relaxing at the weekend. Whether you fancy a Hollywood blockbuster, a shopping spree, or a parkside jogging, Kowloon Tong has it all – and at Parc Inverness everything is close at hand.

Schools in a class of their own

Kowloon Tong is one of the best places for education. Not only is it a highly sought-after catchment area where some of the best grammar schools are located, such as La Salle Primary School, Maryknoll Convent School, Diocesan Boys' School and Wa Ying College, it is also home to popular international schools like Yew Chung International School, Australian International School and American International School.

As some of the most important decisions we have to make about our family centre on education, it is important to live in an area well-served by good quality schools which can offer a first-class education for children of all ages.

Oasis jewel

Inspired by the area's rich heritage, Parc Inverness brings together truly inspirational architecture and landscape with exemplary community amenities.

Centred on the concept of "Oasis Jewel", it is built to promote a healthy living and help you achieve a work-life balance. The many green spaces, landscaped gardens and a breezeway built at Parc Inverness allow residents to enjoy an array of recreational activities. These open spaces will bring people together and connect the residents as a community.

In fact, gardens and open spaces make up around 40 per cent of the development's built area, giving residents a wealth of choice in their outdoor activities. The project has achieved BEAM Plus Provisional Gold Rating to help optimise energy performance while promoting a sustainable lifestyle among residents.

Stylish contemporary interiors

One to four bedroom homes, including flats and five single-family houses, are being created alongside extensive community and recreational facilities for all ages as well as the city's most sought-after grammar schools, private schools and international schools.



No detail is overlooked at Parc Inverness. From door handles to bathroom tiles, every material and finish has been selected and crafted to create spaces of elegant quality. In each home you will walk on engineered marble or timber floors, look out through floor-to-ceiling windows, and enjoy private outdoor space.

The contemporary-designed kitchen features solid surface countertop, built-in oven and freezer. The bathrooms and en suites are equally impressive, with natural stone and contemporary chrome fittings.

Altogether, the carefully considered details of these homes combine to create welcoming, stylish spaces where you'll feel immediately welcomed and relaxed.

Club Inverness

Club Inverness offers a wide range of leisure facilities, fitness equipment and social spaces.

You and your family can take a dip in the fantastic heated pool, relax in the Jacuzzi and steam room, or go for a vigorous workout in the gym room. Club Inverness also hosts a banquet hall and dedicated children's pool.

PARC INVERNESS

Address	38 Inverness Road, Kowloon Tong
No. of units	134
Area	Approx 509-4,380 sq ft
Layout	1- to 4-bedroom apartments; special units; houses
Developer	Chinachem Group
Enquiries	(852) 2330 8398
Website	www.parcinverness.com.hk

Park Mediterranean

Everyday resort living par excellence

Located in Sai Kung, Hong Kong's oasis, Park Mediterranean offers a prized tranquil lifestyle.



Rendering of the Development



Rendering of Garden unit

Spread over three towers, the 285 units come in various layouts, from 1-bedroom to 3-bedroom with a store room. There are also a number of special units that feature a garden, flat roof or rooftop space. Each tower is eight storeys high and allows each unit to provide insurmountable privacy with its low density arrangements.

Residents can luxuriate in Park Mediterranean's resort-style clubhouse which sports a 40m-plus outdoor swimming pool, together with cosy poolside cabanas and gardens with water features. It also has a banquet room, reading lounge, and a sports gym to cater to various interests and tastes.

Natural beauty on the city-side

In the vicinity of country parks, Hebe Haven, and Royal Hong Kong Yacht Club, Park Mediterranean is situated in one of Hong Kong's most idyllic residential settings.

For those who enjoy the great outdoors, Sai Kung offers lots of facilities for outdoor activities such as exploring nature's wonders at the Hong Kong UNESCO Global Geopark, or practice their swings at the Jockey Club's stunning Kau Sai Chau public golf course.

For more sports pursuits, the nearby Sai Kung Outdoor Recreational Centre and Hong Kong Golf & Tennis Academy provides a comprehensive range of handy facilities.



Rendering of The Banquet Room at clubhouse



Rendering of Reading Lounge at clubhouse



Ngong Ping, Sai Kung

Vibrant international seaside community

Just a stone's throw away is the Sai Kung waterfront promenade and Sha Tsui Path where residents can take a leisurely stroll, and breathe in the soft sea breeze as they enjoy their al fresco seafood meals from the myriad of restaurants and sun-kissed bars that other city folks have to drive to get to. The trendy restaurants, pubs and bars around the residence serve up sophisticated cocktails and delicious eats that will kick off any night.

Right around the corner of Park Mediterranean is also Sai Kung's world-famous seafood market and seafood restaurants that offer up the day's freshest catch.

Suitably for those with a family, Hong Kong Academy, one of the city's leading IB international schools, is located within the neighbourhood and provides world class education to children of all ages.

Easy accessibility

Despite its idyllic surroundings, Park Mediterranean is well-connected with the rest of the city. The bustling hub of Kowloon East, where office buildings and large-scale shopping centres are found, is only around a 20 minutes' drive away. Likewise, it takes less than 40 minutes approximately to drive to the Central Business District.

PARK MEDITERRANEAN

Address	9 Hong Tsuen Road, Sai Kung
No. of units	285
Area	378 sq. ft. to 852 sq. ft.
Layout	Standard units from 1-bedroom to 3-bedroom with a store room
Developer	Sino Land Company Limited
Website	www.parkmediterranean.hk



Kau Sai Chau, Sai Kung

Pacific Palisades

Resort living in the heart of the city

In touch with nature and yet within easy commute to major shopping areas, Pacific Palisades' superb location allows residents to indulge in the best of both worlds.



Coveted residences

Perching on Braemar Hill in Eastern Mid-Levels, Pacific Palisades enjoys the coveted greenery and tranquility of Choi Sai Woo Park, as well as the proximity to the buzzing commercial hubs of North Point, Causeway Bay and Taikoo Shing, where the MTR stations nearby can whisk you to the central business district in minutes. A residents' shuttle service is also available for added convenience.

Comprising variously-sized units with versatile layouts, quality fittings, marble kitchens and bathrooms, the exquisite residences embraces a private terrace garden with a breathtakingly open outlook.



Well-equipped clubhouse

The comprehensive clubhouse caters to residents' relaxation and well-being with a resort-style swimming pool, state-of-the-art gymnasium, as well as a plethora of facilities.

Leisurely moments are best spent at the café and multi-purpose lounge, while children are kept blissfully occupied at the playroom. There are also family-friendly seasonal activities to nurture a great sense of community.

Surrounded by prestigious schools

Apart from a comprehensive range of community amenities including supermarkets and a diverse offering of dining options, Pacific Palisades is also enviably blessed with an impressive network of prestigious schools in the neighbourhood, including Braemar Hill Nursery School for toddlers, St. Paul's Kindergarten, Canossa School, Queen's College and St. Paul's Convent School, plus a good choice of international schools to meet the needs of expatriate families.

PACIFIC PALISADES

Address	1 Braemar Hill Road, North Point
No. of units	809
Area (Apartments)	702- 3,839 s.f. (M.F.A.) / 554- 3,075 s.f. (S.F.A.)
Layout	1-3 bedrooms (Apartments), 4 bedrooms (Duplex)
Developer	Sino Group
Enquiry	(852) 2512 8851
Website	www.pacificpalisades.com.hk
Email	leasingcs@sino.com

The Summit

A pinnacle of exquisite living

Composed of glamorous duplex suites located in the fashionable Mid-Levels district, The Summit commands an unobstructed 180-degree view of Victoria Harbour and splendid views of Hong Kong Island and Kowloon Peninsula.



Impeccable design

Completed in 2002, the upscale residence is a modern and dramatic 70-storey tower comprising 52 standard four-bedroom duplexes that each measures around 3,007 square feet gross; and two double duplexes that each measures around 5,976 square feet gross, featuring four extra large bedrooms and a family room.

All the 54 designer duplex suites are furnished to the highest specifications and notable for their 20-foot high ceilings. Bathroom and kitchen are finished with brand fixtures and appliances. Each unit has a double car park, and a private lift lobby, with personalized lift codes that provide for unrivaled security. The LCD panel displays in all passenger lifts ensure residents are connected to business, finance and entertainment data at all times.

Top class amenities

On top of its contemporary and impeccable designs, The Summit also offers an enviable range of leisure and sports facilities to cater to residents' every need.

The private children's playroom features a maritime-themed indoor playground that will keep your little ones amused, while you relax in the all-season indoor swimming pool and Jacuzzi, or enjoy a refreshing workout in the comprehensively-equipped gym room, featuring state-of-the-art Italian 'Technogym' leisure equipment.

For those who seek a unique golfing experience will enjoy the world-class golf simulator. Its USA 'Deadsolid Golf' indoor challenge will definitely help take your game to the next level.

THE SUMMIT

Address 41C Stubbs Road, Hong Kong
No. of units 54
Size Standard Duplex approx. 3,007 sq. ft. gross / 2,390 sq. ft. saleable
 Double Duplex approx. 5,976 sq. ft. gross / 4,771 sq. ft. saleable
Developer HANG LUNG PROPERTIES LIMITED
Enquiry (852) 2879 1917
Email LeasingEnquiry@hanglung.com
Website www.thesummit.com.hk



the summit
a measure of success
御華

AWARD WINNING BEST HARBOUR VIEW DUPLEX DEVELOPMENT

Leasing Enquiries : (852) 2879 1917
Address : 41C Stubbs Rd, Mid-Levels
Website : www.thesummit.com.hk



Three Bays



Blissful tranquility by the sea

The scenic trio of Stanley Bay, Turtle Cove and Tai Tam Bay offers the privileged residents of Three Bays an enchanting background of unsurpassed natural beauty.



Located in the picturesque seaside village of Stanley, Three Bays offers an idyllic resort lifestyle, and, at the same time, welcomes you into the fold of the vibrant local community. Residents can take full advantage of the locale for a full spectrum of land and water sports to keep their body and soul in optimum condition. Shopping in a vast array of quaint boutique shops, corner stores, and old-charm street stalls at the renowned Stanley Market is a blissful therapy, while the enticing selection of dining options is a treat for the taste buds.

Designed for comfort

A tranquil hideaway from the urban bustle, the exquisite development comprises nine spacious houses, offering spectacular 270-degree views of Stanley Bay, Turtle Cove and Tai Tam Bay. Each four-storey house delivers four opulent ensuite bedrooms with expansive balconies, allowing you to embrace nature in the comfort of your modern home.

All homes have been designed with your comfort in mind, as ceilings rise to between 12 and 16 feet, while grandiose floor-to-ceiling windows let in abundant natural sunlight. A sizable private terrace and garden offers plenty of alfresco room for intimate gatherings with family and friends, as well as for the little ones to run about.

Amenities galore

The exquisite residences are furnished to the highest standard with brand name amenities. The state-of-the-art kitchen features solid wood cabinetry and a fine selection of Gaggenau and Siemens appliances. For a heavenly bathing experience, nothing comes close to the ensuite bathroom of the master bedroom with its advanced steam massage shower cabin.

A myriad of facilities on-site at Three Bays caters to residents' every recreation need. You may enjoy a quick dip in the 35-metre outdoor swimming pool, work out at the well-equipped gymnasium, relax at the outdoor Jacuzzi, or hang out with friends on the timber deck while taking in the enchanting sunset. You may also spend quality time with family and friends at Three Bays' airy seaside barbeque area.

For those seeking more variety in their leisure pursuits, the tree-lined trails at the nearby Tai Tam Country Park make for fantastic hiking and jogging experiences, while the American Club Hong Kong in Tai Tam Road, a stone's throw away, offers a plethora of social and recreational activities.

Excellent school network

Situated in a district blessed with an impressive network of renowned local and international educational institutions, Three Bays is an ideal home for families. Prestigious schools in the vicinity include Sunshine House International Pre-school, St. Teresa's Kindergarten, St. Stephen's College, Hong Kong International School, South Island School, and many more.



THREE BAYS

Address	7 Stanley Beach Road, Tai Tam Bay
No. of Houses	9
Area	3,870 s.f. (M.F.A.) / 3,021 s.f. (S.F.A.) and 3,960 s.f. (M.F.A.) / 3,092 s.f. (S.F.A.)
Layout	4 ensuite bedrooms
Developer	Sino Group
Enquiries	(852) 8207 7608
Website	www.threebays.com.hk
Email	leasingcs@sino.com



The Argyle

A coveted, chic and contemporary home



Overlooking the vibrant cityscape of Kowloon, The Argyle is the perfect option for those seeking a residence that provides an array of local attractions in addition to homely comforts. Whether you are coming by yourself or with your family, The Argyle will look after you well.

Accessibility

Situated between Ho Man Tin and Mong Kok, The Argyle is within one of Hong Kong's most popular tourist hotspots. The unique location offers a wide range of shopping, family and nightlife entertainment facilities. If one desires to venture out, the two local MTR stations provides easy access to the rest of the city. The CBD is merely a 5-minute MTR ride away, and likewise, the Kowloon Bay business district is eight minutes away by MTR.

On top of the many tourist attractions and eateries, several of the city's most highly regarded elite and international schools are nearby, very convenient for those long-stay families.

Services and facilities

The Argyle is stylish residential building infused with modern interior designs. Providing 36 apartment units, residents can choose from a selection of room types, including two-bedroom and three-bedroom units. Above the apartments on the 21st floor, the simplex units offer 980 sq. ft of luxury space. The penthouse comes with an exclusive roof area ideal for visits from family and friends, or spending time by yourself.

Inside each residence, high-specification kitchens with designer appliances are available for use. Smart technologies have been integrated into all living spaces, making The Argyle a paragon of modern city living.

Outside of the room, The Argyle has two floors of retail shops on its podium level, and a clubhouse that features a gymnasium, a lounge and an open-sided covered landscape area.

THE ARGYLE

Address	102 Argyle Street, Kowloon, Hong Kong
No. of units	36
Saleable Size	440 - 980 sq. ft.
Contract term	6 months minimum
Monthly rate	HK\$20,500 - \$49,200
Enquiries	(852) 2846 5777 / 2500 1037
Email	The-Argyle@ap.jll.com
Website	www.theargyle.com.hk



The Drake

The epitome of modern and carefree living



Whether it is for long-stay families or professionals, The Drake offers a collection of spacious apartments and houses arranged in a unique cul-de-sac location, which enjoys the most breathtaking nature Hong Kong has to offer.

Accessibility

Nestled in the tranquil Gold Coast of Hong Kong, The Drake sits within the perfect environment for those who want the freedom to play and space to entertain, together with excellent connectivity that takes you across the city and to the airport easily and conveniently.

Apart from the stunning Gold Coast with beautiful beach and shopping mall, this tight knit community is also surrounded by numerous parks, treks and trails to satisfy your active and adventurous spirit.

Services and facilities

Comprising a collection of individual houses with private gardens or garden and pool, and two towers of apartments, the development is framed by the magnificent views of the mountain range to the north and the calming South China Sea to the south.

Designed to provide the ideal setting for living and spending time with your beloved ones, the interior is spacious and flooded with sunlight. Each house features ample storage space, top-of-the-range fittings and finishes, as well as private outdoor space for relaxation.

Residents will have access to a wide range of facilities, including outdoor playground, children's den, gym room, 25m indoor swimming pool and changing rooms, function/entertainment room, and covered parking.

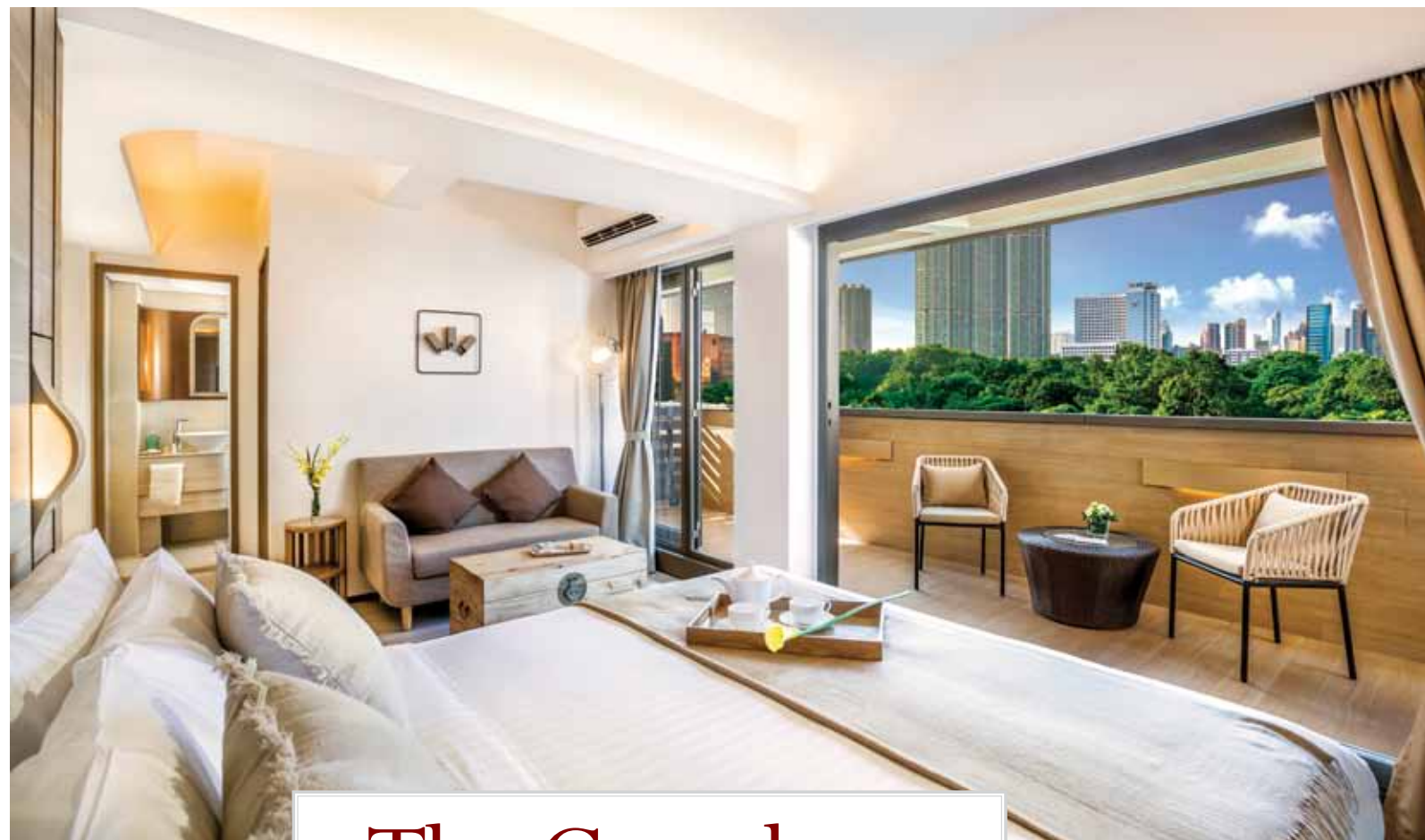


THE DRAKE

Address	1 Tsing Lung Road, Tuen Mun
Apartment Saleable Size	1,500-3,200 sq.ft. (three to four bedrooms)
House Saleable Size	3,400-4,900 sq.ft. (four to five bedrooms)
Price Range	\$40,000-\$150,000
Tel	2846 5777
Website	www.thedrake.hk
Email	The.Drake@ap.jll.com



LUXURY SUITES



The Camphora

Heritage meets modernity

Carefully refurbished from a 1950s mansion into a stylish modern residence, The Camphora is a cozy oasis at the heart of the city.



Where past meets present

The Camphora is housed in a heritage mansion built in the 1950s and has been refurbished into a serviced residence, offering guests an ideal balance of quality living in the city and historical charm. With the blend of antiquity and modernity, The Camphora has been awarded the Special Architectural Award – Heritage and Adaptive Reuse at the 2015 Annual Awards of the Hong Kong Institute of Architects.

The design pays tribute to the city for its blend of the best from the East and the West and is inspired by the 12 century-old camphor trees native to Haiphong Road, which are on Hong Kong's Register of Old and Valuable Trees. Reminiscent of the Art Deco style popular during the 1930s, the exterior employs an updated Streamline Moderne design in a contemporary context.

The interior design, comprising khaki furniture, wooden elements and a bright airy palette, exudes a cozy and contemporary ambience. The apartments also come with a fully-equipped kitchen, including oven, gas cooker, exhaust hood, refrigerator, freezer, and kitchenware.

Breathtaking views and impeccable facilities

The Camphora comprises 24 residential units with a studio configuration, spread over nine floors. Most of the units come with an outdoor terrace, where residents can enjoy the mesmerizing view of the picturesque Kowloon Park and the hustle and bustle of Haiphong Road. In addition, the fifth floor of the apartment houses a clubhouse that features a gymnasium, self-service laundry room, and reading area.

Complimentary broadband and Wi-Fi access are available throughout the mansion, together with an LED iDTV with over 50 TV channels in each unit.

In addition to welcome amenities, residents have access to twice-a-week maid and linen services, as well as 24-hour Security Services.

Prime location with unrivalled connectivity

The Camphora's exceptional location at the heart of the vibrant Tsim Sha Tsui offers residents with unrivalled convenience to savor the best in urban living. On one side, Nathan Road beckons with a fantastic myriad of shops and restaurants, and on the other, Canton Road is a shopper's paradise.

With Kowloon Park right at the doorstep, residents can enjoy a respite from the hectic city life with the lush greenery, fountains and waterfalls. To maintain a healthy lifestyle, the Kowloon Park swimming pool and Kowloon Park Sports Centre are where you can go for a workout. A short stroll will take you to the waterfront precinct of the Hong Kong Cultural Centre, Hong Kong Space Museum and other fascinating attractions.

For easy connections to other parts of the city, Tsim Sha Tsui Station is just a stone's throw away. Also nearby is the Hong Kong China Ferry Terminal. For a more leisurely commute to Hong Kong Island, hop on the legendary Star Ferry for a short, scenic ride.



THE CAMPHORA

Address	51-52 Haiphong Road, Tsim Sha Tsui
No. of rooms	24
Areas	491 – 518 s.f. (M.F.A.) / 319 – 337 s.f. (S.F.A.)
Contract term	From 1 month
Monthly rate	From HK\$29,800
Enquiries	(852) 8107 0038
Website	www.camphora.com.hk
Email	thecamphora@sino.com

D'HOME

There's no place like home

D'HOME understands its residents' desires for homely comfort, attentive service and convenience, and meets their requirements with a choice of two well-appointed apartments in town.



Cozy and convenient

Nothing can match the feeling of contentment when you return to a welcoming home at the end of the day. And fortunately for guests of D'HOME, this is exactly what awaits them in their cozy and comfortable accommodation.

Developed by Nan Fung Group, the apartments at two of the most prestigious locations on Hong Kong Island are available for both short and long-term leasing.

City dwellers will appreciate the accessibility and vibrant lifestyle at D'HOME Wan Chai. The neighbourhood abounds with dining, entertainment and cultural hot spots, while the MTR station and the extensive transportation network on their doorstep provide convenient access to wherever one wishes to go.

Well-rounded facilities

For those who prefer a quieter environment, the two sleek, high-rise towers of D'HOME in Mid-Levels provide the perfect solution. Located on Robinson Road, residents can enjoy the best of both worlds: a peaceful setting with stunning views of Victoria Harbour, yet still within a stone's throw of the city's financial centre.

From home entertainment system to fully-equipped kitchens and a wealth of impressive in-room facilities, all these spacious residences come with high-specification fittings to cater to every need. Selected apartments come with a 3D LED TV with paid channels, a surround-sound entertainment unit and iPod docking so that residents and their guests can enjoy the pleasures of top flight entertainment in a home setting.

The health conscious will delight in the indoor thermostatic pool with Jacuzzi and sauna, world-class gym, bowling alleys, squash court and billiard room. Leisurely moments can best be spent in the reading room or in the landscaped garden, while children have a playroom to meet their needs.

D'HOME

Address	239 Queen's Road East, Wan Chai	Address	80 Robinson Road, Mid-levels
Contract term	1 month minimum	Contract term	12 months minimum
Size	401-582 sq. ft. (GFA); 270-380 sq. ft. (SA)	Size	1,136-1411 sq. ft. (GFA); 841-1,052 sq. ft. (SA)
Monthly rate	HK\$19,800-36,000	Monthly rate	HK\$58,000 up

Enquiries (852) 3108 3636 | Email info@dhome.com.hk | Website www.dhome.com.hk



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D'HOME



GARDENEast Serviced Apartments

A haven of tranquility

Situated in the thriving hub of Wan Chai, GARDENEast Serviced Apartments, with 216 fully furnished units in 28 storeys and landscaped gardens, promises superb connectivity matched with peace and serenity.



Transport and entertainment hub

The premium location of GARDENEast means residents are close to everything the city has to offer. As one of the business and entertainment hubs of Hong Kong, Wanchai is a flourishing neighborhood that combines historical charms with a vibrant mix of fine-dining and nightlife offerings. It also offers convenient access to other business districts, shopping hotspots and entertainment venues such as Causeway Bay, Central and Tsim Sha Tsui, as the Wanchai MTR station is only a short stroll away. Alternatively, hop on a classic tram for a kaleidoscopic tour of the Island in all its splendor.

Impeccable amenities

GARDENEast accommodates a wide spectrum of needs, with room configurations ranging from spacious studios and deluxe bedrooms to plush executive suites and twin beds in selected rooms. All units are well-appointed with a private balcony and a state-of-art kitchen. Tasteful designer furniture aside, in-suite amenities include iDTV with Cable/Now & Satellite TV channels, DVD player, complimentary broadband internet and wi-fi services, and split-type air-conditioning system with heating function.

There is also a well-equipped gymnasium complete with massage chairs to cater for wellness pursuits. Enjoy the tranquility of the lush gardens. Business travelers will be inspired by the business center and the multi-function room with a reading corner. To make the stay a carefree comfort, the property provides a thrice weekly maid service, while linen & towels change is twice weekly.



GARDENEAST SERVICED APARTMENTS

Address	222 Queen's Road East, Wan Chai		
No. of units	216	Size	395 – 672 sq. ft.
Contract term	1 month minimum	Enquiries	(852) 3973 3388
Website	www.gardeneast.com.hk		
Email	enquiry@gardeneast.com.hk		



GARDENEast
serviced apartments

All photos are for reference only.

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GATEWAY APARTMENTS 港威

WHARF
Established 1886

Your Gateway

to Contemporary Luxury



Experience a serene yet sophisticated lifestyle right next to Victoria Harbour, the Gateway Apartments offers you the style and comforts of modern living in the heart of the prime shopping and entertainment centre. Elegantly designed with a timeless appeal, the lavishly furnished suites come with contemporary décor. With unobstructed views of Hong Kong's famous skyline, the Gateway Apartments gives the meaning of luxury lifestyle a new dimension.

www.gatewayapartments.com.hk | Enquiry (852) 2119 3000



Gateway Apartments

Your Gateway to Contemporary Luxury

Rising high above Tsim Sha Tsui with spectacular views over Victoria Harbour, Gateway Apartments offers unparalleled living that truly defines sophisticated comfort.



Your gateway to sophisticated living

Being a world-class five-star property, Gateway Apartments lives up to its name by acting as a gateway to bustling Kowloon side of the territory, combining convenience, connectivity and contentment. Situated within the famed retail and commercial complex of Harbour City, the most vibrant shopping mall in Hong Kong, Residents of the Gateway Apartments enjoy ready access to all means of transport within easy walking distance.

Ideal for business and leisure, the Apartments is well served by a multitude of transport links, including a nearby MTR station that provides an efficient and comprehensive linkage to all parts of the city, and a ferry pier for jetfoil journeys to Macau and the Pearl River Delta.

Exclusive provisions with impeccable services

Gateway Apartments offers wide range of apartment types, starting from a generous-sized 712 sq.ft. Studio unit, to a spacious, elegant

3-Bedroom Penthouse apartment with 2,931 sq.ft.

Each elegant space at the Gateway Apartments shines with its own unique personality. The lavish Italian-styled furniture and warm textured fabrics come standard in each unit. The spacious marble bathrooms feature elegant mirrored vanities, cast-iron bath tubs and separated shower with massage shower heads.

Functionality and practicality have not been overlooked, all units are fitted with a range of amenities such as LCD TVs, home theatre systems with over 100 TV channels including cable and satellite TV, a state-of-the-art air filtration system, a pillow menu and specially designed bedrooms are fitted with all amenities necessary for kids.

Further to the luxurious hardware, the seamless, impeccable services at the Gateway Apartments promise a world of sumptuous multicultural luxury. Along with the multi-lingual Concierge team and daily housekeeping services, are the 24/7 top-notch security and maintenance support.

Take time for yourself

More than just an aspirational address, the Gateway Apartments affords its Residents a unique lifestyle of choice, with privileged access to the fine facilities of the exclusive Pacific Club with an array of wellness and lifestyle programmes, located within the complex. Residents have full access to the exceptional facilities including a 25-meter heated indoor swimming pool, indoor & outdoor tennis courts, state-of-the-art gymnasium, and separate Men's and Ladies' Spas. It also features a wide variety of dining options such as an Italian restaurant, a Chinese restaurant, a Grillroom and casual family dining.

GATEWAY APARTMENTS

Address	Harbour City, Tsim Sha Tsui	Contract term	1 month – 2 years
Gross Size	712 – 2,931 sq. ft.	Website	www.gatewayapartments.com.hk
Enquiries	(852) 2119 3000		
Email	enquiry@gatewayapartments.com.hk		



The Humphreys

Feel the beat of the city

Tsim Sha Tsui, home to The Humphreys, is one of Hong Kong's most vibrant precincts. Explore the neighborhood that never sleeps in an all-inclusive suite at the heart of Tsim Sha Tsui.



Pamper yourself

With three different apartment types, all suites at The Humphreys are thoughtfully crafted to the highest standards. Each suite is fully equipped with a wide range of amenities from refrigerator to bedding to offer extra peace of mind. Also available is a sofa bed, should you decide to have a sleepover! In addition, maid and linen services are provided twice a week. Complimentary utilities include local phone line, broadband and Wi-Fi internet connection, as well as water and electricity. Residents can also enjoy communal coffee machine, self-service laundry room, and rooftop terrace at The Humphreys.

Stay connected

Situated in one of the best-connected areas, The Humphreys benefits from Hong Kong's efficient transport network and enjoys excellent accessibility. The Humphreys is merely a one-minute walk from Tsim Sha Tsui Station where frequent trains can whisk you to all corners of the city in no time. It is also in close proximity to a host of other transport options, such as the China Hong Kong Ferry Terminal for nipping over to neighboring Macau and the Pearl River Delta cities; the Kowloon station for the Airport Express Rail service; or the Star Ferry for a leisurely shuttle across the harbor.



Exciting neighborhood

In the electrifying neighborhood of Tsim Sha Tsui, residents are spoiled for choice of things to do! Take a stroll in the nearby Kowloon Park and pay a visit to the flamingoes; head to a concert at the Hong Kong Cultural Centre; shop till you drop in a myriad of shopping malls in the area; savor top-class culinary delights from all over the world; or go for a tipple with friends at Knutsford Terrace – there is bound to be something for everyone. There is no better place to feel the beat of Asia's World City!

THE HUMPHREYS

Address	6-6A Humphreys Avenue, Tsim Sha Tsui, Kowloon
No. of rooms	20
Gross Area	358-575 s.f. (M.F.A.) / 233-374 s.f. (S.F.A.)
Contract term	From 1 month
Monthly rate	From HK\$28,000
Enquiries	(852) 8107 0038
Website	www.humphreys.com.hk
Email	thehumphreys@sino.com

The Johnston

Convenient urban living

In a city that literally never sleeps, The Johnston offers intimate, relaxing accommodation complemented with attentive services, and the convenience of being close to all major commercial districts and local attractions.

Ideal location

Nestling at the very heart of Wan Chai, Hong Kong's renowned business-cum-entertainment district, The Johnston offers an array of lifestyle pleasures accessible from the doorstep. The vibrant neighborhood is blessed with a plethora of fine dining outlets, hip spots, local specialty stalls, and rejuvenated heritage buildings. The Hong Kong Convention and Exhibition Centre and the Happy Valley Race Course provide exciting hubs of social activities, exhibitions and sports events.

Being in close proximity to Wan Chai Station, residents are guaranteed easy access to major commercial and business areas, such as Causeway Bay, Admiralty and Central. A host of other public transport options are also available, including buses and trams.

Bespoke services and comprehensive amenities

Designed with comfort of residents in mind, the suites are the epitome of quality contemporary living, with attentive service and first-rate amenities.



Superbly furnished with a spacious living room, all suites come with a well-equipped kitchen comprising induction hob, microwave oven and refrigerator, enabling residents to enjoy home cooking.

In-house entertainment includes LCD TV with NOW TV channels. To ensure a comfortable stay, all rooms include air-conditioning with individually controlled thermostats and welcome amenities.

The exquisite property also has an enviable range of leisure and sports facilities, such as a 24-hour state-of-the-art gymnasium and a rooftop leisure area that makes an ideal place for relaxation.

Premium services encompass business centre services, as well as twice-weekly housekeeping services. Free broadband and wireless internet access is complemented by mail and message delivery services, ensuring that residents stay connected at all times.

THE JOHNSTON

Address	74-80 Johnston Road, Wan Chai
No. of rooms	87
Areas	566 & 577 s.f. (M.F.A.) / 354 & 365 s.f. (S.F.A.)
Contract term	From 1 month
Monthly rate	From HK\$36,500
Enquiries	(852) 8107 0038
Website	www.thejohnstonsuites.com
Email	thejohnston@sino.com

The Staunton

Contemporary home comforts

Located at the heart of Central, The Staunton offers unrivaled convenience caters to the needs of discerning residents.



Excellent accessibility and all-inclusive amenities

The Staunton stands amidst one of Hong Kong's most well-connected and vibrant areas, Central, providing residents with unparalleled convenience. It is only a 10-minute stroll from Central Station and connected by the Central-Mid-Levels escalators. Designed with residents' comfort and needs in mind, each suite features a comprehensive range of amenities, including a 2-in-1 washer and dryer. Maid and linen services is also offered twice a week, plus the handy support of a business center service. For relaxation, residents can unwind at the clubhouse with its outdoor terrace and gymnasium.

Peace of mind

Residents can choose from three apartment types. Units A and C are 614 square feet (M. F. A.), whilst unit B is 471 square feet (M. F. A.). All suites consist of a living and dining room, a bedroom, a bathroom, a kitchen and a balcony. For a hassle-free rental experience, property management fees, services charges, government rates and taxes, utility bill, Wi-Fi, Now TV channels, and local phone calls are all included in the rent, saving you time for all the exciting happenings in the neighborhood.

Fascinating Neighborhood

There are very few areas in Hong Kong that match the heritage and diversity of Central, endowing the neighborhood with a unique character. From having a jog along the Central harbor front to getting your culture fix at the art galleries at the newly-opened White Cube; from buying quirky

presents at PMQ to enjoying the lively nightlife at Lan Kwai Fong; from exploring the classic Hong Kong street food culture to savoring haute cuisine, the dining and hotspots right at your doorstep will keep your weekends busy!



THE STAUNTON

Address	22 Staunton Street, Central
No. of rooms	57
Area	471 & 614 s.f. (M.F.A.) / 306 & 399 s.f. (S.F.A.)
Contract term	From 1 month
Monthly rate	From HK\$ 30,000
Enquiries	(852) 8107 0038
Website	www.thestauntonsuites.com
Email	thestaunton@sino.com



The Ventris

A coveted address

Nestled in Happy Valley, one of the city's most renowned districts, The Ventris offers a seamless blend of serenity and lavish comfort. With a wealth of quaint shops and bistros in the vicinity, the upscale development is a paragon of congenial living.



Unparalleled connectivity

Set amidst Hong Kong's hub of social and sports activities, and close to Causeway Bay, the shopping mecca, The Ventris is ideal for residents who desire a home offering urban convenience, salubrious environment and a contemporary, distinguished lifestyle.

With an array of charming coffee shops and alfresco dining restaurants in the neighborhood, plus a plethora of events and activities that take place all year round at the nearby racecourse and clubhouses, the entertainment scene is right at your doorstep.

Located just a short stroll from the tram station, with superb transport links, the prime address guarantees swift and easy travel to all parts of the city.



Services and facilities

The Ventris offers well-appointed one-bedroom apartments that speak for elegance and style. Finished in a neutral palette in harmony with the idyllic surroundings, the apartments are characterized by a suite of quality amenities and furniture. Each floor houses one apartment to ensure a high degree of privacy and exclusivity.

Tailored to meet modern needs, there are extensive and thoughtful facilities. Home entertainment comprises a 40" LED iDTV with over 50 local and now TV channels, as well as Wi-Fi access. Residents can enjoy the pleasure of home cooking with the fully-fitted kitchen, featuring premium kitchenware and appliances.

For further peace of mind, on top of round-the-clock security services, all apartments are installed with door phones for direct communication with lobby security. In addition, handy in-room laundry facilities are available, while housekeeping and linen services are provided twice a week.



THE VENTRIS

Address	20 Ventris Road, Happy Valley
No. of rooms	8
Areas	812 s.f. (M.F.A.) / 567 s.f. (S.F.A.)
Contract term	From 1 month
Monthly rate	From HK\$42,800
Enquiries	(852) 8107 0038
Website	www.the-ventris.com.hk
Email	theventris@sino.com

Yi Serviced Apartments



Seamlessly blending sophistication and coziness, Yi Serviced Apartments offers the genuine "home away from home" tailored for busy executives and business travelers. Characterized by a full spectrum of superb amenities and well-rounded services, Yi guarantees a comfortable, convenient, and personalized living environment.

Accessibility

Conveniently located at the heart of the bustling Kowloon Peninsula, Yi connects residents to both work and leisure. Just minutes away from the Tsim Sha Tsui MTR station, residents can reach all major office buildings, shopping centers, and entertainment hotspots with ease. Also, with iconic malls, such as Harbour City, and major tourist attractions, including museums and harborfront promenades being just a stone's throw away, residents are spoilt for choice with destinations for gourmet dining, high-end shopping, and sight-seeing.

Services and facilities

Designed exclusively for executives with tight schedules, all Yi apartments are fully furnished for ultimate convenience combined with a personalized touch. Luxurious Bellora bedding and Simmons mattress ensure quality, undisturbed sleep vital for busy individuals. An iDTV complete with international channels, DVD player and audio system with iPod dock, combined with free WiFi keep guests entertained and connected at all times. Yi provides daily maid services on top of biweekly linen and towel change. Residents also enjoy special access to a comprehensive in-house gym and a lounge with coffee corner and business center.

YI SERVICED APARTMENTS

Address	10-12 Chatham Court, Tsim Sha Tsui		
No. of rooms	33	Gross Size	368 - 755 sq. ft.
Contract term	1 day minimum	Monthly rate	HK\$18,000 - \$30,800
Enquiries	(852) 2846 5777	Website	leasing@xin.com.hk
Email	www.xin.com.hk/yi-serviced-apartments		

Yin Serviced Apartments



Thoughtfully named after a Chinese character meaning both solicitous and prosperous, Yin Serviced Apartments is the ultimate combination of luxurious environment of unparalleled warmth and comfort.

Accessibility

Occupying a coveted address in the heart of Central district, Yin promises excellent connectivity. Only minutes away from the vibrant clubbing hotspot of Lan Kwai Fong and the renowned dining hub of SoHo, residents will find a colorful array of entertainment and dining options right at their doorstep. High-end shopping malls such as The Landmark and ifc mall are within walking distance, ensuring that all everyday needs are met with absolute ease. The extensive transportation network, including MTR, Airport Express, and numerous bus routes, effectively connects Yin to all parts of the city.

Services and facilities

All quality suites are generously laid out and superbly furnished. The luxurious Garden Suite comes with an exclusive wooden decked podium, ideal for residents desiring additional space to unwind. In-room entertainment comprises an iDTV with international channels, DVD player, and audio system complete with iPod dock. A fully-equipped kitchen with quality appliances and utensils makes home cooking a breeze. Deluxe Bellora bedding and Simmons mattress ensure quality and restful sleep. Daily housekeeping is complemented by biweekly linen change services. Free WiFi combined with complimentary mail and message delivery helps to keep residents connected. Residents also enjoy exclusive access to a state-of-the-art gym and a cozy lounge featuring a coffee corner and business center.

YIN SERVICED APARTMENTS

Address	97A Wellington Street, Central		
No. of rooms	42	Gross Size	740 - 862 sq. ft.
Contract term	1 day minimum	Monthly rate	HK\$32,000 - \$50,000
Enquiries	(852) 2846 5777	Email	leasing@xin.com.hk
Website	www.xin.com.hk/yin-serviced-apartments		



MACAU
&
OVERSEAS

Positive outlook for Macau's residential property market

Supported by the continued recovery in gaming revenues in 2017 and an expected influx of expatriates in the wake of the thriving tourist trade, analysts believe Macau's residential property market will recover but may fluctuate due to government measures.



Picture originated from Terence Tang

Macau's property market had been in the doldrums for the last three years, with gambling revenue crashing for 26 consecutive months. The turnaround occurred in Q4 2016 when the market started to stage a recovery with increasing transaction volumes in tandem with the reversal in gaming revenues in 2017.

Franco Liu, Managing Director of Savills Macau and Southwest China, is optimistic on the residential property market for 2018. He points out that last year marked the end of the economic recession, as according to figures released by the Gaming Inspection and Coordination Bureau, Macau's gross gaming revenue last year amounted to about MOP265.7 billion (approximately US\$33 billion) up 19.1% compared to 2016. "Since more than half of the population earns their living from the gaming industry, people feel more secure to invest with increasing purchasing power, and hence have pushed up the demand for properties," he observes.

According to the Statistics and Census Service Department, the first three quarters of the 2017 fiscal year recorded 7,963 transactions in residential property, a 20% increase over the same period in 2016. To explain the surging growth, Liu points out the repressed domestic demands for residential properties since 2014 have been released with the launch of three new large-scale developments, and pushed up housing prices.

"Property investors all eye those developments in and around Taipa, as they see strong potential growth both in terms of rent and housing prices there due to the addition of new casinos and luxury hotels," Liu notes. "The impending opening of the Hong Kong-Zhuhai-Macau Bridge would further boost tourist numbers, especially from the Mainland."

"In other areas, the re-opening of Macau Legend Palace, Golden Dragon Casino, Jai Alai, and the opening of luxury hotels, such as MGM Cotai and Morpheus & Lisboa Palace, will bring an influx of expatriates to Macau," Liu adds. He expects the rent of

residential units will continue to escalate in the next three to five years. For 2018, the growth rate is estimated at 5-10%.

The Macau government is intent on regulating land supply and stabilizing the property market. The Urban Planning Law, enacted since 2013, empowers the government to take back undeveloped land concessions from developers. It concluded the causes for non-development of 65 plots of land (to which 16 were later added) were not 'imputable'. The uncertainties have cast doubts on the future supply of land for residential development.

"While the developers are planning to sue the government for infringing their ownership right, potential buyers are worried that the lawsuit will drag on for years and reduce the supply of residential land," Liu observes. "We should not forget building construction for new developments normally takes three years to complete. Therefore there may well be a shortage in supply in the primary market in the coming years, which lends further support to prices in 2018."

With the market set to strengthen in 2018, how should buyers plan their next move?

"Act as early as possible!" urges Liu. "If you plan to purchase a unit in the coming three to six years, beware the government may introduce more restrictive measures to control the market and increase your transaction costs. In fact, four new developments have been released in January as some developers believe the government will implement the measures soon."

Buyers are advised to consider new luxury developments around Taipa as a top priority, as this is the most popular area in terms of both primary and secondary sales, says Liu. As for overseas buyers, especially those working in senior management positions in Macau, they would do well to focus on luxury developments that come with comprehensive facilities, as they usually command a stronger re-sale price in the secondary market.



Mr. Franco Liu
Managing Director,
Savills Macau & Southwest China



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第一太平戴維斯

Rising interest in overseas properties

due to bigger selections and sky-high local prices

In a densely populated territory like Hong Kong – as in most major capital cities of the world - where land is at a premium, the local psyche has always been dominated by the basic need for decent accommodation for oneself and family. The long-standing imbalance between supply and demand and the consequent strong appreciation potentials have supported property as an ever-popular target for investment. Hence, any move that impacts on the housing market plays on the nerves of one and all.

The successive - and increasingly harsh on a cumulative basis - moves to cool down the property market have manifestly failed to halt price rises. The latest statistics released by the Rating and Valuation Department shows that home prices have risen for 20 consecutive months, with prices hitting new records time and time again. In fact, in

the current year to date, home prices have soared 11% in continuation of a nine-year bull run.

But the government can at least claim credit for banishing speculators from the local market with its raft of punitive measures. With no sunset clauses and the lack of political courage, there is no end in sight for the withdrawal of these curbs that disrupt the normal workings of a free market.

The latest (13th) Annual Demographia International Housing Affordability Survey assesses 406 urban markets in nine countries and regions: Australia, Canada, Hong Kong, Ireland, Japan, New Zealand, Singapore, the United Kingdom, and the United States, as at the third quarter of 2016. There are no prizes for guessing who came out on top. Right you are: it's Hong Kong - again!

The survey ranks urban housing markets

into four categories based on their Median Multiple (i.e. average house price divided by average household income), from 'affordable' (3.0 & under) to 'moderately unaffordable' (3.1 to 4.0), 'seriously unaffordable' (4.1 to 5.0), and 'severely unaffordable' (5.1 & over).

At the national level, Hong Kong has by far the most unaffordable housing, with a median multiple of 18.1. New Zealand is the second most unaffordable market with a median multiple of 5.9, followed by Australia (5.5), Singapore (4.8), the UK (4.6), Japan (4.1), Canada (3.9), the US (3.6) and Ireland (3.4)

"We don't think you can keep going up one year after another," says Kiran Patel who helps manage more than HK\$140 billion as chief investment officer at Savills Investment. "Hong Kong is highly, highly expensive. Even with the lowest cost of capital, it is hard to justify today."



With the low interest regime in recent years, investors have searched high and low for a better return and as a hedge against inflation for their capital. While there is the constant reminder for us to diversify our investment, there is no doubt that bricks and mortar remains a hot favorite in terms of investment options. As the local property market has been slammed close for years now, investors have increasingly turned their interest overseas for properties that promise a much better return. Indeed, agents for overseas properties are reporting that up to 70% of their buyers are first-time investors.

Agents single out the United Kingdom, the United States, Australia, and Canada as traditionally the more popular destinations, as they are, first and foremost, politically stable. In addition, they have more internationally renowned educational institutions, and there is no lack of student tenants year-round to guarantee a good and steady return. Aside from investment purposes, many buyers make sure they provide a more homely environment for their children studying abroad – some in secondary schools, and others in universities. Many actually send their children to their own alma mater.

An interesting deviation from the norm in the search for overseas property is the recent emergence of Japan. This phenomenon is triggered by the substantial devaluation of the yen, which, together with the steady price decline in the last two decades, has made Japan an attractive proposition for investment. This currency bonus is, of course, also applicable to Australia and Canada in the last few years, and to the UK since Brexit. The strength of the Hong Kong dollar also means

local investors have a strong purchasing power in a host of emerging markets in southeast Asia, including Thailand, Vietnam, and Cambodia, just to name a few.

These days, hardly a week goes by without an overseas property expo or seminar taking place somewhere in a luxury hotel in Hong Kong. Agents have made it easy for prospective investors with virtual tours and audio-visual presentations, and by summarizing a list of benefits and unique selling points of specific overseas properties.

But buyers should also do their homework and familiarize themselves with their target overseas market. Firstly, they should assess the country risks in terms of political stability, consistency in government policy, exchange fluctuations, funds repatriation and economic prospects. And in evaluating the property, buyers must study its location, especially in relation to its environs, social amenities and transport, and the projected supply and demand in the market. A personal site visit would, in fact, be highly recommended.

In choosing the agent/developer, buyers should be satisfied with the company's financial soundness and reputation. It is important also to check on such details as the finance package, tax and levies, lease terms, as well as the company's after-sales services such as leasing, maintenance and resale.

The latest issuance by the Estate Agents Authority of a guidance circular in respect of the required due diligence prior to the sales of uncompleted properties outside Hong Kong is a welcome first step in tightening up protection for local buyers.

andy.ng@singtaonewscorp.com

UK property market is expected to merge from the cold in 2018



Aerial view of Greengate Development

Lounge of Renaker's Wilburn Basin Penthouse unit



Joyce Lin, Sales Director of Ying Wah Property based in the UK

As the lacklustre year of 2017 has passed, analysts believe the worst is over and are optimistic about the growth for UK property market in 2018.

Property report in 2017 has seen house prices in the UK recover and a persistent growth in the market due to increased local demand, especially in the Northern cities such as Manchester. Analysts believe the market has absorbed the impact of the uncertainty in UK's political environment and with improvement of infrastructure under way, house prices in Manchester is forecasted to rise by 28.2% in the next five years.

According to industry analysts, UK economy have been resilient over the last year, despite some fluctuations followed by the Brexit. Economic growth across Northern England is projected to be 1.5% pa between 2017 and 2021. The financial & business services sector is expected to see the highest rate of growth by 2.4% pa during this time.

Improvements in transport links such as the High speed rail 2, new supplies of premium office space, reasonable house prices compared to London, have combined to draw businesses and professionals away from London towards the north. In 2017, 47 businesses started or expanded in Manchester city centre. The number has surpassed London, and is thought to be the major reason of population growth and demand for housing.

'At the moment, population is growing at a rate of 2% per year, totalling over 530,000 individuals in the city. A large pool of potential tenants, up to 80,000 individuals, is set to cluster around the city centre and the CBD areas in the next five to six years. You only need to look up at the cranes which dominate the Manchester skyline for evidence of the region's booming property market. Out of an array of products and developers in various quality, investors need to know what to pick.' says Joyce Lin, Sales Director of Ying Wah Property based in the UK.

Ying Wah Property is a UK-based company, specialized in residential and buy-to-let property investments. The company provide hassle-free service packages for investors includes consulting services on law, tax, mortgages as well as property lettings and management. To date, Ying Wah Property's clients range from local UK, Hong Kong, mainland China to East Asia region.

Ying Wah Property is also the sole UK-based Chinese Agent of Renaker – one of the largest and most prolific developers and landowners in Manchester. Renaker is firmly established in the North West having 10 recently completed schemes totalling almost 2,500 apartments, 3 schemes under construction totalling in excess of 2,000 apartments and 4 future projects totalling over 5,000 apartments all in Manchester City Centre.

'We want to make sure our products are reliable and in high-quality. Working hand-in-hand with Renaker, who is renowned for its quality, on their highly successful Wilburn Basin Development and their highly anticipated upcoming projects in the Deansgate area and Greengate area in Manchester is in line with our goal. As partners we hold seminars and property investment expos on a regular basis in Hong Kong and China.' concluded Joyce.

YING WAH PROPERTY



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 Website www.ywproperty.com



Greengate's Entrance



Manchester City night view

Recent Projects Completed By Renaker



Lowry Wharf	308 apartments
Alto	327 apartments
Royal Mills	98 apartments
NQ Building	135 apartments
Cambridge Street	282 apartments
One Greengate	497 apartments
Wilburn Basin	491 apartments
Water Street	301 apartments



Greengate Development in Manchester City Center



Community of prestige with resort-living ambience



The first-and-only community living in Bangkok. The supremely-favored-and-unique resort style. When privileged accessibility elevates luxury to the next best level. A prestigious residence embraces a colony of extravagant convenience with distinguished facilities, a hassle-free living in the most sought-after area, T77. kawa HAUS, a low-rise freehold resort-style condominium, one rarely found in the hustle-and-bustle capital city, developed by Thailand's leading full-service real estate developer, Sansiri, delivered to you the heart of magnificence. T77 is a fully developed destination populated by a mix of nationalities, sublimely appreciated by expatriates and locals who applaud the convenience and safe-guarded privacy. With only 2 minutes to Express Way and 10 minutes to BTS On Nut, T77 possesses the unsurpassed quality to serve the individual's classy lifestyle with close-by amenities like the Habito Mall, Bangkok Prep International School and the eminent neighborhood to make the place alive yet adorned with an aura of soul-soothing tranquility.

A community-wrapped environment, over 30 retail shops and kiosks, some working 24 hours, ten-plus international F&B outlets, beauty shops, fitness centers, bank, dental clinic as well as the largest co-working space in Southeast Asia—Hubba-To, all located right in the Habito Mall, just minutes away from the prime residence. To serve the academic needs, Bangkok Prep International School is readily located to offer the illustrious education desired; its graduates have been offered places in prestigious universities around the world including the United Kingdom, the Unites States, Hong Kong, Thailand, Singapore, Italy, Netherlands, and Malaysia.

The overwhelming superiority of kawa HAUS over non-community living, other than the various sumptuous choices of amenities, is the effort to preserve the covetable yet vibrant life with the fabulous neighborhood, the new heritage of living a fulfilling life comprised of enviable privacy, exalted enjoyment, and healthy growth. To nurture the vigorous soul, bar and barista, live band, fine wine and dine, can be easily reached within a few minutes' drive to Thong Lo and Ekamai—the best places to house an amazing collection of drinking and relaxing spots. While also of the utmost importance, numerous international schools and the Bangkok

University are also located nearby, simply minutes away from the opulent address.

kawa HAUS, settled exclusively in the renowned T77 community, has encompassed all the enrichment necessities exquisitely catered for the affluent. The delicate Oasis Area, Greenery Deck, Co-Working Space, Library, Co-Pantry, Indoor and Outdoor Swimming Pools, Kid's Pool, Hot and Cold Jacuzzi, Firm and Water Lounge, the innovative Home Service App, the cuttingedge Smart Living... Indeed, it's a treasured piece of indulgence finely garnished with genteel serenity to embellish everyday luxurious living.



kawa HAUS

Address Sukhumvit 77 (On Nut) Road, Bangkok
Layout Three 7-storey buildings of 1 to 2-bedroom units
Developer Sansiri Public Company Limited



Looking Abroad to Diversify Your Property Portfolio? Think Penang Real Estate.



While local property prices continue to reach new heights, many savvy investors are shifting their attention to emerging markets that promise stronger growth potentials and yield better returns. Known as the “Silicon Valley of the East”, Penang boasts a mature economy within the region with a continuous influx of multinational companies. Currently, over 300 multinationals have chosen to operate manufacturing and biotechnology facilities in Penang including Dell, Sony, Intel and more. Penang’s growth prospects are bright, supported by upcoming large-scale infrastructure developments, notably the 27 billion Ringgit (HK\$49.11 billion) Penang Transportation Master Plan. Those who regard Malaysia as their second home cite its favorable weather and quality but inexpensive living standards as major reasons for investing in a second home. Penang’s traits also strike a chord with Hong Kong buyers. After all, Hong Kong and Penang were both former colonies of Britain and share a common historical heritage. George Town, the city center, was conferred the title of UNESCO World Heritage Site

with a great resemblance to colonial Hong Kong. Foreign investment is also very much welcome in Penang with the “Malaysia My Second Home” residence programme. Theresa Fok, Founder and Managing Director of Jade Land Properties, reveals that steady economic growth in Malaysia is elevating the real estate market of Penang. “Compared to mature markets such as Australia or the US, Penang’s properties have registered a relatively higher 7 to 10% capital appreciation per annum over the past 5 years” she says. “Similar to Hong Kong Island, land on Penang Island is scarce and both locals and expatriates are property-buying for self-use, rental yield, holiday homes and investment purposes. Given the supply of expansive condominiums is low, the higher-end property market in Penang is poised for steady appreciation over the next three to five years” said Lily Tan, Executive Director of Hunza Properties Group, a multi-award winning property developer in Malaysia. With the exchange rate for the Malaysian Ringgit at an attractive 1 MYR to 1.9 HKD, this is surely a golden opportunity for investors looking to diversify



their property holdings overseas. Introducing Alila2, a high-end freehold residential development in the city’s prestigious district of Tanjung Bungah. Located in this exclusive area of Penang, Alila2 occupies 9.8 acres with 47% reserved for common green areas; an impressive feat for any prime real development. Only a ten-minute shuttle bus ride to Gurney Paragon Mall in the city centre, Alila2 is favoured by investors and wealthy locals alike for its vicinity to an abundance of international schools, medical facilities, retail outlets and dining choices. In addition to the luxuries and amenities of a modern resort-inspired condominium, purchasing a unit comes with a renovation and furnishing package, at least two parking spaces and storage locker as well as a shuttle service to the Gurney Paragon Mall in the city center. The development is completed, and the apartments come in ready to move-in condition.

ALILA2

Address Lebuh Lembah Permai 1, 11200 Tanjung Bungah, Pulau Pinang, Malaysia
Size 1,905 - 5,789 sq.ft.
Layout 3- to 5- bedrooms
Developer Hunza Properties Group
Website www.jadeland.hk/alila-2/
Inquiries 2869 6683
Email info@jlgrouphk.com

Jade Land Properties (HK) Limited is the Exclusive Agent for Alila2 in Hong Kong



A timeless masterpiece to grace the Vancouver skyline

Designed to mimic the ephemeral beauty of clouds, Westbank's latest development - The Butterfly in Vancouver - assembles pure light, fluidity, airiness and comfort to bestow a precious sense of elegance on its residents.



Upon completion by the end of 2022, The Butterfly will be a magnificent 58-story residential tower, offering a total of 331 apartments in one- to three-bedroom, sub-penthouse and penthouse layouts. It will be a vertical neighborhood that comprises homes, outdoor spaces, recreational amenities, and car parks.

Cutting-edge architectural design

Westbank has commissioned the internationally-acclaimed architect Bing Thom and his team to come up with a holistic conceptual design for the whole building. What captures the eye first and foremost is the state-of-the-art façade that is reminiscent of the sweeping curves of billowing clouds. The curvature of the panel on the façade is a result of sandwiched insulation, providing exceptional thermal resistance, enhanced acoustic performance and occupant comfort. The façade also comprises open-air breezeways that allow sunlight and starlight to shine through, adding a sense of airiness and spaciousness to the grand entrance.

Installed above the concrete is a high-performance, curved, double-glazed low-E coated curtain wall system with an aluminum frame. Together, these components achieve an R-15 panel rating assembly which makes up the building envelope and façade, lowering the energy demands of the development.

Lavish amenities

The Butterfly is designed for self-sufficiency, enabling residents to enjoy a balanced, relaxed lifestyle. There is a wellness studio and aqua center offering facilities for exercise, such as an indoor, heated 50-meter Olympic length lap pool, a fully-equipped fitness center and a yoga studio. You can also unwind in the luxuriously designed spa adjacent to the pool deck.



The double-height lobby, which offers a 24-hour concierge service to pamper residents, is stylishly furnished to the highest order, with ceilings and walls draped in white fabric to create a cocoon-like atmosphere. Thom makes sure that the sculptural concierge desk and seating blend in with the warm hue of the lobby, while an Italian crafted Fazioli piano adds an exquisite touch of class to the overall grandeur.

Designed to embrace nature, every third floor features trees, bushes and flowering plants in the private gardens within the building where residents can take a leisurely stroll and take in the fresh, gentle breeze. There is also an entertainment lounge equipped with professional-grade appliances and dining ware, where you can organize weekend gatherings with family or friends.

Exquisite interior design

All apartments are stylishly furnished with quality fittings to create 'homes in the sky'. The dining table emerges organically from the kitchen counter, in a gently curving shape that barely touches the ground. Glass panels and semi-transparent curtains allow natural light to filter through into your home, while pure white floors, ceilings and glass walls dissolve structural confines to create the sensation of continuous space and a beautiful state of permanent motion.

The kitchen features custom-designed, Italian-crafted cabinetry, including an island with an eucalyptus wood base, white matte solid surface countertops and integrated cantilevered dining table. Bathrooms follow the theme with matte white porcelain tiles, and contemporary fittings in polished gold or brushed silver color finish.

For your convenience, Westbank offers a home appliance package so that you can simply move in with your bags. The package includes a fully-integrated bottom mount fridge, 4- or 5-burner gas cooktop, slide out hood fan, dishwasher and many more appliances from the luxury electronic brand Miele.



THE BUTTERFLY

Address 969 Burrard Street & 1019-1045 Nelson Street, Vancouver, Canada
Tenure Freehold
Completion date End of 2022

Layout and number of units
1-bedroom – 136; 2-bedroom – 146;
3-bedroom – 39; Penthouses & Sub-penthouses – 10
Developer Westbank

Living in the park at the heart of Bangkok



Sindhorn Village is Bangkok's latest luxury residential development opposite the lush Lumpini Park in Bangkok's CBD.

Developed by Thailand's leading developer Siam Sindhorn, which is expected to invest up to HK\$5.5 billion on the project, excluding land costs, Sindhorn Village spans 965,000 square feet of prime land, and comprises three hotels/serviced apartment buildings, five residential condominium buildings, and retail boutique shops along its 'Walking Street'.

Located in Central Lumpini between Ratchadamri Road and Wireless Road, the development is close to the renowned Mater Dei School, and surrounded by mega shopping complexes, such as Central Chidlom and Gaysorn Village, and famous restaurants, such as Gianni Ristorante.

Transportation-wise, the community is well-served by the BTS sky train with its Ploenchit station and Chidlom station nearby, as well as by the MRT with its Lumpini station and Silom station nearby.

Created under the concept of 'Living in the Park', the development incorporates a large Super Green area of 241,000 square feet that preserves the feeling of living amidst nature while being environmentally friendly. The buildings are built to comply with LEED green building standards in order to reduce electricity usage while protecting the environment. The application of heat-resistant triple-layered glass panels helps reduce the workload of air-conditioners too.

The condominiums are expected to attract high-end homeowners who appreciate luxury lifestyles. The residential projects offer sophisticated urban living with unrivalled privacy, lush greenery, modern conveniences, and world-class construction materials.

Rebecca Shum, Executive Director of CBRE, reveals the company has specially reserved Sindhorn Lumpini and Sindhorn Tonson from the development for Hong Kong buyers. Prices start from around HK\$ 5 million for Sindhorn Tonson; and from around HK\$16 million for Sindhorn Lumpini.

"We choose these two super-luxury condominium buildings because all of their units overlook impeccable views of Lumpini Park," she says. "The lush community is regarded as an oasis in the heart of Bangkok, and often compared to prominent addresses near Hyde Park in London, and the Central Park in New York."



SINHORN TONSON

No. of stories 17
No. of units 59
Layout 1 bedroom: 40 units, 915 sq. ft.
 2 bedrooms: 9 units, 1130 sq. ft.
 2 bedrooms: 10 units, 1516 sq. ft.
Parking space 96 units
Estimated completion date May 2018

SINHORN LUMPINI

No. of stories 14
No. of units 20
Layout 2 bedrooms: 4 units, 2476 sq. ft.
 3 bedrooms: 14 units, 2476 sq. ft.
 4 bedrooms: Penthouse suite, 2 units, 4790 sq. ft.
Parking space 42 units
Estimated completion date October 2018

Agent CBRE Limited
Enquiry Rebecca Shum
Tel 9826 6886





Onyx jewel of Kings Cross



Located along the banks of the picturesque Regent's Canal and on the edge of the Kings Cross regeneration area, ONYX Apartments offers 117 new residential units, designed for modern and elegant living.

The facade of the development displays a stunning and harmonious balance of brick and glass.

The project is a significant addition to the residential landscape of Kings Cross, which hosts various groundbreaking developments including Gasholder Park and Granary Square — a thriving public square that boasts an eclectic mix of commercial shops and more than 1,000 choreographed fountains.

To meet the demands of city-center living, each home is well-appointed with a spacious open-plan layout, high-tech heat recovery ventilation system, and superb cooling in the living area and bedrooms. Each unit has a bespoke kitchen with integrated Siemens appliances, and luxury wood flooring with underfloor heating throughout.

The apartments also come with floor-to-ceiling glazing and a winter garden, as well as a balcony or terrace enabling the homeowner to soak in the spectacular vistas of London's skyline.

Residents will also enjoy 24-hour concierge services, a large public landscaped area, a communal roof terrace on the ninth floor, and new access to the Regents Canal walkway.

Transforming into one of London's most vibrant, cultural destinations, Kings Cross offers a raft of new retail boutiques, galleries, bars and restaurants, among with long-established cultural gems in the area such as the British Museum, Museum of London, and British Library.



Meanwhile, young families will be delighted by the different choices of educational institutions in the vicinity, including the flagship Waitrose Cook School, and various prestigious universities — namely, the Central Saint Martins, King's College London, University College London, London School of Economics and Political Science, and London Metropolitan University.

High-profile international companies have set up new offices in the area, including The Guardian, Louis Vuitton and, soon, Google. Emerging communities of technology start-ups and creative design agencies will further add a sense of innovation to the vibrant district.

Just a few minutes' walk away from Kings Cross St Pancras Station, with six Underground lines, the development offers great connectivity across London.

Prices of apartments start from £650,000 (HK\$6.56 million) with a 999-year leasehold. Completion is expected to be in the third quarter or fourth quarter 2018.

For more information, please visit <http://www.colliersresidential.com/Onyx> or contact 2822-0743.

ONYX APARTMENTS

Address 102 Camley Street, King's Cross, London N1C
Layouts One to three bedroom apartments
Developer Taylor Wimpey Central London





Tranquil living in the heart of Manchester

Exuding an appealing village atmosphere in the heart of the metropolis, Castlefield enchants visitors with a timeless classic elegance embedded in many of its celebrated museums, galleries and cultural sites, including the Museum of Science and Industry and the adjacent Castlefield Urban Heritage Park.



Situated in Manchester's historical Castlefield district, Potato Wharf is a coveted waterfront development set aside the beautiful River Medlock amidst the lush greenery in the community.

Standing amidst this serene riverside community is Potato Wharf, Lendlease's new development that comprises 191 one and two-bedroom apartments, scheduled for completion by Q4 2019.

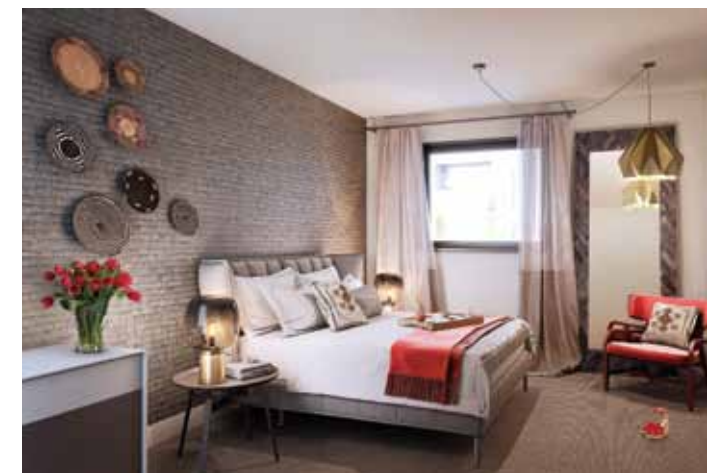
A classic river-side residence

Blending in with the historical community, Potato Wharf features distinctive yet complementary architectural designs. Silver and grey brickwork pays homage to the Victorian industrial heritage of the area, while the clever and irregular use of bold colors across the façade adds interest and individual character to the development.

Careful consideration is given to the position of the buildings in relation to the canal basin: sitting parallel to the waterfront, they echo the layout of the original warehouses that used to frame either side of the basin during the industrial era.

This thoughtful layout, along with a newly-landscaped public realm, will provide new open green spaces and walkways, reconnect the canal basin with the wider area, and rejuvenate the waterside footpath along the River Medlock.

This layout, along with a newly landscaped public realm will provide new open green spaces and walkways, reconnect the canal basin with the wider area, and rejuvenate the waterside footpath along the River Medlock.



Supreme connectivity

The community enjoys a diverse mix of independent and well-established bars, restaurants, and cafés which have shaped the district's enviable reputation. Manchester's renowned social and retail scene is on the doorstep, with the Arndale shopping centre and the trendy Northern Quarter within walking distance or just minutes via the rapidly expanding Metrolink service.

The Deansgate-Castlefield Metrolink stop is just a stone's throw away, from which residents can reach Manchester Piccadilly train station in 11 minutes. It takes residents a mere 20-minute walk from Potato Wharf to Manchester Oxford Road to get to Manchester Airport in under 25 minutes by driving.

Comfortable city living

Set amidst some of the most popular gardens of the city and communal green space, many apartments at Potato Wharf come with balconies where residents enjoy stunning views of the canal, while large, double-glazed windows add a significant sense of spaciousness.

In the kitchen, brick-effect tiles are complemented by worn-ash Antico floors – a continuation of the urban setting within the home. Modern Bosch appliances are fitted in every kitchen. In bathrooms, large format tiles have fabric-like qualities, inspired by Manchester's history of cotton weaving and textiles.

POTATO WHARF

Address	Potato Wharf, Castlefield, Manchester M3 4NB		
Layout	1-2 bedroom	Unit size	475-1,015 sq.ft.
Developer	Lendlease	Agent	Fraser & Co.
Enquiry	(852) 2527 2399		
Email	info@fraser.hk.com		

Waterside living with uninterrupted 360° views of London



Landmark Pinnacle will offer a selection of light and spacious suites, one, two and three-bedroom apartments and penthouses. Each apartment will feature a neutral palette of white walls, timber floors, brushed chrome and black ironmongery, lending each space a modern and refined purity. Boasting floor to ceiling glazing and winter gardens throughout, residents will be able to comfortably dine outside while enjoying panoramic views of the Dock and City skyline.

The Landmark Pinnacle's transport connections are exceptional, with three DLR stations all located within a 10-minute walk of the development. Should residents prefer a more scenic journey into Central London, the river bus stop at Canary Wharf pier offers regular Thames Clipper services to Blackfriars, Westminster and Chelsea, all

within a 5-minute walk of the development. For international travel, London City Airport is under 4 miles and a 30-minute DLR journey away. Undergoing a £200m expansion that will double passenger numbers to six million a year by 2023, the airport provides flights to over 50 destinations in the UK, Europe and New York. With the arrival of Crossrail in 2018, connecting Heathrow to Canary Wharf in under 40 minutes, Canary Wharf will become one of London's best connected areas, vastly impacting its connectivity and desirability as a place to live.

The first phase of the project is expected to complete in 2020. Prices start at £450,000.



Set within the historical London docklands, Landmark Pinnacle is the UK's tallest residential tower by number of floors. This stature, combined with its unique Dock-side location, gives the scheme uninterrupted 360° views, both westward down the River Thames and eastward over the docks and beyond. Remarkably, these breathtaking panoramas are available throughout the building, not just on the highest floors, allowing residents to see straight down the open waters of South Dock.

The development will comprise 752 residential properties, totaling nearly 500,000 sq ft, alongside the commercial facilities at the ground floor Pinnacle Pavilion. The development denotes the final addition to the Landmark trilogy of towers, comprising the 45-floor Landmark East and 30-floor Landmark West. As part of this 'family' of buildings, residents of the Landmark Pinnacle will have access to a network of waterfront pedestrian routes, landscaped gardens and Pinnacle Park – enjoying the very best of waterside living.

The amenities at Landmark Pinnacle span a series of entire floor plates at levels 27, 56 and 75. Residents will have access to a private cinema, gymnasium, social lounge, private dining room and meeting rooms, media and games room, children's play garden, curated London Square and rooftop terrace. Only the Landmark Pinnacle holds the accolade of having both Europe's highest residential gym and highest private roof terrace. Additionally, a 24-hour concierge and car drop off service will tend to every resident's needs, from booking restaurants to organizing transportation.

Award-winning Squire and Partners have designed both the architecture and interiors at the Landmark Pinnacle, ensuring that every element, both internal and external, is cohesive and consistent. Standing like a beacon, the iconic tower's pure glass-clad form will complement the surrounding skyline, reflecting the movements of the water and sky around. Their famous projects include One Tower Bridge, Chelsea Barracks, 375 Kensington High Street and the Southbank's Shell Centre.



Landmark Pinnacle

Address	London E14
Layouts	Studio, one, two, three and four-bedroom apartments
Developer	Chalegrove Properties Limited (CPL)
Agent	JLL
Enquiries	3759 0909

An exquisite residence at a coveted location in London

The combination of supreme location, impeccable accessibility, tasteful designs and contemporary fittings make Caledonian Road a sought-after residence in London.



Caledonian Road occupies an unrivalled location on the borders of King's Cross, one of London's most impressive regeneration projects. The major mixed-use redevelopment will see 67 acres transformed to combine new homes, extensive retail and leisure facilities, exceptional transport links, restaurants, bars, schools, a university and over 20 acres of public realm, re-establishing the area as one of the most vibrant quarters in London.

This is an historical area of central London with amazing potential, between the spectacular regeneration zone just north of King's Cross, and the long-established, sought-after neighborhood of Islington. London Square Caledonian Road is in exactly the right place to feel the benefits of both. Just a few minutes' walk from the development, Caledonian Road station offers both underground and overground transport services, connecting to the City (Bank, 13 minutes), and the world-class shopping and theatre heartland of the West End (Leicester Square, 10 minutes). National and international rail links are available from nearby King's Cross St Pancras (3 minutes), whilst nearby Victoria (16 minutes) provides frequent services to Gatwick Airport.

The scheme's central location and outstanding transport links provide access to a network of internationally-acclaimed schools and universities, including King's College London, London School of Economics (LSE), University College London and Imperial College London, all of which are within 30 minutes from Caledonian Road by underground.

CALEDONIAN ROAD

Address	473-475 Caledonian Road, London N7 9BQ
Storey	Pearl House – 7 storeys & Amber Place – 8 storeys
No. of apartments	52
Size	649 – 916 sq. ft.
Layout	1 & 2 bedroom
Price range	From £ 625,000
Developer	London Square Developments Limited
Agent	Knight Frank
Enquiry	+852 2846 7418
Email	investint@hk.knightfrank.com

Standing at a prime location in London N7 district, Caledonian Road comprises a selection of outstanding 1 and 2-bedroom apartments, built in a series of traditional, pastel-hued buildings, positioned around an attractive courtyard. Retail and commercial space, as well as a leafy podium garden and a residents-only community centre will help create a lively new neighborhood for this part of Zone 2 London.

Situated in an area rich in history, the development overlooks the green open spaces of Caledonian Park and its striking Grade II listed clock tower, as well as Market Road Gardens, a renowned conservation area.

Each of the lateral apartments offers secure, contemporary space, with a bespoke design and high quality fixtures and fittings, including Miele appliances and underfloor heating throughout. Open plan layouts and large windows provide a light and airy living space, whilst balconies and terraces offer the perfect setting for outdoor entertaining. Residents can benefit from access to exclusive private fitness facilities, with a fully-equipped gymnasium, as well as a 24-hour concierge service, ensuring that every need is catered for at all times.





The Hallmark

bolsters investment opportunities in Manchester

Manchester is quickly establishing itself as a strong investment hotspot in the UK; and the ideal alternative for those investors looking beyond London.

Business loves Manchester; as one of the UK's leading destinations for home grown and international business investment, the city is home to numerous global brands, not just the two football clubs which are known the world over, but the BBC and ITV who have found their home at MediaCityUK, HSBC and RBS and other major financial firms like PWC and KPMG.

These companies along with the many tens of thousands of other SME firms employ some of the most talented and highly skilled people from around the globe, it is not a surprise that Manchester has one of the highest graduate retention rates in the UK.

Manchester is thriving and the residential market is working hard to supply high quality property to the ever increasing population in the city centre. The Hallmark - in central Manchester - is providing investors with a unique opportunity to capitalise on the thriving property market.

As demand for rental properties in Manchester continues to grow with the city expecting to see 80,000 new residents by 2033- The Hallmark is situated in one of the most sought after areas for tenants and investors are expected to see potential annual rental yields of up to 6%.

However, it isn't just after completion buyers will see a return on their investment. Manchester is overtaking the level of property growth and sales in London. Savills predicts an increase of 17% in rental growth for the area from 2017 to 2021 and has given Manchester the strongest regional property investment rating in the UK.

To secure a property at The Hallmark, buyers only need a 10% deposit. Richard Forman, Head of Sales and Marketing at Forty/8, comments: "The demand we have received is a clear sign that experienced investors are recognising the opportunities that exist outside



London. However, with only 10% deposit payable, we have opened up access to Manchester's thriving property market to a wide range of property investors and owner occupiers."

The luxury development is being built in Manchester's popular Green Quarter. Residents will benefit from an exclusive front desk and concierge service, a rooftop garden, a grand entrance lobby as well as elegantly designed communal spaces. The high-end specification at The Hallmark offers luxury city living at its very best; from contemporary kitchens to stylish bedrooms, modern bathrooms and en-suite shower rooms, no detail has been overlooked.

For the city's 1.4 million workers, The Hallmark is situated just 800m from the busy commuter hub of Victoria Station. Or for those after Manchester's thriving cultural scene, it stands close to a huge variety of bars and restaurants.

Demand has been strong, as Mr Forman explains; "The development has been incredibly popular with investors looking to make the most of Manchester thriving property market and the excellent anticipated rental yields. Tenant demand is higher than ever with wealthy overseas students and young professionals looking for luxury living in central Manchester and there's no sign of this trend slowing. The combination of luxury living, affordable price point and strong anticipated yields means that The Hallmark ticks all the right boxes for investors."

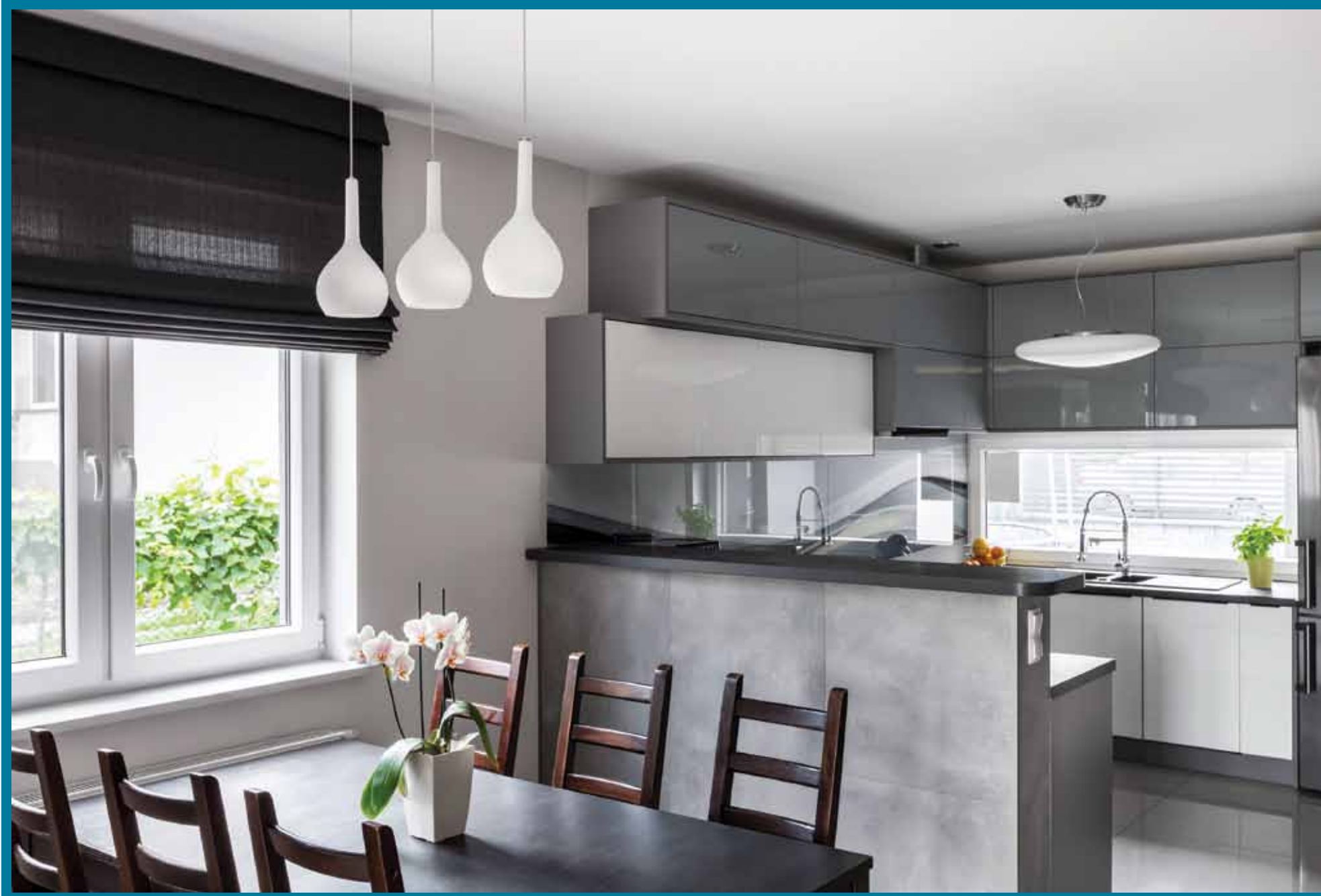
Prices at The Hallmark start from £180,000 and completion is Mid 2019. For more information visit <http://sav.lia7z>, call (+852) 2842 4472 or email irs@savills.com.hk

THE HALLMARK

Address	6 Cheetham Hill Road, Manchester	Layout	One and two bedroom apartments
No. of units	145	Agent	Savills International Residential
Developer	Forty/8	Email	irs@savills.com.hk
Enquiry	(852) 2842 4472		

All images are CGI for illustration purposes only





ART OF
LIVING



The best or none

Step into 2018 with kitchenware
that will transform your cooking

A perfect kitchen is the holy grail of life for many. Through it comes the food that enriches our lives, fuels our bodies, and evokes precious memories. It is for this reason that when it comes to kitchenware, we only present the best of the best.

One of the oldest and best-known kitchen brands in the world, Poggenpohl presents the new +ARTESIO® kitchen concept that boasts the high standards its inventions always do. A collaboration with Hamburg-based star architect and designer Hadi Teherani, it is an all-embracing solution that fuses practicality with chic design.

+ARTESIO® utilizes all three dimensions in the kitchen, from the floor and walls right through to the ceiling, integrating all of the elements necessary for fantastic lighting, ventilation and sound. Its unique 130mm design grid also brings an incredibly spacious and inviting feel that turns the kitchen into the center of living at home.

German home appliances innovation leader Gaggenau's iconic EB333 oven is equally phenomenal. The remodeled 90cm wide oven launched to celebrate the brand's 333rd anniversary stays true to its origins. A vast, single piece of 3mm thick stainless steel creates a powerfully sleek and sophisticated façade, while its revised cavity design aligns the EB 333 with the capabilities of the latest Gaggenau ovens 400 and 200 series and heightens the aesthetics of the appliance holistically.



Up next is Towngas's premium brand, Mia Cucina, with its incredible burner and oven series. Its 8kW Powerful Gas Domino is powerful and elegant, accommodating Chinese woks as well as pots and pans with its chamfered pan support. The brand's Multifunction and Steam Combination Ovens are an embodiment of engineering and design excellence. The former provides a cable-connected food probe that calculates core temperature and displays remaining time, and Pyrolytic-cleaning function that burns out fat and other food residue in the oven; the latter is equipped with a 1L removable water tank for steam cooking to achieve a healthy lifestyle. Together the series promises truly hassle-free cooking.

American kitchenware specialist Wolf has come a long way since its establishment in 1934. Its six new kitchen modules provide functionality, performance and power at your fingertips with striking design.

The 8.3kW Multifunction Burner is one of the most powerful burners on the market, with roaring blue flame that concentrates heat in precisely the right spot. The Gas Cook-top is equipped with the patented dual-stacked sealed burners and two-tier flame ports design for more precise

control. The Teppanyaki Burners possess dual zone induction power that goes directly to the stainless steel surface where food is cooked, providing rapid heating.

The Grill Module provides heating with ceramic briquettes, giving food a delicious smoky flavor; its Steamer has powerful 2.7 kW heating with 10 preset power levels and the ability to adjust in one degree increments of temperature control; and its Induction Module incorporates magnetic induction technology that provides 40% faster temperature response than gas or electric cook-tops.

Last but not least, Gorenje's award-winning built-in compact steam oven BCS599S22X is the perfect answer to all your kitchen dilemmas. With fully automated cooking programs that include over 140 recipes to choose from, the all-in-one super oven includes MultiSteam 360° technology that provides perfect steaming results with ease. A proud winner of the notable Red Dot 2017 design award, it stands out with its elegant and seamless design that is a combination of gleaming glass surfaces, inox, and smart interior settings. It's an oven at the pinnacle of its game.



The ultimate personalized shower experience

GROHE extends SmartControl line to immerse you in a new dimension of showering

GROHE's SmartControl "Push, Turn, Shower" experience will become even more multifaceted thanks to brand new models and combinations added.

Exposed or concealed, you now have the choice to design your perfect bathroom. The former combines the key benefits of both shower systems, allowing the water pipe to be neatly concealed in the wall while the shower control unit remains exposed, doubling the space of the convenient shelf for shower gels and accessories.

The Concealed version elegantly uses the same self-explanatory push-and-turn buttons, featuring a low-profile minimalist design. Available in square and round designs as well as in chrome or white finishes, the new shower control system is the best solution for any bathroom ambience with the XXL-sized Mono head shower available separately.

Shower aficionados now have even greater freedom in designing their bathroom. Shower faucets on the head showers as well as the concealed fittings are now available not only in the popular chrome finish but also in trendy white. This allows for visual coordination with the hand shower, which also features a white shower face. Alternatively, the chrome versions can be used to create exciting contrasts – another possibility to reflect the user's personal style.

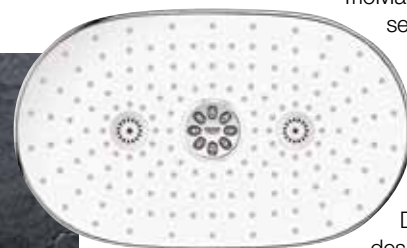
GROHE's SmartControl line is packed with German technology and manufactured to the very highest standards of German workmanship. At its heart is the combined push-and-turn technology which gives users fingertip control of the head and hand shower's different spray patterns and control of the water flow rate by rotating buttons.



Grohe SmartControl

The intuitive operation is aided by unambiguous pictographs. When the water is switched off, the system automatically memorises the chosen flow rate until the water is switched on again. For a truly personalised shower experience that pampers the whole body, the generously dimensioned GROHE Rainshower 360 Duo head shower combines the gentle GROHE PureRain or GROHE Rain O2 spray with the energising TrioMassage setting. The shower session for all the senses is completed by the GROHE Power&Soul hand shower for freely targeted showering action, while GROHE CoolTouch technology protects against scalding by preventing the chrome surfaces from heating up.

The GROHE SmartControl shower system is the proud winner of the Green Good Design Award for its combination of stylish design and intuitive flow rate control, excelling in energy consumption, environmental friendliness and resource conservation.



Rainshower 360 Head Shower



Push, Turn, Shower

GROHE

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Pure Freude
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PUSH, TURN, SHOWER GROHE SMARTCONTROL

Rainshower SmartControl – Choose the spray, control the volume, save the settings. All with one control. Activate the spray pattern directly with the push button and turn it to find your individual shower volume. A truly innovative all-in-one solution which makes showering a pleasure. **GROHE.HK**

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HOP LUNG - 293 Lockhart Road, Wanchai | 298 Lockhart Road, Wanchai | 300 Lockhart Road, Wanchai | 299 Portland Street, Mongkok | 327 Portland Street, Mongkok |

LUEN HING HONG - 236 Lockhart Road, Wanchai | 370 Lockhart Road, Wanchai | 352 Portland Street, Mongkok | 682 Shanghai Street, Mongkok | 31A Hop Yick Road, Yuen Long

NGA FUNG - 33-36A Estrada de Coelho do Amarel. Macau

Satis S — a new altitude of satisfaction

Inax's latest fifth-generation tank-less shower toilet manifests innovation and sophistication



With a vision to provide products of the highest quality that are culturally rewarding, elegant, comfortable, and mindful of the environment, Inax's latest fifth-generation tank-less shower toilet – SATIS (S type) is re-engineered to provide ultimate satisfaction through significant improvements in both functions and design.

Cleanliness is paramount when it comes to shower toilets. Aqua Ceramic is a revolutionary technology in sanitary ware developed by INAX to resist stains, and is the first solution in the

world to address the four main issues that affect cleanliness of toilets – scratch marks, marks from waste, water scale stains and the build-up of bacteria. The technology features super-hydrophilicity performance on the unique ceramic surface of SATIS S, which allows water to penetrate any waste attached when flushed, ensuring complete removal.

A champion for sustainability, Aqua Ceramic is tested and proven to resist waste and stains, and also utilizes a structure without exposed hydroxyl groups, preventing water scale stains which are common on surfaces of regular toilet wares. The amazing implications of this technology have won the Gold award for Japan's Good Design Award program in 2016, out of over 4,000 entries submitted to a panel of 76 international jury members.

SATIS S also features the industry-first Triple Vortex Flushing System, which ejects powerful water stream from three water outlets (2 from the top and 1 from the bottom). The smartly-shaped bowl-top edge effectively controls water flow, resulting in full removal of waste with less water.

Odor is a nauseating issue for many when it comes to toilets, which is why SATIS S incorporates ingenious functions to keep your toilet smelling fresh at all times.

The Air Shield Deodorizer function adopts an air curtain technology that uses air flow to dispel odors from the toilet bowl, preventing about 43% of odors leaking out compared to conventional toilets. The Room Refresh function also automatically opens the lid at a preset time to deodorize air which works perfectly with sterilizing plasmacluster ions in every corner of the bowl, including the nozzle area, to guarantee minimal odor.

Whether we like it or not, we use the toilet every day, which is why SATIS S is also designed to enhance comfort. Its posterior cleansing technologies thoroughly clean the posterior with sprays that can move back and forth between strong and mild modes by controlling the volume and speed of water ejected from the nozzle, resulting in refreshing comfort. It even comes with a wall-mounted remote controller to bring you the most pampering experience.

INAX

G/F, 258 Lockhart Road, Wan Chai, Hong Kong
www.inax.com

INAX

For Precious Life

浴室空間將產生革命性的變革、
設計的蛻變、

トイレよ、
変われ。

SATIS S_{TYPE}



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変われ。

100年^{*}之潔淨
新素材「AQUA CERAMIC」
總是潔白光亮。

水のチカラで、ずっと輝く

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* 同一位置一年365天來回重複磨擦清潔兩次，經過測試AQUA CERAMIC 可使用約七萬次，故相對換算約為一百年的使用期。

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A demonstration of inspiration.

The 350 square-metre, two-story flagship store is divided into thematic zones filled with interactive features – each area relating to a category of Miele's products. The store is an engaging, consumer-centric space and a visual catalogue of the superb craftsmanship, elegant design, and quality products synonymous with the Miele brand.



The four Design Kitchens in Miele Experience Centre give you inspirations of how to design your dream kitchen.



The Active Kitchen is set to be the main feature attributing the experience of built-in appliances that inspire and ignite all things culinary.

Visit the Miele Experience Centre
and be inspired!



When talent meets passion

Acclaimed designer Eric Fung shares his story of how he developed E F Design from a two-man band into a successful enterprise offering a one-stop interior design service.



Originating from a floor plan

When Fung started working way back in 1988 as a salesperson in a furniture shop, he decided he would go the extra mile by drawing floor plans to enable him to better communicate with clients. That's how he discovered he could be harboring some innate talents and a sense of aesthetics.

Fung points out that interior design was not exactly a glamorous career back in the 90s, but he stuck to his plans, quit the job and went back to school to equip himself with professional interior design knowledge in The Polytechnic University of Hong Kong. Upon graduation, he started up his own interior design company with a partner.

"Interior design was not particularly in fashion back then, as the common practice was to just hire painters and tilers to do their respective jobs, with little or no consideration for style or practicality," Fung points out. To promote the concept of interior design, Fung resorted to distributing leaflets, door-knocking and making cold calls to potential clients one by one, all by himself. His strenuous efforts were rewarded with the first client-commissioned job of his life – designing and furnishing a 600-sq. ft. office.

No pain, no gain

The next big break came at around 1997 when more and more clients were coming back with repeat business, with some requesting Fung to design their homes and retail shops as well. "In addition to interior designs for offices, homes and stores, we extended our services to incorporate brand design, spatial planning, and landscaping, covering not just Hong Kong, but also mainland

China. At this stage, the company had expanded to a team of 40 strong."

As a dedicated designer, Fung made sure he was hands-on in every project and hence he was constantly working from dawn to dusk. "Hard work and diligence are part and parcel of the trade," Fung explains. "Furnishing must be done at a time when the place is not in use. So office furnishing took my weekends; retail store furnishing took my mid-nights; and home furnishing took my weekdays."

"I was literally working every moment of my waking time in those few years," Fung says in jest. "I was often confused, not knowing where I was when I woke up, because I was covering projects all over the place."

It might have been a hard grind for Fung, but the experience gained was invaluable. "I've managed to gradually build up my own style; I've honed the skills to communicate with clients; and I've learned how to effectively manage a multi-disciplinary team," says Fung. "Speaking from the heart, it is the burning passion for my profession that has kept me going for all these years. And I have enjoyed every moment of it."

The birth of a design-oriented firm

With a wealth of experience, Fung reformed the company to today's E F Design in 2010 and shifted the focus back to interior design for homes. The reason for the shift in direction, as Fung explains, is that he derives much more personal satisfaction from human interaction. "Retail and office decorations are limited to business-to-business considerations, while interior design for home requires direct communication with end-

users, and the designs need to be user-friendly, and meet exact specifications. In exchange for more time to fine-tune my designs, I have chosen to concentrate solely on home design," he adds.

Elaborating on his own style, Fung says he is not bound by any rigid rules. "I am fascinated by modern classics style, as it exudes timeless aesthetics that is tempered by history. I am partial to iconic designs, but flexible enough to assimilate trendy elements. I am happy to go along with individual clients' preference, whilst offering my professional advice on practicality, complementarity, the use of space and, of course, aesthetics," says Fung.

Back to the floor plans

To transform blueprint into reality, E F Design has teamed up with over 30 veteran craftsmen to form its own in-house construction firm, so that Fung can closely monitor every detail of workmanship, keep tabs on progress with an eye on deadlines, and offer a one-stop service to clients. The company has its own factory of over a hundred staff in Dongguan to better integrate construction work with interior design.

As always, Fung insists on personal involvement in every project. "Well, I just want to make sure my clients enjoy a warm, sweet home as promised. It's as simple as that!"

E F DESIGN LIMITED

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Best Interior Design - Residential



A new age in cooking

Gorenje proudly presents - the HomeMade Steam Oven series. Life has never been so simple.



BCS599S22X



There are many challenges in contemporary cooking. Not only do we want food to be healthy and delectable, we want convenience as well. Gorenje's award winning Built-in compact steam oven BCS599S22X is the perfect answer.

The all-in-one super oven includes traditional steam feature whilst offering a full range of premium oven functions to bring out the best in ovens and steamers. It highlights full-featured conventional heating modes with a selection of steam cooking to ensure your meals are cooked professionally, opening endless cooking possibilities. It is available in both standard and compact sizes of 50L and 73L to fulfill different kitchen needs, and is the largest steam oven you can find on the market.

Behold the MultiSteam 360°, the revolutionary holistic steaming method. Featuring a specially designed oven cavity, it provides perfect steaming results with ease. As steam enters the oven cavity through multiple openings, a special fan distributes the warm steam evenly on all levels so that the food is perfectly steamed on all sides. Its steam generator extracts water, creating pure steam that circulates around the oven without a single drop of water that could potentially spoil the food.

The surprise doesn't stop here. The oven also introduces multiple cooking modes with AutoProgrammes function. With 14 oven modes and 2 steam modes, you'll never fear that you can't find the best cooking method

anymore. Fully automated cooking programs with over 140 recipes to choose from selects all parameters for you and enables truly hassle-free cooking.

The BCS599S22X is not all utility and no style like many other counterparts. Its interior is coated with three-layers of SilverMatte enamel which is highly resistant to heat. The coating supports heat reflection and provides additional insulation. The active surface enables dirty residue to be burned at high temperatures which eliminates any microorganisms to maintain a sterile and safe environment inside the steam oven. A proud winner of the notable Red Dot 2017 design award, it stands out with its elegant and seamless design that is a combination of gleaming glass surfaces, inox, and smart interior settings, an oven at the pinnacle of its game.

For more economical options, the BCS547S23X and BCS747S34X also promise great performance, featuring MultiSteam 360° and HomeMade rounded shape which gives food the unique spark of traditional wood-burning ovens. All three models possess the MultiLevel baking function which allows the preparing of up to five trays of dishes at once, and with Smart Air Distribution, flavor and smells won't mix at all.

The BCS747S34X even highlights extra big capacity that allows preparation of larger baking trays and quantities of food with its dimensions (WxHxD): 59.5 x 59.5 x 54.6 cm!



BCS547S23X



BCS747S34X

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Elegant, contemporary, and tranquil

Kohler's exquisite collections transform the perception of modern bathroom aesthetics.



The Avid Collection



The Beitou collection

As a pioneer in bathroom wares, Kohler is constantly striving to create the ultimate modern living experience through cutting-edge technology and aesthetic design. With relentless persistence, the Exquisite Collection is born comprising timeless classics that will elevate your bathroom instantaneously.

The Avid Collection – An embodiment of simplicity and contemporary

The collection highlights gleaming, streamlined metallic faucet crafted with contemporary designs which serves as a point-of-inspiration that manifests an overall theme pairing painstaking simplicity with visual comfort from its fluid water flow directly from deck to spout. Not only does it add a sublime touch and exaggerate the beauty of serenity and simplicity, creating an elegant enclave away from the hustle and bustle of Hong Kong, it is also incredibly versatile, coming with an array of faucets, showering trims and a full range of accessories for harmonious integration with modern interiors.

Available in Polished Chrome and unique Titanium Finish, the collection is constructed of premium materials for reliable durability that resists corrosion and tarnishing.

The Composed collection – Luxurious design meets contemporary architecture

The collection comes with faucets, showering trims and a full range of modern and

chic accessories designed to work seamlessly with the flux of interior expression in modern bathroom architecture. The elements of the collection are repeatedly refined and reduced to achieve poise and purpose in the most compact form. A side-mounted control is also introduced to maintain the visual balance while providing ease of water flow and temperature adjustment.

Composed faucets are available with two handles and in three finishes: Polished Chrome, French Gold and Titanium Finish. As with all Kohler faucets, the Composed collection is constructed of premium materials for reliable durability and topped with Kohler's signature physical vapor deposition (PVD) finish that resists scratching, tarnishing and corrosion.

The Beitou collection – Tranquility melded with modernity

The collection strikes an optimal balance between architectural form and a stunning display of nature that is craved in our urban jungle today. The result is a peaceful interplay of invention and appeal that speaks to the quiet moments of sanctuary. The calming movement of water lies at the heart of the collection, with effortless flow mimicking the natural cascade of water over the length of spout and into the sink. Seen in this light, the faucet becomes a stage for water delivery whose shape and sound resemble a serene river.

The versatile Beitou wall-mount showerhead brings three distinctive water experiences:

Cascade, Rain and Laminar. Both the Cascade and Laminar feature warm white LED lighting activated by the water movement. With a unique hydroelectric design without external power supply, the fascinating sensory experience can be customized with the choice of Pale Orange or Sky Blue themes.



The Composed collection

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FAUCET COLLECTION

KOHLER





A revolution in the kitchen

Six new specialty modules from Wolf open a new page of innovations in kitchenware.

American kitchenware specialist Wolf has come a long way since its establishment in 1934. With over 80 years of accumulated expertise in commercial kitchens, Wolf started to build residential ranges, ovens, cook-tops, and ventilation for passionate home chefs, helping you create the perfect kitchen of your dreams.

The six new modules provide functionality, performance and power at your fingertips with striking design. With a streamlined control layout and frame, their compact size of 38cm (15") width is a perfect fit for Hong Kong homes which desire a compact yet high performance kitchen.

Multifunction



One of the most powerful burners on the market, the 8.3kW burner shapes its roaring blue flame to concentrate heat in precisely the right spot for stir frying and exceptionally fast boiling. With an automatic re-ignition system, the module also has a removable center ring which allows user to flex between a full grate and a wok grate. The seamless burner pan is a single piece of stainless steel, designed for easy clean-up. An illuminated control panel

features stylish stainless control knobs capped in black.

Gas

The gas cook-top is equipped with the patented dual-stacked sealed burners and two-tier flame ports design for more precise control. Spark ignition system re-ignites when flame goes out to enhance cooking performance. A continuous cast-iron grate allows users to slide pots and pans from burner to burner without lifting.

Teppanyaki

Dual zone induction power goes directly to the stainless steel surface where food is cooked, providing rapid heating, perfect for low-fat stir frying and sautéing. Two independently-controlled 1.4 kW cooking zones with bridge feature that links the front and rear zones create a larger cooking surface at a consistent temperature. The illuminated touch control panel is equipped with a safety lock, power level indicators and an independent timer up to 99 minutes.

Grill

Heating with ceramic briquettes, food is cooked with delicious smoky flavor. Wolf grill has two 1400-watt elements to ensure precise control in front and rear zones and enable you to cook on one side while holding other items at serving temperature. The design of the module remains seamless and stylish with low-profile grilling grates and stainless steel trim featuring illuminated touch controls and convenient lock.

Steamer

Powerful 2.7 kW heating element quickly steams meats, grains and other food with 10 preset power levels and the ability to adjust in one degree increments of temperature control. Now with sous vide cooking capabilities (with accessory basket), this module does everything from proofing bread to melting fine chocolate and can function as a slow cooker for 8-10 hours. Advanced lid seal holds in steam for consistent temperature while the stackable stainless steel pans holds up to 4.7L of liquid.

Induction

Magnetic induction technology provides 40% faster temperature response than gas or electric cook-tops. Induction capable stainless cookware heats instantly with perfectly distributed heat, yet the cook-top surface remains relatively cool. It also allows precise control on cooking heat, delivering fast high heat or very low lows, with a melt setting for gentle heat and a true simmer setting to prevent scorching. Black diamond glass surface is resistant to scratching, staining, impact and heat, as well as easy to clean. A sleek illuminated white LED sliding touch control panel and user interface will appeal to modern kitchen designs.

Which module is your favorite?

THE MADISON GROUP

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A dedication for excellence

New state-of-the-art appliances join sheer engineering brilliance for the perfect kitchen by Towngas



As one of the city's leading energy suppliers, Towngas is always in search of new breakthroughs to bring customers the best kitchen experience there is. Introduced in 2010, Mia Cucina is Towngas's premium brand, offering ingenious kitchen design and high-performance kitchen appliances to elevate your kitchen experience.

An embodiment of engineering excellence and kitchen project management expertise, Mia Cucina brings you the kitchen of your dreams through its one-stop tailored service, from consultation, planning, design and installation to after-sales maintenance, all undertaken by Towngas' professionals who are committed to your satisfaction and fulfillment.

Kitchens today are more than just a cooking area – it has also become a convivial place for family and friends to gather and mingle. The open island kitchen design features a simplistic and sleek style, utilizing the latest Italian-imported Fenix NanoTechnology Matt material which is resistant to fingerprints and acid-based solvents, and promise endurance and a hassle-free cooking experience. A series of automated equipment, such as lifting spice racks, concealed downdraft range hood and television placed at the center of the island, transforms the kitchen into a stylish and functional cooking space that is also cozy and delightful.

For those looking to embrace the timelessness of ancient architecture, the design incorporating the renowned traditional Chinese architecture 'SiHeYuen' is a perfect choice. Showcasing four individual kitchen cabinets that encircle each other, the design also features a swivel dining table with movable dining chairs in the middle of the kitchen, creating a spacious and welcoming ambience where you can enjoy the company of friends and family. The four independent cabinets are categorized into different cooking zones while objects in the kitchen, such as the dice chairs and the swivel dining table are completely movable, adding vigorousness and versatility.

To enable effortless and joyful cooking, Mia Cucina's premium appliance range combines artistic design with performance and the finest materials.

The 8kW Powerful Gas Domino

Designed for Chinese cooking, the 8kW power burner is made with elegant and easy-cleaning black ceramic glass. Its chamfered pan support accommodates Chinese woks as well as pots and pans.



Multifunction Oven

The 65L capacity, 60cm high oven provides cable-connected food probe that calculates core temperature and displays remaining time. Pyrolytic-cleaning function burns out fat and other food residue in the oven. It is also energy efficient with EU Energy Class A+ grading.



Steam Combination Oven

This incredible oven has 34L capacity and is 45cm high. It has a 1L removable water tank for steam cooking to achieve healthy lifestyle.

Chimney Hood

Powerful Italian-made hood with 3 speeds and intensive mode provide a maximum extraction at 12.7m³/min. It has a slim stainless steel design and a quiet extraction of under 72dB(A).



Mia Cucina

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Total Kitchen Solution





FRECCIA

Highly-personalized sofas with a contemporary twist

Specialized in tailor-made, high-end sofas with superior leather sewing and stitching skills, KELVIN GIORMANI makes a point of releasing new creative designs every year to wow customers.

KELVIN GIORMANI was founded by Hong Kong designer Kelvin Ng, who has won a multitude of awards, including the prestigious American Society for Furniture Designers' (ASFD) Pinnacle Award. Established for just 10 years, the brand has already extended its coverage to over 60 galleries and showrooms in major cities, and are marketing their products all over the world in countries such as Australia, Canada, Denmark, Indonesia, Japan, Korea, Singapore, Thailand and the United States.

KELVIN GIORMANI's designs defy tradition while retaining the timeless elegance by applying sewing and stitching skills from fashion into sofa-making, making their products unique. Customers appreciate the freedom of choosing the compartments, leather, color, accessories and even the degree of softness of the backseat as sofas to fit their specific requirements. Here are some of the brands' best designs this year for your reference:

MAESTRIA

Maestria in Italian means craftsmanship, flair and skills. Exhibiting exceptional matching and stitching skills, this single-seated sofa MAESTRIA is a masterpiece that made from a genuine leather cut-and-stitch technique. Made possible only by veteran leather craftsmen, MAESTRIA achieves a harmonious balance between traditional elements and modern aesthetics in four patterns, namely, dragon, peacock, hawk and tiger, on the side of the arm rest. As every MAESTRIA is hand-stitched, customers can specify the patterns for either the inner or outer side of the arm rest, and choose between stainless metal legs or black steel legs for the sofa.



FRECCIA

Rarely seen in the sofa market, FRECCIA is the one of the brand's latest series that features an arc shape to match oval layout in homes and offices. The arrow pattern on the arm rest is handmade by diamond-shape weaving, that forms neat and clean lines for leather. It is also the first time for KELVIN GIORMANI to apply diamond-shape weaving onto curved surfaces, enabling more creativity and shapes for leather weaving. FRECCIA also has upended cone-shaped legs to match the arrow pattern.



SCUDO

SCUDO is a high-back sofa that offers comprehensive support and protection for your body, much like a shield. High up to 60 cm, the back of the SCUDO braces your head, neck and back. Discerning customers can choose from up to 7 levels of softness, 9 leather types, over 200 colors, and 6 colors for the sofa legs to match the tone of the office or home.



KELVIN GIORMANI SHOWROOMS

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Smart cooking at ease

Sous Vide cooking has been a favored cooking method in restaurants for many years. If you want to bring this professional cooking technique into your home kitchen, German Pool SOUS VIDE PRO Slow Cook Circulator Set helps you create delicious restaurant-style meals with ease and minimal fuss.

World-class delicacies by a simple tap

The SOUS VIDE PRO SVC-213W has selected a myriad of private recipes from chefs of Disciples Escoffier International Asia. With a simple tap on the app, you can effortlessly prepare worldwide cuisine and precisely oversee the cooking status anytime, anywhere without even being in the kitchen.

The innovative invention is noted for its accurate time control and thermostatic feature, which allows precise temperature control with power adjustment accurate to 0.5°C. It is particularly convenient for steak cooking as it can accurately reach different degree of doneness.

Eat smart and healthily

Coming with the set is an Electric Handheld Vacuum Sealer, a handy tool sealing food in a vacuum zipper bag. Heating food in a vacuum zipper bag can effectually slow down oxidation, and prevent the loss of moisture and savor of food. Placing it at a constant temperature environment will ensure heat is uniformly permeated throughout the entire piece of nourishment, bringing the desired tenderness and succulence to the taste buds.

Compared to meat cooked in traditionally pan-fried method, steak cooked in SOUS VIDE PRO is thoroughly pink, evenly tender, and full of juice. The device is also suitable for cooking poultry, seafood, eggs and vegetables. Its even heat distribution avoids the disadvantage of partial temperature increase that occurs when using traditional cooking methods and helps preserve food vitamin and minerals inside.



GERMAN POOL

Wan Chai Showroom
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Tailor-made Kitchen of Exquisite Taste

Kitchen & Custom Cabinetry | Appliances

Chic design with smart storage system and various built-in appliances, maximize the utility of every single space at your home, creating your dream kitchen.



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You **create** your culinary masterpiece...

We'll **clean** ours. The Combi-steam oven.



The difference is Gaggenau.

Creating flawless perfection can be a messy process. While our Combi-steam oven 400 series frees you to bake, braise, grill and steam, these freedoms can leave their mark in an oven. Hence our unique, innovative cleaning system: simply insert the cleaning cartridge and let the water do the work. The challenges others shy away from, we rise to – we introduced the Combi-steam oven to the private kitchen over 15 years ago. And now we're cleaning it.

For more information, please visit www.gaggenau.com or KI Cubus

G/F, Cubus, 1 Hoi Ping Road, Causeway Bay
2890 1522/ 2890 9111

GAGGENAU

Pioneer of the modern kitchen
open to life – for 125 years

G/F, Cubus, 1 Hoi Ping Road, Causeway Bay, Hong Kong
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125
years
since 1892

**poggen
pohl**

The epitome of sophistication, elegance and functionality



Kitchen Infinity impresses again with brand new showroom KI Cubus showcasing household legends Gaggenau and Poggenpohl

Kitchen Infinity sets the bar to a new height with the opening of its brand new showroom, KI Cubus, in the convenient location of Causeway Bay. The 3000-sq. ft. showroom highlights two of the most adored kitchen brands - Poggenpohl and Gaggenau - with a range of state-of-the-art kitchenware that combines quality with innovation.

Founded in 1892 in the heart of Germany, Poggenpohl is one of the most esteemed and best-known kitchen brands in the world. For over 125 years, Poggenpohl has been reinventing life in the kitchen one idea at a time, introducing transformative kitchen designs that inspire and impress.

The +STAGE design embraces individuality and modern living. Separate functional areas of the design dissociate to form separate elements, offering different theme packages of 'bar', 'office', 'breakfast', 'wardrobe', 'kitchen' and 'tea'. Activities formerly carried out in different areas can now be grouped together within a stylish compact space 120 cm wide. Slide-in hinged doors positioned and combined in both the kitchen and the living further bolster the functionality of the visually accentuated stand-alone unit.

The Kitchen P'7350 design created in collaboration with Porsche Design Studio utilizes the unique mitring of horizontal and vertical lines to create a striking contrast that arrests attention. The individual kitchen components can be visually connected with one another, rendering the design more open and varied, and giving the kitchen a futuristic touch.



Renowned for its high-quality home appliances and for being an innovation leader in German design and technology, Gaggenau has revolutionised the domestic kitchen with its internationally acclaimed products that combine delightful design with high functionality.

With Gaggenau's Combi-steam oven 400 series, cooking has never been easier. It has a fully automatic cleaning system with fixed inlet and outlet water connection, and a cleaning cartridge that ensures the oven interior is immaculate and sanitary.

The dashing sculptural design does not compromise function. A control module with TFT touch display offers a variety of combination options from meat, fish, to pastries or pies, all cooked to perfection, satisfying even the most delicate culinary preferences.

A pioneer in steam cooking technology, sous-vide cooking is Gaggenau's forte. Design-matched to the ovens 400 series in solid stainless steel-backed glass and Anthracite colour, the stunning vacuum drawers can be integrated with the ovens with ease, 'vacuuming' food at a consistently low temperature of 50 to 95 degrees with no loss of nutrients, vitamins and minerals, and the natural flavour and texture retained through three vacuuming and heat sealing levels

by intuitive touch control, winning the nod of approval from connoisseurs and gourmets alike.

A perfect meal cannot be complete with a little wining, and Gaggenau's Vario Cooling 400 series Wine Climate Cabinet gives your wine the highest cooling standard. The two separate climate zones of the cabinets are precision-controlled to temperatures of your choosing, reliably maintained at all times. Humidity levels can also be managed with the ventilation system that allows air to circulate once it has passed through an antibacterial active carbon filter which absorbs and locks in odour particles. A glass door with UV protection prevents undesirable aromas caused by exposure to daylight, and cushioned compressor suspension ensures that wines are always stored free of any vibrations, offering conditions that rival wine cellars.

Impressed? There's more. The stainless steel interior allows the storing of up to 99 standard bottles; even magnum-size bottles



can be accommodated. Integrated LED lighting presentation lights at both zones are perfect for showcasing fine wines. The dedication to perfection is there for all to see.

Kitchen infinity and its brands firmly believe that even the tiniest detail should not be overlooked. It is with this meticulous mindset that all its visionary and crowd-winning kitchenware is created. Set off on a voyage to the future of cooking now!



KITCHEN INFINITY HOLDINGS LIMITED

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Websites <https://www.kih.com.hk/>
<https://www.poggenpohl.com/>
<http://www.gaggenau.com/hk/>

