

Luxury Property

泓碧·天成

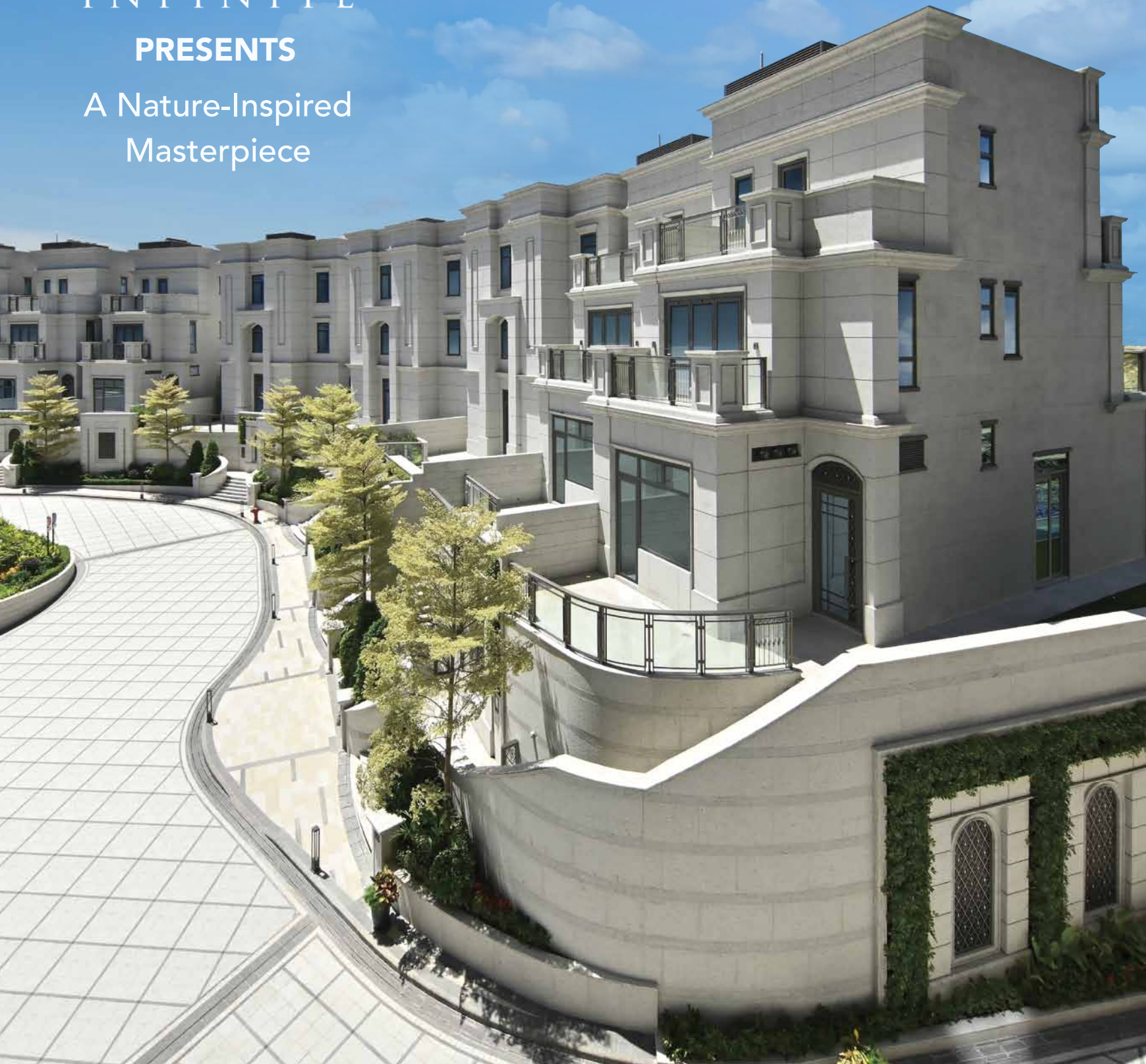
ALTISSIMO
INFINITE

PRESENTS

A Nature-Inspired
Masterpiece

The 英文虎報
Standard

OCTOBER 2021





A NATURE-INSPIRED MASTERPIECE



區域：馬鞍山 | 街道名稱及門牌號數：耀沙路11號

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*載有售樓說明書、價單、銷售安排及成交記錄冊電子版本的互聯網網址

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臨海獨立屋 歡迎預約參觀 | 查詢電話：2806 0318

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ALTISSIMO INFINITE

Built to perfection, these architecturally distinctive homes are a celebration of the timeless appeal of waterfront living in a relaxed, modern style.





Altissimo – An architectural masterpiece blending timeless design and a contemporary edge

At 'Altissimo Infinite', the day begins with a spectacular sunrise that unfolds a spacious residence with resort-like amenities, and a private retreat that is amazingly quiet, exclusive, and simply pristine.



Altissimo Infinite House 7 Family Room



Altissimo Infinite House 7 Garden

Nestled on the Whitehead Peninsula of Ma On Shan, 'Altissimo Infinite' is the luxury house collection at Altissimo. Perched against a picturesque backdrop, 'Altissimo Infinite' offers a stylish respite that redefines luxury waterfront living.

Planned and executed by a consortium led by Country Garden, 'Altissimo Infinite' comprises 13 detached houses, all occupying an exclusive water frontage blessed with unobstructed views of the Tolo Harbour and surrounding coastline.

Neoclassical architectural design and craftsmanship that strive for perfection take 'Altissimo Infinite' a notch above standard luxury. All homes are designed with open layouts, oversized terraces and gardens, swimming pools and flat roofs that open up to breath-taking views of the placid cove and the verdant countryside.

Crafted with St Nicholas stones, the imposing exterior façade is characterised by exquisite architectural features that are reminiscent of a palatial European manor. Amenities abound across these accommodations spanning approx. 3,000-5,000 square feet of space, inviting you for a leisurely swim, an afternoon tea by the sea, a workout on your own schedule and multiple places to entertain guests, play with children, or stroll with pets.

As a world of its own, each house boasts its own private lift that takes you between floors. The high-ceilinged, dramatic living room on the ground floor opens out to a sweeping garden with private swimming pool, separated by French doors and expansive windows that stretch from floor to ceiling.

Natural light fills the living, dining and entertaining spaces



Altissimo Infinite House 7 Master Bedroom

throughout, where energy-efficient and elegant lighting solutions create a feeling of luminosity and well-being.

Arranged on the top floor, the luxurious master suite is designed with maximum comfort in mind. It's a place of tranquillity and total privacy, with more than enough room to accommodate a kind-sized bed and further furniture pieces. You can enjoy stunning Tolo Harbour water views from your private flat roof.

The rooftop is another escape from everyday stresses. Experience the beauty of nature for yourself and enjoy the serenity of the sky and the vista of Tolo Harbour from your very own retreat.

The materials for the interiors have been carefully selected to create an ambiance of luxury and harmony. A light-oriented palette combines wood, luminous stones, and gentle textiles to evoke natural elements like the ocean breeze and the summer sun. Designed to cater to your culinary needs, the gourmet kitchen is equipped with state-of-the-art appliances and a smart cabinetry system.

Club Altissimo provides a perfect environment for residents to work out and have fun.

Surrounded by 100,000 square feet of landscaped gardens, Club Altissimo features a fitness centre, children's playroom, snooker room,

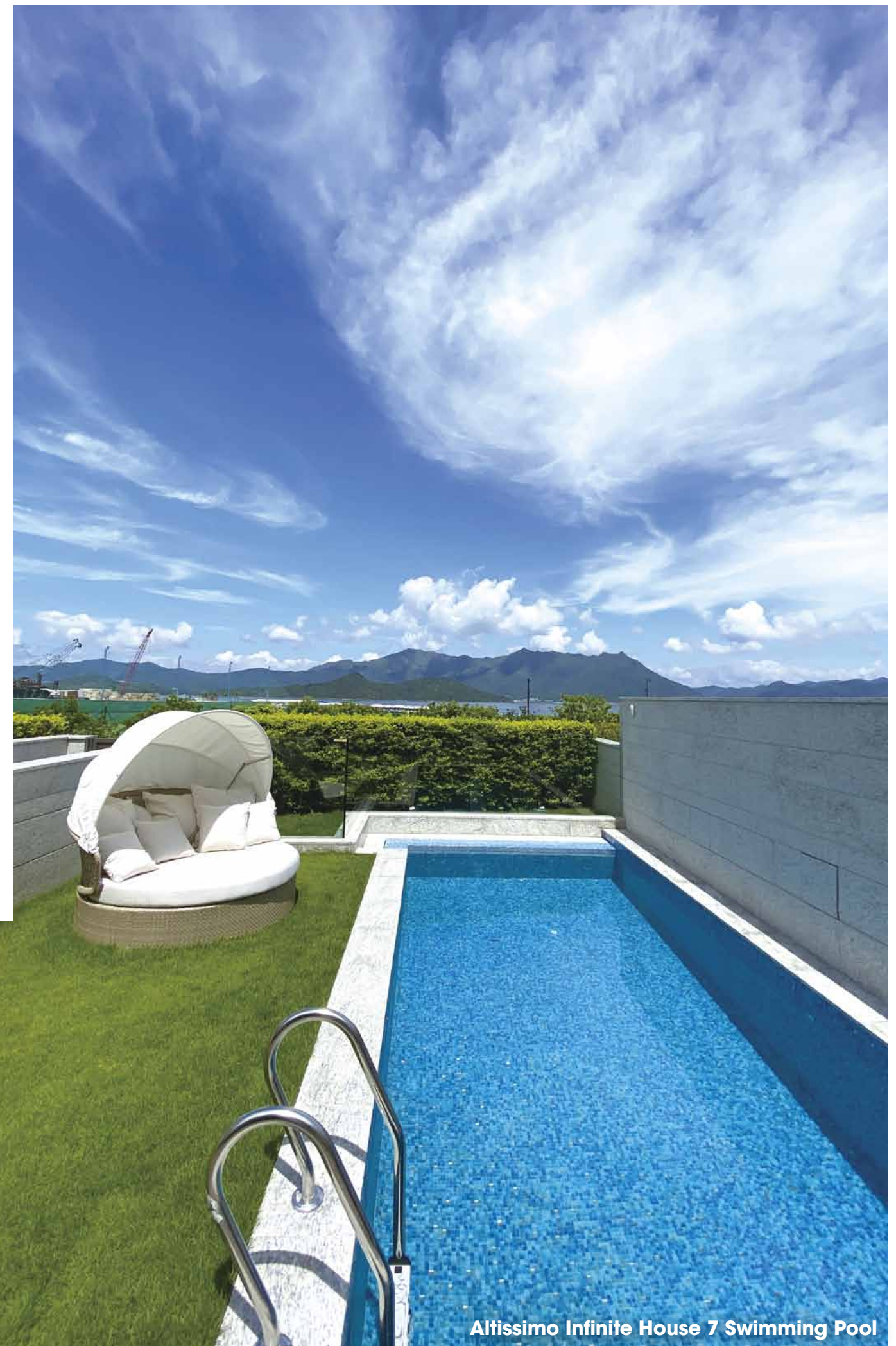
band room to jam, as well as a 59-metre-long swimming pool. It also has a formal dining room for hosting receptions and other events.

The perfect fusion of nature and convenience, Altissimo is an 8-minute walk to the MTR Wu Kai Sha station and a 10-minute walk to two sandy beaches, where you can enjoy water sports, or experience a weekend excursion with your family.

Simply put, Altissimo is a waterfront oasis with excellent connectivity to the rest of the city. With all the convenience, privacy, and security of thoughtful design and amenities, it's an iconic architectural gem to call home.

ALTISSIMO INFINITE

Address Altissimo, 11 Yiu Sha Road, Ma On Shan, New Territories
No. of Houses 13
Area 3,310 sq.ft. - 5,289 sq.ft.
Developer Country Garden, Wang On, and China State Construction International
Enquiry Website (852)2806 0318
www.altissimo.hk



Altissimo Infinite House 7 Swimming Pool



Pacific View
浪琴園



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曉峰閣



127 Repulse Bay Road
淺水灣道127號





A paradigm shift on its way?

At the time of writing, the Chief Executive has yet to deliver her annual Policy Address, but all ears are tuned to what she has to say about land and property, and whether there will be, as widely speculated, a paradigm shift in government policy in this respect.

With the dust settling on the national security legislation and the successful formation of the revamped Election Committee, what follows naturally is how government re-directs its attention to addressing some of the deep-seated problems in the community, especially the seemingly intractable problem of land shortage, long queue for public housing and lofty property prices.

The Chief Executive has already announced plans to re-organize government structure, a priority of which is to separate the Transport and Housing Bureau into two to achieve greater efficiency. There is also increasing pressure on the Development Bureau to think outside the box and come up with more land promptly.

Recent unconfirmed market reports suggest that Central government may be changing the rules of the game, and that developers are expected to help overcome the SAR's housing problems. Major local real estate developers are quick to point out that they have always adhered to the SAR administration's Land Sharing Pilot Scheme, as well as donating rural land for transitional housing projects.

It seems that we have reached a stage where words and promises must be replaced by deeds and achievements.

Features Editor



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Altissimo – Redefining luxury waterfront living



Jasmine Lam
Sales & Marketing Director of
Country Garden Properties
(Hong Kong) LTD.

Waterfront sites in a pristine setting with absolutely unobstructed views are very hard to come by, which explains why developer Country Garden is committed to curating a top-class residence that meets the expectation of the most discerning buyers.

Altissimo, a luxury residential complex that comprises apartments and houses in a low-density setting, occupies a prime waterfront spot on the Whitehead Peninsula of Ma On Shan, surrounded by Starfish Bay, Cove Reservoir and Tolo Harbour, affording 270-degree water views against the backdrop of Ma On Shan Country Park and the mountain range of Pat Sin Leng.

Blessed with picturesque views, in a perfect location, Altissimo is created specifically for those who appreciate design, quality, craftsmanship and exclusivity. Altissimo delivers it all, says Jasmine Lam, Sales & Marketing Director of Country Garden (HK) Properties. “That’s why no detail is spared in the design of the residences at Altissimo, from the distinctive architectural design to the high-end finishes.”

To delight the most discerning taste, Altissimo focuses on curated living spaces with quality build, high-end finishes, carefully chosen pieces of furniture and kitchen appliances, such as Miele and De Dietrich, whilst bathrooms are complete with Kohler and Dornbracht fixtures.

“When the apartments were handed over to their owners last year, both the quality and craftsmanship received very high ratings from independent inspectors hired by media outlets,” she says. “It’s a strong endorsement of the market’s confidence in our work.”

The market response has been very encouraging. Several luxury apartments with rooftop terraces and gardens were snapped up quickly after they were launched onto the market, some of which even fetched record prices in the neighbourhood.

The Altissimo Infinite collection, which includes 13 luxury houses, offers a lifestyle choice for the more demanding homebuyers who seek more privacy and exclusivity. Boasting southerly aspects, the Altissimo Infinite houses each measures 3,310- 5,289 square feet of saleable floor area. Three of them offer an accommodation of over 5,000 square feet. House No. 6 is laid out with a massive space of 5,289 square feet, the largest house on offer in this seaside neighbourhood, whilst House No. 7 was interior designed by Robert Shum, a well-known architect and designer.

An architectural masterpiece, the subdued tones of the unfinished

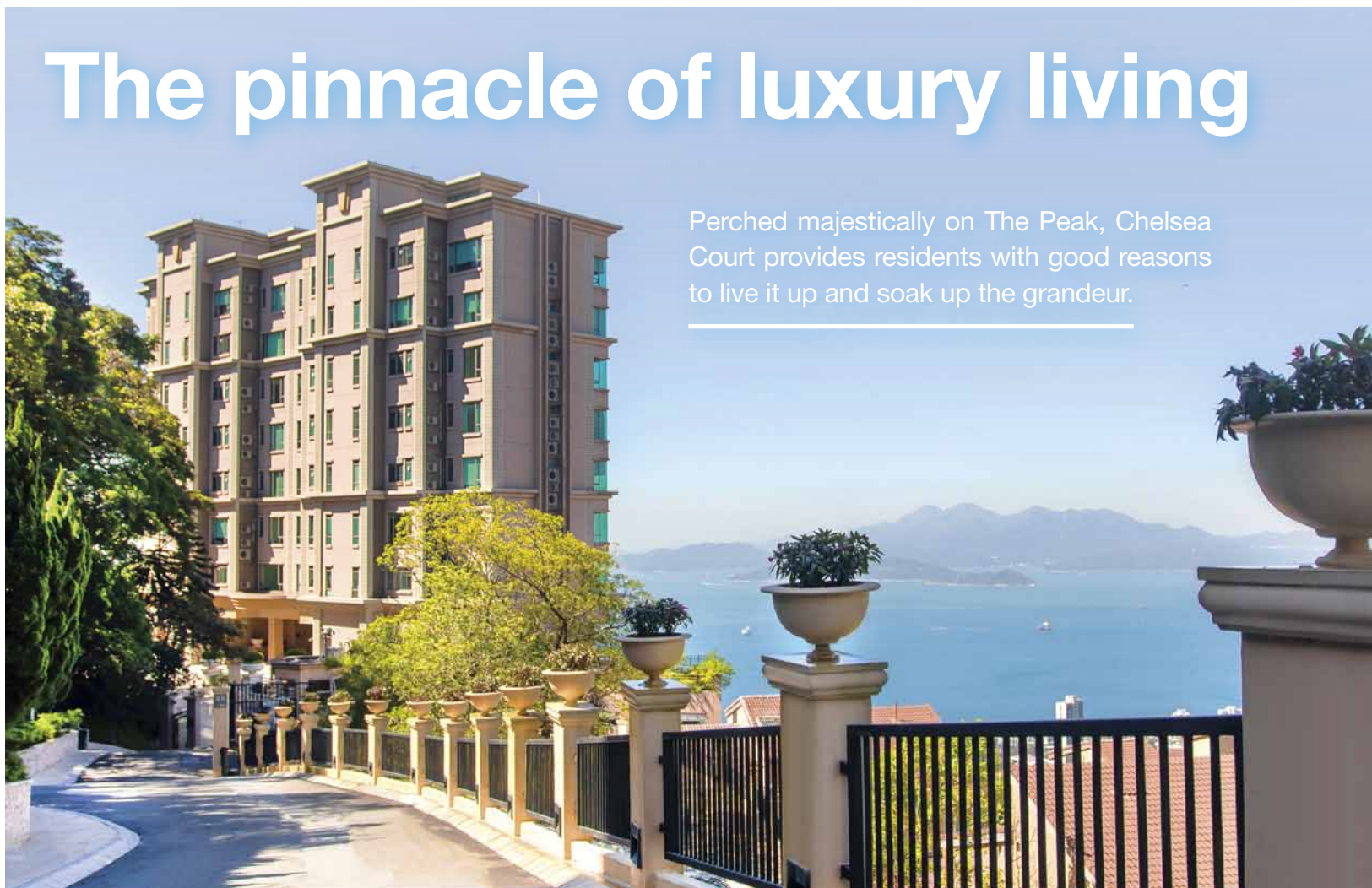
plaster match the natural stone façade creating a timeless appeal. What’s more, each house offers all the amenities of a luxury home – complete with a spacious garden, backyard and swimming pool. As a result of these iconic features, House No. 6 and House No. 5 have fetched record prices in Ma On Shan, having sold for HK\$232 million and HK\$233 million, respectively.

Club Altissimo offers a relaxing retreat from the day to day bustle. Here, residents can enjoy the tranquility of over 100,000 square feet of green spaces. It is also home to a number of popular amenities, including fitness centre, swimming pools, banquet hall, children’s playroom and various other facilities for active and passive leisure.

“We also understand that our VIP residents want to live in luxury, but they don’t want to spend their time worrying about the mundane tasks of living. That’s where our exclusive Butler service comes in,” says Jasmine Lam. The Butler service takes care of all their daily needs – from laundry and gardening to deep cleans, upholstery and carpet cleaning and pest control.

Altissimo offers all the serenity and splendor that nature has bestowed on Ma On Shan, but is still close to all the conveniences and comforts this city has to offer. The MTR Wu Kai Sha station is just within an easy 8-minute walk away. The Route 1, 2 and 9 highways lead directly to the East Kowloon CBD and Kai Tak within 20 minutes.





The pinnacle of luxury living

Perched majestically on The Peak, Chelsea Court provides residents with good reasons to live it up and soak up the grandeur.

The Peak is, first and foremost, the most coveted residential address in all of Hong Kong, and Chelsea Court lives up to the prestige of this distinguished district. The quality residence is nestled among the lush green hills of Mount Kellett, with Pokfulam Country Park in its vicinity.

Chelsea Court features eight duplexes and twelve simplexes. Units range from 1,509 to 3,123 sq ft in gross area, with exceptionally high ceilings for enhanced perspectives. The duplex units provide spacious living and dining areas plus four large ensuite bedrooms, each unit also comes with the exclusive use of 811 to 1,872 sq ft gross of private garden, or roof terrace, reached via an internal staircase. For residents who regularly entertain, the garden and roof terrace is the ideal location, where guests can take in the spectacle of a glorious sunset – an additional reason for convivial gatherings. Likewise, the simplexes offer two ensembles.

Looking out onto the horizon, residents can revel in the panoramic views of the glistening waters of the East Lamma Channel and the South China Sea. The expansive windows draw the vast natural beauty of the sea and sky into the rooms like a framed picture.

All apartments are furnished to a high standard with well-equipped kitchen and bathrooms. Newly renovated, the kitchens include a Miele fridge, dishwasher, microwave oven and built-in oven; and Gaggenau gas hob and induction cooktop. The newly renovated bathroom will bring refreshing relaxation for residents to indulge in.

Outside of the units, residents can enjoy the 20-meter lap swimming pool and a spacious stone-paved sunning deck where they can cool off, or work on their tan. Vehicles are taken care of in the underground carpark, with its electronically-coded lifts for convenience, privacy and security.



CHELSEA COURT

Address 63 Mount Kellett Road, The Peak, Hong Kong
Layout Two to four bedrooms
Website www.chelseacourt.com.hk
Enquiry +852 2118 8048
Email residential@harrimanleasing.com



Chelsea Court

63 Mount Kellett Road, The Peak

- 1,509-1,522 sf simplex units with 2 ensembles
- 3,100-3,123 sf duplex units with 4 ensembles, 800-1,800 sf private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
- Ample covered carparking spaces
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www.chelseacourt.com.hk





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 which will definitely help take your game to the next level.



THE SUMMIT

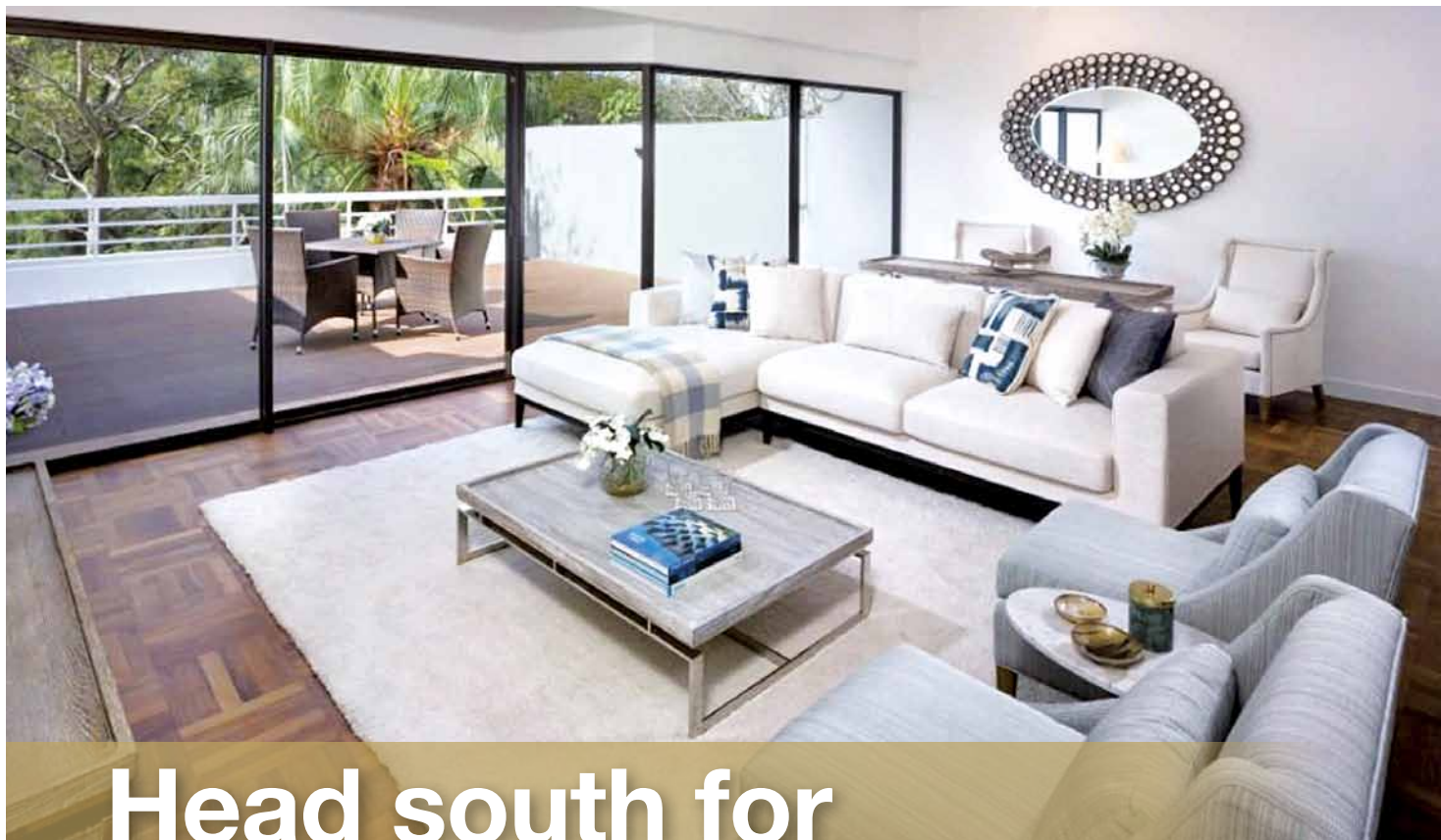
Address 41C Stubbs Road, Mid-Levels, Hong Kong
No. of units 54
Size Standard Duplex 2,375 - 2,390 sq. ft. saleable
 Double Duplex 4,771 sq. ft. saleable
Developer HANG LUNG PROPERTIES LIMITED
Enquiries (852) 2879 1917
Email LeasingEnquiry@hanglung.com
Website www.thesummit.com.hk

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Address : 41C Stubbs Rd, Mid-Levels
Website : www.thesummit.com.hk





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 2,098 - 2,811 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 3 Bedroom House 2,098 - 2,143 sq. ft. saleable
 4 Bedroom House 2,763 - 2,811 sq. ft. saleable
 Simplex and Duplex 2,319 - 2,510 sq. ft. saleable
Developer HANG LUNG PROPERTIES LIMITED
Enquiries (852) 2879 1917
Email LeasingEnquiry@hanglung.com
Website www.burnsidevilla.com.hk



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 Address : 9 South Bay Rd, Repulse Bay
 Website : www.burnsidevilla.com.hk





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 and a surround-sound entertainment unit 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, Wanchai
Contract term 1 month minimum
Size 401-582 sq. ft. (GFA);
 270-380 sq. ft. (SA)
Monthly rate HK\$17,000 up
Enquiries +852 3108 3636 | **Email** info@dhome.com.hk

Address 80 Robinson Road, Mid-levels
Contract term 12 months minimum
Size 1,136-1,411 sq. ft. (GFA);
 841-1,052 sq. ft. (SA);
Monthly rate HK\$60,000 up
Website www.dhome.com.hk



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Combining “Art” and the Latin term “Domus” meaning home, K11 ARTUS is a complete reinvention of luxury living that is infused with forward thinking design and an eclectic art collection.

Designed for home living, the full-service residential experience is supported by intuition-led facilities and services including a 24-hour digital concierge, food ordering from K11 MUSEA restaurants through in-room TV, open-air swimming pool, 24-hour gym and stylish art-adorned public spaces that encourage intellectual exploration.

Gross Size: 510–1,921 sq. ft.

No. of rooms: 287

Monthly rate: From HK\$56,000 per month

(852) 2107 3388 | www.artus.com.hk | sales@artus.com.hk
Victoria Dockside, 18 Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong

ARTUS
— K11 —



Marrying opulent and elegant charms

While the vintage-inspired Apartment O at Causeway Bay transfer guests back to 1930s Hong Kong and Shanghai, Apartment O at Happy Valley offers an unparalleled living experience with its stylishly modern apartments.

Borrowing from the luxurious style of yesteryear's most fashionable Chinese cities, Apartment O at both locations are also equipped for modern-day guests. All apartments come with complimentary WiFi and housekeeping service, whereas cordless phones are available in the Causeway Bay branch. For entertainment, residents can access Netflix and free channels on a 42-inch smart TV.

For those who want to stay in shape, Apartment O offers 5-star hotel gym facilities. Other facilities include a lounge, cigar room, business centre and rooftop BBQ facilities to suit your leisure and business needs.

Apartment O at Causeway Bay

Situated in a quaint area in the midst of bustling Causeway Bay and comprising just 15 units, these pet-friendly apartments range from one to two bedroom options which include a terrace or balcony, an ensuite master bathroom with Jacuzzi, a fully functional kitchenette and separate dining area. The rooms are themed in two styles: Classic Shanghai and Old Hong Kong, where architecture used by the affluent are preserved and represented by a combination of the finest quality furnishings and art work.

The decor includes hand-painted tiles, paintings from the Qing dynasty, traditional Chinese wooden furniture, Western leather

sofas, wooden louver doors, lace curtains and more.

Conveniently located near Causeway Bay MTR station and some of the city's top-notch shopping centres – Hysan Place and Times Square – Apartment O at Causeway Bay provides just the right amount of modern-day conveniences with historical luxe.

Apartment O at Happy Valley

Apartment O at Happy Valley comprises 22 fully furnished units. Overlooking the racecourse, these comfy apartments offer ultimate privacy with merely a unit per floor.

Strategically situated in Happy Valley, a popular residential district favored by expats, local celebrities and pet owners in Hong Kong, Apartment O at Happy Valley provides luxury and private homes alongside an upscale suburbia neighbourhood brimming with trendy cafes, restaurants, hip bars, and boutiques.



Where Serious Style Meets Complete Convenience in the Form of a Vintage-style Premier Serviced Apartments

CAUSEWAY BAY & HAPPY VALLEY

Pet-friendly | Luxury Living | Full-serviced | Flexible Lease Terms

APARTMENT O

Address 5 Hoi Ping Road, Causeway Bay
No. of units 15
Area 1,020 - 1,500 sq. ft.
Layout 1 - 2 bedrooms

Address 25 Wong Nai Chung Road, Happy Valley
No. of units 22
Area 670 sq. ft.
Layout 1 bedroom

Enquiries (852) 9165 6769
Website www.apartmento.hk
Email info@apartmento.hk

 Causeway Bay - (852) 9858 0812
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APARTMENT 
 www.apartmento.hk



Lampton Road itself has a number of cafés and shops for those everyday essentials – just a few minutes’ walk from your front door. The wider borough has one of the largest and fastest growing economies in London, with the highest concentration of media and broadcasting jobs, and second highest concentration of ICT and digital jobs.

Lampton Parkside enjoys excellent transport links as Hounslow Central station is a mere 4-minute walk away; you have the choice of train or tube for the quickest routes across West London and into Zone 1 in 27 minutes. This gives you easy access to destinations such as South Kensington and Knightsbridge in central London, and other popular West London villages such as Kew, Richmond Upon Thames and Barnes, while Heathrow Airport is only a 10-minute tube ride away.

There is an excellent choice of primary and secondary schools in the local area, 23 with an OFSTED rating of ‘Outstanding’. The independent sector is well represented, too, with a good range of options for children aged 3-18. World-renowned universities such as UCL and Imperial College London are just a short train ride away, and there are some great further education colleges close by.

All homes have their own private outdoor space, as well as the shared courtyard gardens at the heart of each group of buildings. There is a dedicated 12-hour, 7 days per week concierge service to all apartments, designed to make everyday life run more smoothly and provide a safe and secure environment for residents.

Homes at Lampton Parkside are all finished in a quality contemporary style with high quality fixtures, fittings and finishes that have been chosen throughout to create elegant, modern homes.

LAMPTON PARKSIDE

Enquiries <https://bit.ly/39rkDJ3>



The renaissance in West London offers an idyllic lifestyle

The West London borough of Hounslow is currently undergoing a significant transformation, and investors will soon have the chance to capitalise on this exciting development when a new residential scheme at the heart of its renaissance goes on sale.

Launching in October, Lampton Parkside is a major new project by award-winning housebuilder Hill in partnership with Notting Hill Genesis that will bring 780 high-quality new homes overlooking Lampton Park.

The unique attraction of Lampton Parkside is its combination of stylish West London living with speedy access to the West End and open green space right on the doorstep thanks to neighbouring Lampton Park’s 40 acres of gardens and beautiful countryside.

Designed by award-winning architects Allies & Morrison, Lampton Parkside is an inspiring collection of studio, 1, 2 and 3-bedroom apartments, duplexes and 3-bedroom houses set a short walk from the thriving West London neighbourhood of Hounslow. With its own town centre, numerous parks and green spaces, and wide choice of schools, it’s not difficult to see why Hounslow is such a sought-after destination for home buyers.





Overseas Property Expo 2021

The Standard and Overseas Property Online jointly hosted the '2021 Overseas Property Expo', focusing on the three major themes of investment, immigration and further studies, at the Cordis on August 7. To provide attendees with an overview of the latest news, information and data on the global market, the organizers have assembled a panel of experts to share their knowledge, experience and expertise.

Opportunities in Cambodia

"The pro-business policies of the Cambodian government means there are plenty of investment opportunities," said Lam Ho Bun, Chief Financial Officer of Golden Cambodia Century, who has chosen Phnom Penh, the capital of Cambodia, as his foothold.

"When I arrive at a new place, the first thing I would check out is the local banking scene," said Lam, because, as he explained, the presence of international banks is a sign of robust foreign capital flows. As Cambodia uses USD as one of its main investment currencies, this reduces exchange risks. The country also does not have foreign exchange control, which means that investors can easily withdraw their assets.

Lam also reminded the audience of the importance of location in property investment. He cited a few hotspots in Phnom Penh -- The central business district 7 Makara and the residential new town area of Sen Sok.



Lam Ho Bun
Chief Financial Officer
Golden Cambodia Century

Opportunities in Australia

An Australian himself, Terry Chau, Sales Director of Midland Realty (Global) Limited, observed that while Australian property prices appeared to have risen strongly of late, a reference to the Midland Global Property Price Index in US dollars shows that the growth is relatively mild compared to Shenzhen, Shanghai, or Hong Kong. "So Australian property still represents good value whether you invest with HKD or USD," said Chau.

One of the reasons why Australia's major cities are popular property investment spots, said Chau, is because of its low vacancy rate. He believes Australia will re-open its borders once the pandemic recedes and the vaccination rate continues to climb, and Chinese and South Asian students who make up the bulk of international students will return. With Brisbane hosting the 2032 Olympics, he predicts that it will be a prime upcoming city to watch out for.



Chau Ting Kwok, Terry
Sales Director
Midland Realty (Global) Limited

Investing in and emigrating to Portugal

Kalvin Lau, Midland Immigration Consultancy senior immigration consultant, highlighted the attraction of the immigration scheme through investment in Portugal. For Portugal's Golden Residence Permit Program, applicants are required to invest a minimum of €350,000, which is applicable for certain properties of over 30 years. With the program excluding the major cities of Lisbon and Porto from January 2022, Lau pointed out that applicants should seize this last opportunity.

For Lisbon, said Lau, the most popular location for properties is the area around the Avenida da Liberdade, and that the best, and most popular investment for those who seek to emigrate lie in properties that include full renovation plans. With the new exclusions coming in place soon, the supply for such properties will slowly decrease, making it more sought after for those who want to catch that 'last train'.



Kalvin Lau
Senior Immigration Consultant
Midland Immigration Consultancy Limited

Different types of pre-owned properties in the UK

"I'm not here to sell properties, I am here to buy properties," said Alan Wan, founder of the UK Property Owner Association. "I'm pleased to share my experience of buying properties in the UK."

Wan raised one consideration that most investors tend to overlook - the affordability of property for locals. Therefore, it is important to assess from the outset whether you'll be able to resell the properties you have bought.

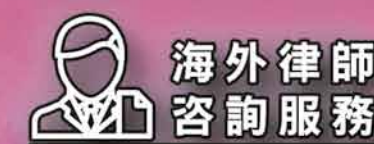
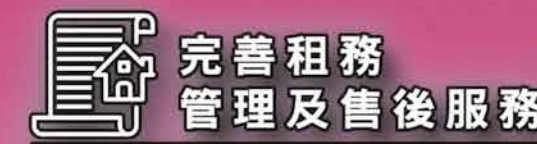
He then shared a few case studies of different types of properties in the UK: single houses, HMO (house in multiple occupation), and his latest interest - block of flats where the building has already been divided into small apartments. The benefit here is that you save both time and refurbishment expenses, thereby lifting your yield and return on investment.



Alan Wan
Founder
UKPOA



上市公司e-print集團聯營 投資日本 / 英國物業最強夥伴



著名電影導演 張堅庭
財經名嘴 曾Sir

SAKURA GLOBAL
英國物業代言人

SAKURA創辦人
ANVY 張明珠

SAKURA一手二手物業查詢 6810 2200



Student and Graduate Visa in Australia

Jessica Yuen, Founder of Specialist Education Advisory, talked about two types of visas in Australia - the 500 student visa, and the 485 graduate visa - and how they may lead to obtaining permanent residency.

To be eligible for the 485 graduate visa, HK SAR or BNO passport holders have to choose a CRICOS registered course with a 16-month duration in Australia, but there are concessions in place at the moment due to the pandemic. There is also a skills assessment for those who take the graduate work stream. Other requirements include a minimum score of 6 for IELTS, an AFP check on any criminal record, and being under 50 years old. A five-year residency and work period could result in permanent residency.



Jessica Yuen
Founder and CEO
Specialist Education Advisory

UK pre-owned properties: what to look out for

Manci Man, Co-Owner of Century 21 Goodwin International, shared with the audience some of the key points to look out for while buying pre-owned properties in the UK.

Property buyers in outer London or the North West should look for proximity to bus stations, or most ideally, to be five to ten minutes away from the highway. The same applies to schools. Proximity to supermarkets is also desirable.

With terraced and semi-detached houses, Man stresses the importance of physical viewings before purchase, as bad neighbors may affect the market for your property. "Don't buy a house just because it looks nice on Zoopla, because the environment is also very important," she advised. Buyers should also do a valuation prior to signing the contract, as plants like the Japanese knotweed will devalue the property significantly.



Man Wai See, Manci
Co-Owner
Century 21 Goodwin (International)
Property Consultants



Dr. Theresa Fok
Managing Director
Jade Land Properties (HK) Limited



Timas Liu
Overseas Business Development Director
Jade Land Properties (HK) Limited



Anvy Cheung
CEO
Sakura Japan & Global Property Limited



Tsang Sir
Finance KOLs

Opportunities in Malaysia

Dr. Teresa Fok, Founder & Managing Director of Jade Land Properties, discussed the opportunities in Malaysia, in particular, Penang and Kuala Lumpur, together with Timas Liu, Overseas Business Development Director.

"Now is a favorable time to invest in the Malaysian property market," said Liu, pointing out the currently low mortgage rates. He also expected the government's MM2H home ownership scheme to be reactivated in the very near future.

Penang is a city that Fok likes a lot as it is very similar to Hong Kong in many ways. With a low crime rate, good health care system, and a large ethnic Chinese population, it is an ideal place to call home, said Fok. Another city to look out for is Kuala Lumpur, the capital of Malaysia and a dynamic international commercial hub.

Asset allocation in the UK

Anvy Cheung, CEO of Sakura Global, joined forces with finance KOL Tsang Sir as they discussed the rising housing prices in the UK.

In most cities, the pandemic has not depressed housing prices; in fact, some have recorded increases. One of the reasons, said Tsang, is that with countries around the world adopting a relaxed monetary policy, savvy investors are looking to properties to counter inflation pressures. Looking at the US Dollar Index, Tsang believes that the currency is headed for depreciation, dragging the Hong Kong dollar along with it in the process. With Covid and more people working from home, more English locals are buying properties outside London, like Manchester and Liverpool. They make good investment regardless of your decision to stay put or emigrate.

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湖濱生活 黃金地段

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- 近 68 年經驗發展商 Menkes 傾力打造信心保證。
- 坐擁市中心及湖濱景觀, 市中心 Front Street 黃金地段。
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毗鄰國際金融中心

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HONG WIN INTERNATIONAL
康榮國際集團



A new riverside address right next to Canary Wharf – Calico Wharf



Whilst there is a choice of green open space just minutes from Calico Wharf, the development itself has been designed with attractive landscaped gardens at its heart, exclusively for residents to enjoy for play and relaxation.

Those with children who are looking for flats to buy in Bromley-by-Bow have a good choice of Ofsted rated 'Good' and 'Outstanding' schools all within a short distance of the development.

Within a few miles you'll also find reputable colleges and universities such as Queen Mary University of London and the University of East London.

The nearest station is Bromley-by-Bow with District and Hammersmith & City lines. Located on the western banks of the River Lea and only a few stops away from Stratford and the Queen Elizabeth Olympic Park, this neighbourhood has excellent transport connectivity with the rest of London and is close to business opportunities, eclectic cultural offerings and leisure activities.



Offering the perfect balance of convenience and tranquillity, Calico Wharf is a brand-new riverside development in Bromley-by-Bow of East London, just four stops away from the financial hub of Canary Wharf and Stratford, the 'capital of East London'.

In the near future, Calico Wharf will be part of the most exciting regeneration project East London has ever seen. The site is set to become a thriving new hub for business with incomparable waterside views, and benefits from being just moments from Canary Wharf, home to the global and regional headquarters of leading names in law, banking, financial and professional services, media and technology.

Currently offered for sale is the Morris Apartments, the very first phase of homes at Calico Wharf, offering stylish studio, one-, two- and three-bedroom apartments with superb quality, contemporary interiors. These homes front River Lea with unobstructed water views from expansive glazing.

The living area's open-plan design creates flexible living and dining spaces for the family. With engineered wood flooring throughout, the interior blends contemporary design with a touch of elegance, creating an inviting atmosphere for everyone in the family. Reflecting the riverside location, the warm palette and quality materials offer residents a haven of serenity.

With full height glazing that introduces plenty of natural light and wool blend fitted carpets, the bedrooms are designed to be simple and to feel inviting and comfortable. The master bedroom includes a contemporary fitted wardrobe.

In the bathrooms, clean lines and streamlined contemporary finishes meet with full-size baths and extensive storage space. A sleek and modern blue lacquer finish contrasts with composite stone worktops, finished with a tiled feature splashback. A place to relax with the convenience of the latest appliances, technology and storage.



CALICO WHARF

Website www.calicowharf.co.uk
HK Sales Gallery Shop 111-115, Lion Rise Mall, 8 Muk Lun St, Wong Tai Sin, Kowloon, Hong Kong
Layout Studio - 3 bedrooms
Enquiries (852) 6362 3199



Prime residential selections at leafy Ealing

Dorset House

Crowned the ‘Queen of Suburbs’ in London, Ealing is a cultured and cosmopolitan area, offering a multitude of stylish shops, lively bars and restaurants, tranquil parks and exciting arts.

Dorset House

Dorset House offers a collection of one, two and three-bedroom apartments designed by internationally renowned architects Squire and Partners, and is set amongst London’s greenest boroughs. All 30 apartments enjoy their own outside space, from private terraces to balconies and also benefit from large private communal gardens. Dorset House provides residents with an unrivalled quality of living, within touching distance of the main attractions of London. The project offers residents state-of-the-art amenities, including underground car parking, private storage units, a gymnasium and a business suite.

DORSET HOUSE

Address	24 - 26 Mount Park Road, London, W5 2RT
Total no. of units	30
Property types	1 – 3-bedroom apartments

Ealing is also voted as one of the happiest places to live in London by locals because of its leafy streets and all-encompassing amenities, as well as a number of good schools, sports clubs and grounds. It is a safe suburb with a lower crime rate than a number of its neighbouring boroughs. Transport-wise, new crossrail stations for the upcoming Elizabeth Line will be opened at West Ealing and Ealing Broadway.

Thanks to its all these impeccable offerings, Ealing has long been an under-the-radar popular spot for families and working professionals alike. There is also a good mix of quality residential projects around the area. Here are some of our top picks among recent developments:

Exciting large-scaled development in West Ealing

A regeneration project has dramatically transformed West Ealing homes, where tree-lined boulevards connect landscaped gardens with inviting plazas. The lush greenery sets the inspirational scene for over 770 new homes (748 apartments and 22 freehold houses) with environmentally-conscious design and bold architecture. At the heart of the development is a vision inspired by community. Spread over five hectares, the development boasts beautifully landscaped green spaces and tree-lined avenues, together with a new primary school and sports facilities. With the opening of Crossrail’s Elizabeth line, a fast, easy commute is assured, with high-speed trains reaching Bond Street in 13 minutes, and London’s other business and leisure destinations in just minutes.

PROJECT IN WEST EALING

Address	West Ealing, London W13
Total no. of units	770
Property types	1 – 3-bedroom apartments and 3 – 4-bedroom freehold houses



New luxury development at Ealing Broadway

New luxury development at Ealing Broadway

This off-market development consists of one and two-bedroom luxury apartments together with two four-bedroom houses. Set in a contemporary and elegantly designed building, all apartments have a garden or a terrace, and both houses have their own garden. The interior of the project is meticulously designed and every detail and finish is thoroughly thought out, which put together a completely unique, fresh and inspired interior that oozes sophistication and comfort.

NEW LUXURY DEVELOPMENT AT EALING BROADWAY

Address	Ealing Broadway
Total no. of units	10
Property types	1 – 3-bedroom apartments and 4-bedroom freehold houses

VENRES YING WAH

Email	info@ywproperty.co.uk
Telephone	+852 3749 1224 / +44 (0) 207 971 1178
Website	www.ywproperty.com www.venres.co.uk



Project in West Ealing



Significant changes in Portugal's immigration policies



Brisbane – a thriving Australian state capital that is set to take off



Tina Cheng
Senior Director (Business Strategy)
Midland Immigration Consultancy Limited

Hongkongers have always believed in bricks and mortar as an effective way of hedging, earning rental income and price appreciation. The latest trend zeroes in on overseas properties, especially countries that accept property investment as a qualification for immigration, such as Greece, Turkey and Portugal.

According to statistics released by the Instituto Nacional de Estatística (INE), Portuguese property prices began to surge at the end of last year. In the fourth quarter of 2020, Portuguese property prices increased by nearly 10%, and kept rising in the first quarter of 2021. The average sale price of residential properties in Portugal in the first quarter has increased by 17.4% compared with the same period last year, despite the impact of COVID-19, far exceeding the growth level of property prices in the EU over the same period.

Furthermore, the first-tier cities in Portugal have also seen amazing increases in residential property rents. According to a report released by CBRE in 2020, in the past 10 years, the rents in Lisbon, the capital of Portugal, have increased by an average of 12% per year, ranking third among the cities in the world.

According to Forbes, Porto, Portugal's second largest city, is on the list of 'the most suitable for investment in real estate in 2020' amongst six European cities.

It is worth noting that the Portuguese Parliament passed a bill recently to amend the rules of the Golden Visa with effect from

2022, which will exclude real estate investment in Lisbon and Porto for its investment immigration scheme, allowing investment in inland cities only.

As the capital of Portugal, Lisbon is the most prosperous and developed city in the country, and is the most popular place for foreign investment, so the change in immigration policies has impacted Hongkongers on their investment decisions.

Midland Immigration Consultancy has, over the years, successfully assisted more than 1,000 families to emigrate to Portugal through investing in Lisbon properties, in order to apply for the Portuguese Golden Visa Program.

The program applies to three generations for the whole family, and qualifies for social welfare, high-quality educational resources and access to 26 EU countries. After meeting stipulated conditions, Portuguese citizens can apply for EU passport.



MIDLAND IMMIGRATION CONSULTANCY LIMITED

Website www.mics.com.hk



Terry Chau
Sales Director
Midland Global

Australia has long been a popular destination for Hong Kong investors. The recent naming of Brisbane, the state capital of Queensland, as the host city of the 2032 Olympic Games, is expected to further drive the rapid economic growth of the country.

Terry Chau, Sales Director of Midland Global, points out that Brisbane City Council has announced plans to bolster the city's infrastructure, especially in the construction of new stadiums, including the 17,000-capacity inner-city Brisbane Arena to host swimming events; the Brisbane Indoor Sports Centre for basketball games; and a new 10,000-capacity Chandler Indoor Sports Centre to replace the existing Chandler Arena to host gymnastics.

Other major construction projects like the Brisbane Metro, Green Bridges and the transformation of Victoria Park are already underway, ensuring Brisbane is in ship-shape for the 2032 Olympic and Paralympic Games.

Queensland tourism, a sector severely impacted by lockdowns and the closure of international borders, will be one of the key beneficiaries of the Games. "With significant financial injection into the economy, up to 130,000 direct jobs will be created, accompanied by rising housing demands," Chau observes.

Research shows that the Games will deliver a total benefit of \$8.1 billion for Queensland, and overall \$17.61 billion for Australia. Based on the past experience of the 2000 Sydney Olympic Game, foreign investment rose from 2.6% in 1995 to 14.1% in 1998 in preparation for the games. The figure dipped to 1.3% during

the Games year and fell temporarily by -1.3% in 2001 before again rising to 15.3% in 2002.

Hosting the Olympic Games had a positive net impact estimated around \$6 billion for Sydney and Australia. As shown in the Midland Global Price Index for property prices in 14 cities, Brisbane has notched up a rapid growth of 30% in the past 5 years, and is expected to see a more rapid growth of another 30% in the next 5 years with the Olympic catalytic effect.

Home to the city's spectacular cultural heart, South Brisbane has, in recent years, undergone a remarkable transformation, boasting a wealth of retail amenities and bustling business districts. It enjoys congenial weather, and is only a two-minute drive or ferry ride across the river from the Brisbane City Centre. Museums, galleries, theatres and the convention center line the banks of the river.

Capturing investors' attention is Brisbane One, a brand new landmark building in South Brisbane. The three-block residence is a rare 30-storey building in the area, overlooking the majestic views of the Brisbane River. The residence offers 608 apartments, providing a diverse range of unit types, including one to three-bedroom and penthouse apartments.



MIDLAND GLOBAL

Website www.midlandglobal.hk



The evolution of Da Nang's cityscape



The green heart of the eclectic city — Royal Eden Docks

Bringing you a new vision of riverfront condominium

A city with delightful views

Da Nang marks the halfway point between the capital in the north, Hanoi, and Ho Chi Minh City in the south. It's the fourth largest city in Vietnam. Apart from some shopping highlights and historical sights, the reason for most travellers staying here is its proximity to the well-known My Khe Beach, Lang Co Beach, Hoi An and My Son.

Lang Co Beach is lined with palm trees; the water of the nearby ocean is crystal-clear and enticing, lapping onto white sand. It is a peninsula with a sparkling lagoon on one side, and the beach on the other.

Why Investing in Da Nang?

Vietnam is benefitting enormously from the US-China trade war as the contention has been taking a toll on growth in the world's two largest economies, and according to our investors, Vietnam continues to be a favourite property investment option as opportunities are rising in the country.

Vietnam is forecast to be one of the fastest-growing economies in Southeast Asia, despite the impact of COVID-19. According to the Asian Development Bank (ADB), Vietnam's economy has shown strong growth in 2019, as a result of high domestic demand, a strong manufacturing and processing industry, and high Foreign Direct Investment (FDI).



The best areas to buy property in Da Nang

Da Nang is split up by a river called the Han River, with a Western and an Eastern side of the city. The Western side of the city is more bustling and offers more cafés, shops, and diners compared to the Eastern side. The Eastern side is located on the right-hand side of the river, offering beautiful beaches and sceneries of the ocean.

The riverfront condominium is most popular apartments for foreign investors in Da Nang. Residents can easily connect to the city's amenities system, including administration, health, education, tourism and entertainment, such as Dragon Sculpture, Han River Cruise, Parkson Shopping Center, Vinmec International Hospital, Bà Nà Hills, My Khe Beach and Da Nang Airport.

Want to learn more about buying Vietnam property?

Considering to invest in Vietnam? Our consultants are happy to share some ideas with you, let's get in touch.



The Ellipse, the latest phase of the exciting regeneration of the Royal Eden Docks, and a joint venture between ExCeL London and the reputable developer Mount Anvil, provides residents a 5,000 sq m (equivalent to 20 tennis courts) of landscaped gardens.

The Royal Eden Docks scheme is a collaboration between Mount Anvil and ExCeL London, delivering 854 new high-quality homes that promote healthy lifestyle with easy access to outdoor space, plus 1,432 cycle storage spaces, electric car charging points and car club membership. The project is designed by globally renowned architects, Skidmore, Owings and Merrill.

The Royal Docks located in E16, also east of Canary Wharf, is known to be the next business hub in London, with an £8bn investment programme planned for the region. Designed with health and wellbeing at its green heart, homes at Royal Eden Docks are foreseen having an enormous demand.

The Ellipse is a 15-storey building, with 117 apartments in total, all with private outdoor area and balcony (or terrace access). You can



immerse yourself with the views to the south and the central landscaped garden to the east.

The area has efficient transport links. It is just 10 minutes to Canary Wharf, and a 3-minute walk to Custom House station (Crossrail and DLR). Starting from 2022, the Elizabeth line services will be open, shortening the travel time to the city to just 10 minutes, Bond Street in 17 minutes and Heathrow in 52 minutes. Shops, cafes and small supermarkets are at your doorsteps, while London's largest cinema and mall — The O2 Arena and Stratford Westfield are just a short hop away.

Canary Wharf encapsulates all the vibrant qualities of London life and adds a flavour of modernity and contemporary aesthetics to create a truly wonderful living environment. 43 schools and colleges are just within 5 kilometres (all rated as 'Outstanding' by Ofsted). London landmarks are just moments away, for example The ExCeL London, that is home to Formula E, The London Triathlon, and more.



ASHTON HAWKS

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hansgrohe AddStoris – refining your bathroom

As the day-to-day hustle and bustle builds up an imperceptible stress that calls for deceleration, the bathroom is a place of retreat, where you can rediscover your inner balance.

If the bathroom architecture, arrangement, and furnishings are coherent down to the last detail, the result is a harmonious overall impression that contributes to a feeling of regeneration.

hansgrohe AddStoris accessories blend seamlessly with a bathroom space that reflects modern, minimalist renditions, where they round off the desired design approach of your appealing bathroom with classical elegance and modernity, or in a light, Scandinavian style.

From individual hooks to the soap dish and towel holders, hansgrohe AddStoris offers a multitude of accessories, which, in keeping with the setup, add the final touches to your bathroom at the sink, in the shower, and the bathtub, complementing the latest hansgrohe Finoris faucet line. Furthermore, they are indispensable helpers when it comes to storage and order in the bathroom.

With their clear, flat, and discreet appearance, the accessories can be combined perfectly with different styles. In line with the FinishPlus surface range from hansgrohe, all AddStoris products are available in six special finishes: Chrome, Matt Black, Matt White, Polished Gold Optic, Brushed Bronze, and

Brushed Black Chrome, letting your creativity run wild in the creation of a harmonious atmosphere of well-being for your bathroom.

HANSGROHE

Website www.hansgrohe-asia.com



hansgrohe Finoris – cathartic cleansing by all-round faucet

The bathroom basin is always the hub of everyday routines with maintaining personal hygiene, room cleaning and soaking laundry. Having the right faucet is not simply a relief from domestic chores, but also makes for a bathroom wellness retreat. To that end, the new hansgrohe Finoris faucet range with its 'Flex' variant offers enough space and flexibility to make daily errands effortless.

Quickly washing your hair directly in the basin is no longer a problem with the pull-out faucet head. After that, the basin can be rinsed with ease.

Buckets for cleaning and other tall receptacles are also filled in no time at all. In a deeper basin, an infant can be coaxed into having a quick bath or washing their feet.

Whether it's a gentle PowderRain spray or a smooth laminar spray, the faucet adapts to the respective application with a flick of the wrist and the push of a button. Both spray modes use no more than five liters of water per minute.

Slender design and high functionality

The subtly integrated pull-out showerhead with an action radius of 500 millimeters glides smoothly back into its original position after each use thanks to its magnetic retraction support. With its

minimalist design, the hansgrohe Finoris faucet impresses with a slim, geometric look. It is also available without a pull-out function.

Tailored for extensive applications, the standard model can be ordered in three different heights, which makes hansgrohe Finoris a perfect match for a wide range of basin models.

Finoris provides the concealed solution for installing a wall-integrated shower. When it comes to the surfaces, the faucet range also offers a variety of color options: whether in Chrome, Matt Black, or Matt White, hansgrohe Finoris fits into any trendy bathroom plan. The complete faucet range naturally includes matching exposed and concealed fittings for the bath and shower.

To further enhance convenience in the bathroom, hansgrohe Finoris can be combined with hansgrohe Rainfinity shower solutions and the matching AddStoris accessory range.



HANSGROHE

Website www.hansgrohe-asia.com

Altissimo

www.altissimo.hk

Aigburth / Branksome Crest / Branksome Grande / Tavistock

2967 2200
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Apartment O

www.apartmento.hk

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Hansgrohe

www.hansgrohe-asia.com

Hong Win

www.hongwin.com.hk

K11 Artus

www.artus.com.hk

Midland Global

www.midlandglobal.hk

Midland Immigration Consultancy

www.mics.com.hk

Resiglow

7A Shan Kwong Road, Happy Valley
2967 2200
www.resiglow.com.hk

Sakura Global Property Limited

www.sakura-global.com

Signature Homes Residential Leasing By Sun Hung Kai Properties

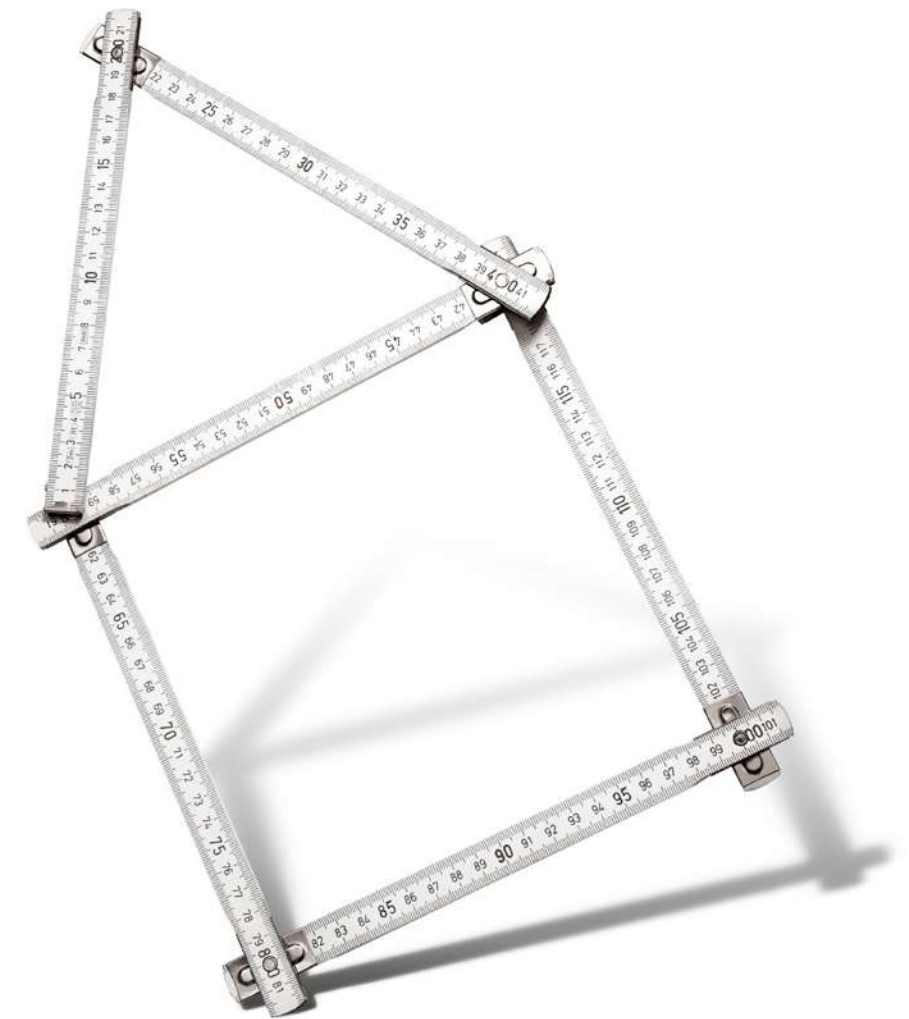
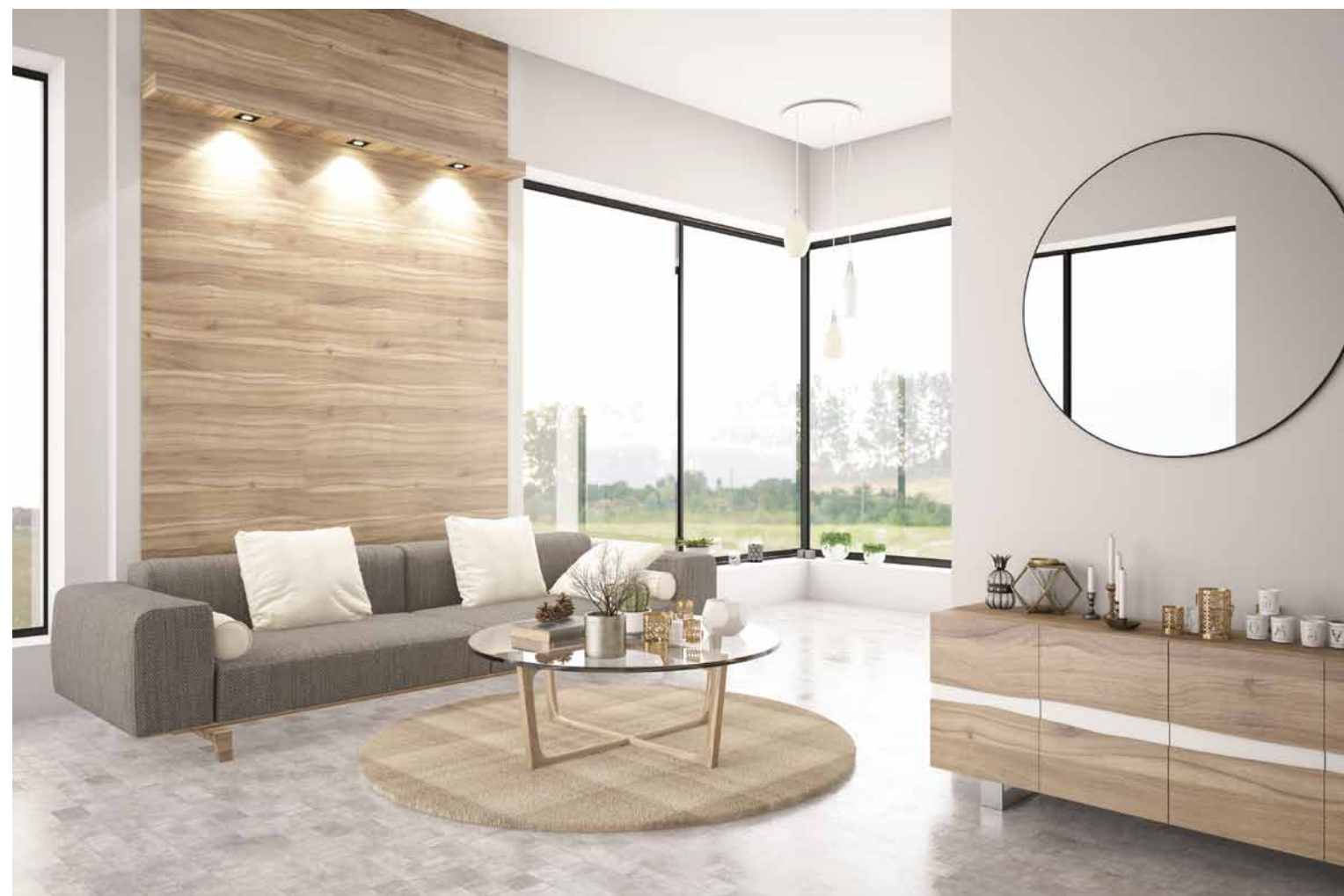
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