LUXURY PROPERTY



PECIAL EDITION 2022



A LEGEND IS BORN COME 2022 SHIM·2世茂

District: Shek Kip Mei I Name of street and street number of the Phase : 9 Yin Ping Road (The provisional street number is subject to confirmation when the Phase is completed) I The address of the website designated by the Vendor for the Phase: www.NKIL6542.hk I The photographs, images, drawings or sketches shown in the 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 public facilities nearby.

This image was taken at the airspace in the vicinity of the Development on 20 February 2020, and have been edired and processed with computatized imaging lechniques. The image is not intended to show the external appearance or the view from the Development upon complifies, and is fer information only. The image has been processed with computatized imaging lechniques and subanguant adding the pervision of the Development and is fer information of the Development and is the information of the Development and is light been, but does not represent the vacation of the Development and is to information to conduct an on-site view form any part of the Development, but does not represent to exact location of the Development and is for information to conduct an on-site view form any part of the Development. The image has shall not be constituted as giving any offer, representation, undertaking or watranty whether express or implied regarding the Development or any part the Prese tee Sec Ting. The Firm of Corporation of which an Authorized Person for the Phase: Lee Sec Ting The Firm of Corporation of which an Authorized Person is a Proprietor. Director or Employee in His of the Processional Capacity. Wong Tung & Partners Limited 1 Building Contractor for the phase. High Hing Construction Company Limited 1 The firm of Solicitive acting for the owner of easily to provide finance, for the construction of the Phase. I) Industrial and Commendal Bank of Chine (Asia) Limited 2) Bank of Communications Co., Lid. Hong Kong Branch 3) Hang Seng Bank Limited 4) The Hongkong and Shanghal Banking Construction Company of the low of the long grant are completed up of commencement of sale). The isote of the phase is the date on which the construction of the Inan grant a completed up of commencement of sale) in the Processional Capacity. Wong Tung Seng Bank Limited 3 The Hongkong and Shanghal Banking Communications Co., Lid. Hong Kong Branch 3) Hang Seng Bank Limited 4 The Hongkong and Shanghal Banking Company of the phase. The estimated m

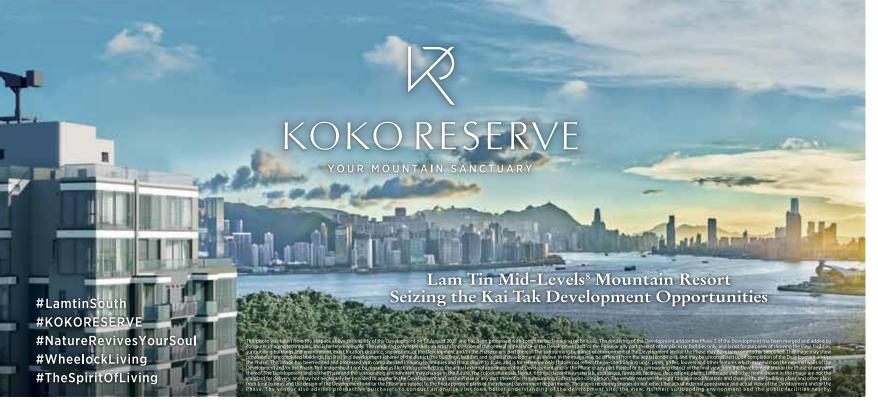


Your Ultimate Choice

BY COLLECTORS FOR COLLECTORS

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SHIM·W世茂





A Plethora of Italian Ski Resort Experience Awaits at Door

- Ski enthusiasts beware! The accelerating ski slope by "Ski Tech" will leave a gastronomic snowy experience for all-levels. Being used by world champion Mikaela Shiffrin for training, the ski simulator is equipped with various tracks such as the Olympic 2018 Racing Track in Pyeongchang.
- Adventure starts at the "Alpine Chalet". Kids can climb ups and downs for the ultimate fun! Be careful, you may step into the secret base of the little ones!
- Ready for stance and swing! Golfers can play at "Putting Green" for the Ski Resort sensation in the breezy summer.
- Stop by the "Alpine Terrance" at sunset for an inspirational view bathed in natural light⁴.



B O D Y O S O U L Wheelock's Signature Residence Fitness Brand

- Our fully-equipped, 24-Hour BODY N SOUL Gym is the first gym at a residential project to feature the Virtual Trainer System "MIRROR" in Hong Kong. A "SKILLS" series of Technogym fitness machine co-created by Olympics medalists is another special feature of the gym.
- "BODY N SOUL" unions the vogue splendours with sports training, with trainers and health consultants to provide professional guidance, and a series of exercise programs and mental workshop to rejuvenate your body and soul³.



Over 41,000 Square Feet Lush Greenery Harmony with Luxurious Dining Space

- Chillout and dine Al Fresco under the greenery at the KOKO Lounge⁷!
- Lay down on the KOKO Lawn¹ and enjoy the accompany with breeze, tweet and swish.
- Synchronise your footsteps with the beat of nature in the around 510m Runner's Loop, and enjoy your workout in the fresh air, surrounded by greenery.



A Sense of European Spa to Empower Your Soul

- Stepping into the exclusive and around 50m-long Outdoor Pool – The Lagoon or the around 25m-long indoor swimming pool to enrich your soul by a sensory journey.
- Enjoy a bespoke swimming experience at the around 20-meter-long infinity pool "Zen Pool" to fully relax and recharge your body.
- Luxuriating at the Jacuzzi and Spa amenities in the private "Qi Spa Suite" for a taste of the European Spa clam sensation.
- Engage your mind, body and spirit in "Tao Yoga" for a luxurious retreat.

Hong Kong's First Montessori Academy² in Residential Projects

- The Montessori Academy² encourages and inspire children's self-discovery and creativity, and is gladly received by the royal family and international corporate founders.
- KOKO WONDERLAND spans over 39,000 sqft, is specifically designed with an array of adventurous facilities for children, including the two slides "Accelerator" and "Advanced Accelerator" with around 6m and 24m, an over 130m "Junior Racing Loop" and "The Waterplay" etc.

Development Potentials Convene At the "Golden Triangle"⁹ Around 4 mins¹⁰ to Kai Tak and around 10 mins¹⁰ to Island East

• Enjoying the strategic location, KOKO RESERVE forms a "Golden Triangle"⁹ with the hundred-billion Kai Tak Development Area and Island East CBD; Driving to Kai Tak only needs around 4 mins. Situated near the Eastern Harbour Crossing, KOKO RESERVE is around 10 mins away from Island East CBD¹⁰.

"Golden Belt"⁹ Attaches with The Future Route 6¹¹

Around 10 mins to West Kowloon¹⁰

 With the future "Golden Belt"⁹, T2 Trunk Road & Central Kowloon Route¹¹ will connect the East & the West, travelling to West Kowloon only needs around 10mins¹⁰.

Walking distance from/to MTR Lam Tin Station and 2 Stations away from Quarry Bay¹⁶ Prestigious Shuttle Service Creating a Bespoke Experience¹⁴

 One station away from MTR to Kowloon East CBD¹⁵, and 2 MTR stations from Quarry Bay Business Centre¹⁶, connects all parts of Hong Kong with the newly commenced Tuen Ma Line through MTR Kwun Tong Line.

KOKO RESERVE Marketing Suite and Showflat 19/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui

Opening Hours:** 11am – 8pm Vendor reserves the right to change the openin date and time of marketing suite and should be

Name of the Phase of the Development: KOKO HILLS Development ("Development"), the Phase 2 of which is called "KOKO RESERVE" (the "Phase"). | District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: Ko Ling Road (street number not yet allocated) | Address of the website designated by the Vendor for the Phase: www.kokoreserve.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.

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[THE HENLEY] 榮獲綠建環評 (BEAM Plus) 暫定鉑金級認證 推動可持續建築發展不遺餘力



發展項目「THE HENLEY」第一期(THE HENLEY I)、發展項目第二期(THE HENLEY II) 及發展項目第三期 (THE HENLEY III) 所位於的街道名稱及門牌號數*:沐泰街7號 | 區域:啟 德 | 賣方就發展項目第一期 (THE HENLEY II) 所位於的街道名稱及門牌號數*:沐泰街7號 | 區域:啟 德 | 賣方就發展項目第一期 (THE HENLEY I)、發展項目第二期 (THE HENLEY II) 及發 展項目第三期 (THE HENLEY III) 指定的互聯網網站的網址:www.thehenley.com.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,請參閱售樓説明書。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。



從第1座及第2座39樓外望的

展銷中心,歡迎參觀 中環國際金融中心一期21樓 開放時間: 上午10時30分至下午8時 查詢熱線



8200 622





District in which the development is situated: Ma Tau Kok | Street number and name of the street at which the website designated by the Vendor for the development: www.2grampianrd.com.hk | The photographs, images, material represent an artist's impression of the development concerned only. They are not drawn to scale imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the to conduct an on-site visit for a better understanding of the development site, its surrounding environment and

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development is situated: 2 Grampian Road | Address of the drawings or sketches shown in this advertisement/promotional and/or may have been edited and processed with computerized development. The vendor also advises prospective purchasers the public facilities nearby.

Authorized person for the development. Chan Wan Ming I Form or corporation of which nor authorized person for the acting for the owner or relation is the sale of residential properties in the development. P. C. Woo & Co. 1 Authorized stores (Holdings) Limited I This advertisement/permonental material is for reference only. If does not construite and shall other plans from time is time, and the design of the development is subject to the line, plans approved by the relevant in dociding whether no purchase of when to purchase any residential property. The Yender shall not be included on namage relevant information of the residential properties and consider sarefully before making any decision of purchase. For we Intechary for any light median on the development 1°2 Grouppian Rd° is the abbreviation of 10 complain Road" being the norm for gale and our chang, paragorized as, deads, building plans or other into or legal mecunients. I Printing Date: 2021-12-22







A LEGENDARY MID-LEVELS ADDRESS BLESSED WITH WORLD-CLASS HARBOUR VIEWS¹

- the residence of HKU President and Vice-Chancellor

Name of the Development: University Heights | Street name and street number of the Development: 42 Kotewall Road | District: Mid-Levels West | Address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.universityheights.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.



♦ A commanding Mid-levels location¹ that manifests the city's heritage and prestige ♦ Perched on a verdant, picturesque hillside that affords sweeping views of Victoria Harbour¹ and the city below¹ ♦ Soak up the ever-shifting views of the city's skyline¹, day or night¹, clear skies¹ or glittering lights¹ ♦ Adjacent to the University of Hong Kong (HKU), the city's top university², overlooking the iconic University Lodge¹,









Name of the Phase of the Development: Phase 1, Phase 2 and Phase 3 of Grand Victoria (the "Development"), of which is called "Grand Victoria I", "Grand Victoria II" and "Grand Victoria III" District: South West Kowloon Name of the street and the street number of Phase 1, Phase 2 and Phase 3: 6 Lai Ying Street and 8 Lai Ying Street# The website address designated by the Vendor for Phase 1: www.grandvictoria1.hk, the website address designated by the Vendor for Phase 2: www.grandvictoria2.hk and the website address designated by the Vendor for Phase 3: www.grandvictoria3.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. apt rendering/ rendering has been processed with computerized imaging techniques and is for reference only. The Phase of the Development is still under cons

A which have started as the reaction of the development site, its surrounding environment and the public facilities nearby. The desi erial shall not constitute or be construed as the Vendor giving any offer, representation, undertaking or warranty, whether express or implied in re ves the right amend the building plans and other plans from time to time. The design of the Development and/or Phase shall be subject to the



 Strategically located near the West Kowloon waterfront with all units facing the iconic Victoria Harbour².

⊕ Crafted by a team of internationally-renowned designers – Arquitectonica, Rottet Studio, Champalimaud Design and Hirsch Bedner Associates.

Sales Gallery and Show Flat Shop 146 & 148A, 1/F, Olympian City 2 (MTR Olympic Exit D3)

WHEELOCK

維港滙川 GRAND VICTORIA II

WORLD-CLASS HARBOURFRONT LIVING

🕀 Superb connectivity with 🞇 Nam Cheong Station, 3 stations from IFC³ and the Hong Kong International Airport⁴.



街道名稱及門牌號碼:掃管笏路108號 地區:屯門 網址:www.omaoma.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,請參閱售樓説明書。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。

此廣告由賣方發布。賣方:Conventional Wisdom Limited 賣方之控權公司:Sunny Autumn Limited, Wing Tai Properties (International) Limited, Wing Tai Properties (B.V. Limited及永泰地產有限公司 認可人士:王董建築師事務有限公司之黃明康先生 承建商:保華建築工程有限公司 賣方代表律師:高李葉律師行 已為發展項目的建造提供貸款或已承諾為註 項建造提供融資的認可機構:香港上海滙豐銀行有限公司及MUFG Bank, Ltd. (原名為The Bank of Tokyo-Mitsubishi UFJ, Ltd) 已為發展項目的建造提供貸款的其他人:Sunny Autumn Limited 建議準買家參閱有關售樓説明書,以了解發展項目的資料。印製日期:2022年1月3日

售樓熱線:2752 2288

相片於2021年11月12日於OMA OMA附近上空拍攝,並經電腦修飾處理,僅供參考。會所不同設施之開放時間及使用受相關法律、批地文件、公契條款及現場環境狀況限制。部份設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證,或需額外付款。









The Rise of A New Landmark



The Rise of A New Landmark

- The first brand new MTR residential property development¹ on Hong Kong Island in the last 30 years, with a choice of studios to 4 bedroom with 2 ensuite apartments, and a selection of special apartments²
- Located in the vicinity of prime locations like Deep Water Bay, Repulse Bay and Shouson Hill³
- Be the first mover to enjoy the thrills of living in an energetic community of "THE SOUTHSIDE"
- Shop to your heart's content at the largest 500,000-sq. ft. 'THE SOUTHSIDE' lifestyle mall in southern district which construction is estimated to complete in 20234
- The Development is just two stations away from MTR Admiralty Station⁵, with four MTR railway lines⁶
- center for people to live, work and explore7





1 of THE SOUTHSIDE ("the Phase") The residential District: Aberdeen & Ap Lei Chau I Name of the st sung the Road I The website address designated by Name of the Phase of the Development: Phase 1 of T of the Phase is known as "SOUTHLAND普環" I Dist street number of the Phase (Provisional); 11 Heung 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.

Phase 1 of "THE SOUTHSIDE"

A Brand New MTR Landmark Residence in Island South

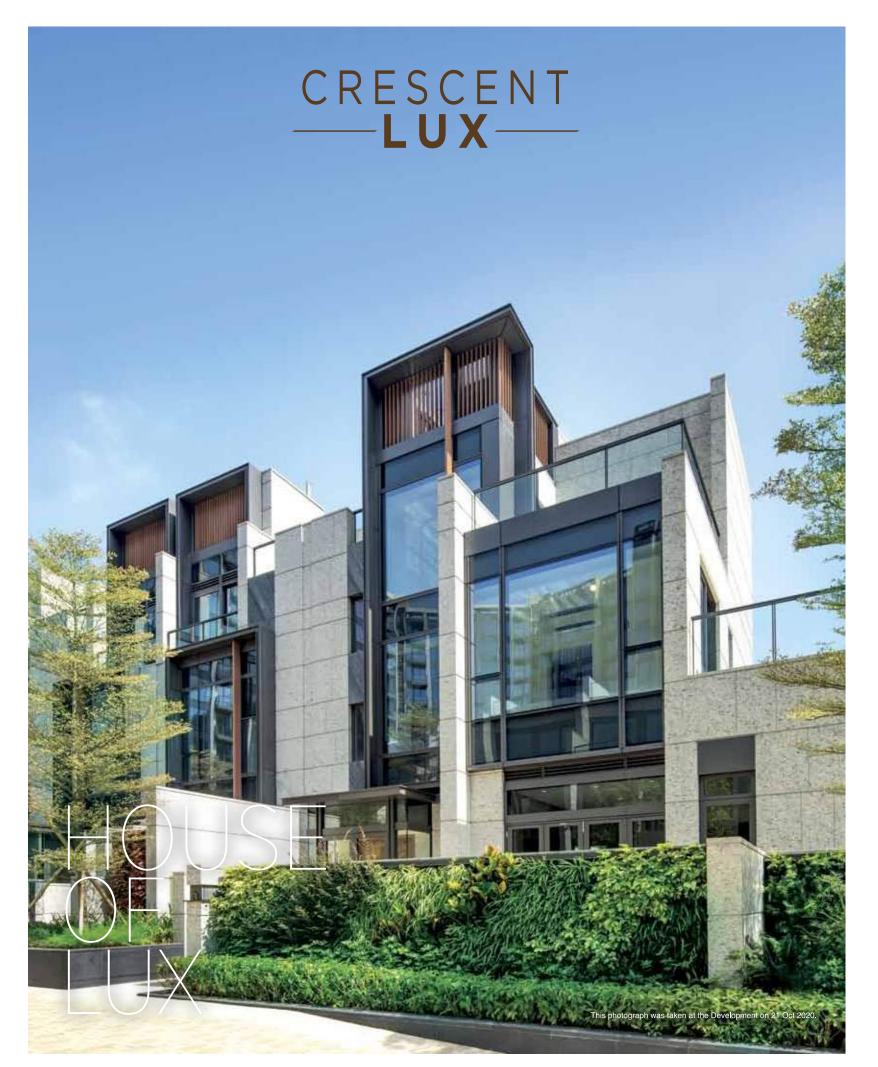
SOUTHAND

he largest lifestyle ma in the southern district over 500.000-sq. ft.

- Benefit from the Government's Invigorating Island South initiative, the district will become a new vibrant

Hotline: 3423 9889

ales Office: 7th Floor, One Island South Heung Yip Road, Wong Chuk Hang



SPACE EXPANDS, NATURE REFLECTS

CRESCENT LUX¹ - A Rare Collection of 29 Houses A Sophisticated Take on Kitchen Design⁴

An exquisite and rarefied collection of 29 houses within CRESCENT GREEN, CRESCENT LUX¹ features distinctive layout options including 3-Bedroom unit with 3 Ensuite as well as 4-Bedroom unit with 4 Ensuite². Ranging from 2,101 to 3,889 square feet³ in size (saleable area) and 3.5 to 4.2 meters² in height (floor-to-floor), each home exhibits the ravishing ambience of a truly expansive space.

An Exclusive Car Lift to Two Parking Spaces^{2,4}

Satisfying the privacy needs of prominent families, every home in CRESCENT LUX¹ enjoys a private lift that provides access to two parking spaces². Connecting the car parking spaces (i.e. basement floor) to a second floor master bedroom, the lift can be securely controlled from the master bedroom⁴.

Independent Entrances to Private Gardens²

Each house has self-contained front and back gardens accessed by private entrances², giving residents ample space to appreciate nature.



The kitchen design features bilateral work surface and double sink, with large windows providing ample daylight and seamless connection to the front garden^{2,4}. Fully equipped with world-class appliances such as luxury brands Miele, Poliform - ALEA and Shaker⁴, the kitchen will be the centrepiece of each home.

Contemporary Beauty Through Craft and Design⁴

Utilising independent FSV central cooling and heating systems to regulate the temperatures in every home, CRESCENT LUX¹ facilitates a comfortable, all-weather lifestyle⁴. The exterior walls are beautifully constructed in natural stone, which couple harmoniously with double-layer glass curtain walls that introduce soft natural light from outside to create a uniquely serene atmosphere⁴.

Endless Enjoyment with 100,000 sq. ft. Twin Clubhouses⁵

Equipped with a 25-meter outdoor heated swimming pool and a dynamic multi-purpose sport hall⁵, they provide a blissful environment for well-being and harmony. Other facilities, including multi-function room, gymnasium, co-working space, coffee corner, yoga room, children's play room and spa room⁵, are a source of endless excitement and enjoyment.



An iconic private residence in Tsing Yi

- Spectacular twin-city sea view^v, revealing the prosperous metropolis
- A metropolitan hub* with 8 bridge connections^
- Approx. 20 mins drive to High Speed Rail Hong Kong West Kowloon Station and Hong Kong Zhuhai Macao Bridge~
- Approx. 14 mins to Kowloon Station and approx. 17 mins to HK Station along the MTR's Tung Chung Line<
- Signature curtain wall a new Tsing Yi landmark
- The Grand Club[△] leisure facilities unmatched throughout the district including outdoor swimming pool and landscaped area within 35,000 sq. ft clubhouse space
- Effortless, one-touch living with built-in "SmartAtHome³" technology
- 776 units ranging from 1 to 4 bedrooms in 2 towers



District: Tsing Yi I Street number and name of the street at which the Development is situated: 18 Sai Shan Road (Note: The provisional street number is subject to confirmation when the Development is completed.) I Address of the website designated by the Vendor for the Development: www.thegrandmarine.com.hk I 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: 3706 9288 祭繁人心 25 ¥YEARS 住明集團

BE HERE **BE EVERYWHERE**





On-site Seaview¹ Residences are Ready to Move In[^]



- Perched on the hill of Discovery Bay adjacent to Discovery Bay Golf Club²
- Saleable area of 2,023 or 2,171 sq.ft.⁴ , featuring layouts⁵ of 3 4 bedrooms
- Each two-storey detached house features private gardens. Selective houses have their own private swimming pool³



• Comprising different layouts from studios to 4 - bedroom residences⁷

Welcome to visit our on-site units Sales Hotline: 2987 8033 香港興業有限公司 Hong Kong Resort Company Limited

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 · 坐 落 大 埔 白 石 角 臨 海 地 段,前 迎 吐 露 港 ⁺, 悦 目 浪 濤, 成 就 生 活 之 美 • 雙 層 住 客 會 所 C L U B O N T O L O[∞] 配 備 4 8 米 室 外 游 泳 池[↓] 及 2 5 米 室 內 恆 溫 游 泳 池¹,和 兒 童 玩 學 區 The TREE HOUSE[~]

• 毗鄰創科旗艦香港科學園,僅2分鐘2步程即達

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現場實景

一筆 大師綠意 New Urban Fringe

朗濤廣寬的中庭設計,同區罕有,逾29,000平方 呎的中央庭園The Great Lawn[∞],由英國著名園景 設計公司Gustafson Porter + Bowman的當代園林 建築大師Neil Porter[^]設計,巧妙地將流水布局、 翠綠草坪與自然環境互相呼應。

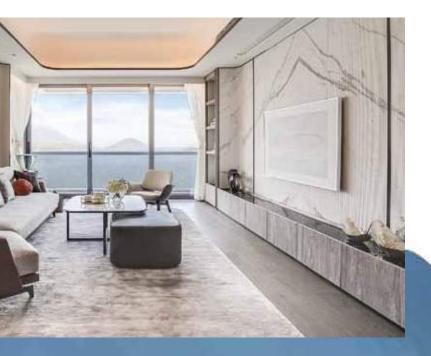
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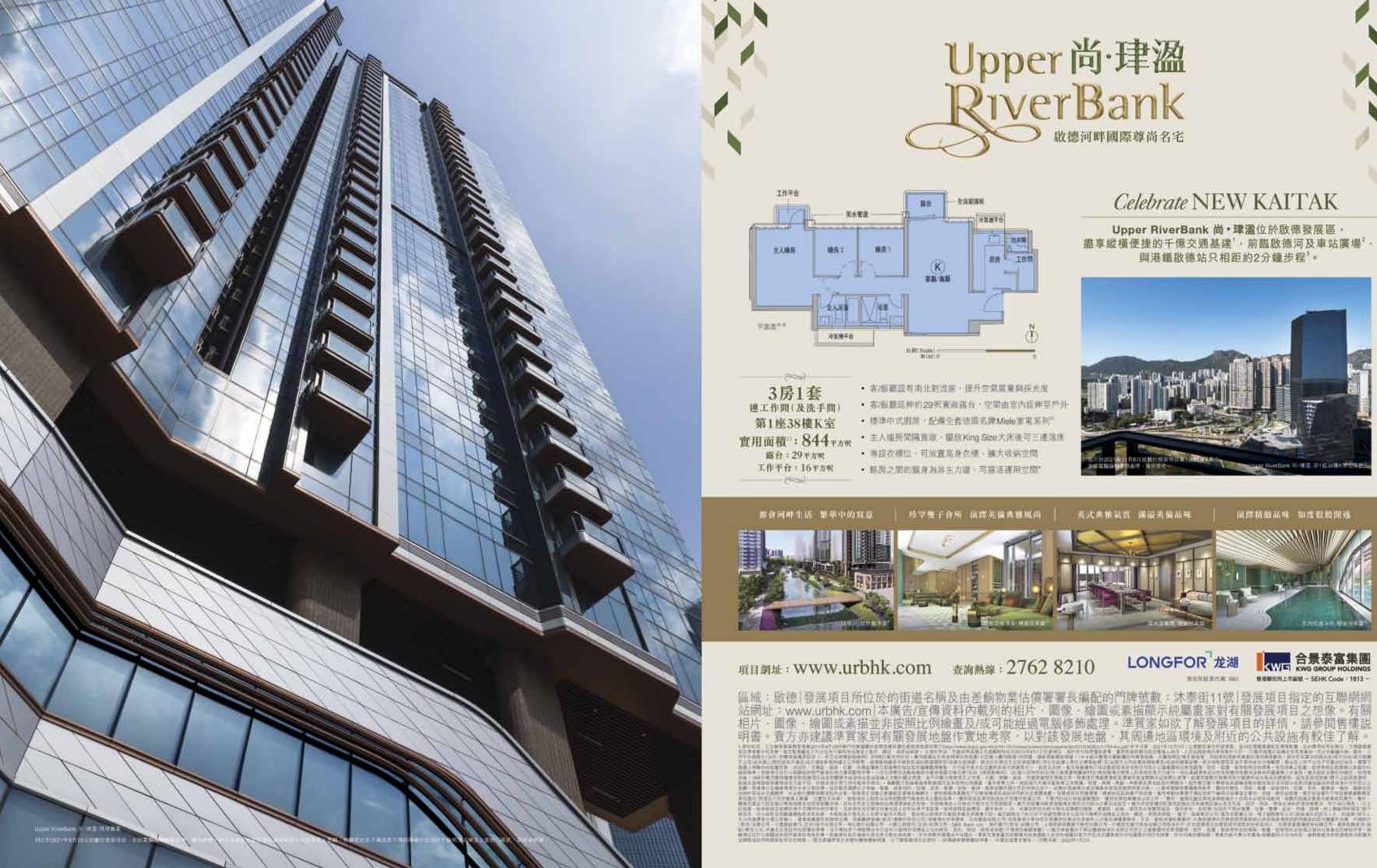


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Eight Kwai Fong offers sophisticated and elegant residences designed to enlighten and delight. Conceived as a contemporary building that emphasizes shade and shadow with its articulated façade, the architecture of Eight Kwai Fong articulates the artistry of the overall project, while projecting a very modern silhouette into the landscape of Happy Valley, perfectly blending with the fabric of the neighborhood.

DISTRICT: WONG NAI CHUNG | NAME OF THE STREET AND THE STREET NUMBER: 8 KWAI FONG STREET | THE ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT FOR THE PURPOSES OF PART 2 OF THE RESIDENTIAL PROPERTIES (FIRST-HAND SALES) ORDINANCE: HTTP://WWW.8KWAIFONG.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.





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The amenities at Eight Kwai Fong have been thoughtfully designed with your well-being in mind. From the wellappointed gym to the common room with catering kitchen for private events and seated dinners, Eight Kwai Fong provides perfect spaces to gather with friends and family.

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Eight Kwai Fong exemplifies modern luxury with an artistic edge. And as the result of the carefully well-thought-out building's layout, each apartment offers an enlightened perspective, featuring sweeping city views or tranquil verdant scenery outlooks.

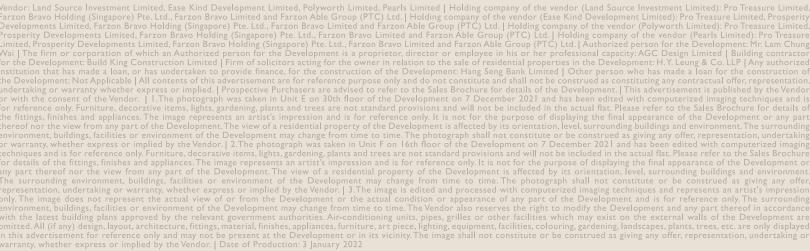








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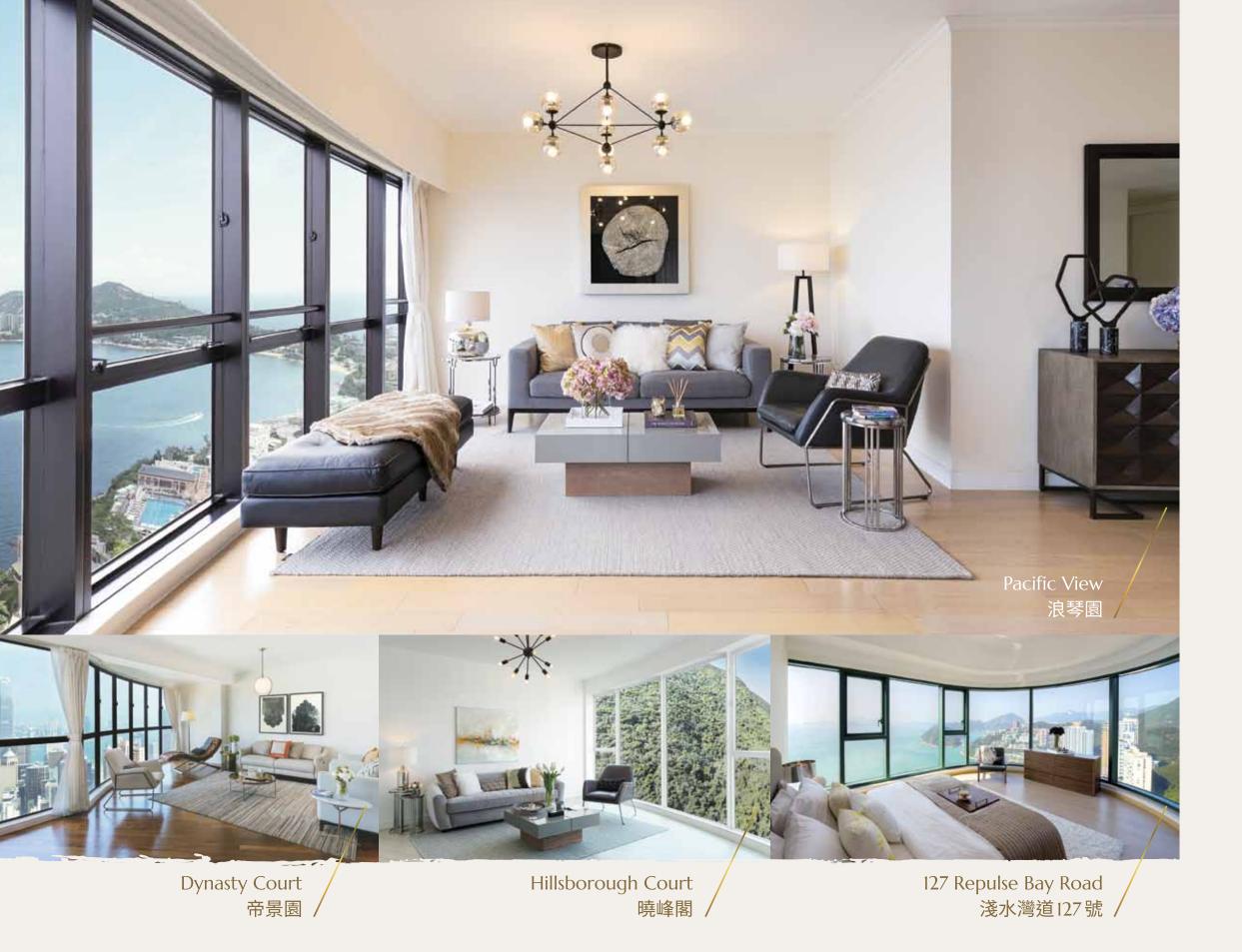


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- EDITOR'S NOTE -

MARKET OUTLOOK TURNING CAUTIOUS

Tf there is one thing that has remained constant in the property Imarket for as long as one can remember, it is the strong underlying demands that have remained unabated, whereas supply has continued to be limited and stuck in a catch-up mode. The same scenario is likely to repeat itself in 2022.

On the political front, the implementation of the National Security Law and the improvements to the SAR's electoral system mean that government can finally concentrate on reviving the bogged down by social unrest and senseless bickering.

finally light at the end of the tunnel for the easing of cross-border traffic with the Mainland, which means there will be stronger competition for buyers, especially in the luxury end of the market.

On the other side of the coin, however, the low interest environment looks set to conclude much earlier than previously thought, which is bad news for mortgage borrowers, although the upward adjustment is likely to be mild. The strengthening of

the greenback has already been reflected in a weaker Hong Kong dollar recently, suggesting a monetary outflow and a tighter money supply.

Banks are reportedly exercising caution in property valuations and mortgage approvals, and nano flats smaller than the now stipulated lower area limit of 280 sq. ft. will not be favourably considered.

Analysts also make the point that Hong Kong has fared poorly economy and improving people's livelihood, instead of getting among the world's major bourses, registering an annual decline of 14% for 2021. This will inevitably create a negative wealth The other favourable factor that could fuel demands is there is effect on market sentiments. At the same time, developments like the onset of Omicron and the recent rise in emigration will also weigh down on market performance.

> To what degree these various pros and cons play out is not easy to pin down, so perhaps caution is the watchword for the new year ahead.

> > Andy Ng Features Editor





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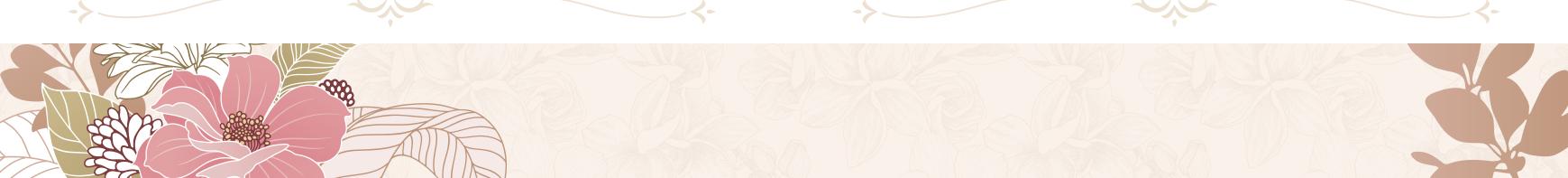
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THE DUAL METROPOLISES OF HONG KONG

- OVERVIEW -

 \frown overnment has reiterated that making land for housing U is at the top of their priority list of work. Indeed, the Chief Executive in her latest Policy Address has devoted copious space to the subject.

The proposed measures are multi-pronged, and include further streamlining development processes such as town planning and environmental impact requirements; expediting minor near-shore reclamation projects; reviewing "Green Belt" zones for potential developable land; unlocking potentials of Tso/Tong land; and facilitating the redevelopment of industrial buildings.

But the most significant announcement was saved in a chapter named "New Paradigm for a New Future" in which the Chief Executive outlined her vision for a Northern Metropolis. With an area of 300 square kilometers, it covers two district administration areas including Yuen Long and North District

"It is well-positioned to share the fruits of not only complementarity between the respective strengths of Hong Kong and Shenzhen, but also their integrated development, and will in turn facilitate Hong Kong to better integrate into the overall development of our country," she explains.

Patterned on the Lantau Tomorrow Vision put forward in the 2018 Policy Address, the Northern Metropolis will also be driven by a transportation system with railways as its backbone.

With as many as seven land-based boundary control points, it will enjoy easy connection with Shenzhen and the Greater Bay Area, and will be a vibrant area of urban development and major population growth for Hong Kong in the next 20 years.

Upon the full development of the entire Northern Metropolis, a total of 905,000 to 926,000 residential units, including the existing 390,000 residential units in Yuen Long District and North District, will be available to accommodate a population of about 2.5 million. The total number of jobs in the Metropolis will increase substantially from 116,000 at present to about 650,000, including 150,000 I&T-related jobs.

This Northern Metropolis will be developed as an international I&T hub with unique metropolitan landscape marked with "Urban Rural Integration and Co existence of Development and Conservation", while the Harbour Metropolis supporting Hong Kong's status as an international financial centre will be expanded to include the reclaimed land of the Kau Yi Chau Artificial Islands under the Lantau Tomorrow Vision.

The two metropolises located in the north and south of Hong Kong will thus provide massive land and enhance the spatial layout of Hong Kong. These two metropolises, spearheading their respective economic engines and complementing each other, will drive the future development of Hong Kong.

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BEACON HILL

The jewel in the crown

In a dynamic metropolis where land is at a premium, it is common to be surrounded by a concrete jungle whichever way you turn. So it's a wonderful serendipity that one can still come across very rare sought-after urban sites that benefit from a low density of housing, and with the added bonus of a sweeping bird's eye view of the sprawling city. That jewel in the crown is Beacon Hill – Hong Kong's secret garden for the privileged few.



A low-density enclave

On the relatively flat peninsula of Kowloon, high-rise buildings coexist in a cheek-by-jowl fashion across its length and breadth. Amongst the many crowded districts which have no privacy or exclusiveness to speak of, Beacon Hill has long stood out due to a combination of historical and geographical factors.

Beacon Hill overlooks its neighbour of Kowloon Tong, a prestigious suburb with an exceptionally low density of low-rise private houses because the area used to be in the approach zone for aircraft landing at the old Kai Tak Airport, and property developers had to abide by height restrictions. With the move of the airport to Chek Lap Kok, the whole area at the foothill of Lion Rock has now further enhanced its attraction with the removal of the previous aviation noise and air pollution problems, and has become an even more coveted and salubrious address for the elites in town. Residents in the area wake up to the chirping sounds of birds, and breathe in oxygenated fresh air that pervades the hillside. Indeed, official statistics shows that this area enjoys much cleaner air and better quietude than most other areas in Hong Kong.

A gem in the crown

There is a Chinese saying that 'scarcity generates value', and perspicacious investors certainly know where genuine value lies. They won't be easily misled by remote, out-of-the-way or massive estate developments that are being marketed under the guise of luxury dwellings.

Perched on elevated verdant foothills, Beacon Hill enjoys a grandstand panorama of the whole Kowloon peninsula – from Kowloon Tong in the foreground stretching to the distant spectacular backdrop of Hong Kong Island. It is such an expansive vista of grandeur that you'd need a wide-angle or panoramic lens for your

camera to take it all in.

You don't need a geomancer to tell you that Feng Shui at Beacon Hill is without parallel. The area boasts a south-facing orientation that every homemaker cherishes as a top priority because it is shielded from the harsh, cold winds from the north in winter, whilst enjoying a cool, soothing southerly breeze in summer. The propitious outlook promises a congenial and indulgent lifestyle that is the envy of many who have no option but to compromise on the ideal abode.

A gem in the crown with a long-established identity of elegance, refinement and understated nobility, Beacon Hill deserves its reputation as an exclusive suburb for the rich and famous. The area boasts an illustrious list of celebrity residents in the likes of Y.Y. Tang, the former Chief Secretary; international movie stars like Chow Yun-Fat and Jacky Chan; and a host of successful entrepreneurs from various business sectors.

Back to nature

Beacon Hill sits next to the majestic Lion Rock which is Hong Kong's premier natural landmark, and a symbol of the resolve and tenacity of Hongkongers. Topping at 457 metres and covered in lush greenery, Beacon Hill brims with life and vitality, and is home to an array of flora and fauna, as flourishing plants and colourful flowers greet you at every corner. Keep a look out for the rare ailanthus trees, identified by their attractive feathery fronds and yellow fluffy clusters, or the swaying, slender shiuying bamboo, whilst not forgetting the fluttering butterflies.

Beacon Hill residents literally embrace nature as Stage 5 of the famed MacLehose Trail is just a short stroll up the hill. It also forms the watershed between Kowloon and the New Territories. Looking south, you are greeted with the splendour of the entire peninsula, from Lei Yue Mun at one end to Kwai Chung at the other. To the north, you overlook the vibrant new towns on either side of the Shing Mun River



all the way out to Tolo Harbour. At the very top of Beacon Hill is a radar station for the Civil Aviation Department which played a key role in Hong Kong's aviation history in the heydays of Kai Tak Airport.

Further west on the track, you enter Eagle's Nest Nature Trail which is a shaded easy hike amongst bamboo forests. Rock climbers will have a field day here as they tackle such challenging routes as Spitting Cobra, Cliffhanger and Mission is Possible. You can even catch a glimpse of Kowloon Reservoir near the Trail's western entrance.

Superb connectivity

Beacon Hill is a mere 4 minutes drive down to the nearest MTR station at Kowloon Tong from where you can make easy and swift connections across the city, and you have a choice of tunnels to drive through to the New Territories and onto the Mainland border.

Technology professionals will relish Beacon Hill's proximity to area is your one-stop shop for leisure and entertainment.

Kowloon Tong's mini technology hub where you will find a collection of R&D institutions like the City University of Hong Kong, Hong Kong Baptist University, Hong Kong Productivity Council, InnoCentre and Business Environment Council.

For the pursuit of knowledge in the area, families can pick and choose from a plethora of prestigious kindergartens, primary and secondary schools, as well as international schools. Aside from the two universities, there are sought-after education providers like La Salle College, Maryknoll Convent School, and more.

Festival Walk, the upscale mall next to the Kowloon Tong MTR station, has all the social and community facilities and services that satisfy your everyday needs - from supermarkets to retail shops, restaurants and bars, to a skating rink and movie theatre. You can also join local clubs for exclusive sports and dining facilities. In short, the

A serene haven

The beauty of Beacon Hill can be summed up by its unrivalled position. It's a serene haven so far removed from the hustle and bustle of the city, and yet so near to where the action is when you want it. It's an urban sanctuary where you can luxuriate in a resort style of living.

Among shrewd investors and discerning home-buyers, all eyes are on an upcoming luxury residential project to be developed in the Beacon Hill area by the multi-award-winning Shimao Group, an international and comprehensive investment group listed in Hong Kong. It represents the grand finale of a trio of new luxury projects in the area, boasting the highest in terms of stature, the largest in scale, and commanding the most breathtaking views because of its elevation.

Watch out for details of the project to be released in due course.





ULTRA-DELUXE RESIDENCES ARE EXPECTED TO OUTPERFORM THE OVERALL MARKET



Supply shortage augurs well for luxury residences

CEO OF MIDLAND REALTY'S **RESIDENTIAL DIVISION**

Luxury residences have always been in short supply in Hong Kong compared to small and medium-sized units. This is especially true for ultra-deluxe apartments, large units and houses, the supply of which is few and far in between. It is a common phenomenon that many owners of these properties would just sit and wait until there's a good price to sell.

Let's take a look at the data for the supply and demand of luxury residences in recent years. According to Midland Realty's Property Data and Research Center and the Sales of First-hand Residential Properties Electronic Platform, as of 16 August 2021, there were a total of 80 first-hand property transactions that are worth over HK\$100 million individually. This represents a 90% growth compared to 42 cases in the first 8 months in 2020. Better still, the figure is well above the annual transaction volume of 61 cases in the entire 2020. This is an excellent indicator of the sustained popularity of top-tier luxury residence in prime locations.

On the supply side, according to the latest information from the Rating and Valuation Department, there are more than 1.225 million units of private residences (excluding village houses) as of the end of 2020. Among them, larger properties under category D and E (units with a saleable area of 100m² or above) total around 96,700 units, accounting for 7.9% of all private residences in Hong Kong.

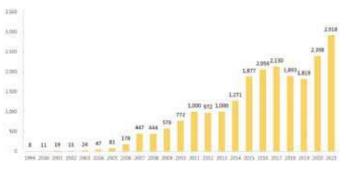
If we take a detailed look at the figures, only 69,000 units fall under category D (units with a saleable area between 100m² and 159.9m²) which is around 5.6% of the total number of private residences. The situation for category E units is even worse - there are only 24,000 units with a saleable area between 160m² and 279.9m² and 3,737 units with a saleable area of 279.9m² or above. The latter accounts for only 0.3% of all private residences.

As for houses which are deemed a "dream home" by many, they are as rare as pandas, totaling around 19,400 units and accounting for only 1.6% of all private residences. Of this number, there are only 532 units and 1,772 units in Central and Western District (including the Peak and Mid-levels) and Southern District respectively.

Mainland magnates favour deluxe residences

On the demand side, the rising number of wealthy individuals in the Mainland and Hong Kong has provided support to the trading of luxury residences. As stated in the "HENGCHANGSHAOFANG•Hurun China Rich List 2021" published by The Hurun Research Institute recently, the number of entrepreneurs who possess an asset worth ¥2 billion or above reached 2,918 in 2021, which is a 22% growth compared to 2,398 in 2020 and hitting a record high (see Chart 1). In addition, the total accumulated wealth also saw a substantial growth of 24% from ¥27.5 trillion in 2020 to ¥34.1 trillion in 2021.

Chart 1: Hurun China Rich List 2021 - Number of entrepreneurs with ¥2 billion assets*



* Entry requirement: asset exceeding ¥2 billion Source: The Hurun Research Institute

It is worth noting that the China Rich List includes 151 Hong Kong tycoons, a 1.4 times increase on a year-on-year basis, lifting the city 2 places up from the 7th last year to the 5th this year. Despite the drop in Mainland buyers due to cross-border travel restrictions, it is believed that the considerable growth in the number of magnates in Hong Kong will provide momentum for the growing transaction volume of ultra-deluxe residences.

With further integration between the Mainland and Hong

Kong, coupled with the continuous development of cross-border infrastructure and other ancillary facilities, it is expected more and more magnates and talents from all over the world will be drawn to settle in Hong Kong, thereby creating higher demand for housing supply, especially in the deluxe category.



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 centres and eateries, while children can attend quality schools in the neighbourhood, 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

44 houses and 12 apartments
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
9 South Bay Road, Repulse Bay, Hong Kong
HANG LUNG PROPERTIES LIMITED
2879 1917
www. burnsidevilla.com.hk



LUXURY OF NATURAL BURNSIDE VILLA 濱景園 BEACHSIDE LIFESTYLE

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



CHELSEA COURT

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 security. 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 ensuites.

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



CHELSEA COURT

No. of units Two to four bedrooms Address 63 Mount Kellett Road, The Peak, Hong Kong Enquiry 2118 8048 / residential@harrimanleasing.com Website www.chelseacourt.com.hk



Chelsea Court

63 Mount Kellett Road. The Peak

PRESTIGIOUS & TRANQUIL PANORAMIC SEA VIEW APARTMENTS ON THE PEAK



- 1,509-1,522 sf simplex units with 2 ensuites
- 3,100-3,123 sf duplex units with 4 ensuites, 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
- Professional managed with 24-hour security
- Close to Peak Galleria & schools

Leasing Enquiry : (852) 2118 8048

residential@harrimanleasing.com www.chelseacourt.com.hk



THE REAL PROPERTY AND INCOME.



1 Feb 2019 CC01

CRESCENT GREEN

Luxurious living in a thriving neighborhood



Nestled in a verdant environment in Yuen Long, the newly completed luxurious residence of Crescent Green offers an opulent lifestyle with its top-shelf facilities.

User-centric thoughtfulness

Comprising 331 low-density units (including 29 houses), Crescent Green is crafted to offer a serene living environment with a generous amount of space, sweeping greenery, and high privacy for users. Over 75 percent of the units are of the 3-bedroom (including one en suite and utility room with lavatory) configuration. The majority boasts a splendid south-to-east orientation, with the living rooms and bedrooms facing the same direction so that residents can revel in the tranguil river and inner garden views.

The property boasts an unusual floor-to-floor height from 3.45 to 4.5 meters. The impeccable double glazing curtain wall also allows sufficient natural light into the flat, multiplying the spaciousness. With a close to 1:1 ratio of residential units to parking spaces, there is ample provision for cars.

Prestigious twin clubhouses

Outdoors, the property perfectly blends in with the charming suburb of Kam Tin. The provision of a central garden, natural running

and cycling tracks, and a picnic area align with metropolitans' earnest pursuit of a healthy and leisurely lifestyle. As the development is connected to Ko Po Path, residents can readily drive to and from their homes where the car park floors directly reach the various residential towers and houses.

On top of the lush greenery, Crescent Green also offers an enviable range of top-class leisure and sports facilities to cater to residents' every need, including a dual-themed clubhouse, a 25-meter outdoor heated swimming pool, independent multi-purpose sports hall, gymnasium, multi-function room, yoga room, spa room, children's playroom, and more.

Exceptional investment opportunities

The development takes full advantage of government planning initiatives as it is in the vicinity of the upcoming \$20-billion innovation hub to be developed at the Lok Ma Chau Loop. Residents can, thus, capitalize on the opportunities arising from a dynamic new era in the development of the Greater Bay Area. The Loop is expected to create



50,000 jobs and attract a large number of technology professionals with high rental demands.

Furthermore, the plan to build the Northern Link and Au Tau Station that links up the West and East Railways will add to the convenience of the property. It is especially appealing for large families who need to regularly travel between Hong Kong and the Mainland for schooling or work purposes.

Exclusive houses

Crescent Green offers 29 exclusive houses with a saleable area ranging from 2,101 to 3,889 square feet. The majority of the luxury abodes are of the 4-bedroom configuration (3 suites and a maid room with bathroom partition). There are also 4-bedroom units (double suites with family room and a maid room with bathroom), as well as







To provide a high sense of privacy, each house is equipped with an elevator by Swiss brand Schindler specially designed for low-density mansions. It connects the car parking floor and the master bedroom floor on the second floor.

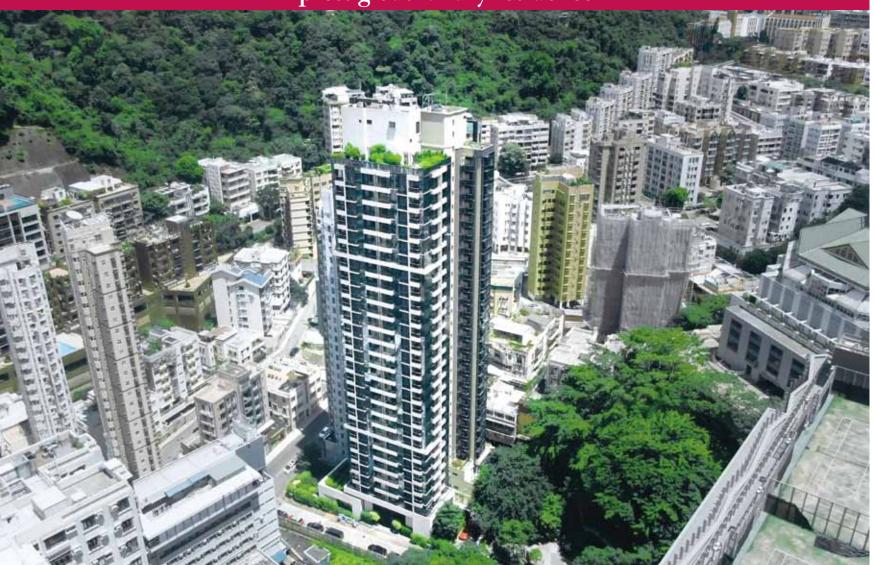
In addition, a floor lock switch button is available on the master bedroom floor for residents to control the link between the elevator and the master bedroom as they wish. On the car parking floor, there are double-connected parking spaces to cater for the needs of large families.

CRESCENT GREEN

No. of units	331	
Layout	3 Bedroom with 1 En Suite & Utility Room;	
	Special Units with Private Garden/Roof; Houses	
Address	3 Ko Po Path, Kam Tin North	
Developer	RK Properties Holdings Limited	
Enquiry	3423 9898	
Website	www.crescentgreen.com.hk	

EIGHT KWAI FONG HAPPY VALLEY

A prestigious luxury residence



Farzon Group has launched EIGHT KWAI FONG HAPPY VALLEY, their first-ever property project in Hong Kong. Built by one of Asia's most celebrated developers, the property is a rare gem, located in of one of the city's most coveted locations, Mid-levels East Happy Valley.

Featuring a classy and sophisticated construction of wood cladding to the façade matched with emerald-like greenery, the 28-floored residence comprises 139 luxury studios and 1-bedroom units, ranging from 258 to 428 sq ft, best suited for single professionals and small families. Each unit boasts a private balcony and seamlessly sleek floorto-ceiling windows, coupled with a highly practical unit design.

The residence features only the highest quality of fittings, including German-brand Miele's induction cooker, cooker hood, microwave oven; Gorenje's refrigerator, washer dryer; and Stiebel Eltron's or Siemens' electric water heater.

The luxurious clubhouse, Club Eight, features a fully equipped stateof-the-art 24-hour gym and a chic common room that accommodates up to around 10 persons. The room features a fully-equipped marbled kitchen and is perfect for small gatherings. Parties can also be brought outside as the room connects to a private garden fitted with a barbecue grill. Refined individuals with an artistic and cultural bent can take advantage of the Reading Lounge. To unwind and clear minds, visit the Rooftop Garden for a sweeping mountain view.

To commemorate the launch of Farzon Group's inaugural property project in Hong Kong, the group has exceptionally offered a first-rate butler service.



A sense of home in the centre of the city that never sleeps

Situated in the esteemed upper-class neighbourhood of Happy Valley, EIGHT KWAI FONG HAPPY VALLEY connects residents straight to a variety of transportation to all districts in the city. Residents can reach the entertainment and commercial hubs of Causeway Bay and Wan Chai in a mere 6 minutes, or the financial hubs of Admiralty and Central in only 8 minutes.

For families, EIGHT KWAI FONG HAPPY VALLEY is situated within the POA School Net Number 12. The district embraces an assemblage of prestigious schools, including St. Paul's Primary Catholic School, Marymount Primary School, Queen's College, French International School and Hong Kong Japanese School. The residence is also pet friendly.







EIGHT KWAI FONG HAPPY VALLEY

No. of units 139 Layout Address Developer Enquiry Website

Studio, One-bedroom 8 Kwai Fong Street Farzon Group 2818 1388 www.8kwaifong.com.hk

THE GRAND MARINE

Contemporary mansions with stunning open views



For the last 18 years, Tsing Yi has not had an iconic residence like The Grand Marine newly launched by the Grand Ming Group. Boasting some very rare and exclusive duplex penthouses, the opulent homes boast a cutting-edge curtain-wall façade design set amidst verdant hills.

Opulent homes

The Grand Marine offers various modern and stylish three and four-bedroom ensuite units, ranging in size from 807 to 808 sq. ft. of saleable floor area, ideal for families who value large living spaces for their children

The airy, dual-sliding-door balcony admits abundant natural light into each unit, while the 3.15-metre-high ceilings create a spacious and bright living ambience. The kitchen and bathrooms are equipped with renowned international brands such as Duravit and Hansgrohe. The unit with an enclosed kitchen is connected to a utility room to provide more storage space.

A 'SmartAtHome' concept is incorporated in the design, including sensor lighting and Samsung smart key lock for tech-savvy residents.

Exclusive duplexes in Tsing Yi

A rare and truly exclusive offer in Tsing Yi is the six duplex penthouses which are expected to be sold via tender upon completion of The Grand Marine. With sizes from 1,829 to 2,728 sq. ft., each penthouse connects with an extensive flat roof of 412 to 1,157 sq. ft., offering expansive views of its verdant environs and sea views from Rambler Channel to Victoria Harbour. A guarantee of privacy and exclusivity, the penthouses are designed with a private lift lobby.



Innovative clubhouse

Unwind after a long day at The Grand Club which spans over 35,000 sq. ft. It offers a wide variety of over 20 facilities for residents' exclusive enjoyment. Residents can take advantage of the outdoor swimming pool and state-of-the-art gym facilities, including Yoga Room and The Grand Gym. The two luxury banquet rooms will be the ideal settings for hosting relaxed social gatherings guests.

A VR (Virtual Reality) studio is equipped to cope with the new virtual experience of the young generation for the best of immersive entertainment. Children will have a ball in the three key children's play areas: Brick & Block, Children's Play Room, and Party Room. For people who want to enjoy quiet time, they can spend a cozy afternoon in the library or the art-and-craft room to let their creativity bloom.

Fresh residence secluded by verdure

Led by a world-class landscape design team, The Grand Marine brings a genuine green lifestyle to residents. Residents can meander along the vertical green from the development's entrance. The Green House, providing extensive green area, is utilized with natural stone to enhance the serene and relaxing area. The greenery is also devoted to the outdoor swimming pool to enhance the water features, creating a magnificent attraction.









THE GRAND MARINE

No. of units	776
Layout	1-4 bedrooms, special units and duplex penthouses
Address	18 Sai Shan Road (Note: The provisional street number is subject to confirmation when the development is completed.)
Developer	Grand Ming Group
Enquiry	3706 9288
Website	www.thegrandmarine.com.hk

MACAU CONCORDIA GRAND OASIS

The paragon of exclusive extravagance



With its prime location on the renowned Cotai Strip, Grand Oasis stands as the pinnacle of opulent living in Macau.

A location of exceptional stature

Grand Oasis, developed by a joint-venture between five acclaimed property developers - ITC Properties, Linkeast Investment, Nan Fung Group, Arch Capital and Success Universe Group, is a landmark of extravagance in Macau. Sitting on the southern tip of the prestigious Cotai Strip facing a world-class golf course, the residence offers unparalleled vistas of the city's vibrant cityscape, as well as lush mountains, verdant greenery and shimmering waters.

World-class design

With the input of yoo, a design company established by eminent designers Philippe Starck and John Hitchcox, as well as a team of world-renowned architectural consultants, Grand Oasis is a masterpiece that pushes the boundaries of luxury living. The building's exquisite exterior, formed by sleek, elegant curves and adorned with magnificent glass walls, exudes an aura of prestige like no other. Along with its exemplary facilities and services, the residential development has won several International Property Awards.

Homes of unparalleled grandeur

Grand Oasis offers a wide selection of apartment types, including open plan flats and units with 1 to 3 bedrooms. With sizes ranging from 595 to 1,500 sq. ft. and a ceiling height of 11 ft., the apartments boast of a flexible configuration that provides ultimate spaciousness.



Most flats also open up to an expansive balcony, allowing residents to indulge in a panoramic view that extends from the bustling Cotai Strip nearby to the serene shores of Henggin Island and the idyllic greenery of Coloane Village.

Each apartment is endowed with some of the finest designer brand appliances, including Italy's Arclinea kitchen cabinets, Switzerland's V-ZUG electrical appliances and Japan's Daikin VRV air conditioners. The bathrooms are also impeccably furnished with materials from premium European brands such as Italy's Gessi and M&Z and Germany's Bette, enhancing the grandeur of each abode.

The palpable ambience of sophistication and luxury is further manifested through Grand Oasis' illustrious elevator lobby. With two elevator lobbies on every floor, each equipped with premium hotelstyle air conditioners, the residence is where privacy, comfort and extravagance meet.

Phenomenal amenities

To fully relish in the prestigious and opulent lifestyle, residents are provided with exclusive access to Club Oasis, the largest clubhouse in Macau and the 24-hour Club Grand Oasis. Spanning across 30,000 sq. ft., Club Grand Oasis has four themed zones, offering an array of health and leisure activities. Residents can relax in the 50m swimming





pool, enjoy an immersive workout experience with advanced VR gym equipment and spend quality family time at the 6,000 sq. ft.-children's play zone.

Residents can also take a stroll to the adjacent lifestyle-themed shopping mall, The Veranda. With high-end supermarkets and gourmet cuisines across the world, the mall offers residents a seamless integration into the world-class affluent way of life.

MACAU CONCORDIA GRAND OASIS

No. of units	1,282 units	
Layout	Open plan flats to 3-bedroom, special units	
Address	Cotai South, Macau	
Developer	ITC Properties, Linkeast Investment, Nan Fung Group,	
	Arch Capital and Success Universe Group	
Enquiry	(852) 2522 6888	
Website	www.grandoasismacau.com	

GRAND VICTORIA II

Opulent living by the coveted West Kowloon waterfront



Boasting of excellent connectivity, all-rounded amenities and breathtaking vistas of the iconic Victoria Harbour, Grand Victoria II promises a luxurious modern lifestyle like no other.

An unrivalled location

Grand Victoria II, jointly developed by four leading developers -Wheelock Properties, Sino Land, K. Wah International and SEA Group, sits at a prime location near the West Kowloon waterfront where luxury and convenience meet. Facing Victoria Harbour, all units in the development are endowed with unparalleled sea views and a mesmerizing panorama of Hong Kong's skyline.

At the same time, Grand Victoria II is served by a comprehensive transport network, offering superb connectivity to the rest of the city and beyond. With the nearby Nam Cheong Station, which is served by both the West Rail Line and the Tung Chung Line, residents are only two stations away from ICC and three stations away from IFC and the

Hong Kong International Airport. Furthermore, the Hong Kong West Kowloon Station can be reached in around 5 minutes by car, while a drive to Shenzhen takes around 36 minutes, providing residents with easy access to the Greater Bay Area and the rest of Mainland China.

Design of the highest calibre

Impeccably crafted by a collaboration between renowned, awardwinning designers, Grand Victoria II is an exquisite architectural masterpiece that elevates seaside living to a new pinnacle.

The development's exterior design is spearheaded by Arquitectonica, an internationally acclaimed US-based architecture firm that has won numerous awards for its groundbreaking work across



the globe. Featuring a streamlined aesthetic, the building embraces a rolling facade that perfectly harmonise with the gentle waves of the harbour in front.

The streamlined aesthetic also reverberates throughout the interiors of Grand Victoria II. Created by Hirsch Bedner Associates, one of the most celebrated hospitality design firms worldwide, the interiors of each apartment are shaped by elegant curves and arcs, exuding a graceful and luxurious ambience.

Rottet Studio, hailed as one of the Top 3 Most Admired Design Firm in the world, is in charge of designing the development's prestigious five-storey twin clubhouse. Facing Victoria Harbour, the clubhouse is constructed using only the finest materials available and adorned with floor-to-ceiling windows, providing residents with a sense of tranquillity as they bask in the beauty of an ever-changing seascape.

Director's Villa, the grand function room within the clubhouse, is fashioned by the eminent interior design studio Champalimaud Design. Composed of a palette reminiscent of a rare multifaceted gem whose colours and reflective patterns resemble the sea, the room offers an exquisite dining experience that complements seamlessly with the development's tranquil waterfront location.







Prestigious clubhouse

The Jewel, a five-storey twin clubhouse, allows residents to fully indulge in the comforts of world-class harbourfront living. Spanning an expansive area of about 58,500 sq. ft., The Jewel is equipped with a plethora of facilities worthy of a luxury resort. Residents can frolic in the 25m indoor swimming pool, or revel in the spectacular scenery of West Kowloon as they take a dip in the two 50m outdoor swimming pools, a rarity for projects in Hong Kong.

Additionally, residents can indulge in the ultimate exercise experience at the two 24-hour gyms, which feature a stunning view of Victoria Harbour and state-of-the-art equipment that caters to all different fitness levels. The Jewel also spoils its residents with three private banquet halls, where they can gather and dine with their family and loved ones amidst the beguiling views of the swimming pools. Other notable amenities include an indoor sports court, yoga room, lounge, and children's play area.

Steeped in arts and culture

The West Kowloon Cultural District, one of the world's largest entertainment and art districts, is just a short stroll away. Home to world-class performance venues such as the Xiqu Centre and Freespace, residents can experience the allure of Chinese traditional theatre and engage in a variety of contemporary multi-genre performances. The opening of M+, Hong Kong's brand new museum of visual culture, further adds to the vibrant cultural scene. Together with the planned development of the Hong Kong Palace Museum and Lyric Theatre Complex, residents are showered with an enviable array of leisure and entertainment options right at their doorstep.







Smart living

Grand Victoria II is ingeniously furnished with smart technologies to deliver the perfect hassle-free harbourfront living experience. The designated mobile app, created with security and convenience in mind, allows residents to enter the apartment complex simply by using a one-time QR code. The app also allows residents to pay management fees, access the latest notices, and book and pay for clubhouse facilities from the comfort of their homes.

All flats are fitted with high-speed wireless internet and are covered by 5G services. Wireless charging devices are available in the clubhouse, while USB charging ports are provided in living rooms and master bedrooms to offer quick and reliable charging solutions for electronic appliances. Some parking spaces are also equipped with 32A charging stations to cater to the needs of electric vehicle owners and contribute to a greener environment.





GRAND VICTORIA II

No. of units	525
Layout	278 - 3,029 sq. ft.
Address	6 Lai Ying Street and 8 Lai Ying Street
Developer	Wheelock Properties, SINO LAND,
	K.WAH INTERNATIONAL and SEA Group
Enquiry	8101 8933
Website	www.grandvictoria2.hk

THE HENLEY

The world-class destination of elevated living



Henderson Land Development's latest and most coveted prime real estate has residents soaking up its grandeur.

The flat is designed with an open kitchen, resulting in more indoor space. In addition, the living room and balcony are connected by a large sliding door to fully extend the visual space.

The height between floors is approximately 3.31 meters, creating a sense of ample space. Compared with most residential projects in the same district, the ceilings are higher. Residents can remotely control the curtains, lights and electrical appliances in their homes to create a smart home. A HK\$70 million application interface is in place for residents to enjoy smart living experiences including the H1-APP to assess property management services, home automation, 5G mobile and WIFI 6 network coverage and intelligent robotic solutions. The flat is equipped with curtain rails and window screens solutions for home owners to choose from.

On entry, there is a built-in shoe cabinet and locker in the hallway, which is convenient and practical for the residents. The hall's ceiling has pre-installed light troughs and hidden LED lighting and the living room opens onto the built-in balcony, making it airy and bright.

The bedroom is spacious, arranged horizontally with the living room, and is designed with a large arc-shaped floor-to-ceiling glass wall, to offer ultra-wide-angle views. The BARAUSSE door system, designed and developed together by Henderson Land and BARAUSSE from Italy, features a tailor-made acoustic cushion and enhanced insulation from dust.



Exquisite walk-in cloakroom

The walk-in multifunctional cloakroom features LEMA Fashion Box, an Italian high-end wardrobe complete with a patented air cleaning system introduced for the first time in a Hong Hong residential project. The cloakroom takes advantage of the unit's extra-high ceiling, with a full-body in-wall design, providing upper and lower levels for clothes, hanging space, storage space, a retractable rotating mirror and clothing hooks.

Some of the cloakrooms are also equipped with a Biszet cosmetic cooler and a Dometic personal safe for residents to store expensive cosmetics, skincare products and valuables, creating a personal and personalized fashion collection space.

In the bathroom, the walls and the floor are covered with high-



quality surface materials. In addition, the washbasin cabinet has a streamlined outer frame, equipped with a simple and elegant mirror with a light trough and a wall-mounted storage cabinet, which is stylish in design and provides more storage space.



THE HENLEY

No. of units	1,184 units in 2 towers and 4 condominiums
Layout	Studio to three-bedroom with master ensuite
Address	7 Muk Tai Street, Kai Tak
Developer	Henderson Land Development Company Limited
Enquiry	8200 6222
Website	www.thehenley.com.hk

THE HORIZON

Tolo Harbour residence boasts thoughtful design



In light of the limited supply of seafront apartments in Pak Shek Kok, The Horizon by Billion Development sits on the coveted ocean-fronting locale of Pak Shek Kok, with a majority of units commanding infinite views of the azure Tolo Harbour and the verdant Pat Sin Leng. Providing 8 houses with an area of over 4,000 sq. ft., The Horizon is one of the most soughtafter developments in the area.

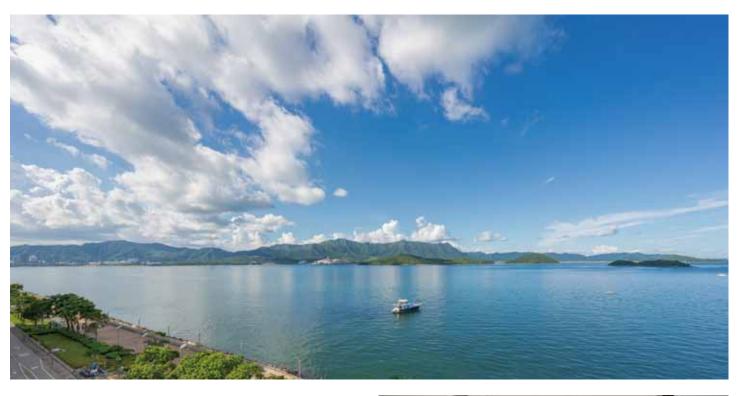
Located at Fo Chun Road, The Horizon offers 667 units in total, of which 659 are sited in apartment complexes that come with a choice from 1 to 4-room configurations. The area of these units range from 447 to 2,242 sq. ft.; some special units even come with a private garden and rooftop. In addition, The Horizon comprises 8 Seafront houses of boat ride. sizes from 4,084 to 4,495 sq. ft. With 4 bedrooms, the largest house boasts an extra video room and study room. All houses are equipped with a private car parking area and lift, as well as a garden, terrace, and rooftop - providing residents with abundant outdoor space.

Pak Shek Kok, a privileged location

Located at the serene locale of Pak Shek Kok, The Horizon's

residents enjoy an extraordinary waterfront life in Tai Po. One can readily immerse in outdoor activities away from the city's hustle, such as jogging or cycling in the 22-km Pak Shek Kok Promenade, exploring the natural environment in the Tai Po Kau Nature Reserve, and taking a

In addition, residents can capitalize on the adjacent Science Park that offers abundant job opportunities and creates surging rental demands. With various top-notch international and university schools in its vicinity, including The Chinese University of Hong Kong, Malvern College Hong Kong, and Hong Kong Japanese School, The Horizon is perched atop a location designed to nurture future talents.



Impeccable configuration

Billion Development believes that the quality of life starts from a spacious and comfy living environment. The overall layout of The Horizon, therefore, emphasizes the sense of space. The 3-bedroom apartment (including 1 en suite and 1 utility room with washroom) and the 4-bedroom apartment (including 2 en suites and 1 utility room with washroom) in Court D, Tower 2, 16/F, Flat B and Flat A are especially notable in showcasing such philosophy. While the former unit boasts a saleable area of 1,363 sq. ft., the latter goes up to 1,534 sq. ft. With extra long dining and living rooms, the apartment provides ample space for various social activities involving a large group; while the king-size master suite exudes a grand style.

In creating an extraordinary seaside living experience, both units' living rooms are blended in with the open terrace with a floor-toceiling glass design that not only lets in an abundance of natural light, but amplifies the roominess. With the glass curtain drawing water views into the living room, the orientation of this unit also allows its guests to wallow in the unimpeded, spectacular outlook of Tolo Harbour.

Top-shelf amenities

The Horizon is nature living at its best. With sweeping sea views, 'Courtyard Camellia' is a 740-ft. long private landscaped garden







designed for residents' exclusive enjoyment. Landscape artists have selected evergreen plants throughout to ensure the pristine surrounding looks lush and vibrant all year round, with a changing constellation of colorful blossoms from season to season.

Furnished to the highest standard, 'Club Horizon' is constructed on the motif of marble, occasionally adorned with natural wood material. The two-storey clubhouse is where residents can avail of a generous collection of facilities. The sporting component ranges from an outdoor swimming pool, gym, yoga studio, snooker room, to a multipurpose indoor sports hall. Meanwhile, music lovers would adore the music room, piano room, and karaoke room. Other facilities include a children's playroom, banquet room, and mahjong room.

THE HORIZON

No. of units	667
ayout	1 to 4-bedroom, house
Address	18 Fo Chun Road, Pak Shek Kok (East)
Developer	Billion Development and Project Management Ltd
Inquiry	3122 9596
Vebsite	www.thehorizon.com.hk

CENTRA HORIZON

Contemporary residence in a vibrant neighborhood



With the benefits of a comprehensive range of infrastructure facilities and an abundance of green space, Centra Horizon is a dream home for those who enjoy serene living.

Pak Shek Kok, Tai Po, is home to a number of new luxury residential developments, and the area has undergone rapid transformation in recent years. Developed by Billion Development, the luxury residential projects of The Horizon and Centra Horizon have already been completed, offering a vibrant mix of stratified residential buildings and promise a luxury lifestyle a cut above the rest.

User-centric layout

Centra Horizon provides a total of 1,408 units, from studio flats to 4 bedrooms with double suites, measuring from 243 to 2,828 sq. ft. in saleable area. The 3-bedroom apartment starts from 700 sq. ft., and is designed in a square configuration. The showflat of Unit C on the

7th floor of Block 3 in the existing building, for instance, showcases a saleable area of 1,196 sq. ft. There are 3 bedrooms with 1 suite, plus a multi-purpose room with bathroom partition, living room and 3 rectangular-sized rooms, which makes for ease for furniture placement.

The two largest special units of the development boast a saleable independent villas. Set amidst a tranquil coastal area, the residences area of over 2,800 sq. ft. They are the top floor duplex units Unit A and D located on the 17th and 18th floors of Block 2 respectively. With a saleable area of 2,824 and 2,828 sq. ft., there are 4 bedrooms (with double suites) plus the cloakroom configuration. Both units are equipped with private platforms and built-in stairs that lead to the rooftops where one can revel in the sweeping scenery and enjoy a laid-back lifestyle.



The best indoor and outdoor living

Centra Horizon offers more than 74,000 sg. ft. of outdoor gardens and bountiful recreational facilities. The clubhouse 'Club Centra', with approximately 47,000 sq. ft. of area, is furnished with outdoor and indoor heated swimming pools, poolside barbeque area, a banquet room ideal for large-scale parties, a gym room, multi-purpose sports hall, as well as STEM concept play area for kids – guaranteeing plentiful fun for the whole family.

Excellent connectivity

Located in the east of Pak Shek Kok, Centra Horizon is in proximity to the new building complex of the Science Park and major largescale shopping malls. Internationally renowned schools including The Chinese University of Hong Kong, and Malvern College Hong Kong are among the top-shelf educational institutions in the district.



The development enjoys seamless connectivity to other city areas and cross-border centers as it is in the vicinity of a comprehensive network of railways and roads. It takes merely 27 minutes and 22 minutes to get to Central and Tsim Sha Tsui respectively. The Hong Kong International Airport is also easily accessible in 35 minutes.



CENTRA HORIZON

No. of units	1,408
Layout	Studio flats to 4-bedroom
Address	18 Chong San Road, Pak Shek Kok (East)
Developer	Billion Development and Project Management Limited
Enquiry	3122 9596
Website	www.centrahorizon.com.hk

IL PICCO

The pinnacle of a prestigious coastal resort lifestyle



Commanding a pristine seaside location surrounded by natural beauty and impeccable facilities, IL PICCO is an exclusive enclave for the privileged.

Unparalleled views

Perched on the peak of Discovery Bay behind a tranquil reservoir, IL PICCO boasts of sweeping seascapes that refresh the senses and calm the mind. From the glimmering waters of Discovery Bay to the iconic panorama of Victoria Harbour with the distinctive silhouettes of ifc and ICC, and the breathtaking backdrop of Hong Kong Island, the upscale housing development spoils its residents with phenomenal scenery like no other.

A shining beacon of prestige

As the epitome of upscale living for the elite few, IL PICCO is adjacent to the renowned Discovery Bay Golf Club. Poised at 230m above sea level, the club offers three world-class golf courses totalling 27 holes, allowing residents to relish in the pleasure of golf while basking in the spectacular vista. Residents can also travel in a golf cart around Discovery Bay and immerse themselves in the resort lifestyle.

Two exceptional clubhouses, Club Siena and Discovery Bay



Recreation Club, amass a total of approximately 441,000 sq. ft., providing a wide range of facilities for residents to enjoy. For yacht owners, the first-rate Lantau Yacht Club is just a few minutes' drive away. With the all-new 148-berth marina that can cater to superyachts up to around 100 m, members can enjoy an excursion on the South China waters.

A sanctuary of splendour

IL PICCO encapsulates the essence of low-density luxury living, offering 21 two-storey detached houses with a saleable area of 2,023 or 2,171 sq. ft. each. All homes boast of an 8.2m wide living and dining room on the ground floor and a 4.3m floor-to-floor height, providing maximum comfort and space. An open pantry and a kitchen are also located on the ground floor, both equipped with world-class appliances from Sub-Zero and De Dietrich. The bathrooms, adorned with fittings from Duravit, hansgrohe and AXOR, augment the abode's prestigious stature.

Outside, residents can seek repose in their extensive private garden and soak in the tranquil natural surroundings from their spacious rooftop. A private swimming pool is also included in selective houses. Guarded by double doors and a private entrance, each home is astutely designed for the ultimate secluded luxury lifestyle.





IL PICCONo. of units21Layout3 bedrooms (3 ensuites), 4 bedrooms (4 ensuites) and
4 bedrooms (3 ensuites) with 1 family roomAddress28 Discovery Valley RoadDeveloperHong Kong Resort Company LimitedEnquiry2987 8033Websitewww.ilpicco.com.hk

K.SUMMIT

Diversified clubhouse facilities, bridging art with life



K. Wah International Holdings unveiled its new K.SUMMIT residential project in Kai Tak. CLUB SUMMIT, the resident's clubhouse, takes inspiration from sophisticated hotel designs while referencing the district's past.

"K.SUMMIT began its handover operations last December with a special team established to assist and welcome owners to their new homes," explains Mr Tony Wan, Director of Sales and Marketing (Hong Kong Properties) for K. Wah International Holdings. "K. Wah aligns with its motto of 'K. Wah Plus' by delivering quality excellence while exceeding customer expectations. Demonstrating this, K. Wah invited internationally acclaimed artist Simon Ma to design a series of sculptures for K.SUMMIT, evoking a sophisticated living environment while bridging art with life," he adds.

Sports facilities for all interests

CLUB SUMMIT is the K.SUMMIT resident's clubhouse and has over 56,000 square feet of greenery and clubhouse area combined. The clubhouse offers many facilities catering to all interests, from sports and entertainment, to food and beverage.

Sports facilities include the Health and Fitness gym. Fitted with Olympic-grade machines from TECHNOGYM, the gym is split into three different zones: cardio, muscle strengthening, and advanced functional training. CLUB SUMMIT also has Agua World, an approximately 30-metre outdoor swimming pool, in addition to the child-friendly Kid's Pool. There are facilities for yoga and sports enthusiasts as well, where residents can train in the Yoga Studio and Multi-purpose Sports Hall.

CLUB SUMMIT's food and beverage facilities include the Priority World banquet hall, which is decorated with aircraft features from the Hong Kong made airplane INSPIRATION. The banquet hall is tastefully decorated, making it a luxurious and convenient venue to host friends and family for any occasion.

The Coffee Bar and Synergy World is a shared space where residents can have fresh made coffee or enjoy some leisure time. Residents can



also relax with friends at Reading World.

CLUB SUMMIT also offers exclusive play areas for children of all ages. There is Avengers' Expedition, for kids to play, explore and run around, as well as Baby World, a space dedicated to younger children. For musically inclined residents, they can practice their skills at Music Recital, which is fully equipped with a range of instruments and a professional recording studio.

Internationally acclaimed artist Simon Ma designs 'Love **Sprout' sculptures**

CLUB SUMMIT is surrounded by outdoor gardens of botanical flowerbeds and shrubbery to create a calm environment for residents. Installed around the gardens are four large elegant sculptures designed by Simon Ma. The sculptures - Love Sprout, The Dreamy Butterflies, Luminescent Together and Blossoming Love – are symbols for growing roots, filial love, and creating together.

About K.SUMMIT

K.SUMMIT is located at 9 Muk Tai Street, Kai Tak. The project has four residential buildings and four garden mansions, totaling 1,006 residential units in addition to conveniently located commercial facilities adjacent to the project. K.SUMMIT offers a range of unit configurations catering to different needs. Typical unit configurations range from one bedroom to three bedrooms, together with special units and garden mansions





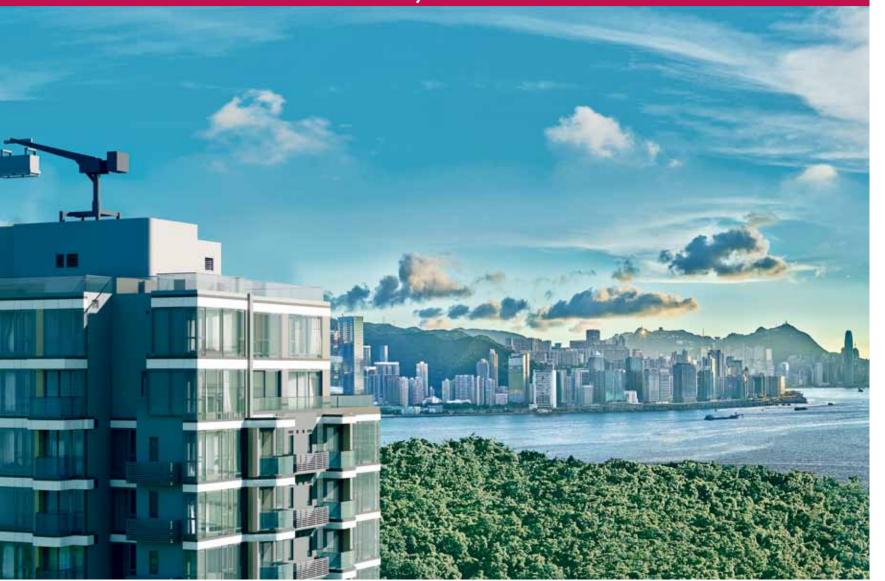


K.SUMMIT

No. of units	1,006
Layout	Flexi 1-Bedroom to 3-Bedroom; Simplex and Duplex
	Units, and Garden Mansions
Address	9 Muk Tai Street, Kai Tak
Developer	K. Wah International Holdings Limited
Enquiry	2880 8268
Website	www.ksummit.com.hk

KOKO RESERVE

A mountain sanctuary on Lam Tin Mid-levels



Embraced by verdant mountains, KOKO RESERVE is strategically located in Lam Tin Mid-levels in the vicinity of community hotspots, yet boasting an idyllic retreat from the bustling city.

Outstanding connectivity to CBDs

KOKO RESERVE is only one MTR station away to the Kowloon East stations away to Quarry Bay; it connects to other districts with the newly-commenced Tuen Ma Line via the Kwun Tong Line.

The development forms a 'Golden Triangle' with the Kai Tak Development Area and Island East CBD; one can drive to Kai Tak in 4 minutes, and Island East CBD via the Eastern Harbour Crossing in 10 minutes.

With the future 'Golden Belt' connection to the upcoming Route 6, it takes only 10 minutes to West Kowloon.

Innovative clubhouse

Designed by the award-winning UK team of David Collins Studio, Central Business District from the nearby Lam Tin Station, and two a plethora of amenities await residents in CLUB KOKO, which has specially created Ski Resort experiences from Northern Italy, allowing a breath of snow mountains in the comfort at the door. The 'Ski Tech', for instance, offers a fantastic snowy experience for all-level players with simulators and race tracks patterned after the Olympics.

> The residence's fitness brand 'BODY N SOUL' is the first gym at a residential project to feature the virtual trainer system 'MIRROR' in Hong Kong. There are trainers and health consultants to provide professional guidance, and a series of exercise programs and mental



workshops to rejuvenate your body and soul

You have a choice between the 50-meter outdoor pool and the 25-meter indoor pool to tone up your physique, not to mention the 20-meter infinity pool to fully relax and recharge. Meanwhile, the 510-meter runner's loop lets you enjoy a workout in the fresh air, surrounded by greenery.

Self-sufficient living

The development is adjacent to the large shopping mall APM, which brings the convenience of urban lifestyle to the tranquil neighborhood with scores of stores and restaurants. Residents will also enjoy al fresco dining at the KOKO Lounge nestled in over 41,000 sq. ft. of lush greenery.

Families will really appreciate the excellent education at their doorstep as Hong Kong's first Montessori Academy in residential projects is sited at CLUB KOKO.







KOKO RESERVE

No. of units	82	
Layout	Typical units from 504 sq. ft to 1,175 sq. ft.;	
	Special units from 483 sq. ft to 1,992 sq. ft.	
Address	Ko Ling Road, Lam Tin	
Developer	Wheelock Properties (Hong Kong) Limited	
Enquiry	2118 2000	
Website	www.kokoreserve.hk	

OMA OMA

A luxurious resort steeped in nature



Set amidst sylvan surroundings, OMA OMA offers a distinguished resort lifestyle that epitomizes tranguillity and affordable luxury.

Forest resort living

Developed by Wing Tai Properties as part of the prestigious 'Upper Gold Coast' series, OMA OMA is a serene haven where every day feels like a holiday. The property, nestled in luscious greenery, has two preserved Banyan trees as its central landmark. Some units even enjoy a panoramic view of the sea, promising residents an exquisite forest resort living experience.

Exquisite garden landscape

OMA OMA's verdant garden is designed by Enzo Enea, an internationally renowned Swiss landscape artist. Home to the two preserved Banyan trees and approximately 150 trees, the garden harmonizes with the development's natural theme as well as Gold Coast's lush environs. As residents stroll through the grove, they can breathe in the fresh forest air and lose themselves among the fascinating stories behind each tree. Residents can also immerse themselves in breathtaking vistas of purple and blue between April and June when the six Blue Jacarandas blossom.

Outstanding clubhouse

Club OMA incorporates modern trends with a resort-style design to provide an ambience for pure relaxation. The gym studio, spanning an impressive three floors, is furnished with top equipment and facilities. Boasting of large floor-to-ceiling windows, the Tree Studio on the ground floor allows residents to enjoy extensive views of the wooded landscape while weightlifting or doing yoga. On the basement level, residents can engage in aerobic exercises in the Power Studio or cycle with their friends in the professional-grade Spinning Studio. At Sky OMA, which covers the entire second-floor rooftop, residents can engage in the newly introduced 9-Movement 9-Minute Bodyweight Fitness Circuits as they feel the caress of the natural breeze and soak in the splendour of the countryside.

Club OMA also features a winter garden-inspired Co-lounge. Characterized by a floor-to-ceiling glass door and a signature artificial skylight ceiling, the Co-lounge allows residents to unwind in the verdant outdoor garden and bathe in the warm sunshine all year round. Residents can also unwind at the 40m infinity pool Agua, where



breathtaking views of the horizon await. Other facilities at Club OMA include a party room with game and barbecue areas, providing ample space for residents to gather and relax with their family and loved ones.

Diverse configuration

OMA OMA consists of 466 units with a saleable area ranging from 254 to 1,659 sq. ft.. A wide range of flats, from studios to 4-bedroom flats and special units, are offered to cater to individual needs.

The luxury 4-bedroom seaview units, with a saleable area of 1,004 sq. ft., is a popular choice for those looking to upgrade their abode. Designed with large families in mind, the unit contains a spacious living and dining room that stretches 7.5 m in length, as well as a large kitchen with a u-shaped countertop, utility room and lavatory. The master bedroom opens up to a utility platform, resulting in a well-lit space with excellent airflow.

One of the special unit types, the Garden Duplex, consists of 1 to 3 bedrooms with a saleable area between 570 to 1,659 sg. ft.. Each unit is connected to a private garden and possesses a calming view of OMA OMA's idyllic garden landscape. Another special unit type, the



penthouse, measures 316 to 1,287 sq. ft. in saleable area. Each unit comes with a private roof and a diverse choice of 1 to 4 bedrooms. Overlooking the picturesque coast of Castle Peak Bay or the verdant mountains of the Tai Lam Chung Reservoir, the penthouse exudes an aura of serenity and luxury.

Connecting Hong Kong and beyond

With the Tuen Mun-Chek Lap Kok Link now opened, residents can enjoy quick access to the Hong Kong International Airport, as well as to the Hong Kong-Zhuhai-Macau Bridge. Together with the comprehensive transport infrastructure within the area, the development is strategically placed to connect with the rest of Hong Kong and the Greater Bay Area.



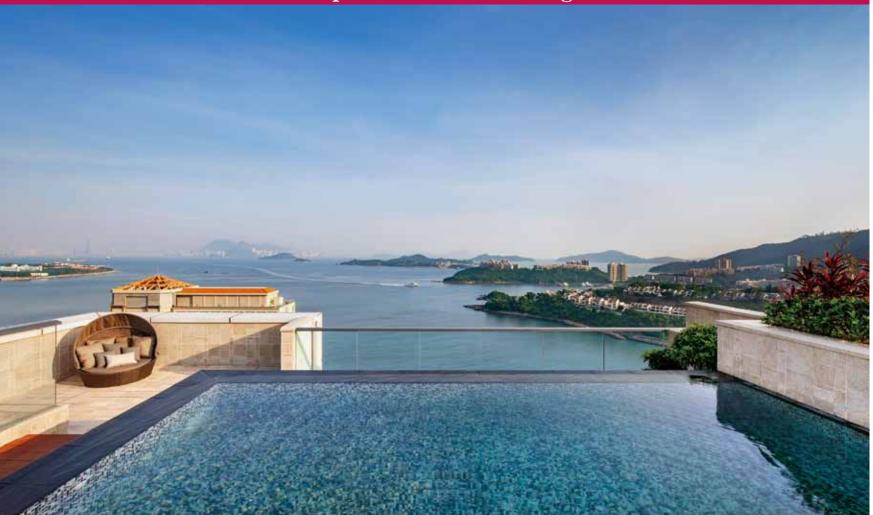
OMA OMA

No. of units 466 Layout Studio to 4-bedroom plus special units Address 108 So Kwun Wat Road, Tuen Mun Wing Tai Properties Developer 2752 2288 Enquiry Website www.omaoma.hk

46 | LUXURY RESIDENTIAL

POGGIBONSI

Exquisite waterfront living



Surrounded by sweeping ocean views and verdant mountain landscape, Poggibonsi at Discovery Bay promises a premium resort lifestyle with its well-rounded infrastructural facilities.

Spanning 650 hectares, of which 65% is greenery, Discovery Bay is a rare gem in overcrowded Hong Kong. In maintaining exceptional environmental standards, Discovery Bay has been recognized with a number of green awards over the years. Its pristine surroundings and seaside location nurture a low-density residential enclave and a genuine waterfront living experience, which is complemented with such coveted facilities as the 400-metre-long Tai Pak Beach, the D'Deck waterfront promenade and the spacious alfresco dining setting.

Discovery Bay is also home to the captivating and photogenic White Chapel, horse-drawn carriage rides, a promenade and jogging path, where the nearby hiking trails lead to vantage points with breath-taking vistas – all perfectly engineered for a vibrant and healthy lifestyle.

Poggibonsi: An urban oasis

Located close to DB North, Poggibonsi comprises 196 units in 3 towers, and offers a variety of flats to meet the varying demands of buyers. The studios, 1-bedroom to 4-bedroom units range from 344 sq. ft. to 1,844 sq. ft. in saleable area.

With residents' convenience in mind, Pogginbonsi is strategically located near an inclined lift, which brings you down to a taxi stand, bus station, DB North and Auberge Discovery Bay Hong Kong in around 1 minute. Situated amidst a 24-hour transport network, residents of Poggibonsi can access different parts of Hong Kong with ease. While the ferry service connects you to Central, the bus services readily link you to Hong Kong International Airport, Sunny Bay and Tung Chung.



The residential buildings' striking architectural design maximizes natural light and employs clean lines, subtle contrasts and natural materials to create a sense of modern luxury. Each residence is equipped with premium fixtures and appliances from leading brands, including Manhattan and De Dietrich.

Residents can enjoy a serene lifestyle from the comfort of home. Perched on a hill above the bays of Yi Pak Wan and Sam Pak Wan, Poggibonsi's water-facing residences offer sweeping ocean views, with Hong Kong Disneyland, Victoria Harbour, IFC and ICC, and the iconic Hong Kong skyline visible in the distance. Some Poggibonsi residences also provide soothing views of Discovery Bay's lush Central Park, the resort-like Club Siena and Discovery College.

Aside from the multifaceted recreational offerings at Discovery Bay, Poggibonsi also contains a range of shops for daily necessities. Luxury hotel Auberge Discovery Bay Hong Kong, for instance, offers fine dining at Café bord de Mer & Lounge and The Bounty Entertainment & Sports Bar, and provides a wide range of rejuvenating treatments at the award-winning Spa Botanica.

An unparalleled investment option

As Hong Kong's 'Double Gateway' to the world and the Greater Bay Area, Lantau is an excellent locale for property investment. Just a short distance from Discovery Bay, Hong Kong International Airport and the Hong Kong-Zhuhai-Macao Bridge put Lantau at the centre of Hong Kong's international and regional connectivity, with the island forming the hub of a one-hour intercity traffic circle with the Greater Pearl River Delta

Such connectivity will be further enhanced with Hong Kong International Airport's three-runway system and the SKYCITY development, which will be completed in phases from 2023 onwards.

Besides, the Lantau Tomorrow Vision, which intends to create a third core business district by the reclamation of some 1,700 hectares of new land, will further increase Lantau's strategic importance. Driving population growth and economic activity, these infrastructural developments guarantee a promising rental demand and returns from neighbouring residential properties.





POGGIBONSI

No. of units	196
Layout	Studio to four bedrooms
Address	3 Bayside Drive, Discovery Bay
Developer	Hong Kong Resort Company Limited
Enquiry	2987 8033
Website	www.poggibonsi.com.hk

SOUTHLAND

A landmark topside residence at MTR station in Island South



Situated at a prime location in southern Hong Kong Island, Southland bridges the metropolitan lifestyle and natural serenity through a comprehensive range of amenities and an abundance of green space.

Developed by Road King Properties, Southland is the first topside property at railway stations launched on the Island side in the last 30 years. With a special emphasis on greenery and building design, it embodies a resident-oriented philosophy to fashion a congenial luxury living. The contemporary façade of the two residential blocks is enclosed by glass curtain walls to maximize natural light and access to the panoramic view of Island South.

Southland offers a combination of 800 units ranging from studio units to 4-bedroom units, duplex units and other special units, between 289 to 2,084 square feet in size. Both Towers 1 and 2 consist of 34 residential stories, with a floor-to-floor height of approximately 3.15 meters, which extends to around 3.46 meters on upper levels.

Excellent potential and connectivity

In close proximity to Shouson Hill, Deep Water Bay and Repulse Bay, Southland is the first phase of the district's next iconic landmark, The Southside. Unveiled in the 2020 Policy Address, the 'Invigorating Island South' initiative will transform southern Hong Kong Island into a vibrant

cultural and leisure hub through revitalization and redevelopment with a focus on creative industries. The Southside will be part of the synergy to capitalize on the huge development potential in this master plan.

Standing atop Wong Chuk Hang MTR station, the residence is connected by a 24-hour covered passageway with the future shopping mall to access restaurants and groceries. Elevators also link up the podium, parking lot and entrances at Police School Road and Nam Long Shan Road.

A vibrant school network nearby features a range of local and international schools, for instance, Singapore International School (Hong Kong), Canadian International School of Hong Kong, South Island School, and St. Paul's Co-educational College Primary School.

Clubhouse in the oasis

With an impressive green plot ratio of more than 30 per cent, Southland claims a Provisional Gold for New Buildings in BEAM Plus, Hong Kong Green Building Council's independent assessment on building sustainability performance.



Spreading across an area of 66,000 square feet, The Southland Club nestles in verdant tranquility with ample amenities to serve social and recreational needs. Amid the luxuriant garden lies the 25-meter outdoor swimming pool beside a children's pool, where parents can enjoy family time. The palatial banquet room opens up to the outdoor pools, making it the perfect venue for parties and gatherings to relish joyous feasts. Installed with brand new fitness equipment, the gymnasium is filled by natural light through the floor-to-ceiling windows, delivering the magnificent poolside scenery to fitness enthusiasts.

With crystal chandeliers hanging above, the clubhouse lobby has a minimalism-inspired reading space for brainstorming and creative work. A barbecue area, a snooker room and music rooms are also available.

Smart, idyllic homes

All units are furnished with smart kitchen appliances from Miele's latest upmarket series of Generation 7000 to forge the ideal home cooking experience. Exclusive to larger and special units, bathrooms are refined by Kohler bathtubs and hansgrohe faucets, adding an exquisite touch of modernity to the interiors. Kitchens of such units are fitted with an array of top-shelf appliances, such as cabinets from Poliform and bulthaup, and refrigerators from Sub-Zero.







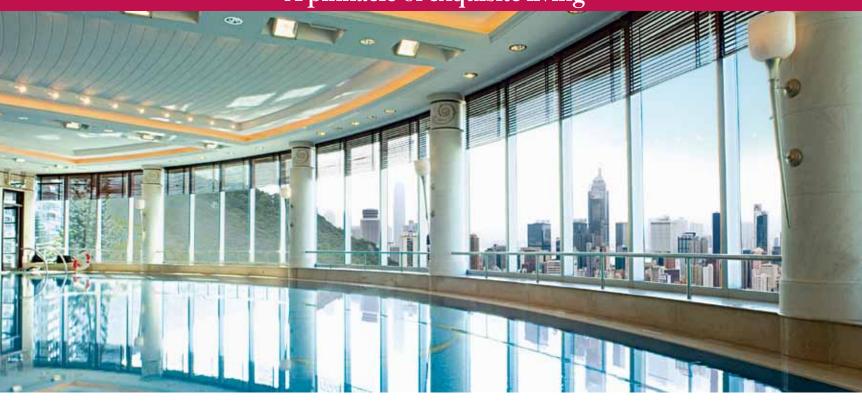




No. of units	800
Layout	Studio to 4-bedroom with 2 en-suite unit; Duplex
	and Special units with roof/ flat roof
Address	11 Heung Yip Road, Wong Chuk Hang
Developer	RK Properties Holdings Limited
Enquiry	3423 9889
Website	www.southland.hk

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 stateof-the-art Italian 'Technogym' leisure equipment. Those who seek a unique golfing experience will enjoy the worldclass golf simulator which will definitely help take your game to the next level.



THE SUMMIT

No. of units	54
Layout	Standard Duplex; 2,375 - 2,390 sq. ft. saleable;
	Double Duplex; 4,771 sq. ft. saleable
Address	41C Stubbs Road, Mid-Levels, Hong Kong
Developer	HANG LUNG PROPERTIES LIMITED
Enquiry	2879 1917
Website	www.thesummit.com.hk



BEST HARBOUR VIEW DUPLEX DEVELOPMENT

Leasing Enquiries	: (852) 2879 1917
Address	: 41C Stubbs Rd, N
Website	: www.thesummit.c

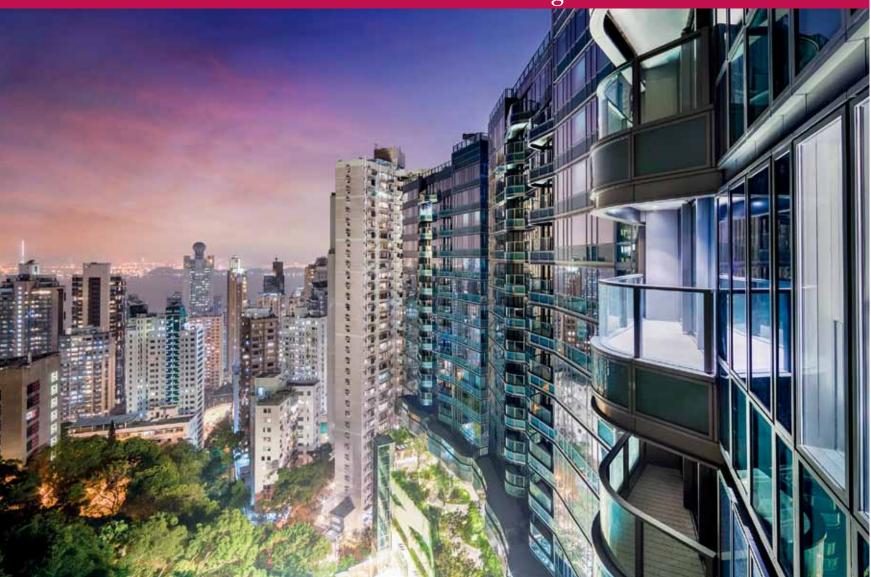


Mid-Levels com.hk



UNIVERSITY HEIGHTS

Secluded homes with stunning views



Set in a sought-after Mid-Levels location, the elegant homes of University Heights offer an idyllic lifestyle for those who want to appreciate the natural scenery and enjoy the conveniences of the city.

Perched on a picturesque hillside in Mid-Levels West, University Heights is one of the latest offerings in Hong Kong's luxury property market. As well as a prime location, stunning views and architectural detail, University Heights offers superior-guality amenities and services, once the sole domain of five-star resorts.

The complex comprises three residential towers. In response to strong buyer interest, the collection of 25 homes in Tower 1 are now offered for sale, including 24 flats with 3 to 4 bedrooms (1,515-1,587 square feet), as well as a penthouse (3,147 square feet). All homes are complete with private outdoor space from the balcony or flat roof, overlooking Victoria Harbour and the city's skyline.

Prime location

This Mid-Levels residence is truly a rare gem. Each home enjoys privileged seclusion and urban convenience at the same time. The location boasts excellent connectivity to Central and the rest of the city and is within easy reach of some of the city's top schools.

As the name hints, University Heights is located right next to the University of Hong Kong (HKU), Hong Kong's top-ranked university, overlooking the residence of the HKU's President and Vice-Chancellor - a Grade 1 historical heritage oozing in colonial character.

The iconic IFC and MTR Hong Kong station are approximately a



10-minute drive away, whilst MTR Sai Ying Pun station is within about 10-minute walking distance. To savour gastronomical delights, the nearby SOHO offers a wide variety of dining options, all within walking distance.

Exquisite interiors

Each home boasts a contemporary, stylish and sleek design. To optimise the panoramic views out and over the harbour and city, the living room and bedrooms are orientated in the same direction. The contemporary interior is complemented by high ceilings, giving it a sense of spaciousness. The wooden floorings create a warm and inviting atmosphere.

Each home is accessed via a private lift lobby, ensuring that privacy for residents is preserved. The designer has used each square inch to create a streamlined yet functional and convenient storage solution. The floorto-ceiling shoe cabinet built into the private lift lobby is a case in point.

The kitchen and bathroom are designed with the finest materials and craftsmanship. The kitchen is outfitted with world-class appliances, such as Miele and Poliform. The master suite has a B&B Italia wardrobe and a freestanding oval bathtub.

With the latest smart home technology, residents can easily control all smart devices, such as lights, air conditioning and thermostat, via a smartphone. Electric vehicles are becoming increasingly popular. The parking space comes with a universal EV charger to keep residents' electric cars fully charged before every ride.

Contemporary architectural aesthetics

An architectural gem in the Mid-Levels, University Heights displays a fusion of geometric lines and curves with a sleek and modern design.

The streamlined, curved balconies embrace the natural surroundings and spectacular views. The glass facade and immaculate steel structure make a bold statement, framing a seamless picture of nature at its best and a metropolis bubbling with vitality.

Resort-style relaxation

Inspired by five-star resorts, the clubhouse of University Heights is embraced by layers of greenery. The thoughtfully designed amenities go well beyond standard gardens, pools, gyms and barbecue areas.

Tropical plants fill the landscaped gardens surrounded by stepped planters stretching across the expansive outdoor space. You can dip in the 25-metre infinity pool to enjoy the open seascapes and blue skies,

exercise in the fully equipped gymnasium or spend quality time bonding with your family in the barbecue area amid verdant greenery.

With several hiking trails leading to Lung Fu Shan Country Park, Pok Fu Lam Country Park and Aberdeen Country Park, which are all close by, University Height is truly a nature lover's paradise.

The idyllic lifestyle of University Heights is something that many aspire to have in their dream homes. Living here means having the perfect home that blends nature with modern sophistication and convenience.

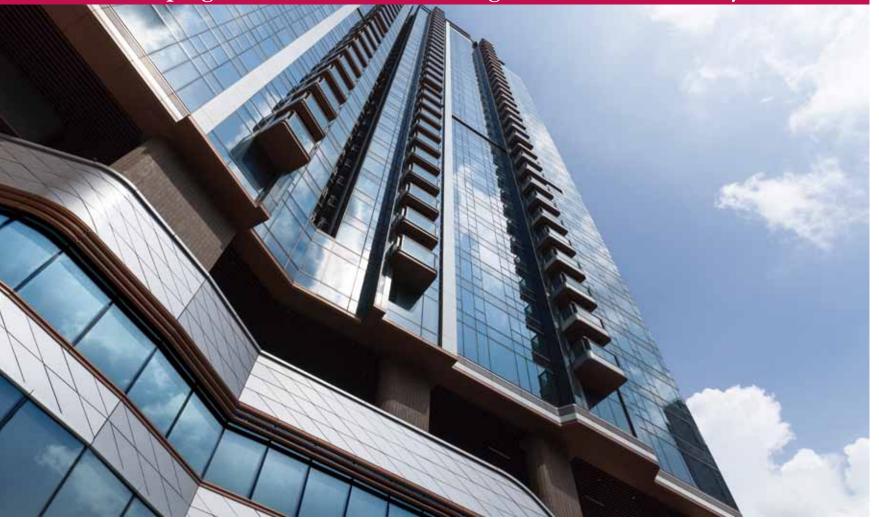


UNIVERSITY HEIGHTS

No. of units 25 (Tower 1) 3 to 4 bedrooms (2 to 3 ensuite) Layout Address 42 Kotewall Road, Mid-Levels Developer Chinachem Group Enquiry 2439 1662 Website www.universityheights.hk

UPPER RIVERBANK

Reaping the benefits of a flourishing brand new community



Sitting on the completely transmogrified district of Kai Tak, Upper RiverBank takes full advantage of the neighborhood's comprehensive infrastructure and development initiatives. Along with the surrounding panoramic greenery and exclusive landscape, it is one of the most highly anticipated developments of late.

Co-developed by KWG Group (SEHK 1813) and Longfor Group (SEHK 960), Upper RiverBank is sited only two minutes away from the Kai Tak MTR station. It offers 667 units in two residential buildings, four low-rise riverbank mansions, and one low-rise poolside mansion, with the unit sizes ranging from 332 sq. ft. to 2,567 sq. ft.

Luxury RiverBank Living

While most units comprise of 3 bedrooms or more, the highly regarded 4-bedroom units situate at the first block of the project, overlooking a 12-hectare of greenery as well as the splendid views of the Kai Tak River and the riverside park. The spacious units boast smart and technology advancing amenities including kitchen appliances from the renowned German brand Miele; home automation from HKT; and

digital door lock from Samsung, making residents' life easier.

Another highlight is a collection of low-rise riverbank mansions -Mansion RiverBank. Presenting a charming and revitalizing lifestyle, the mansions overlook the Kai Tak River or a swimming pool surrounded by a garden of approximately 32,000 sg. ft. It is delicately crafted by ALN, a world-famous landscape designing team. Exuding British elegance, the interiors of the mansions are designed by SHH, a celebrated British interior designing team.

Kai Tak, a privileged location

Situated in a world-class transport hub, Upper RiverBank is wellconnected to the metropolis through the vast railway network. Tuen Ma Line has fully opened. While Kai Tak MTR station is merely a



2-minute walk from the development, residents can easily reach the CBD such as Central and Admiralty in Hong Kong Island as well as the commercial centers at Kowloon East.

Offering over 75 million sq. ft. of commercial floor space, the dynamic CBD2, consisting of Kai Tak, Kowloon Bay, and Kwun Tong, demonstrates the immense potential for growth. More than 2 million sq. ft. of retail floor area has been leased to flagship department stores, accompanying the underground shopping street and the nearby retail belts, which will further boost the business vitality of the district.

With the many infrastructural facilities being completed, including the Trade and Industry Tower, the Children's Hospital, the upcoming new Revenue Tower and Kai Tak Sports Park, Kai Tak will be the envy of its neighbors.

Notably, the homes are perfect for big families, as not only does the project mainly consists of units with 3 or more bedrooms, it also enjoys the School Net 34 and Secordary School Network of Kowloon City District with prestigious kindergarten, primary, secondary, and international schools, providing a diversified education platform for kids.

A green devotion

Boasting 100 hectares of abundant green space, Kai Tak encompasses well-rounded green living facilities, such as botanical and pool gardens, cycling and pet parks, fitness stations, and the first outdoor lawn bowling greens in Kowloon. It is well-equipped to be a vibrant harborfront metro in town.

Located in front of the Kai Tak River and Riverside Park, the architectural layout of Upper RiverBank is based on the concept of flowing water. It applies stylish glass curtain walls and metal finishes to complement the dazzling river water. As for the entrance of the Metropolitan Avenue, natural stone is utilized to enhance the garden water features and the riverside, creating a distinguished and magnificent attraction.

Upper RiverBank also makes good use of its approximately 32,000 sq. ft. of green space to create a serene RiverBank Forest. Designed by British landscape master Adrian L. Norman and his internationally renowned team ALN, the RiverBank Forest scenery extends from the 138-meter British-style avenue, with streams and greenery merging into an enchanted four-season garden. Within most of the apartments, residents can readily revel in the sweeping scenery of Kai Tak River and the iconic Lion Rock. The refined design is such that one can live in harmony with nature in a style that is both tranquil and relaxing.



Top-shelf amenities

Upper RiverBank is furnished with a rare and premium twin clubhouse 'Club RiverBank' and 'KinderLand', designed by well-known British design team SHH and children's playground specialist Play Concept.

'Club RiverBank' encompasses a broad variety of well-being facilities for residents, including an outdoor pool, indoor heated pool, yoga room and fitness center, while integrating British elegance to elevate guests' leisure experience.

Families with kids can enjoy the wide-ranging 3-tier kids club 'KinderLand' that caters to little ones of different ages. Based on Play Concept's design principle of 'education and growth', it is divided into three themed spaces: the 'Fantasy Sea World', located on the ground floor, is aimed at pre-teens who have a penchant for movement and a high degree of freedom; whereas the 'Camp Fishing Village' on the first floor, decked out in diverse facilities, is developed for kids. The 'Airspace Ship' on the second floor, on the other hand, provides toddlers with a thoughtful and safe game area to have fun.



UPPER RIVERBANK

No. of units	667
Layout	1 to 4-bedroom Apartment, Low-rise Mansion and
	Special Unit
Address	11 Muk Tai Street, Kai Tak
Developer	Longfor Group Holdings Limited (960) and KWG
	Group Holdings Limited (1813)
Enquiry	2762 8210
Website	www.urbhk.com

56 LUXURY RESIDENTIAL

XI HOTEL

Meeting guests' every need



The Chinese character 'xi' reflects joy and passion, sentiments embodied by Xi Hotel. With stylish cosy rooms and helpful staff that strive for excellence, guests can expect nothing less than perfect satisfaction with this luxury boutique hotel.

We've thought of everything

Exuding Asian artistic flair, the 64-room hotel features a contemporary and elegant décor with sizes ranging from 220 to 320 sq. ft.

All rooms come with comprehensive amenities, including free broadband internet connection, in-room safe, LED TV with satellite and cable channels, air-conditioning and air purifier that nurture a comfortable environment, and coffee and tea making facilities with mini-bar.

It is a haven away from the fast-paced hustle and bustle lifestyle, meeting guests' every need and desire.

The Drawing Room on the 1st floor is a new multi-purpose venue that provides not only respite for travellers, but is also an exceptional space to hold leisure or business functions alike, such as cocktail parties, or meetings and conferences. Featuring sophisticated furnishings, the spacious room is incredibly practical, accommodating a long conference table that fits 12 people, a stylish sofa with a large TV & computer screen, and a library all in one room.



Where the action is

Located in Tsim Sha Tsui, the heart of culture in Hong Kong and a renowned entertainment destination, Xi Hotel is just a 5-minute walk to the MTR or the iconic Victoria Harbour, hailed for its world-famous panoramic night views.

It is also within walking distance to many other iconic tourist attractions, such as the Hong Kong Space Museum, Hong Kong Cultural Centre, and Harbour city - Hong Kong's largest shopping arcade.

If guests would like to travel beyond Hong Kong, the airport is within 30 minutes' reach via Airport Express at the nearby Kowloon Station.





XI HOTEL

No. of units 64 Layout Address Enquiry Website

Studio/ suites 7 Minden Avenue, Tsim Sha Tsui, Kowloon 2739 7777 www.xihotel.com.hk



SHIMAO GROUP

The accent is always on quality



"Every food connoisseur knows that with the Tuber magnatum Pico, the all-important factor for enjoyment is the quality of the taste and smell itself, because if it's not up to the mark, there is nowhere to hide," says Wong, drawing an interesting comparison with property. "By the same token, what makes an idyllic home is, first and foremost, the quality of the site and its environs, all other extraneous factors are mere trimmings and distractions."

Wong points out that, at Shimao, quality is the over-riding factor in any business proposition. As far as property development is concerned, they would first undertake a comprehensive environmental feasibility study before partaking in any land auctions. "It is only after a careful analysis that convinces us it's a prime and environs supreme site before we would consider making a bid," he notes.

Citing a superior site at Beacon Hill that Shimao won in a public auction, Wong explains that the elevated site overlooks its prestigious immediate neighbourhood of Kowloon Tong, with an unobstructed 270-degree view stretching from Lyemun Pass in the east to Stonecutters Bridge in the west. "It's an unparalleled vista with excellent Feng Shui," he enthuses.

Shimao also took the trouble of checking on scientific data related to the Beacon Hill site. In terms of both the air composition and the noise level, the site scores well. "It's a salubrious site that is a rarity in the market, and one that would be of special appeal to residents who prioritise on health and wellness in their choice of abode," Wong adds.

As a matter of fact, the importance Shimao attaches to the choice of sites is also reflected in the many iconic landmarks the group has built in major cities like Beijing, Shanghai, Xiamen, and more, says Wong.

In optimising the superiority of their sites, Shimao focuses on creating people-centric homes, and maximising their connection with nature.

"There is a lot of attention to details in such simple matters as designing more enlarged spacious balconies and more expansive windows to capture the home's surrounding greenery," Wong explains. "The same concept extends

to facilities like indoor swimming pools and gyms where residents can tone up their physique as well as immerse in the natural ambience at the same time."

Wong applauds the government's plans as outlined in the Chief Executive's 2021 Policy Address on making more land available, and on further streamlining land development processes. "To make bread, we first need flour. Therefore, the more land is on offer, the better we can flex our muscles in serving the needs of the community," he remarks. "As a well-established developer, we do not fear competition, as we believe each company has its own niche in the market."

It has been a difficult year for most businesses, but Shimao has done well. Amongst the wide range of its business portfolio, its hotel chains of Sheraton and Four Points have enjoyed high occupancy rates, and it has made some sound property investments in the CBD. Looking ahead, the Group will be keen to seize opportunities that arise in the market.

Wong underscores his confidence in property as a safe and secure investment. In this day and age of rapid changes in the market, investors have to ride out violent fluctuations in stocks and shares, but property has remained attractive because of its steadfast performance. "Whether for investment or for self-occupancy, property is hard to beat as a safe and sound option," he notes.

In anticipation of relaxation in cross-border traffic, and the continuance of a low-interest environment and strong market demands, Wong foresees a strong year ahead, especially in the luxury and ultra-luxury segment of the market which has recorded good prices due to the shortage of supply. He predicts a healthy growth of about 10% in the new year.



Fuelled by the corporate mission to promote 'The Spirit of Living', Wheelock **Properties (Hong Kong) Limited continues** to craft comfortable and practical homes that take luxury living to new heights.

Unique luxury living experience

Wheelock has always been committed to creating distinctive and iconic residences that meet the favour of a wide spectrum of buyers. "Each of our projects is meticulously designed based on its unique landscape, scenery and surroundings to offer a one-of-a-kind luxury living experience," notes Ricky Wong, Managing Director of Wheelock Properties (Hong Kong) Limited. "All flats are also optimally configured with quality, practicality and flexibility in mind."

To better understand and cater to the needs of their customers, Wheelock conducts in-depth research on their target buyers, as well as the area's second-hand and rental housing market. This user-centric approach to property development is evident in the Kai Tak residential project MONACO ONF

As Wong explains, MONACO ONE and MONACO MARINE are specifically designed to provide 3 bedroom units as there is a high demand for, and a shortage of, large units in the Kai Tak area. The project is also deliberately constructed to offer three spacious 3-bedroom units with sea views on each floor. Additionally, as commercial buildings in the area are being completed, a number of 1-bedroom flats and 2 bedroom open kitchens are created to cater to the needs of young working professionals.

The developer of choice in Kai Tak

The MONACO ONE has been one of Wheelock's crowning achievements in 2021. Highly sought after by the market, all units of the project were sold out in the first round of public sale, while units from the second round of public sale were also nearly sold out on the day. To date, 99% of the units have been sold, cashing out an impressive total of HKD 5.04 billion. The stellar performance of MONACO ONE has also contributed to Wheelock's total sales of a record high of HKD 35 billion this year.

Building on the success of MONACO ONE, Wheelock plans to launch the second phase of the project in early 2022. It is hoped that the development will be the first widely-acclaimed residential project in 2022.

The residence, named MONACO MARINE, promises an exclusive luxury living experience next to the renowned Victoria Harbour and the vibrant Kai Tak City Centre. Consisting of two high blocks and four low blocks, MONACO MARINE will provide a total of 559 units with mainly 2-3 bedroom flats.

"We are confident in the project's success as we are highly experienced in developing new areas from scratch into a mature residential community with comprehensive facilities," says Wong. "We also look forward to cementing our reputation as the developer of choice in Kai Tak by continuing to provide luxury homes with exceptional guality and comfort."

WHEELOCK

An unwavering pursuit of excellence



KOKO HILLS completed with excellence

Spurred by the phenomenal performance of MONACO ONE, KOKO HILLS has also achieved remarkable results with a total of 200 units being sold

Nestled among the elevated greenery of Lam Tin Mid-Levels, KOKO HILLS enjoys spectacular views of Victoria Harbour and a luxurious surrounding comparable to traditionally coveted residences such as Hong Kong Parkview in Hong Kong Island South. The project is also strategically located in the vicinity of the Kowloon East CBD and the hundred-billiondollar Kai Tak Development Zone, with the Hong Kong Island East CBD being only 2 MTR stations away,

The occupation permit for KOKO HILLS is obtained in late December. Completed flats are open for visiting, and the handover of flats is scheduled for September this year. For KOKO HILLS Phase 3, the launch date is tentatively set in the first half of 2022, with around 800 units being provided.

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K. WAH

Leading with a record high



Despite fierce competition amidst a mature market, K. Wah International Holdings Limited (00173) is looking at unparalleled high sales from their four major upcoming projects.

Providing a lifelong living environment

Ever changing needs among consumers requires K. Wah to respond quickly and accurately. The company prides itself in closely following market changes to better receive their clients' feedback, appraisals and even their behaviour, to reflect on and enhance their management and services.

The 'K. Wah Plus' motto embodies the team's philosophy of striving for excellence and going the extra mile so that residents can feel K. Wah's attention to detail in each design choice, such as designing layouts that maximise internal usable space.

K. Wah's Director of Sales and Marketing (Hong Kong Properties) Tony Wan explains that adding a touch of improvement to their previous projects can be seen through their highly practical layout designs to help clients in purchasing readily available furniture with the perfect specifications and dimensions. Tony, who is also in charge of K. Wah's customer services expresses the importance of thinking outside the box. "All policies, measures and practices need to be reviewed to cater to market changes, not to mention that it takes courage to challenge yourself and to self evaluate," he says.

K. Wah's prospects in the coming year

K. Wah is preparing for the launch of four large projects in 2022, with two of them located on the Kai Tak runway. Both projects have over 2,000 units each, and are the two largest sites on the runway. The other two projects are MTRC developments, one at Kam Sheung Road

Station, Yuen Long, and the other one at LOHAS Park, Tseung Kwan O, offering 2,200 units and 1,880 units respectively. The volume of units are a record high for K. Wah.

Keeping it green

K. Wah is Hong Kong's first BEAM Plus platinum-certified developer and was also awarded the Gold certification for some recent projects. The title is a testament to K. Wah's outstanding environmental building design. Environmental building features include a rainwater irrigation system, energy-saving lights in the parking garage, and using durable construction materials to minimise latent construction waste, to name a few.

Market outlook

Looking back over the past two to three years, despite the social unrest and the pandemic, the domestic demand in the luxury property market still remains strong and there is an obvious rebound in 2021 with the local buyers attributing to around 80%-90% of sales. Tony Wan foresees the market retaining its stability in 2022 (with a fluctuation within 5%), even with a slight loss of investors and immigrants from the Mainland due to Covid-19. Core areas in Hong Kong with high population concentration, convenient transportation and community facilities will maintain their keen demand. There may be some variance depending on the characteristics of individual sites but Tony Wan expects no sudden market shifts unless there is a global social or economic distortion.



Hong Kong's property market is set to continue its upward trend in 2022, says Dennis Au, managing director of real estate at Chinachem Group. He is bullish on the market outlook as positive factors are converging.

In an interview with the Standard, Dennis Au shared his take on the city's economic outlook and talked about the trends that he believes will shape the housing market in 2022.

"Hong Kong's economy is slowly recovering. The property market outlook is also gradually improving as the economy picks up and the unemployment rate falls. With a global low-interest-rate environment, the market is awash with liquidity. These are the factors that are favourable for the market" he said

Au supports the government's formulation of long-term development plans to accelerate land and housing supply to stabilise the property market.

In its latest announcement, the government has set a target to supply 100,000 private housing units in the next ten years. But supply is still outstripped by demand, he says.

Looking back in 2021, strong new home sales reflect the solid demand pervading the market. Prices have been on a steady increase since 2018 despite the social unrest and the onset of Covid.

"That's why I adopt a positive outlook on the property market for the new year," he remarked.

Homes atop MTR stations more likely to sell well

As border restrictions are expected to be progressively eased between Hong Kong and the mainland, Au looks forward to the return of mainland buyers, which will have a positive impact on the market's purchasing power.

"The pent-up demand of the last two years for larger-sized family homes will lead to faster sales in this segment compared with small and medium-sized flats."

He believes that traditional prime residential areas will continue to enjoy

CHINACHEM

Rejuvenate with confidence

strong support, while homes atop or connected to MTR stations will likely sell well.

A case in point is the strong market expectations for a new residential project above Ho Man Tin MTR Station, jointly developed by Chinachem Group and the MTR Corporation.

The Ho Man Tin MTR Station project is scheduled for launch in O2 2022. "We are confident that these new homes will be as popular as other MTR Station residential developments and that they will appeal to central Kowloon's current residents as well as families looking to move to Ho Man Tin."

More in the pipeline

Chinachem Group maintains a robust development pipeline of new homes to drive business growth. The main focus of the new year will be the Ho Man Tin MTR Station Phase 2 property development.

The project will provide approximately 800 flats mainly with two to three bedrooms. Construction has been in full swing. A pre-sale consent is expected in mid-2022.

As the first residential project to be built above Ho Man Tin MTR Station, Au anticipates it to be the market spotlight when it goes on sale next year. With its central location and access to good schools, Ho Man Tin has long been a popular choice for homebuyers, especially those with children.

The other highlight will be Bisney Crest in Pok Fu Lam, which is expected for launch in 2022. The project comprises 21 units, including sixteen duplexes (1,526-2,646 sq ft) and five houses (3,469-5,767 sq ft).

Elsewhere, Mount Anderson in the Anderson Road Quarry Development Area of Kowloon East is also set to be back onto the market in 2022, when surrounding roads are completed and public facilities are developed.

GRAND MING

Crafting homes with heart

Founded in 1995, Grand Ming Group is a reputable building construction company in Hong Kong with expertise in developing prestigious and sophisticated residences, and undertaking quality construction projects based on a human-centric concept.

Leveraging construction expertise

To live up to Grand Ming's aspiration of "Construction that Connects", the Group values the importance of human-oriented design in its residential projects.

The group focuses on buyers' needs to live comfortably, and has made every effort to design functional living spaces with optimum proportions of rooms, dining area, toilet, and kitchen, regardless of whether they are small and medium-sized units or luxury houses.

Rooted in Hong Kong for over 25 years, Grand Ming has steadfastly expanded its construction business to include crafting quality property development projects. "By integrating our extensive experience in project planning, construction work, and sales promotion, we have been able to optimise on the cost and quality of the properties," says Ngan.

Exquisite luxurious duplex penthouse

The group's latest project, The Grand Marine, is the first brand-new residential project in Tsing Yi in 18 years, and a major selling point is the diversity in apartment configurations which cater to the preference of different buyers. The homes are scheduled for completion in the first half of 2022. About 93% of the 776 units of all units in the development are sold, and the remaining are large units and special units, mostly at top-floor and command open vistas.

Ngan foresees that the anticipated border reopening will drive the housing market, with the luxury sector being the first to reap the benefits. She points out that special luxury units are in short supply in Tsing Yi, therefore the six top-floor duplex penthouses in the Group's The Grand Marine are expected to fetch record prices. "These luxury units are hard to come by in the market, especially as they enjoy elevated mountain and sea views with private lift lobbies," she notes. "I wouldn't be surprised if they sell for over HK\$40,000 per square foot."

2022 – Launching To Kwa Wan Project

For its upcoming project at Pau Chung Street in To Kwa Wan, the focus is on crafting well-proportioned layouts, and creating a cozy home with adequate storage space for buyers. This project will be launched in the third or fourth guarter of 2022 with about 80 units to be put on the market. The development is just 3-minute walk to To Kwa Wan Station and benefits to the connectivity brought by the newly-completed MTR Tuen Ma Line, said Ngan.

The Group has acquired a Fanling site at On Kui Street and On Fuk Street which is scheduled for residential homes to be put on the market by the end of 2023.



Outlook for the property market

Ngan expects the property prices to increase by about 6 to 7% for 2022. She explained that Hong Kong's economy has bottomed up amid the well-contained coronavirus epidemic last year, along with the historically-low interest rates and the scarce housing supply, owner-occupants shall continue to be the active buyers in the property market. The new Mortgage Insurance Programme will also encourage first-time home buyers to enter the market, she added.

She applauds government's latest announcement to develop the Northern Metropolis, noting that it can significantly increase land supply and stabilize prices in the long term. She believes the North New Territories is endowed with rich development potentials. "With all the required elements in place, prices in the New Territories could escalate to levels comparable to urban areas," she adds.

ROAD KING PROPERTIES

Infusing thoughtfulness into exquisite homes



The landmark development atop Wong Chuk Hang MTR station, Southland, represents the first topside residential venture on a railway station in Hong Kong Island in the last 30 years. Situated at a prime southerly location on the Island side, the residence boasts convenient access to the vibrant metropolitan life in Central and Admiralty, as well as the seaside serenity in Deep Water Bay and Repulse Bay.

Humanistic and sustainable design

A humanistic design philosophy has always been at the heart of Road King's property development. "Crafting an idyllic and capacious living place with user-centric thoughtfulness is central to our design thinking," says Helen Fung, Head of Sales and Marketing.

With a steadfast commitment to environmental, social and governance (ESG) responsibilities, Road King incorporates green and sustainability elements into building design to stay ahead of market demands for a green lifestyle. "More and more potential buyers are concerned with whether a healthy and sustainable living environment is ensured in the projects," Fung remarks.

"As both Southland and Crescent Green have With a green plot ratio of more than 30 per met with overwhelming response from investors, cent, Southland claims a Provisional Gold for New Road King looks forward to enlarging its business Buildings in BEAM Plus, Hong Kong Green Building operations in Hong Kong on the basis of prudent

Council's independent assessment on building sustainability performance.

Thanks to the low-density setting, Crescent Green in Kam Tin North enjoys impressive greenery space, and an array of amenities such as a butterfly garden, running and cycle tracks and a sports hall. Plans to include sustainable features and amenities in support of a healthy lifestyle in the future Tuen Mun project are underway.

Developments in the pipeline

The upcoming property venture on Kwun Chui Road, Tuen Mun, has applied for the presale consent and is expected to be launched in the second quarter of 2022, says Fung. In close proximity to Gold Coast, amenities and restaurants in the neighborhood are easily accessible from the residence. Transportation links, including the Hong Kong-Zhuhai-Macao Bridge and Tuen Ma Line, provide easy connectivity to business districts in Hong Kong and Mainland China. Configurations range from studio units to 4-bedroom units, houses and other special units to satisfy various market needs.

risk management. We are open to cooperation with other developers in land tenders, and through private deals and land premium payment to acquire land," Fung adds.

Market outlook of luxury property

Fung notes that economic ties between China and Hong Kong have forged ever closer against the backdrop of dynamic developments in the Greater Bay Area. Mainland entrepreneurs, executives and professionals are the driving force behind the demand for luxury property. They account for more than 30 per cent of Southland buyers. As far as the development on Kwun Chui Road, Tuen Mun is concerned, it stands to benefit from new infrastructural developments in the area when it is launched next year.

She believes the focus of the luxury property market would shift from traditional neighborhoods such as The Peak or Mid-Levels to railway-oriented new development areas and northern New Territories, where there are huge potentials for capital appreciation.

Unruffled by short-term market fluctuations, Fung is confident that there will always be strong demands for luxury properties at prime locations with excellent connectivity. "There's never enough of them to meet demands," she remarks.

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WING TAI PROPERTIES

Pioneers of affordable luxury living



Holding steadfast to the motto 'We don't just build, we craft', Wing Tai Properties has successfully opened up the affordable luxury market segment with their superior, iconic residential projects.

The Upper Gold Coast series – an exceptional masterpiece

Wing Tai's 'Upper Gold Coast' series is a prime reflection of the Group's longstanding commitment to craft excellence and comfort into their properties. Each of the three projects in the series is thoughtfully constructed based on its unique geographical surroundings, resulting in distinctive designs that ooze elegance and modern charm.

The Carmel exudes a sense of serenity that is characteristic of a European hilltown. OMA OMA, the second instalment, is nestled among the lush green trees, offering an exquisite forest resort living experience. The latest project, OMA by the Sea, takes full advantage of its prestigious location, epitomizing the tranquillity of a coastal resort lifestyle.

The 'Upper Gold Coast' series combines practicality with aesthetics to provide affordable luxury for millennials and young professionals. "Building on our valuable experiences of developing luxury properties, we have ensured that all our flats in this series are functionally configured," notes Chung Chi Lam, Executive Director of Sales and Marketing of Wing Tai Properties Development Limited.

"At the same time, we have placed great emphasis on the designs of the gardens and clubhouses," Chung continues. In particular, the Group has invited Enzo Enea, an internationally renowned Swiss landscape artist, to craft the grounds of OMA OMA and OMA by the Sea, resulting in gardens that blend seamlessly with the projects' natural surroundings. Taking advantage of its mid-mountain location, the clubhouse of OMA OMA is also deliberately furnished to offer a relaxing forest resort living experience that caters to the needs of the younger generation of buyers.

Continuing to build ideal abodes for young generations

The Group's main focus this year is on the handover of OMA OMA. "Some of our flats are already open for viewing by appointment, and the delivery of possession of the flats has been smooth," observes Chung. "We hope that through the excellent quality and stellar reputation of OMA OMA, the market will get to know more about our affordable luxury residential series."

Regarding OMA by the Sea, Chung notes that the flats will be completed next year, but the Group may consider strategically reserving some of the special units for sale, with 30 June 2022 being the estimated material date.

Additionally, Chung looks forward to developing affordable luxury housing at the Group's recently acquired residential site at Sheung Shui. "We believe that there is a great demand for our affordable luxury residential series in the northern district, as there is a sizable number of young branch families in the region. The Government's development of the Northern Metropolis as an international innovation and technology hub will also attract many young professionals," he explains.

The Group's preliminary plan for the site is to build mainly small to medium-sized flats, mainly 1 to 2 bedrooms to accommodate the needs of these new buyers. With the success of the 'Upper Gold Coast' series, the Group is confident that they will be able to seize the opportunities offered by the northern district, a region anticipated to be the most active area for urban construction and population growth in Hong Kong.

HKR INTERNATIONAL LIMITED

A trailblazer in sustainable residential development

Through building sustainable, liveable and caring communities, HKR International Limited strives to create a healthy, stylish and distinctive living experience in Hong Kong and beyond.

Discovery Bay – HKRI's flagship development

With more than two-thirds of its areas being landscaped as green zones, Discovery Bay is a unique low-density residential development impeccably designed by HKRI to weave nature into the community and promote sustainable living.

Sitting in a prime location in the northern part of Discovery Bay, Poggibonsi, one of HKRI's projects, boasts of verdant hills and magnificent seascapes, as well as a close proximity to the nearby taxi station and DB North Plaza. Another project, IL PICCO, is nestled in a valley near the Discovery Bay Golf Club. Overlooking the greenery and the sea, the residence is infused with the prominent Italian ambience in Discovery Bay to provide a sense of relaxation.

At the same time, Discovery Bay benefits from the role of Lantau as Hong Kong's 'Double Gateway'. With the opening of the Hong Kong-Zhuhai-Macao Bridge, and the Hong Kong International Airport being only 15 minutes away, residents can enjoy easy access to the Greater Bay Area and the rest of the world. The proposed Lantau Tomorrow Vision and the development of Siu Ho Wan will also provide better connectivity and community facilities, further enhancing the strategic importance of Discovery Bay.

Building a greener world

Sustainable development lies at the heart of HKRI. As Pandora Chan, Assistant General Manager of Sales and Marketing of HKRI outlines, the Group has developed an internal Project Management Guideline to encourage the incorporation of green building design features in every stage of property development. It also promotes the pursuance of the Hong Kong Building Environmental Assessment Method (BEAM) Plus certification and ensures that the Leadership in Energy and Environmental Design (LEED) standard is met across all properties.

"Green technologies and materials such as diatomite are also widely adopted to make buildings more resource-efficient," Chan explains. "In addition, the cut and fill excavation method is used during construction to minimise waste and preserve the appearance and biodiversity of the land surface."

In line with HKRI's Sustainability Policy, IL PICCO has



incorporated a range of eco-friendly designs. For instance, double glazed windows with better heat insulation are used to reduce the need for air conditioning and subsequent electricity consumption, while glass facades are adopted to maximise daylight utilisation. Flow controllers with grade 1 water efficiency label are also installed on water faucets for water conservation.

Notable projects in the pipeline

Looking ahead, HKRI will be engaging in several new projects with the vision of becoming a pioneer of innovative living space. The Lo Fai Road Project in Tai Po, a joint-venture with Hysan Development Company Limited, will be developed into 41 three-storey houses and 14 five-storey apartment buildings. A total of 262 units will be provided, with a sales launch scheduled in the first half of 2022. A residential redevelopment project located on Hollywood Road and Upper Lascar Row is also under planning and is scheduled to launch in the first quarter of 2023.

As for HKRI's future developments in Discovery Bay, Chan notes that the Group is working on the planning and development of a plot of land in DB North. The project will increase the residential land plot of Discovery Bay by more than 1.3 million sq. ft. to provide over 1,400 units.

KWG GROUP

Building homes with user-centered designs

LONGFOR GROUP

The local property market is picking up pace amid signs that the coronavirus pandemic is being brought under control, says Eunice Yeung, Sales and Marketing Director of Hong Kong & **Overseas of KWG Group** Holdings Limited.

Exquisite homes with a touch of eco-friendliness

Founded in Guangzhou, KWG Group has developed more than 100 premium residential, office building, and shopping mall projects spanning 36 cities in the Yangtze River Delta and some key areas such as the Guangdong-Hong Kong-Macau Greater Bay Area.

Yeung points out that Upper RiverBank the Group's debut residential project in Hong Kong jointly developed with its mainland counterpart Longfor Group - has been wellreceived. Located at the Kai Tak waterfront, the landmark residential development has been designed on a user-centered basis, and meets all the specifications of a luxury dwelling.

"Our group is dedicated to creating commodious and pleasant living spaces for residents with practical configurations," says Yeung. "Not to mention the meticulously crafted interiors and first-class amenities."

The unique twin-tower design of a highrise residential block and the lower tower of riverside units has made Upper RiverBank stand out in the highly sought-after district, Yeung notes as she highlights the lush British elegance of the façade and interiors through the extensive use of oak, leather, stone, brass,



and colored glass.

In line with the increasing focus on sustainability, the development has, Yeung points out, embraced some environmentally friendly features, such as green roofs to absorb significant amounts of heat from the sun and cool the buildings, which effectively saves energy by reducing the need for air conditioning; and low-E glasses, which are installed in the apartments and may reduce the amount of infrared and ultraviolet light that enters the homes while maintaining a steady room temperature.

New luxury project in the pipeline

"We have seen some solid demands that supported the property market last year. For example, we've had a successful launch of Upper Riverbank," Yeung observes. "With the anticipated easing in cross-border travel in 2022, we look forward to an even more robust market."

Yeung discloses that the Group is working on another joint venture with Logan Property to launch the 66 Lee Nam Road project at Ap Lei Chau Island this year. The waterfront luxury residence enjoys an unparalleled seaview, and is expected to provide 295 units featuring a majority of four-bedroom ensuites of size over 2,000 sq. ft.

"We maintain a positive outlook on the property market, and the Group will continue its focus on creating high-quality homes to meet unsatiated demands," Yeung emphasises.



Founded in Chongging in 1993, Longfor Group has its business spanning nationwide, with its six core business arms cover property development, commercial property, rental housing, smart service, housing agency service and housing decoration. The Group has also proactively extended its business to areas such as elderly care and urbanization projects.

Upper Riverbank

The Group has launched Upper Riverbank, its first joint venture in the Hong Kong property market with KWG Group. The project at Kai Tak is now being delivered after the Group has obtained the Certificate of Compliance.

"We hope that our first flagship project in Hong Kong will be presented in the best possible way," says Benny Wong, Sales and Marketing Director (Hong Kong) of Longfor Group.

With only about 40 low-floor apartments and 15 high-floor special units to be sold, all of them offer vast living spaces of over 1,000 sq. ft. while some have outdoor spaces such as gardens, flat roofs or rooftops. The Group is also preparing for a few on-site show flats with luxurious finishing and furnishings so that prospective buyers can appreciate their enormous potentials.

In terms of interior design, the apartments are well-equipped with high-end appliances such as Miele from Germany, and Kohler from the United States. The group has also adopted a customer-centric approach with their practical designs for the units, which are rarely seen in the primary market in recent years. For instance, the majority of the units in Upper Riverbank include a wall-mounted shoe cabinet installed next to the entrance; and each unit ensures at least one bathroom with ventilation window.

Long For Excellence

Luxury homes to outperform

Wong notes that many developers have, of late, been concentrating on small and medium-sized units to facilitate guick sales, leaving luxury homes with sizes of over 1,000 sq. ft. in short supply in the primary market. He expects to see the return of mainland buyers with the gradual easing of border restrictions. "As they typically opt for larger units, we foresee increased sale in luxury homes which could outperform mid-sized apartments this year," he explains.

Citing the latest property price index issued by the Rating and Valuation Department in October 2021, Wong points out that the indices of type C (753 to 1,076 sq. ft.) and type D (1,076 to 1,721 sq. ft.) units have risen 4 percent and 7 percent respectively year-on-year. In this respect, he believes that Upper Riverbank will benefit from this rising trend as most of their units fall under these two categories.

Expanding land bank

Wong is optimistic on the real estate market in Hong Kong and the Greater Bay Area although Longfor does not have any new projects in Hong Kong, for the time being. "We are constantly on the lookout for opportunities to augment our land bank in Hong Kong," says Wong. "We have participated in bidding for Kai Tak sites before, and we welcome opportunities to work with partners who have the same idea."

FARZON GROUP

In pursuit of excellence



Peakstone, a Singapore-based private real estate investment, management, and development company, encompasses a rich portfolio in residential, office, and retail properties, as well as income-producing assets, redevelopment projects, and greenfield residential developments in developed Asian markets. The firm's Hong Kong arm, Farzon Group, has rejuvenated the US\$200 million residential acquisition from New World Development in Happy Valley, Hong Kong as Eight Kwai Fong Happy Valley.

Eight Kwai Fong Happy Valley

As the inaugural residential project by Farzon Group in the city, Eight Kwai Fong Happy Valley is an artistically charged and vibrant 28-storey residence that assures tranguillity in the heart of Hong Kong Island, providing the ideal balance of convenience and serenity.

It comprises a collection of well-proportioned studios and 1-bedroom flats ranging from 258 to 428 sg. ft., each with a private balcony and floor-to-ceiling windows which feature sweeping city views or verdant outlook. Residents enjoy a hotel-like experience from the professional concierge and the high-end home appliances from celebrated brands, including Germany's Miele and Gaggenau.

Modern luxury with an artistic edge

"Eight Kwai Fong exudes an artistic ambience with the clubhouse meticulously decorated with art pieces created by emerging artists," says Wong. "It's in line with the current trend of infusing art into residential projects that are of special appeal to sophisticated buyers."

Residents can avail of an array of handy in-house facilities, including a fully-equipped 24-hour gym, a cozy reading lounge, and a chic common room with a marbled kitchen.

The property features a soothing color palette of dark emerald on the outside, while the texture of natural stones in public areas adds a touch of class to its overall presentation. This design concept is extended to the interior of the apartment which is finished to

high specifications, together with the extensive use of marble in the bathroom and the flooring at the entrance.

Condo in progress

Peakstone, the parent company of the Farzon Group, has also made new moves to develop a new residence in Singapore. In August 2021, the company was awarded an Executive Condominium (EC) site via a joint tender with a Singaporean developer.

Spanning over 23,000 sq. m., the site will be turned into an EC - a type of public housing in Singapore subsidized by the government and is expected to offer around 600 units in the future.

Outlook for the property market in 2022

Wong expects the overall property market to pick up pace in 2022 as the demand from upgraded families to look for more spacious apartments remains robust. The luxury end of the market, in particular, could put on a strong performance.

Wong notes the government's plan to increase land and housing supply in the mid-to-long term, opening up opportunities for the Group to bid for virgin sites that they can conceptualize and develop from scratch as opposed to redeveloping existing properties.

"We see a promising market ahead, and will continue to seek opportunities to develop residential dwellings in Hong Kong," she concludes.

CONCORDIA GRAND OASIS



Optimistic outlook on the property market

Macau has successfully positioned itself as an international leisure and travel hub, fueled by the booming tourism and gaming industries over the past 15 years. Wilson Chung, Marketing Director of Concordia Investment Properties, points out that Macau is now entering a new era, driven by the economic integration with the Guangdong-Hong Kong-Macau Greater Bay Area.

"This is a golden opportunity for Macau to develop a more diversified economy," he explains. "And with the alleviation of the pandemic in the city, the relaxation of border restrictions with Mainland China and Hong Kong has triggered the rebound of tourist arrivals, further catalyzing local economic growth."

Chung holds a positive view for Macau's property market. "There is a strong aspiration for good quality of living, as well as great confidence and demand for residential properties among extended families and first-time buyers." The Hong Kong-Zhuhai-Macau Bridge also appeals to Mainland and Hong Kong buyers looking to purchase Macau's high-end properties as a resort home or a long-term investment.

Iconic landmark at prime location

To meet the market demands for high-guality living in Macau, the developer Concordia has created a world-class living community in the South of the Cotai Strip named the Oasis series, which encompasses One Oasis, Sky Oasis and Grand Oasis.

"All three projects have been completed and well received by the market. Aligning with the company's philosophy, we have striven to

Striving to craft a green healthy upscale lifestyle community for residents

Concordia believes that the diversified economy and strong demand underpin the positive growth of Macau's property market.

craft a green healthy living lifestyle for our residents" says Chung.

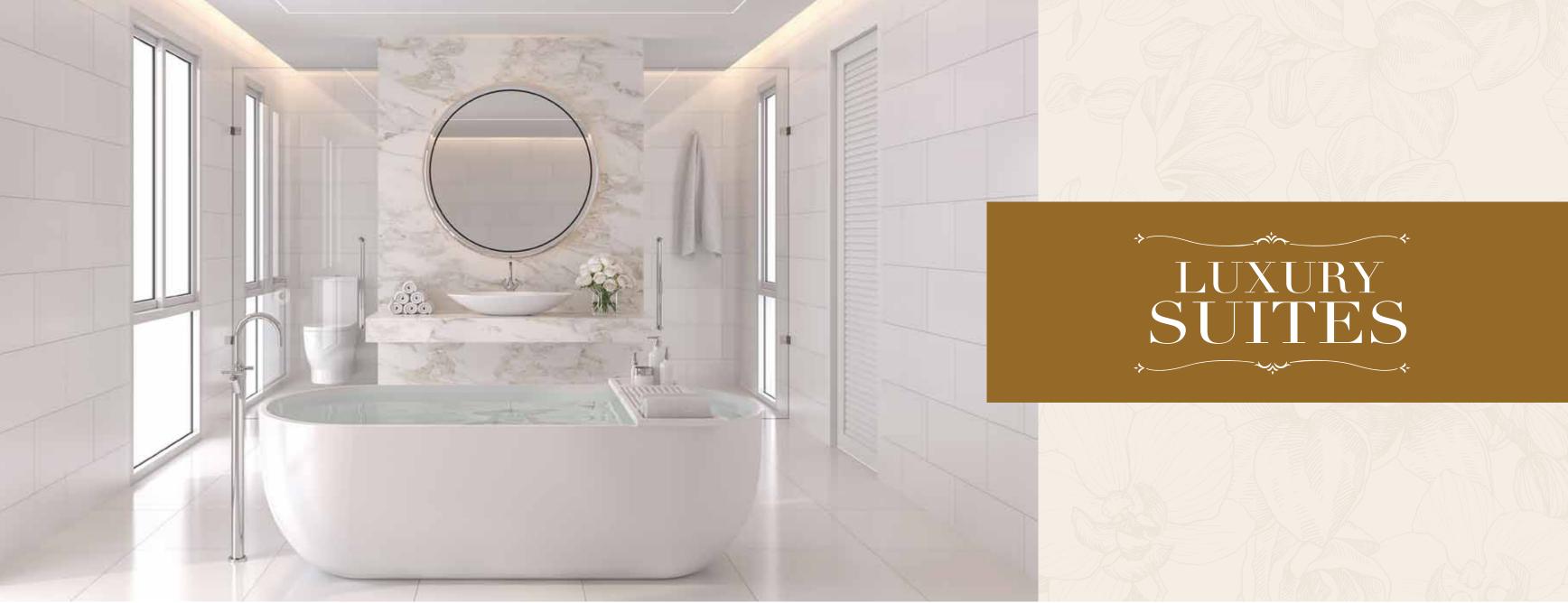
The Oasis series commands a view of the international golf course and glimmering casinos-cum-resorts, and takes only around 10 to 20 minutes to reach the Hong Kong-Zhuhai-Macau Bridge and Macau Ferry Pier. Possessing an expansive verdant landscape, vertical green walls and landscaped pools, the development has the largest greenery ratio amongst other residential projects in the city.

All-in-one living

In addition to a central clubhouse, each of the three projects also houses its own clubhouse, forming the largest and most comprehensive residential clubhouse in the city. The adjacent lifestylethemed shopping mall brings together gourmet cuisines from all over the world and a high-end supermarket.

Grand Oasis offers a diversified mix of flat layouts, including studios and 1 to 3 bedroom units, to cater to the different needs of buyers. Sky Oasis provides deluxe units with a gross floor area of 3,500 sg. ft., along with a spacious balcony and private lobby. Some flats are wellfurnished and decorated by renowned interior designers. Thoughtfully crafted to ensure optimal use of space, all apartments in the series boast of practical layouts embellished with world-class materials and finishes.

The Oasis series has been widely recognized as a world-class residential development. Aside from word-of-mouth recommendations from its residents and the wider market, the development has also garnered more than 17 international accolades for its excellent design, architecture and clubhouse.





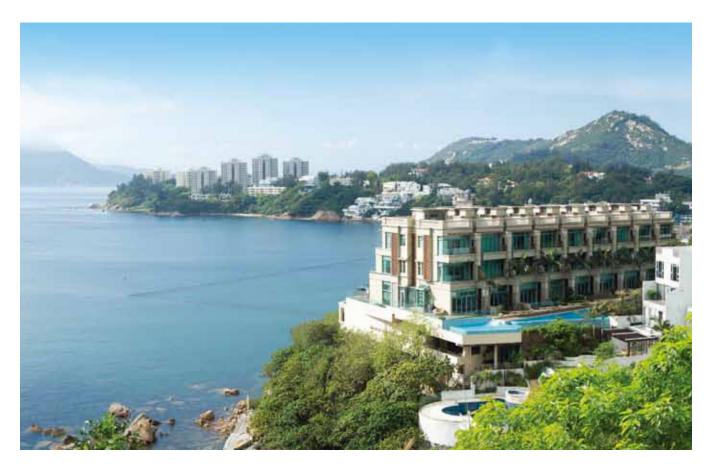
13 Bowen Road, Mid-levels, Hong Kong



Distinguished homes in Mid-levels with panoramic harbour views

Nestled in Bowen Road in Mid-levels, a coveted area neighbouring consulates and iconic developments, Bowen's Lookout blends convenience of living and access to all corners of the city, with Admiralty and Central just a few minutes drive away.

> 4-bedroom apartment 2,322 & 2,388 s.f. (M.F.A.) / 1,635 & 1,702 s.f. (S.F.A.) penthouse duplex 4,050 s.f. (M.F.A.) / 2,739 s.f. (S.F.A.)



Spectacular views overlooking Stanley, Turtle Cove and Tai Tam

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THREE BAYS

7 Stanley Beach Road, Tai Tam Bay, Hong Kong













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 decor. With unobstructed views of Hong Kong's famous skyline, the Gateway Apartments gives the meaning of luxury lifestyle a new dimension.



GATEWAY APARTMENTS

Your Gateway to Contemporary Luxury



From a plethora of luxury brands and fancy restaurants right at your front door to a 150,000-sq. ft. clubhouse encompassing an array of sporting facilities, Residents at Gateway Apartments are pampered with everything they desire for a superior lifestyle.

The epitome of luxurious living

The appeal of Gateway Apartments begins with the stellar location. Perched on top of Tsim Sha Tsui's landmark shopping center, Harbour City, the residence is linked to the rest of Hong Kong through an established transportation network, including the nearby MTR stations, the Star Ferry Pier, and a bus terminus. The largest shopping mall at the bottom floors also provides for Residents' everyday needs, from supermarket, dining, to a constellation of international fashion, beauty, and lifestyle brands.

The key to a perfect stay

To curate a second-to-none exuberant lifestyle for all Residents, the Gateway Apartments is equipped with a thoughtful collection of

amenities geared to both families and individuals. At the Pacific Club, 3 outdoors and 2 indoor air-conditioned tennis courts are at Residents' disposal. From beginners to experts, professional classes and coaching service are readily available, as well as activities like ladies' tennis mornings and inter-club league competitions.

The state-of-the-art gymnasium is constantly updated with a selection of the latest fitness equipment, including the Life Fitness cardio and strength circuit equipment, Technogym's Kinesis System, as well as weight equipment from Hammer Strength and cuttingedge stretching equipment. Personal trainers can also provide tailored programs to help Residents reach their individual fitness goals efficiently.



The 25-m indoor swimming pool, Jacuzzi, and Sun Deck the pillow menu helps guarantee a night of good sleep at Gateway overlooks the stunning scenery of the harbour. To better avail of the Apartments. amenities, join the swimming and water aerobics classes instructed by Whatever your needs are, the multi-lingual Concierge team, professional coaches at the Pacific Club Swimming School. The Club's daily housekeeping services, and the 24/7 top-notch security and extensive range of classes does not stop here, as it even features maintenance support will gladly assist you. aerobics, cookery, swimming, taekwondo, Thai boxing and more, perfect for adults and children of different age groups.

Extending the spectrum of activities, the Men's and Ladies' Spas are equipped with Jacuzzis, saunas, and steam rooms, topped with spa treatments provided by qualified therapists. Newly-renovated, the separate male and female spas offer an oasis of calm, with spacious, fully equipped changing facilities and luxurious grooming areas. What's more, a hot water Jacuzzi, cold water plunge pool, sauna and steam room and heated beds are also available

To entertain large groups, visit the club's Bar & Bowling Alley as well as its exclusive dining options featuring international, Chinese, finedining, and family-friendly restaurants. A place for children to play and make friends, Children's Playroom at the Pacific Club offers a vast array of facilities and activities, including wave slides, daring drop-slides and a climbing wall, not to mention a full schedule of exciting sports, arts, and educational activities.

A place you call home

Gateway Apartments is dedicated to delivering a unique hospitality experience. The 256 units come with a selection of studios to 3-bedroom penthouses, with sizes ranging from 712 to 2,931 sq. ft. While all are wisely planned to offer an optimized and spacious layout, most units even come with a closed kitchen space with gas stoves, which is a rarity among its peers.

Benefitting from the superior geographical location, the majority of the units have stunning views to Victoria Harbour optimized by sweeping floor-to-ceiling windows. To elevate the living experience, the apartments are contemporarily adorned with bathtubs, LED TVs, home theatre systems, and other amenities. Apart from the spacious beds,



GATEWAY APARTMENTS



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(8) SIGNATURE HOMES





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Perched on the waterfront in North Point, Victoria Harbour Residence enjoys a panoramic view of the world renowned harbour and dazzling Kowloon East[#]. Ranging from one to three bedrooms, and also a few special apartments with a roof or a flat roof, each apartment is stylishly furnished and fully equipped. Beyond an impeccable service, residents also enjoy comprehensive clubhouse facilities designed to create extraordinary moments by the harbour.



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Vega Suites, together with two international hotels, Crowne Plaza and Holiday Inn Express Hong Kong Kowloon East the luxury residence The Wings and the trendy shopping mall PopCorn form another vibrant hub, encapsulating the finest in taste and lifestyle enjoyment. With studios and one to three bedroom suites to choose from, providing hotel-style management, facilities and services, Vega Suites offers a chic lifestyle in Kowloon east.

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Sun Hung Kai Properties

K11 ARTUS

An inspiring design-led artisanal home aiming to inspire





As guests enter the residence, they enjoy a distinct sense of "leaving the city", while the exclusive Art Tour brings them on a journey of cultural discovery.



The Living Salon is conceived as an extension of one's home and a place for quiet contemplation, and is filled with thought provoking artwork. The double-level Library, offers an extensive collection of carefully picked reading materials; while The Commune facing Victoria Harbour is ideal for connecting with friends through delicious food and drinks.

Located at Victoria Dockside, residents are in the prime location to explore the city's art and culture. Each of the 287 residence feature a unique wave-form balcony. The luxury residences come in a range of diverse layouts, from studio, One Bedroom, One Bedroom Plus, Two Bedroom, or Three Bedroom units. The three penthouses perched atop K11 ARTUS each embody its own unique design aesthetic.

Discerning residents may polish their culinary skills at the fully-equipped open kitchen; or enjoy hassle-free dining with meals delivered directly from K11 MUSEA's

restaurants – ordered through the in-room TV. The 24-hour digital Concierge AMICI offers services within finger's reach.

In the spirit of "living with art", the residence features rare Chinese arts and crafts curated by K11 Craft & Guild Foundation – a non-profit organization that preserves and conserves fast-disappearing Chinese craftsmanship. Parts of the profit goes to support this meaningful

K11 ARTUS

Address	18 Salisbury Road,
	Tsim Sha Tsui
No. of units	287
Gross area	510-1,921 sq.ft.
Layout	studios to three-bedrooms
Developers	New World Development
Enquiries	2107 3388
Website	www.artus.com.hk



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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 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 fullyequipped 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 network on their doorstep provide convenient 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	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	1,136–1,411 sq. ft. (GFA) 841–1,052 sq. ft. (SA);
Monthly rate	HK\$17,000 up	Monthly rate	HK\$60,000 up
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DHOME

EATON RESIDENCES, BLUE POOL ROAD

A home away from home





Tucked in a tranquil corner of Happy Valley, the newly renovated Eaton Residences, Blue Pool Road provides apartments of unparalleled comfort and convenience.

Prime locale

Eaton Residences, Blue Pool Road, formerly Eaton House, is strategically located in one of Hong Kong's most prestigious neighbourhoods. With a plethora of notable historical buildings in the area, such as the racecourse, the Hong Kong Racing Museum and Tun Lin Kok Yuen, residents can take a trip down memory lane and immerse themselves in the rich culture and history of the city.

An abundance of renowned local and international eateries, including Amigo, Pang's Kitchen, Cheung Hing Coffee Shop, Feather and Bone and Yakitoritei, are also nearby to satisfy even the most demanding connoisseur.

Benefitting from Happy Valley's comprehensive transport infrastructure, the residence enjoys seamless connectivity to other parts of Hong Kong. Bus stops and minibus stops are only a few minutes' walk away, providing easy access to the renowned shopping and entertainment precinct at Causeway Bay, as well as the business hubs at Admiralty and Central.

Those wishing for a serene escape from the hustle and bustle of the city can take

advantage of the accessible hiking trails close by to enjoy the breathtaking views of Hong Kong Island.

User-centric interiors

Eaton Residences, Blue Pool Road, is the first apartment building in the collection that offers both serviced and residential apartments. Measuring 382 to 920 sq. ft. in size, all serviced apartments are exquisitely furnished with top quality furniture and mattresses from the distinguished brand Indigo Living. An extensive range of household appliances, such as a fully-fitted kitchenette, a full-height fridge-freezer, air conditioning with built-in heater, a 2-in-1 washer and dryer, and a Smart TV, are also provided to enhance luxury and comfort.

Meanwhile, all residential apartments come unfurnished, allowing residents greater freedom to curate their own abodes according to their styles and needs.

Outstanding amenities

Residents can indulge in the comforts and convenience of luxury living with the development's exceptional array of services and facilities. Twice-weekly housekeeping and towels replenishment services, daily refuse collection (except Sundays and Public Holidays), and window cleaning and pest control every six months are provided to ensure top living conditions.

The rooftop garden, overlooking the picturesque Happy Valley, is complete with seating and exercise areas. Combined with an outdoor swimming pool and a modern 24-hour gym, the development offers residents the perfect opportunity to relax and unwind.

EATON RESIDENCES, BLUE POOL ROAD

Salable Size 382 - 920 sa. ft **No. of apartments** 56 Countract term 1 month HK\$32,200 up Monthly rate Address 100 Blue Pool Road Happy Valley Hong Kong (852) 3182 7000 Enguiries Whatsapp / Wechat (852) 9199 8705 Email sales@eatonresidences.com.hk Website www.eatonresidences.com.hk

BLUE POOL ROAD



INDULGE IN THE REFINED SERVICED AND RESIDENTIAL APARTMENTS

Located in Happy Valley and Wan Chai, Eaton Residences offer convenient access to both business districts and entertainment areas. Each apartment is elegantly designed and furnished in rich homely colours, providing all the comforts of home from the moment you walk in.

Eaton Residences, Blue Pool Road is the first Eaton Residences to offer both serviced and residential apartments, with a choice of furnished or unfurnished one and two-bedroom apartments. The building is now open and includes a spectacular rooftop garden, outdoor swimming pool and modern gymnasium.

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KORNHILL APARTMENTS

All the comforts of home – and more



A popular choice for those looking for a homey abode on Hong Kong Island, Kornhill Apartments provides top-notch resort facilities, together with attentive service, relaxing atmosphere, and contemporary decor.

Accessibility

A prime attraction of Kornhill Apartments is its convenient connections through an extensive and efficient transport network, as the adjacent Tai Koo MTR, bus, and tram stations provide excellent public transport coverage, while the Island Eastern Corridor and the Eastern Harbour Tunnel put you in touch with other parts of the city with ease.

Those on business will be in close proximity to the modern office complex on Island East. Kornhill Plaza is loaded with a plethora of dining, shopping, and recreational ideas, including a MX4D Cinema.

Services and facilities

At Waterfall on the 9th floor, residents can unwind in the indoor swimming pool, sauna, steam room, and Jacuzzi. Other sporting



facilities include a gym, ball courts, and table tennis area.

Residents enjoy scheduled room cleaning service, and 24-hour concierge service. There is a self-service laundry room with ironing facilities and car parking spaces.

Designed for singles as well as family, the 450 units in Kornhill Apartments range from studio to three-bedroom suites and specific layout for handicapped patrons.

For many, a kitchen is fundamental for a homey stay. Even for the 400 sq. ft. studio flat, there is a handy, fully-equipped kitchenette. Other appliances include microwave oven, a refrigerator, and electric kettle, and a basic dining set.

All units feature a widescreen LCD TV, with access to local, satellite, and TV channels. Complimentary Wi-Fi provides excellent connection, as well as IDD telephone and direct-dial-in telephone with voice mail system. There is also an electronic safe for added security.

KORNHILL APARTMENTS

Address No. of units Gross Size Contract term Monthly rate Enquiries Email Website

2 Kornhill Road, Quarry Bay 450 400 - 1,250 sq. ft. 1 month minimum HK\$12,000-HK\$77,000 (852) 2137 8101 kornhillapts@hanglung.com www.kornhillapartments.com



www.kornhillapartments.com

YI SERVICED APARTMENTS

YIN 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 furbished 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

No. of units	33	
ayout	1 bedroom / studio	
Address	10-12 Chatham Court, Tsim Sha Tsui	
Enquiry	8200 1100	
Nebsite	www.xin.com.hk/yi-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 furbished. 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

No. of units42Layout1 bedroom / studioAddress97A Wellington Street, CentralEnquiry8200 1100Websitewww.xin.com.hk/yin-serviced-apartments





"ECONOMIC RECOVERY BODES WELL FOR THE PROPERTY MARKET"

ELI MCGEEVER DIRECTOR RESEARCH & TECHNOLOGY INNOVATION ONE GLOBAL LABS

2021 has definitely been an interesting year in the property market. Coming off the uncertainty of 2020 and underwritten by the confidence, in part, provided by the Stamp Duty Land Tax Holiday, the property market has been firing on all cylinders. Sales were hitting record numbers across the UK in 2021 and price growth across the country was the strongest it has been in years.



Potential tailwinds

- Movement is becoming easier, with the exception of possibly Omicron, and the UK opening up, as well as other countries around the world.
- Already low vacancy rates and a rising rental market, coupled with more people returning to the cities and international travelers, short term and long term, should put more upward pressure on rental prices.
- Strong and improving employment market. With people employed and a strong labour market, expect pressure on wages, which will mean they are able to afford more, on renting or purchasing.
- Household savings have more than tripled since the start of the pandemic, so there is still more dry powder available to purchase a new home.

Some of the highlights for 2021 include:

- Record transaction numbers, spiking in March, June and September all months related to Stamp Duty Land Tax Holiday events.
- The first half of 2021 saw a continuation of a preference towards more regional locations. However, as the year progressed and the country increasingly opened up, demand returned to the city centres.
- Detached / larger dwellings were initially the main beneficiary of price growth. As the year progressed, the price gap between houses & apartments grew. However, as people started returning to the cities, attached dwelling price growth started to overtake detached price growth.
- Net additional dwellings supplied over the 2020 / 2021 period dropped to a five year low, as uncertainty, supply chain issues and lockdowns hampered building progress in the early days of Covid.

Whilst we don't expect price growth to continue at such a meteoric pace in 2022, there are still a number of factors that will put an upward pressure on property prices. With the continued reopening and return to the city by office workers, students and internationals, rental returns should also see further growth.



Potential headwinds

- Another strain / outbreak of Covid could have the effect of delaying the re-opening / denting confidence. However, as the vaccination rates increase and governments getting better at dealing with outbreaks, at worst we should see some speed bumps, rather than stop signs.
- Interest rates increasing. The Bank of England may raise interests, as inflation hits a 10-year high. However, with rates at record lows, borrowing will still remain relatively inexpensive.



MUZE AT PICC

Penang's first comprehensive smart city



Adjacent to the Bayan Lepas Free Trade Zone, Penang Golf Club, and Convention Centre, PICC (Penang International Commercial City) is situated in the heart of Bayan Lepas, Penang's new business district. PICC is set to be the first comprehensive mixed-use development in Penang, comprising of an 800,000 sq.ft. shopping mall, Shama serviced apartments, 5-star hotel, A-grade offices, world-class medical centre, and Central Park. In recognition of the developer's exceptional contribution to society, Hunza Properties Group was granted permission by the state government to incorporate the "P" for Penang in the project name of PICC.



the East" was taken after this zone, truly the lifeblood of Penang's economy. The Southwest District of Penang has been earmarked by the state government as a major focus in its 'Penang 2030' economic transformation plan that aims to improve infrastructure, amenities and living exuberance.

PICC aims to be a green, smart and family-focused integrated estate in line with Penang's Vision 2030. In view of promoting a dynamic new economy on the island, PICC offers well-equipped A-grade offices designed for Business Process Outsourcing (BPO). Here global companies will contract non-primary activities to local third-party providers for services such as finance, human resource, procurement and IT support.

New HK\$46 billion Penang Transport Master Plan - Mega Infrastructure Upgrades

The state government is investing approximately HK\$46 billion in the 10-year Penang Transport Master Plan with the purpose of enhancing the infrastructure of Penang Island and the Mainland. This includes incorporating monorail and Light Speed Rail (LRT) transit lines, tram lines, additional main highways and an undersea tunnel.

Within PICC, the developer is implementing a comprehensive future traffic plan to ease traffic and to create unparalleled connectivity on the main road via constructing a 4-lane 2-way underpass (leading directly to the airport), a 2-lane directional flyover (leading vehicles directly into the complex) and a seamless LRT station access.

Smart City Features

Implementing the latest in smart home technologies, experience an augmented lifestyle with personalised control of your home. PICC incorporates an all-encompassing smart city function as well. Other innovative features optimise operations through mobile booking for healthcare facilities, smart public lighting, parking management, digital wayfinding, and predictive maintenance for building management.

About Bayan Lepas - home to the Free Trade Zone, the lifeblood of Penang's economy

Bayan Lepas is an up-and-coming district found in the southwestern part of Penang Island. It is also where the Penang International Airport and the Free Trade Zone is found – housing over 300 multinational firms and 3,000 SMEs with established manufacturing facilities and assembly lines specialising in the production of semi-conductors and other high-technology products here at this bustling hub.

In fact, Penang's renowned moniker of "Silicon Valley of



Muze: the first residential phase of PICC

Priced from approximately HK\$2 million, Muze offers smart living with a wide range of layouts for different lifestyle choices. The two freehold towers soar skyward at 52 storeys and 58 storeys. Buyers can choose from 3 to 4 bedrooms with sizes ranging from a comfortable 1,087 to 1,862 sq. ft., plus larger special penthouse units. Apartments at Muze have spectacular open views of the Penang Golf. Club, Convention Centre and the sea.

Muze also features 4 facility areas running through 7 levels. While the 'Escapade' houses sports and recreation venues, the 'Pocket Forest' is a thematic natural retreat. 'Social Square' at Level 11 features sparkling pools, a 'Community Hall' and 'Garden Kitchen' that are ideal for outdoor entertaining. 'Chillscapes', designed for relaxation and entertainment, spans across several levels with game rooms, pavilions and a gym/yoga area. Notably, the 'Muze Club' is an exclusive area in the sky on Level 40 and 41 overlooking panoramic views. You can make use of the Executive Lounge, Gourmet Kitchen and wellness zones with spa facilities there.

A Reputable Penang-based Developer: Hunza Properties Group

PICC is the brainchild of the leading property developer, Hunza Properties Group. With a history of over 40 years, Hunza is exemplified by its portfolio of over 20,000 condominiums, townships and commercial properties throughout Malaysia. The company has greatly contributed to the transformation of Penang's skyline, boasting its flagship development, the Gurney Paragon Mall waterfront complex on Gurney Drive.

The developer's Hunza Care property management department offers a comprehensive range of after-sales services, including leasing & re-sale, maintenance & repairs and more.

MUZE AT PICC (PENANG INTERNATIONAL COMMERCIAL CITY)

Address: Bayan Lepas, Penang Size: 1,087 to 1,862 sq. ft. Layout: 3 bedrooms plus study room option Developer: Hunza Properties Group Completion: 2022/2023 Inquiries: 28696683 / 98730332 / info@jlgroup.hk Website: https://jadeland.hk/international/picc/

*Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for Muze at PICC (Penang International Commercial City)

YOO8 SERVICED BY KEMPINSKI AT 8 CONLAY

Malaysia beckons with iconic branded residences with 5-star hotel service in the heart of Kuala Lumpur City Centre

One-of-a-kind fully furnished branded residences with service by five-star Kempinski Hotels located in the heart of Kuala Lumpur City Centre (KLCC), Malaysia's most sought-after neighbourhood!



8 Conlay is a mixed-use freehold development comprising of two YOO8 branded residences, a five-star Kempinski Hotel and a lifestyle retail mall. Situated in the heart of KLCC on Conlay Road, 8 Conlay exists as a tranquil respite while affording residents the luxury of being at the heart of the action at any given moment. The development is only a 5-minute walk from the Pavilion national landmark at the popular Bukit Bintang shopping street, and the new Conlay MRT station. The iconic Petronas Twin Towers are also only 10-minutes away on foot via an air-conditioner covered pedestrian walkway.

8 Conlay's branded residence component, YOO8 Serviced by Kempinski, is the result of a collaboration between world-renowned interior design brand, YOO, and Europe's most established hospitality brand, Kempinski Hotels.

What is a branded residence?

Branded residences are traditionally a strategic partnership between a reputable hotel brand and a property development. Through this direct association, the property naturally benefits from the hotel group's well-established and positive brand image. Branded residences are particularly favoured by both purchasers and tenants as they guarantee superior services, amenities and management delivered by trusted brands.





Interior design by revolutionary design firm, YOO

Founded in 1999, YOO was established by world-renowned French designer, Philippe Starck, in partnership with property entrepreneur, John Hitchcox. With over 50 residential developments completed and operating globally, interior design firm YOO has overtaken hoteliers to become the single largest brand of any type by number of projects. Hong Kong has two Yoo residential developments, including YOO18 in the Mid-levels (Taiwanese actress Shu Q is a high-profile purchaser of YOO18) and YOO Residence in Causeway Bay.

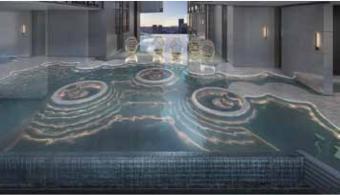
All YOO8 properties come fully furnished and renovated by master interior designers. At the helm of the YOO8 design team are Steve Leung, a local award-winning architect and designer, and Kelly Hoppen CBE, the eminent British interior designer best known for her work for the rich and famous, including Queen Elisabeth II, David and Victoria Beckham and Elton John.

German branded appliances are utilitised, including Gaggenau and Bosch kitchen appliances, Crosswater sanitary fittings, Duravit sanitary wares. The properties are fitted with Lutron smart home features as well.

The opulent lifestyle offered by Kempinski Hotels

Residents can enjoy the impeccable service by legendary luxury hospitality group Kempinski Hotels founded in 1897. On top of basic





services such as valet parking, concierge, and shuttle bus, special à la carte services such as a butler on call, private chef service, housekeeping, and emergency maintenance service are available upon request.

66,000 sq.ft. sky facilities

One can revel in an active lifestyle at the two sky facility decks. The 26th floor houses the Water Lounge, an indulgent pool and spa area, Jacuzzis, pod-shaped cabanas and the 25-meter lap pool - all overlooking the dazzling Petronas Twin Towers.

The Green Refuge on the 44th floor is a multi-tiered park featuring a semi-indoor elevated jogging path, gymnasium, multi-purpose room, yoga deck, library, and more.

TOWER B AT YOO8 SERVICED BY KEMPINSKI AT 8 CONLAY

Address	8 Conlay, Kuala Lumpur City Centre (KLCC)		
Size	705 to 1,328 sq. ft.		
Layout	1 to 3 bedrooms plus study room options		
Developer	KSK Land		
Completion	Q4 2022		
Website	https://jadeland.hk/international/yoo8/		
Inquiries	2869 6683 / 9873 0332 / info@jlgroup.hk		

* Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for YOO8 Serviced by Kempinski

TRIPTYCH BANKSIDE

Luxury apartments in the heart of London



The property market in the UK has proven to be resilient amidst the Covid-19 pandemic. Despite the ongoing health crisis, buyer demand has remained at a high level since May 2020. The London property market experienced the same trend.

Residential developments in London have long been a popular investment option for Hong Kong investors, one of the luxury developments in Prime Central London is Triptych Bankside, which consists of one office tower and two residential towers, 14 and 18 storeys respectively.

Triptych Bankside, developed by JTRE, is located at Park Street, London. The 169 generously spaced and light-filled residences are exquisitely designed, and all uniquely benefit from numerous amenities including private terraces, a residents lounge, a games room, a cinema room, 24-hour concierge, and communal gardens. These are complemented by a selection of hand-picked independent retailers, wellness facilities, and a cultural venue right on your doorstep. The development also offers a spacious residents lounge with concierge, a 14-seater cinema, a fully fitted gymnasium, a private dining room and two communal roof terraces with stunning City and Shard views.

Location & connectivity

Living at Triptych Bankside allows you to go to significant landmarks and popular destinations, with public transport within walking distance. You can relish the scenic route into the City of London via the famous Millennium Bridge, or enjoy a leisurely stroll around the iconic South Bank adjacent to the historic River Thames. Alternatively, key transport hubs are within easy walking distance and offer excellent connectivity via bus, London Underground or National Rail.













Culture, history & art

Home to its own cultural facility, Triptych Bankside welcomes you to join in its celebration of the arts, cultural, and social scene. Immerse yourself in the rich history of this thriving area, filled with worldrenowned landmarks and attractions. The illustrious Tate Modern Gallery and the iconic home of Shakespeare's Globe Theatre are literally on your doorstep. Also, numerous galleries in the immediate vicinity are bound to inspire your artistic spirit.

Outdoor living & Urban Forest

Organically merging with its locality, Triptych Bankside seamlessly adds to and extends the urban landscape and greenery of the surrounding environment. Extending part of the Bankside Urban Forest project, the architecture and landscaping of the development respects and supports the regeneration efforts of the neighbourhood. With its own communal gardens and walkways, this is an enlivening destination to live, work, and visit.



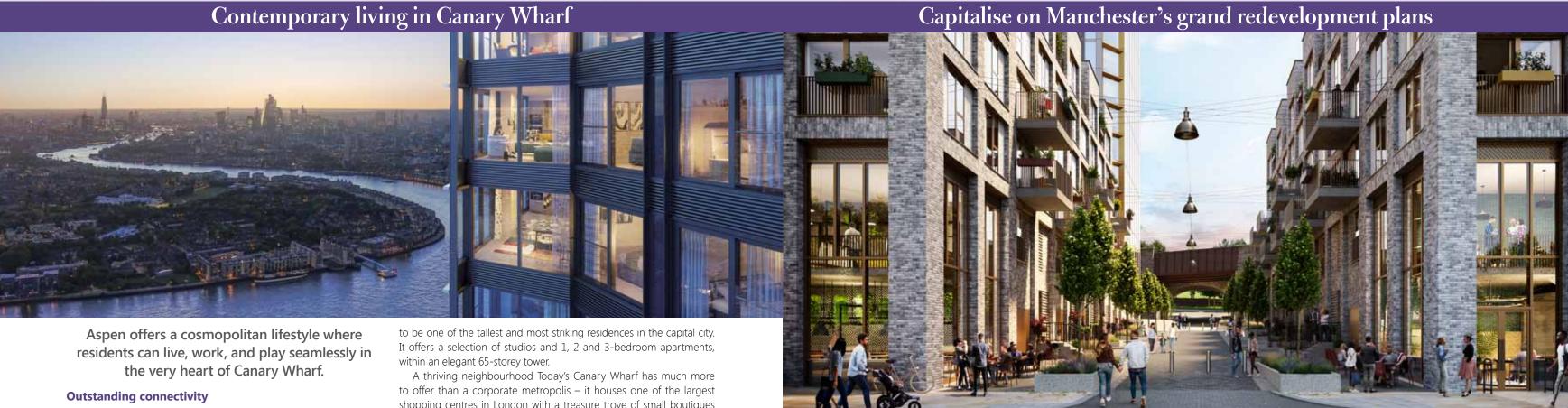


Address	185 Park Street, London, SE1 9BL	
Size	From 400 sq.ft to 2,710 sq.ft	
Layout	Studio, 1,2,3 & 4-bed apartments	
Developer	JTRE	
Completion	Q3 2022	
Inquiries	One Global Property Services (Hong Kong)	
	+852 5975 2233	
Website	www.ogpsglobal.com	
Email	SalesHK@ospsglobal.com	



VICTORIA RIVERSIDE

ASPEN



Aspen is well-served by a comprehensive transport network. It is within walking distance from Canary Wharf underground station (Jubilee Line), and a 6-minute walk from South Quay DLR (Docklands Light Railway) station, with London City Airport less than 5 miles away by car. Besides, the Thames Clipper river bus service departs every 20 minutes and visits over 39 piers. The upcoming Elizabeth Line (Crossrail) will connect residents to Liverpool Street, Bond Street, and Farringdon in around 10 minutes, as well as Heathrow Terminal 1, 2 and 3 within 39 minutes.

Homes that redefine elegance

Designed by renowned Pilbrow and Partners Architects, the two towers at Consort Place feature a curvaceous design that maximises open river views, taking in such London landmarks as the Thames Barrier and the O2 on the Greenwich Peninsula to the east, and The Tower of London and the City of London to the west. Inside the apartments, the interior design by Hirsch Bedner Associates (HBA Residential) makes use of warm, earthy tones, with soft bronze and tactile copper to pay homage to the development's eponymous aspen trees, and reflect its seasonal changing colours. The development will feature the Aspen Club which provides concierge services, private dining room, screening room, sophisticated winter garden, fitness amenities, and more. At the Aspen Family Club, there are business lounge and a glorious residents' sky lounge at the very top.

Nestled in Consort Place, Canary Wharf and alongside the iconic River Thames, Aspen developed by Far East Consortium (FEC) is poised

shopping centres in London with a treasure trove of small boutiques and much-loved brands. Aspen is the jewel in the crown of Consort Place. Steeped in history, Consort Place offers a comprehensive range of community amenities, including a health centre, an education facility, a community hall, along with the new Dorsett Hotel. The North Pole Pub, a famous cultural landmark, will be immaculately restored for the benefit of local residents.



ASPEN

Address	50 Marsh Wall, Isle of Dogs, London E14 9TP
Size	From 429 sq. ft. to 1,172 sq. ft.
Layout	Studio, 1 bedroom, 2 bedroom, 3 bedroom
Inquiries	First International Property Hotline : +852 2383 8992

The project is located in a prime position to embrace Manchester's shopping, art and culture, while enjoying the trees, parks and open spaces of the City River Park. The Victoria North (previously Northern Gateway) redevelopment project will create exemplar public spaces, new and improved transport links, exceptional homes, parks and retail spaces for the city's growing population.

Sitting at the forefront of Victoria North, Victoria Riverside is to be developed alongside the new City River Park. At approximately 46 hectares, it will become one of Manchester's largest city-centre green spaces. City River Park has received £51.6 million of central government investment for remediation, river modelling and planting. The regeneration will provide new connections to the city centre for Manchester's northern areas crossing the River Irk into MeadowSide, FEC's flagship development, the NOMA business district and Victoria station

Victoria Riverside will provide 634 new 1, 2 and 3-bedroom apartments and townhouses with a saleable floor area of approximately 460,000 sq. ft. in Manchester's emerging Red Bank neighbourhood. Located in the prime district, it only takes an 8-minute walk to Victoria station, and 26 minutes by car to Manchester airport.



VICTORIA RIVERSIDE

Address	Land Bound by Dantzic Street, Gould Street,
	Williamson Street & Bromley Street
Size	From 539 sq. ft. to 1,100 sq. ft.
Layout	1, 2 and 3-bedroom apartments
Inquiries	First International Property Hotline : +852 2383 8992





Toronto, Canada

Upper Riverside London, UK

Truly local real estate experts with global connections and extraordinary properties beyond your expectations.

1,000 offices worldwide

77 countries & territories

25,000 sales associates

S150 billion (USD) annual sales

32% increase in sales growth

Nothing Compares.





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AMOMA Atami Atami, Japan

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LANDMARK OF MELAKA

SAIL

Sheng Tai International is an award-winning diversified real estate company that focuses on property development, real estate services, investment management, hospitality and most important, property tourism. Known for its white knight initiatives, Sheng Tai International has successfully revived several projects in Malaysia, particularly Melaka.





The Company's most iconic development to date is The Sail, a 27.5-acre award-winning mixed development in Melaka, aiming to attract international investors, transforming Melaka into a business epicenter along the One Belt, One Road route.

Located in the heart of Kota Laksamana, The Sail is set to be the future Centre Business District of Melaka, which is near the historic and ever-busy Jonker Street while facing the awe-inspiring coastal stretch. The Sail features nine (9) impressive sail-shaped linked towers backed by the picturesque Strait of Melaka, resembling a regal fleet of ships. It consists of luxury Condotels, 5&6 stars Hotels, Shopping Center, International Finance Center, Cultural Square and Convention Center.

The Sail will also house some of Melaka's future iconic spots, including Melaka's longest sky infinity pool, largest duty-free shopping mall, longest sky bridge and moon theatre. All in all, it is an international landmark that serves everything from great night-outs to seamless, convenient daily living.



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RESIDENTIAL SHOW UNIT ADDRESS 7–9/F, Ashley Nine, 9–11 Ashley Road, Tsim Sha Tsui, Hong Kong

> **Enquiry** +852 3563 8905

Website https://shengtaiinternational.com/

> Developer Sheng Tai Impression Sdn Bhd

TROPICANA CENANG

TROPICANA GRANDHILL

Tropicana Cenang offers sandy beaches and glorious sunsets





Langkawi's liveliest locale is, without a doubt, Pantai Cenang – a perfect 2-km stretch of perfect white sandy beach on the island's western shoreline.

Popular among tourists and locals, it is a short drive from the international airport (just 9km away), and offers all manners of cuisine, retail and leisure diversions, and yet remains idyllic with its swaying palms, coconut trees and the Andaman Sea all within a stone's throw.

Visitors come for the exciting cafes and restaurants, duty-free shopping outlets and tourist attractions right on the strip, including the established and popular Underwater World Langkawi. Pantai Cenang's warm waters are also never without swimmers and water sports enthusiasts who can often be spotted jet-skiing and parasailing.

Seeing the rich potentials of Langkawi, which attracted close to four million tourists in 2019, Tropicana has thrown down the gauntlet by offering the first-ever premium mixed-use development by the sea. Set on 5.28 acres of freehold land, a great rarity in Langkawi real estate, Tropicana Cenang has already made waves on the market for being the island's first seafront residential development. Of equal importance is the fact that foreign nationals are also welcome to buy, subject to a minimum sales threshold of RM500,000.

Tropicana Cenang offers unique seafront homes within a premium mixed-use development at the most strategic location in Langkawi, targeting both owner-occupiers and investors. It aims to provide owners with an exclusive seafront lifestyle, luxury accommodation and rentalgenerating property

There will be two blocks of serviced suites — the 39-storey Assana Serviced Suites with 831 units, and the 6-storey Merissa Serviced Suites with only 60 units. Details for Merissa are forthcoming but Assana, which means "waterfall" in Irish, is open for viewing of its show units and to purchase.

What makes Tropicana Cenang particularly attractive, despite its proximity to the vibrancy and nightlife of Pantai Cenang, is a forested ridge, which locals call Tanjung Mali, that naturally divides the bustling half of the beach from the other more serene side, which borders Pantai Tengah. Occupying a plot of land any top-flight hotel would covet, Tropicana Cenang's enviable site has to be seen to be believed.

Spread out over 39 floors, 831 units of the Assana Serviced Suites are offered to those searching for their own perfect pad in paradise. Choose from a variety of layouts that range from a cosy studio apartment (380 sq ft, 459 units) all the way to spacious four-bedroom, three-bath units (1,310 sq ft, 31 units).

The estimated rental yield is 8% on average if the daily rental is RM250 to RM800, based on the unit size and an occupancy rate of 50%. There will be a tenancy management operator that will help investors manage their units. Assana is scheduled for completion in 2026.

Moreover, international events held on the island such as the Langkawi International Maritime and Aerospace Exhibition (LIMA) and the Tour de Langkawi often bring in many tourists and there are usually not enough hotel rooms to meet demands.

TROPICANA CENANG Address Pantai Conang Langkawi

Address	Pantai Cenany, Lanykawi
Size	380 to 1,310 sq.ft.
Layout	Studio to 4 bedrooms
Completion	2026
Developer	Tropicana Corporation Berhad
Inquiries	3612 9437
	infohk@tropicanacorp.com.my

The 112-acre township is unlike any other township in the country as it is set amidst lush greenery with cool mountain air. Green parks and partnerships with various private medical and wellness services make this a popular destination for retirees. It is also appealing to younger residents as there are various higher learning institutions here.

About a 40-minute drive from Kuala Lumpur, with temperatures of between 15°C and 20°C, Tropicana Grandhill is part of a larger master development called Tropicana WindCity, which has two other sizeable tracts owned by Tropicana. One, a 308-acre parcel located next to Tropicana Grandhill, will be called Tropicana Paradise. The other, measuring 176 acres, is closer to Gohtong Jaya, and will be named Tropicana Avalon. Both tracts are still in the planning stage.

Tropicana Grandhill will be the group's first township development in Genting Highlands and, when fully completed, will contain 880m of elevated roads, residences, retail, healthcare and wellness facilities, an international school, a senior living facility and a park.

It will be developed in three phases, with Phase 1 featuring a serviced residence, an international school, retail facilities and a wellness hub. Phase 2 will have a recreational park, a serviced residence and the Silver Village for senior citizens, while plans for Phase 3 are still being finalised.

Under Phase 1, Tropicana's first product for sale will be the serviced apartment development known as TwinPines Serviced Suites, with a GDV of RM1.06 billion. Sitting on 3.57 acres, the two-tower project will offer 1,443 units, with the 55-storey Tower A having 795 units and the 56-storey Tower B 648 units. Built-ups will range from 379 to 1,330 sq ft. The standard units will have one bedroom and one bathroom, two

Tropicana Grandhill — a cool getaway

The perfect getaway from the city lies up in Genting Highlands, at Tropicana Grandhill to be exact. This resort-style refuge, at 3,000 feet above sea level, has all the necessary amenities to meet your daily needs, and for some excitement, head to the golf courses nearby, or the casino at Genting Highlands.

bedrooms and one bathroom, or two bedrooms and two bathrooms, while the dual-key units will have three bedrooms and two bathrooms, three bedrooms and three bathrooms, or four bedrooms and three bathrooms. The development will feature hotel-style amenities, facilities and services, and the units will come fully furnished.

Tropicana has engaged a tenancy management operator called HostAStay to help investors manage and rent out their units.

To cater for large groups of tourists, there will be a dedicated dropoff lobby for coaches. Facilities include an outdoor heated pool, putting green, children's playground, barbecue area, gym, multi-purpose hall and gourmet kitchen. Concierge services will also be provided.

In addition to the residences, there will be an international school on a 3.39-acre parcel. It will have a gross floor area of 250,000 sq ft across eight storeys, with 120 classrooms, a hall, swimming pool and football field for a student population of 2,400. The operator of the school is still being finalised.

TROPICANA GRANDHILL

Address	Genting Highland
Size	379 to 1,330 sq.ft.
Layout	1-3 bedrooms
Completion	May 2026
Developer	Tropicana Corporation Berhad
Inquiries	3612 9437
	infohk@tropicanacorp.com.my



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Geica

RIA





MIA CUCINA

Mia Cucina reveals minimalist and airy all-white kitchen

Famed for creative stylish and practical kitchens through one-stop service, Mia Cucina provides kitchen cabinets and premium appliances for every homeowner. The brand uses quality materials imported from Italy and is designed to cater to every customer's requirements. Enriched with years of project management experience from consultation, design to installation by its professional team, Mia Cucina is certain to enhance your home cooking experience.

A contemporary kitchen design

A new kitchen has been displayed in Causeway Bay showroom to showcase a popular color option in modern day kitchen designs: Pure white, a wonderful sense of freshness and comfort at home. With a base in all-white, Mia Cucina adds elegance and serenity via light hues, for enjoying cozy me-time alone, or relaxing moments with friends and family.

Subtle-yet-accentuating textures and materials break the monotony of stark white in this open L-shaped kitchen layout. Making good use of the light grey pattern with avant-garde white ultra compact surface materials in worktops and base cabinets, Mia Cucina coordinates well with the upper cabinets made of the Italian nanotechnology materials, creating a spacious, minimalistic and streamlined area for gatherings. The fashionable rose-gold along the edge additionally enhances the luminous effect and helps inject a feeling of instant luxury and create a modern aesthetics.

European advanced materials

Strong and durable with clearly veined textures, the exclusive sinterized particle technology of this ultra compact surface material allows zero porosity to avoid oil and liquid infiltration, making it work exceptionally well in the kitchen.







Advanced materials such as Italian nanotechnology materials are incorporated in the making of the upper cabinet surfaces to effectively inhibit the growth of bacteria. Furthermore, it features an amazing thermal repairing ability which is scratch-resistant and anti-fingerprint, keeping the original intact appearance at all times. Forever looking brand new!

Quality cabinet accessories and cooking appliances

Customized inner organizers are available for drawers of all sizes to facilitate storage according to the user's preferences. Make use of the hidden space by installing a pull-out swing at the corner, the double-layer partition design further helps to keep cooking equipment organized.

As an awardee of the 'Good Design Award', a series of TGC built-in dominos can be used independently or combined to form a harmonious whole; their intense strong flame ensures a short cooking time to preserve the food's moisture and nutrients, creating scrumptious culinary delights!

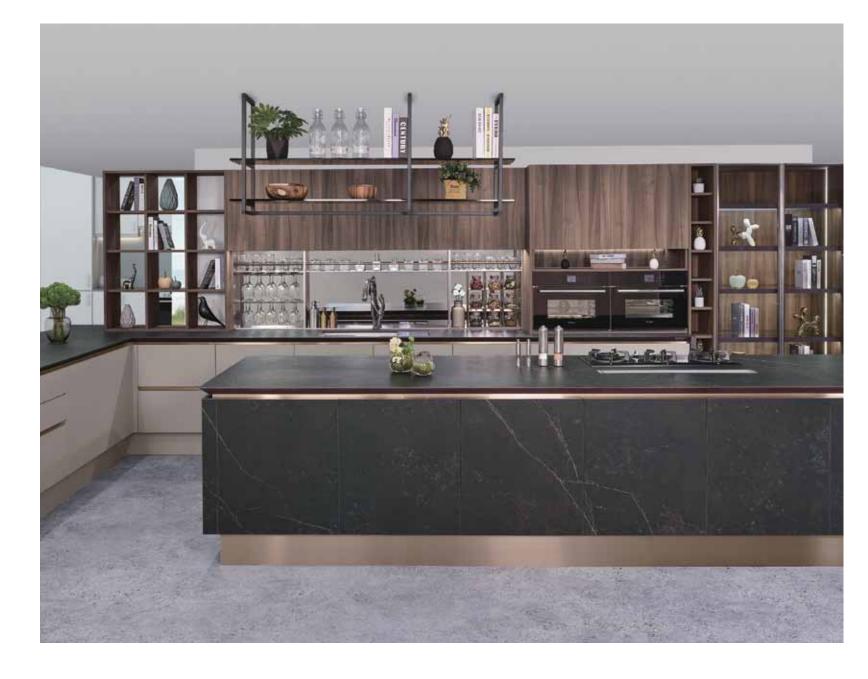
Just come to Causeway Bay's showroom to witness the new kitchen to exhibit a modern but no less striking space or scan the QR code for design inspirations.

MIA CUCINA (KITCHENS BY TOWNGAS)

Tel 2367 2708 Website www.towngasmiacucina.com







North Point | Causeway Bay | Tsim Sha Tsui | Mong Kok



Total Kitchen Solution





KOHLER

Catharsis for peace of mind at home

The bathroom is arguably the most important place in the home from a well-being perspective. Turn yours into a getaway, a sanctuary that will take your routine from basic to extraordinary, and delight you for years to come.

Since 1873, Kohler has been contributing to gracious living through the highest level of design, craftsmanship, and innovation of kitchen and bath products. Well-being has always been at the core of Kohler's philosophy in outlining the ultimate bathroom for a quintessential cleansing experience.

By weaving experimental arts and cutting-edge technology into Kohler's heritage of workmanship that stretches back more than a century, the timeless bathroom aesthetic conveys diverse and eclectic expressions and functionality to uplift your mood and invigorate your well-being.

Transcendence in time

Designed in collaboration with acclaimed American contemporary artist Daniel Arsham who straddles art, architecture and performance, the one-of-a-kind 3D-printed vessel sink entitled Rock.01, brings together references of the natural world and Kohler's innovative 3D-printing technology, as well as heritage foundry techniques.

Crafted in Kohler, Wisconsin, the design effort is part of Kohler's Artist Editions legacy, reflecting the company's long-standing commitment to the arts. Available as a limited edition of 99 pieces in a direct-to-consumer release, Rock.01 debuts at the co-created space at Design Miami/ 2021, displayed within Arsham's Stone Flow installation, a series of stone-like objects and forms that further explores his play with organic forms found in nature.

Akin to much of Arsham's work, Rock.01 pays homage to time. Comprising 3D-printed vitreous china and hand-poured brass, the sink's asymmetric vessel blends modern-day technology with Kohler's nearly 148-year manufacturing legacy into an exquisite piece of artisanship. The traces of time are perched on a cast brass 'rock' with a patina finish through a forced coercion process.

Kohler's revolutionary method of 3D-printing vitreous china is at the forefront of innovation in the industry, enabling the production of Arsham's design which was too complex to realize using traditional approaches. "Rock.01 melds the future of 3D-printing technology with the most basic methods of hand-cast brass. It is literally the new resting on top of the old, and I find that incredibly poetic. Kohler was the ideal partner to bring such a complex and futuristic design to life," says Arsham.







Remix your routine

Moxie Handshower + Wireless Speaker is the latest addition to Kohler's wide-ranging bathroom collections. The audio speaker in the shower integrates the benefits of the company's design excellence, modern styling and superlative engineering, with unrivaled audio quality from the esteemed international audio provider, Harman Kardon. Moxie is designed to furnish flawless hands-free performance, pairing wirelessly with Bluetooth-enabled devices; and the smart speaker is an inspired combination that elevates the mundane showering process into a much more engaging and enjoyable experience.

Carefully calibrated to tune out the ambient noise of the shower, the IPX7-rated, fully waterproof Moxie imparts exceptional sound quality and delivers outstanding natural sound balance, whether users are listening to the news, a podcast or their favorite band, or to pick up calls. Outside of the shower, the fully-mobile speaker can be removed from the magnetic docking station inside the showerhead and brought to backyard, beach, bedroom or anywhere else for up to 9 hours of play time.

Burnished and modern with a minimalist profile, Moxie Handshower + Wireless Speaker has a smoothly tactile surface highlighted by metal finishes that coordinate seamlessly with any bathroom aesthetic. A luxurious full-coverage spray from Moxie ensures an immersive experience of bathing, both physically and acoustically.

Moxie can be paired with multiple speakers. It is available in three finishes that resist corrosion and tarnishing: polished chrome with a white speaker, brushed nickel with a grey speaker, or matte black with a grey speaker. The handshower comes in flow rates of either 2.5 gpm or 1.75 gpm, and its installation is as easy as any other standard counterpart. Moxie comes with the handshower and the speaker, as well as a charging dock and a charging cable.

KOHLER

Website www.kohler.com.hk



With features such as one-click sanitation and water stream experiences, the Eir™intelligent toilet provides a higher level of personal cleanliness. This sleek toilet can be installed into any wall and pairs nicely with contemporary bathroom settings.



ARNHOLD

I FEEL LIKE A QUEEN ON THIS THRONE. KOHLER INTELLIGENT TOILETS



Water Filtration

Experiences

Various Water Stream



One-Click Sanitization



Multiple Installation Options







ASKO

Inspired by Scandinavian perfection

With a humble root dating back to 1950 in a farming community in Vara, Sweden, the story of ASKO was born of one young man's filial love – to build a washing machine for his mother to suit her every need, a unique, energy- and water-efficient machine that would reflect a farmer's love for nature.

Today, ASKO is a leading Scandinavian brand that designs and develops premium kitchen, laundry and professional appliances that exemplify the highest standards of craftsmanship, durability, technological innovation and sustainability features.

Robust and reliable in nature, ASKO products are built with a professional construction that complies with the most rigorous efficiency and safety requirements, and to endure. Employing quality materials in a sustainable manufacturing approach, the brand forges practical, user-centric functionality that makes everyday routine tasks effortless and satisfying, and a difference to people's life. Reflected in ASKO's design language, the Scandinavian values of understated elegance, high-quality workmanship, and natural materials constitute the timeless machines of functional excellence that transcend trends with a respect for the environment.

Award-winning designs

On top of washers, tumble dryers, drying cabinets and dishwashers, the wide-ranging product profile of ASKO encompasses laundry and kitchen appliances for household use, and professional equipment that cater to businesses across all industry sectors.

ASKO earns widespread acclaim for the superior design, quality and performance of its products in the most coveted international awards. It recorded spectacular results in the prestigious iF DESIGN AWARD 2021 competition, garnering two accolades, including the top iF GOLD AWARD 2021, among nearly 10,000 submissions from 52 countries. The jury of 98 international independent design experts awarded the ASKO Elements wine climate cabinet with the highest honor, while the brand's Celsius°Cooking[™] induction hobs and smart cookware system won an iF DESIGN AWARD 2021.

ASKO was also recognized previously by Red Dot Design Award, Good Design Awards, the European Product Design Award, and APDC*IDA Design Excellence Awards among many others.





If your washer moves, it is not an ASKO.

Smarter by design, ASKO washing machines are packed with innovations designed to make daily life easier in years of reliable service. The Quattro Construction™ is a unique yet simple system consisting of four shock absorbers that transfer the vibrational energy from the outer drum to the bottom plate of the machine. In fact, the entire construction stands inside the casing and spinning at maximum rate can be achieved virtually free of vibrations, extending the product lifespan

The hourglass-shaped and removable lifters guide the load to the gentler central area of the drum and effectively remove large debris, such as dirt and gravel, to the larger holes at the edge of the drum.

Active Drum[™] is perfectly balanced to deliver the best possible washing and rinsing performance while still ensuring minimal wear on fabrics. Steel Seal[™] door solution eliminates a rubber door seal, which can degrade over time and trap dirt and grime, allowing easier loading and unloading and a more hygienic wash.

Your best dishwashing partner

Composed of more steel than counterparts in the market, dishwashers from ASKO distinguish themselves with a sturdy, reliable structure, and retain a sleek and sophisticated silhouette stemming from Scandinavian minimalism. Eight of the essential components made of high-quality steel include loading racks, spray pipe, spray arms, door, filter, legs, seam welded tank and ball bearing guide rails.

Super Cleaning System (SCS+) is a patented intelligent feature that saves time, electricity, water and effort. It cleans the fine filter and all the interior surfaces after pre-wash, before running the main wash to give a cleaner result.

With a 25 percent increase in airflow, the Turbo Drying[™] drying system gets every load entirely dry. After the final rinse, the moist air inside the dishwasher is mixed with the dry air outside of the dishwasher, drying dishes, glassware and cutlery completely.

ASKO

Website www.asko.hk

Built Like A Professional Care **Aesthetics - Scandinavian Design**

With a passion for detail and innovation, ASKO appliances have delivered high performance, quality, and sheer precision for over 70 years. We care about the environment, that's why we offer high quality and environmentally friendly appliances, built to last.









THE VIABIZZUNO 'IMMERSIVE EXPERIENCE'

Renowned Italian lighting brand Viabizzuno invited all to "see the light, feel the light" at the debut immersive showcase at House of Madison from November 19, 2021 to January 9, 2022.

The 'Immersive Experience' exhibition featured in House of Madison, a unique two-story townhouse, hosted lighting designer, founder and creative director of Viabizzuno lighting, Mario Nanni. On November 18, celebrating the arrival of the collaboration, Nanni held a highly anticipated virtual online forum to introduce his brand, share his famed 'Eight Rules of Light' with the design and architecture community and discuss Viabizzuno's iconic legacy.

The Viabizzuno 'Immersive Experience' exhibition at House of Madison featured two sections: 'Seeing The Light' and 'Feeling The Light'. The first section utilized a window display of floating lights as an artistic expression to pay tribute to the products and the brand itself. From the 'Poems of Light' showcase, the focus shifted to how Nanni's essence of light intersects with architecture, fashion-branded maisons, institutions and museums around the world. A Viabizzuno feature wall highlighted its 'Eight Rules of Light', an important vision of Nanni's that has been adopted by The Royal Institute of British Architecture.

The revered industry leader in premium-quality lighting teamed up with Hong Kong lighting designer, Max Lam, in the second part of the exhibition to premiere the first-ever teaser prototype of the iconic Coppibartali tabletop light. Viabizzuno's iconic products, including the 'Ripple' light were set up to resemble an exhibition in this first-ever collaboration between Nanni and Lam.

A video projection illustrated the emotional and inspiring moments of Viabizzuno's creative enlightenments and introduced the brand to guests. Carrying on to the second floor, guests could continue to discover the wonders of other Viabizzuno products and captivating collections only sold exclusively at House of Madison.

Viabizzuno, founded in 1994, amalgamates the Italian brand's passion, tradition, expertise, experience, innovation and research to fully express its art of light making. Highly commended for its intuitive approach to lighting as a solution to architectural and spatial challenges, Viabizzuno prides itself for its constant analysis, adaptations and improvements on their craftsmanship.

Viabizzuno designs light fittings, lamps, books, furnishings, apparel, culinary and photographic projects; it designs life around light. Its work and designs are meant to last and live beyond temporary fashion; their projects are a benchmark of quality and value. Viabizzuno relies on precision-based research to work towards a customized design and find solutions that were previously nonexistent.

For years, Viabizzuno has been putting itself at the service of the most successful international fashion brands, museums, design firms and public institutions by demonstrating how light can be integrated in architecture, space and with the man who lives in it. 'Immersive Experience' is a means for the Italian light designer to bring his work as a form of poetry to viewers.







IMMERSIVE EXPERIENCE

Venue House of Madison (183 Queen's Road East, Wan Chai) Tel 2239-5000

THE COMPLETELY REDESIGNED. WOLF INDUCTION RANGE.





KELVIN GIORMANI

KELVIN GIORMANI turns heads with new collection

Introducing novel designs to create unique and personalised homes involving a mixing of leather and fabric with exquisite craftsmanship.

Model TUTTI, the first of KELVIN GIORMANI's collection of leather high-back motion sofas, offers great support and comfort for the head and neck when reclined which allows the user to completely relax and enhances the head-forwarding angle for better TV viewing. With higher backed sofas becoming increasingly popular, KELVIN GIORMANI instilled his own personal touch into this design, fitting the sofa with mechanisms from Motion Italia SpA to give the illusion of a relatively thin seat



In the CONTEMPORARY COLLECTION, model DOLCE VITA is the epitome and soul of true Italian craftsmanship where its aesthetic meets practicality. The sofa integrates European leather and fabrics that will spring forth a lifetime of warmth, comfort and elegance in your home. This piece of furniture is available for a myriad of customisations to suit the user's personal preferences in size, composition, leather choice, colour, seat firmness, etc.



ABILE

KELVIN GIORMANI expertly streamlined the typical chunky commercial recliners with ABILE's thin seats and exceptional leg design to give the impression of a high-leg contemporary style sofa. The theme of ABILE's three versions of luxury leather sofas is to be as slim as possible without compromising comfort and style, which is why this sofa comes with state-of-the-art headrest and new back mechanisms with an ultra-thin arm rest design to match. Straight out of a European furniture magazine, embedded metal accents in the sofa arm, tufting effects on the back cushion and leather & fabric mix-and-matching shows off the latest European flairs and trends.



CUBE

KELVIN GIORMANI jointly ventures once again with celebrated Italian designer, Michele Mantovani to create the embodiment of comfort, Cube. Its internal padding structure is lined to the brim for maximum sponginess and comfort while its essential exterior leather upholstery has engraved wood with geometric patterns to showcase the essence of the Cube's design and offers a stark architectural contrast.

EUROPEAN STYLE · ASIAN FIT

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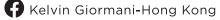
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Fashionable Custom-sofa Crafter

G/F., Hong Xiang Centre,	G
83 Queen's Road East, Wan Chai, Hong Kong	
Tel : 2111 9824	Т
10:30am-7:30pm (Mon - Sun)	

DOLCE VITA

www.kelvingiormani.com



G/F. & 1/F., Kam Tak Mansion, 88-90 Queen's Road East, Wan Chai, Hong Kong Tel: 2104 0782 10:30am-7:30pm (Mon - Sun)

Shop F, G/F. & basement, Queen's Centre, 58-64 Queen's Road East, Wan Chai, Hong Kong Tel: 2630 5303 10:30am-7:30pm (Mon - Sun)

BROWN SAFE MANUFACTURING

U.S. military-grade safes to protect your valuables at home

If you are searching for the finest safe to protect your valuables from home theft, look no further than Brown Safe Manufacturing!

With over 35 years of experience in designing and building the world's best security products, Brown Safe offers a wide range of standard and bespoke safes that meet every customer's needs. From USA military-grade vault doors to ballistic and fireproof jewellery safes, the brand keeps your valuables safe from damage and theft at home.

Above all, a safe's core function is protection, and this is precisely where the Chronos dominates. Originally designed to safeguard nuclear warheads for the U.S. Military, the Chronos watch safe boasts a protection feature set like no other.

This includes ballistic armor plating, four way solid titanium locking bolts, tungsten carbide hard plate, locking bolt anti-drive, active and passive relocking, interlocking anti-pry door, hi-density amalgamate cladding, reinforced anchor bolts, alarm system integration, and a GPS alert and tracking system.

Each Chronos watch safe is a unification of custom-crafted individuality and consistent precision. To ensure steadfast reliability, every component of the safe is developed through precise laser and machine cutting. From the exacting accuracy of the masterful timelock to the precision of the machine cut face, the build quality of a Chronos is as unmistakable.

Featuring the legendary metal, Damascus Steel, Brown Safe introduces a limited edition Damascus Chronos, aiming to offer a perfect degree of precision, refinement and permanency in every watch safe.



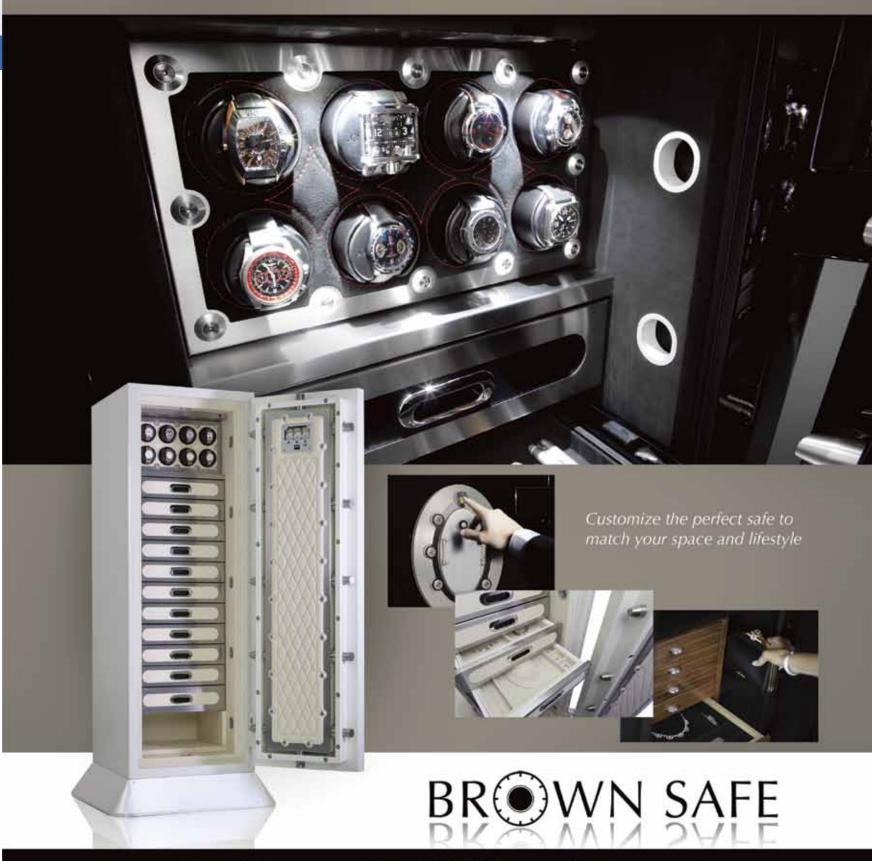


The Damascus Chronos watch safe retains the high-security and advanced technology the Chronos Series has become known for, with the added refinement of completely unique Damascus details on each special edition.

In contrast to the Damascus accents, its luxurious black leather lines the interior of the safe to provide a stunning backdrop, while the exterior is wrapped in a deep metallic gray finish polished to a high gloss. The result is dark, brooding, and maybe even slightly sinister, but certainly a watch safe unlike any other.

BROWN SAFE

Manton Security Ltd		
Address	901a, Canton Road, G/F, Mongkok, Hong Kong	
Tel	2770 4398	
Whatsapp	6993 6142	
Email	info@mantonsafe.com	
Website	www.mantonsafe.com	



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Visit www.MantonSafe.com to view the entire lineup of jewelry and watch safes, or call today to speak with a sales representative and begin creating your own custom safe.

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