

Luxury Property

July 2022

ILPICCO 意峰

Discovery Bay 愉景灣

The Standard 英文虎報

Presents

An exclusive enclave for
the privileged



ILPICCO 意峰

Discovery Bay 愉景灣

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



Welcome to visit our on-site units

Sales Hotline: **2987 8033** | 香港興業有限公司
Hong Kong Resort Company Limited



District: Discovery Bay | Name of Street at which the Phase is situated and Street Number: 28 Discovery Valley Road | The address of the website designated by the Vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.ilpicco.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.

¹The Vendor shall deliver vacant possession of the residential property to the Purchaser upon completion of sale and purchase. | Photo 1 and photo 2 were taken at the furnished House 15 of IL PICCO on 27 September 2019. Photo 4 was taken at the furnished House 2 of IL PICCO on 17 October 2019. All photos were taken with wide angle techniques and have been edited and processed with computerized imaging techniques and are for reference only. The design and decorations displayed in this furnished residential property are personal choices of the designer and are for demonstration only. These photos shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied by the Vendor in respect of House 2 and/or House 15 of IL PICCO, the Phase or its residential properties. All fittings, finishes, hanging rack, appliances, furniture, decorative items, lightings, plants, landscaping and other objects shown in House 2 and/or House 15 of IL PICCO and/or the photos are not standard provisions of the residential properties and may not appear in the Phase or its vicinity. The fittings, finishes, appliances and furniture (if any) of residential properties shall be subject to the provisions in the agreement for sale and purchase. For further details, please refer to the sales brochure. The view in these photos are not applicable to other residential properties. View from a residential property would be affected by orientation, floor level, height and surrounding buildings, facilities and environment. There will be other buildings and/or facilities constructed and/or to be constructed surrounding the Phase, including a public recreation facilities centre and buildings, facilities and environment within and surrounding the Phase may change from time to time. Prospective purchasers are advised to conduct an on-site visit to have a better understanding of the Phase, its surrounding environment and public facilities nearby. | Photo 3 was taken at roof of House 15, IL PICCO, Discovery Bay on 26 September 2019. The photo does not represent the views or surrounding buildings, facilities or environment of the Phase. The buildings, community facilities, environment, equipment, transportation, infrastructure and services as shown in this photo do not constitute part of the Phase, and are not related to the Phase. This photo shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied by the Vendor. The photo has been edited and processed with computerized imaging techniques and is for reference only. The view in the photo is not applicable to other residential properties. View from a residential property would be affected by orientation, floor level, height and surrounding buildings, facilities and environment. There will be other buildings and/or facilities constructed and/or to be constructed surrounding the Phase, including a public recreation facilities centre and buildings, facilities and environment within and surrounding the Phase may change from time to time. | 1. The view as stated may not be applicable to all residential properties. View from a residential property would be affected by orientation, floor level, height and surrounding buildings, facilities and environment. There will be other buildings and/or facilities constructed and/or to be constructed surrounding the Phase, including a public recreation facilities centre and buildings, facilities and environment within and surrounding the Phase may change from time to time. The Vendor gives no offer, undertaking, representation or warranty, whether express or implied. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Phase, its surrounding environment and the public facilities nearby. | 2. Discovery Bay Golf Club ("DBGCC") is independent from the Phase. Membership, the right to use and charging fees, etc. of DBGCC is subject to its club rules prevailing from time to time. Nothing herein constitutes any offer, undertaking, representation or warranty on the part of the Vendor in respect of their provision, service hours, charges and other details. | 3. The saleable area (including balcony, utility platform and verandah (if any)) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The saleable area excludes the area of every one of the items specified in Part 1 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The area of garden, flat roof and roof is calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The stated areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer. The area of gardens include swimming pool and filtration pit (if any). Please refer to the sales brochure for details. | 4. The Vendor reserves the right to make alterations to the building plans and to amend the residential units or the layout, design or the use of any part thereof. All the information and building plans of the Phase shall be subject to the final plans approved by the relevant Government authorities. | 5. Applicable to certain residential properties only. For details, please refer to the sales brochure. | Name of the Phase of the Development: IL PICCO (Phase 1B on Area 2a (Portion) of the development of Discovery Bay City) [the "Phase"]. | Vendor: Hong Kong Resort Company Limited | Person engaged by the Vendor to coordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase: HKR International Limited | Holding Companies of Hong Kong Resort Company Limited: Brentali Investments Limited, HK Resort International Limited and HKR International Limited | Not Applicable | Authorized Person of the Phase and the firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity: Mr. Choy Ka Hung of SPIRAL Architectural Design Limited | Building Contractor for the Phase: Kin Shing (Leung's) General Contractors Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Woo Kwan Lee & Lo | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Hang Seng Bank Limited (the relevant undertaking has been cancelled) | Any other person who has made a loan for the construction of the Phase: Brentali Investments Limited and Baylink Investments Limited | This advertisement is published by the Vendor. | This advertisement/promotional material shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, by the Vendor. The Vendor is not seeking any general expression of intent or specific expression of intent on any property in the Phase. | Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. | Please refer to the sales brochure for details. | Date of printing: 13 July 2022

- Perched on the hill of Discovery Bay adjacent to Discovery Bay Golf Club²
- Saleable area of 2,023 or 2,171 sq.ft.³, featuring layouts⁴ of 3 - 4 bedrooms
- Each two-storey detached house features private gardens. Selective houses have their own private swimming pool⁵

Poggibonsi | 意堤

DISCOVERY BAY 愉景灣

Brand New Sea View¹ Luxury Property at Discovery Bay



**A Golden Opportunity
From Vast Infrastructure
Projects**

**Brand New On-site
Furnished Suites
Open To Public Now**

**Inclined Lift² That
Brings You To
Taxi Station**

Name of the Phase of the Development: Poggibonsi (Phase 16 on Area N1d of the development of Discovery Bay City) | District: Discovery Bay | Name of Street at which the Phase is situated and Street Number: 3 Bayside Drive | The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.poggibonsi.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.

This advertisement is published by another person with the consent of the Vendor. | Vendor: Hong Kong Resort Company Limited | Person engaged by the Vendor to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase: HKR International Limited | Holding Companies of Hong Kong Resort Company Limited: Brentall Investments Limited, HK Resort International Limited and HKR International Limited | Holding Companies of HKR International Limited: Not Applicable | Authorized Person of the Phase and the firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity: Mr. CHAU Tak Ho Kenneth of CYS Associates (Hong Kong) Limited | Building Contractor for the Phase: ISP Construction (Engineering) Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Phase: Kao, Lee & Yip | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase: Hang Seng Bank Limited (the Finance Undertaking has been returned by the Government and cancelled) | Any other person who has made a loan for the construction of the Phase: Brentall Investments Limited and Baylink Investments Limited | This advertisement/promotional material shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, and the Vendor is not seeking any general expression of intent or specific expression of intent on any property. | Prospective purchasers are advised to refer to the sales brochure for any information on the Phase. | Date of printing: 8 July 2022 | Photo 1 was taken at roof of Flat B, 18/F, Block 6, Poggibonsi on 7 November 2019 and Photo 4 was taken at Flat B, 18/F, Block 6, Poggibonsi on 9 April 2019 and both photos have been edited and processed with computerized imaging techniques. The photographs only show part of the residential unit, and the design and layout as shown in these photographs have been modified by designer, and are not standard provisions. The fittings, finishes, appliances, decorative features, facilities, furniture, ornament, equipment, lighting, artworks and other items shown therein are for reference only, and may not be provided in the residential units and/or may be different from the standard provisions or actual condition of the residential units upon completion of the Phase. The fittings, finishes, appliances and furniture (if any) of residential units are subject to the provisions of the agreement for sale and purchase. The Vendor reserves the right to alter, amend and change the design, layout, materials, fittings, finishes and appliances of any part of the Phase. This photograph and any statements, declarations, description or quotation set out therein shall not constitute or be construed as constituting any offer, representation, undertaking, warranty or contractual term, whether expressly or implied, by the Vendor in respect of the Phase or any part thereof. For standard provisions of fittings, finishes and appliances, please refer to the sales brochure. The view shown in Photo 1 is not applicable to other residential units of the Phase, this photograph does not reflect the distance between the Phase and other locations, and is for reference only. The view from a unit may be affected by the floor on which the residential unit is located, the orientation of the residential unit and the surrounding buildings and environment, and the view from each residential unit is different. The surrounding environment, buildings and facilities may change from time to time. This photograph shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether expressly or implied, from the Vendor (whether or not relating to the view). The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby. | Photo 2 was taken at Flat B, 18/F, Block 8, Poggibonsi on 8 January 2019 and has been edited and processed with computerized imaging techniques, and the view is not applicable to other residential units of the Phase, this photograph does not reflect the distance between the Phase and other locations, and is for reference only. | Photo 3 was taken at DB North on 29 November 2018 and was not taken at the Phase and has been edited and processed with computerized imaging techniques. This photo shows the general condition of part of the Phase only, and do not show all the surrounding buildings and environment of the Phase, and do not reflect the air-conditioning units, pipes, grilles and other features which may exist on the external walls of the Phase. The colour, layout, materials, fittings, finishes, appliances, lighting features, decorative features, plants, landscape and other items shown in this photo may not be provided in the Phase upon completion, and may not form part of the Phase. This photo does not reflect the actual external appearance of the Phase or the final view and actual surrounding environment, the location and/or the status of the Phase upon completion, and are for reference only. There will be other buildings and/or facilities constructed and/or to be constructed surrounding the Phase, and the environment, buildings and facilities surrounding the Phase may change from time to time. This photo shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied by the Vendor (whether or not relating to the view). The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby. | 1 This is applicable to certain residential properties of the Phase only. The view may be affected by the floor on which the unit is located, the orientation of the unit and the surrounding buildings and environment, and the view from each residential unit is different. The view described is not applicable to all residential units. The surrounding buildings and environment may change from time to time. The Vendor does not give any express or implied offer, undertaking, representation or warranty, in relation to the view (whether relating to sea view or not). | 2 The relevant community facilities, environment, equipment, infrastructures, and services, etc. do not form part of the Phase, and are not related to the Phase. The relevant information reflects the situation as of the date of printing of this advertisement/promotional material, and may no longer be applicable due to changes of different factors from time to time. The Vendor gives no offer, undertaking, representation or warranty, whether express or implied, as to their provisions. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, the view, its surrounding environment and the public facilities nearby. |

Sales Hotline:

2987 8033

香港興業有限公司
Hong Kong Resort Company Limited



Poggibonsi's
Website

An exclusive enclave for the privileged

COVER STORY

Nestled between pristine seas and verdant hills on Lantau Island, Discovery Bay is an eco-friendly residential community that has been developed based on a well-conceived Master Plan. The upscale development offers a relaxed and serene lifestyle in a vibrant international community complete with comprehensive amenities and recreational facilities. IL PICCO promises a continuation of this unique premium resort lifestyle.





Breath-taking vista

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 Tai Pak Wan and Yi Pak Wan 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. Nestled in an exceptional low-density private residential area, IL PICCO stands out as a coveted and salubrious address for those who enjoy serene living, attracting people of different nationalities to live here.

A shining beacon of prestige

On top of the stunning views, IL PICCO also offers an enviable range of top-class leisure and sports facilities to cater to residents' every need. As the epitome of luxury 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 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 relaxing resort lifestyle.

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 warm and welcoming South China waters. To take

full advantage of the prestigious and opulent lifestyle, residents are provided with exclusive access to the two exceptional clubhouses, Club Siena and Discovery Bay Recreation Club, which amass a total area of approximately 441,000 sq. ft., providing a wide range of facilities for residents to enjoy.

Exquisite interiors

IL PICCO encapsulates the essence of low-density luxury living, offering 21 two-story detached houses with a saleable area of 2,023 or 2,171 sq. ft. each. The houses featuring 3 bedrooms(3 ensuites), 4 bedrooms(4 ensuites) and 4 bedrooms(3 ensuites) with a family room configurations. The overall layout of IL PICCO emphasizes the sense of space. All homes boast of an 8.2-m wide living and dining room on the ground floor with a 4.3-m floor-to-floor height, making it the perfect venue for parties and feasts.



The kitchen and cloakroom are designed with the finest materials and craftsmanship. An open pantry and a kitchen are located on the ground floor, both equipped with an array of world-class appliances, from Sub-Zero and De Dietrich to forge the ideal home cooking experience. The cloakroom, adorned with fittings from Duravit, hansgrohe and AXOR, augment the abode's prestigious stature.



Regal ambience

Outside, for residents who regularly entertain, the private garden provides an ideal setting where they can take in the spectacle of a glorious sunset. To unwind and clear their minds, residents can also soak in the tranquil natural surroundings from their spacious rooftop. A private swimming pool is also included in select houses. To provide a high sense of privacy and security, each house is guarded by double doors and a private entrance. Each home is astutely designed for the ultimate secluded luxury lifestyle.

Residents of IL PICCO can enjoy a genuine waterfront living experience complemented with facilities such as the 400-meter-long Tai Pak Beach, the D'Deck waterfront promenade and the spacious alfresco dining setting nearby. Discovery Bay is also home to the captivating and photogenic White Chapel, horse-drawn carriage rides, a promenade and a jogging path, where the nearby hiking trails lead to vantage points with awe-inspiring vistas - all perfectly engineered for a vibrant and healthy lifestyle.

Notably, the homes are perfect for big families, as not only does the project consist of units with three or more bedrooms, families can pick and choose from a plethora of prestigious kindergartens, primary schools, secondary schools, as well as international schools for the pursuit of knowledge in the area. Discovery Bay has a well-established school network, with international schools such as ESF Discovery College and Discovery Bay International School, and more.

Connecting Hong Kong and beyond

The development enjoys seamless connectivity to other city areas and cross-border centers as it is in the vicinity of a comprehensive transport network. As Hong Kong's 'Double Gateway' to the world and the Greater Bay Area, Lantau is an excellent locale for property investment. The Hong Kong International Airport is mere 15 minutes away from Discovery Bay. With the Hong Kong-Zhuhai-Macao Bridge opened, residents can also enjoy quick access to the Mainland China and Macao. It is especially appealing for large families who need to regularly travel between Hong Kong and the Mainland China for schooling or work purposes, allowing easy and swift connections across the city.



IL PICCO

No. of units	21
Layout	3 bedrooms (3 ensuites), 4 bedrooms (4 ensuites) and 4 bedrooms (3 ensuites) with 1 family room
Address	28 Discovery Valley Road
Developer	Hong Kong Resort Company Limited
Enquiry	2987 8033
Website	www.ilpicco.com.hk

Forging ahead with renewed vigour



Twenty-five years ago, Hong Kong was reunited with the motherland with the commitment that it will maintain its status unchanged for the next fifty years as a Special Administrative Region of the People's Republic of China, based on a visionary concept of 'One country, two systems'.

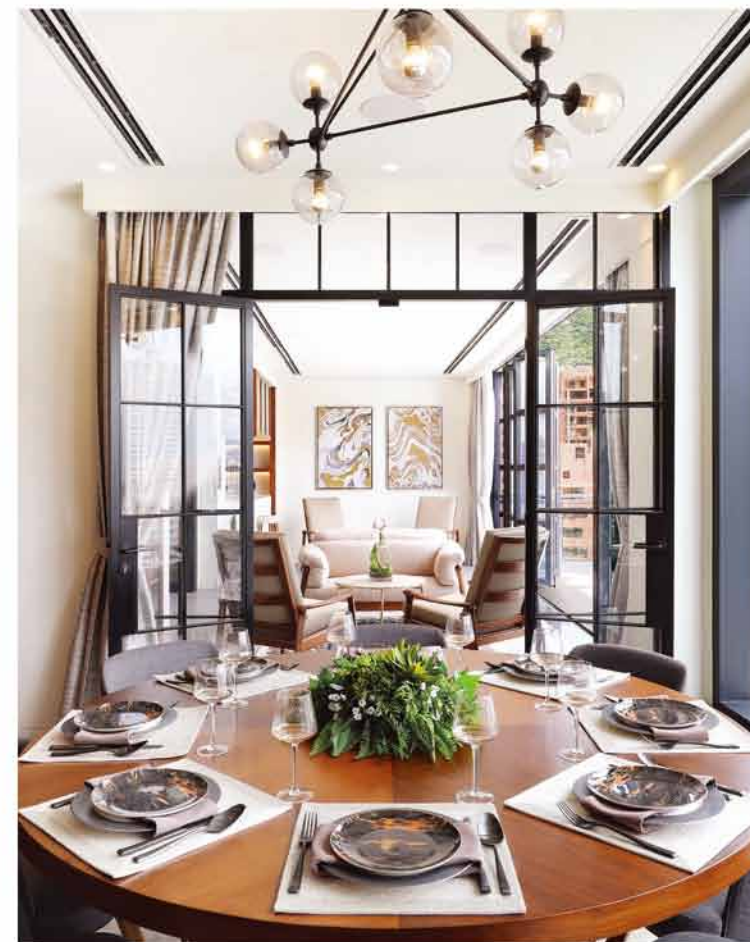
Today, we are exactly half-way in this evolution, and as we look back at the past quarter-century, it has certainly been an eventful period as we weathered financial storms, epidemics and political unrest. Each and every challenge was of an unprecedented magnitude, but we have dealt with it with resolve and fortitude, and emerged even stronger than before.

In every instance when we were buffeted by strong winds, the motherland has staunchly supported us and shielded us from harm. With the enactment of the National Security legislation, the improvement in the electoral system, and the installation of a new Chief Executive and his hand-picked cabinet, we are opening a new chapter in Hong Kong's renewed growth and development.

The recent personal visit by President Xi Jinping on the occasion of the 25th anniversary of the establishment of the Hong Kong Special Administrative Region underscores the high regard and concern the motherland has for the HKSAR. In his keynote address, he emphasized the success of the 'One country, two Systems' formula, and the commitment to maintaining this status for Hong Kong.

This clarification has removed any doubts about the future, and put investors' heart at ease as they can now look forward to a seamless continuation to do what they have done best to achieve stability and prosperity for the HKSAR in the exciting years ahead.

Features Editor



RESIGLOW

A NEW, URBAN-CHIC RESIDENTIAL BRAND CURATED BY KERRY PROPERTIES. DESIGNED FOR DISCERNING SOPHISTICATES WHO FAVOUR A MODERN, HASSLE-FREE LIFESTYLE, RESIGLOW OFFERS MORE THAN JUST RELAXING DESIGN AND AMENITIES. THE SOCIAL SPACES UNITE LIKE-MINDED COMMUNITIES, INVITING RESIDENTS TO EXPERIENCE A MIX OF CULTURES WHILE ENJOYING A COMPREHENSIVE PACKAGE OF PROFESSIONAL MANAGEMENT SERVICES.

WWW.RESIGLOW.COM.HK

Bonham

8 HING HON ROAD, HONG KONG

SALEABLE AREA: 246 sf. - STUDIO
310 - 356 sf. - 1 BEDROOM
551 sf. - 2 BEDROOMS

Happy Valley

7A SHAN KWONG ROAD, HONG KONG

SALEABLE AREA: 619 sf. - 2 BEDROOMS
698 sf. - 2 BEDROOMS (1 ENSUITE)
1,249 sf. - 3 BEDROOMS, PENTHOUSE



嘉里物業代理有限公司
KERRY REAL ESTATE AGENCY LIMITED

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RESIDENTIALLEASING@KERRYPROPS.COM

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2967 2200

WHATSAPP
9151 3126

WECHAT
ID



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"Luxury Property" is published by



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

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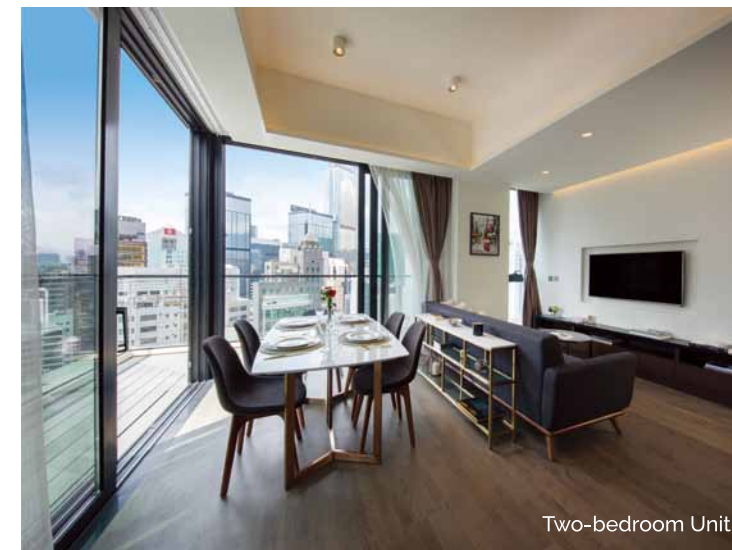
Note: The contents of this compendium are for reference only. To the best of our knowledge, the information and data were correct at the time of writing. Prospective purchasers should make reference to the sales brochures for details of individual developments

The
LUNA

vanke

LOCAL LEGACY IMPRINTED IN MODERN ARCHITECTURE

Serviced Apartments in Wan Chai



Two-bedroom Unit



Penthouse Unit

Corporate Promotion

The Luna offers special promotion* for corporate clients to enjoy your remarkable business stay in Hong Kong.

Special Discount

Enjoy up to 22% discount*
Monthly rental from HK\$20,280*

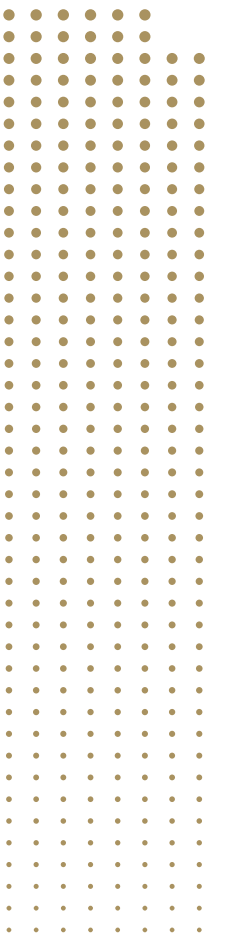
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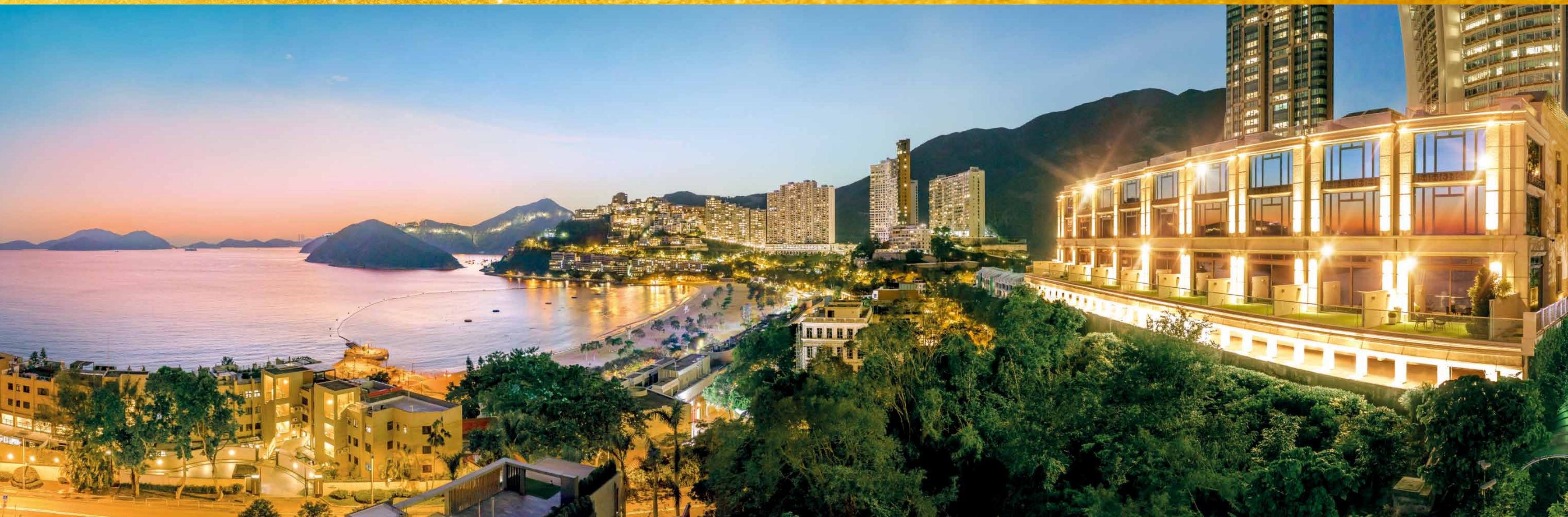
*The promotion and discount is for selected units and terms only.
The promotion period is from 1 June 2022 to 31 August 2022 and the price is subject to change without prior notice.
All rights reserved and our decision shall be final.



THE VIEW FOR ONLY A FEW



90 REPULSE BAY ROAD



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Name of street and street number of the Development: No.90 Repulse Bay Road District: Shouson Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.90RepulseBayRoad.com.hk impression of the development concerned only. They are not drawn to scale and / or may have been edited and for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a

Vendor: Kingsmark Investments Limited Holding companies of the Vendor: Kentex Enterprises Limited, Enterpark Limited, Mesa Investment Limited, Paola Holdings Limited, Person: Mr. Daniel Lin Hsien Wen The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his professional capacity: A&T for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo and Hobson & Ma Authorized institution that has made a loan, or has undertaken a loan for the construction of the Development: Paola Holdings Limited (Note: such loan has been repaid in full) The Vendor is a corporation, and a director of the Vendor is an immediate family each of the following holding companies of the Vendor is an immediate family member of the Authorized Person (Mr. Daniel Lin Hsien Wen): Enterpark Limited, Mesa Investment Limited and by the Vendor. Prospective purchaser is advised to refer to the sales brochure for any information on the Development. This advertisement / promotional material is for reference only. It does expressed or implied. Date of Printing: 13 July 2022.

show the location and the general surrounding environment of the Development and for reference only. The surrounding building and environment will change from time to time. This the views, environment or buildings of its surrounding area. The vendor advises prospective purchasers to conduct an on-site visit and check relevant publicly accessible information for

Hill & Repulse Bay The address of the website designated by the Vendor for the Development for the purposes of The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure better understanding of the development site, its surrounding environment and the public facilities nearby.

Novel Trend Holdings Limited, Mighty State Limited and CK Asset Holdings Limited Authorized Design Limited Building Contractor: Hien Lee Engineering Company Limited The firm of solicitors acting to provide finance, for the construction of the Development: Not Applicable Other person who has made member of the Authorized Person (Mr. Daniel Lin Hsien Wen). The Vendor is a corporation, and a director of CK Asset Holdings Limited. No. of residential units in the Development: 11 This advertisement is published not constitute and shall not be construed as giving any offer, representation, undertaking or warranty whether

Sales Agent of the Vendor:

 長江實業地產發展有限公司
CHEUNG KONG PROPERTY DEVELOPMENT LIMITED

Hotline:

(852) 3152 3388 / (86) 155 0756 8801

環山迎海 低密度·優尚境

矜罕山連海優尚之境，
鄰近黃金泳灘及遊艇會，
體驗地中海式度假生活
哈羅香港國際學校[^]，為環境增添靈氣
低密度生活享受層次
眾所嚮往的品味極致

飛揚 GRAND Jete

第1期 PHASE 1

賣方之控權公司：

 **新鴻基地產**
Sun Hung Kai Properties
| 日龍有限公司之控權公司

 **長江實業集團有限公司**
CK ASSET HOLDINGS LIMITED
| 嘉麗好投資有限公司之控權公司

賣方銷售代理：

 **長江實業地產發展有限公司**
CHEUNG KONG PROPERTY DEVELOPMENT LIMITED

查詢熱線

3157 3388

示範單位及售樓處設於尖沙咀港景匯3樓

發展項目期數所在街道名稱及門牌號數：**青山公路大欖段170號*** 區域：**屯門** 賣方為施行《一手住宅物業銷售條例》第2部而就想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方

發展項目名稱：飛揚（「發展項目」）。發展項目期數名稱：發展項目的第1期稱為「飛揚第1期」（「發展項目期數」）。發展項目期數的住宅部分包括第1座及第2座。●賣方：日龍有限公司及嘉麗好投資有限公司。●賣方之控權公司：Limited、Mighty State Limited及長江實業集團有限公司。●發展項目期數的認可人士：劉鏡釗先生。●發展項目期數的認可人士以其專業身分擔任經理人、董事或僱員的商號或法團：劉樂廣伍振民建築師有限公司。●發展項目期數的承建商：精進建築工程有限公司。●就發展項目期數的住宅物業的出售而代表擁有入行事的律師事務所：胡關李羅律師行。●已為發展項目期數的建造提供貸款的其他人：Sun Hung Kai Properties Holding Investment Limited 及 CK Property & Asset Holdings Limited。●賣方所知，由發展項目期數的認可人士提供的發展項目期數之預計關鍵日期：2024年3月31日。●「關鍵日期」指批發/宣傳資料內之相片於2022年4月29日拍攝於發展項目期數附近上空，並經電腦修飾處理，發展項目期數的大概位置經電腦合成技術加入，以展示發展項目期數的大概位置及其大約周圍環境，僅供參考。相關相片並非展示發展項目期數或隱含之要約、陳述、承諾或保證。賣方建議準買家到有關發展地盤作實地考察及查詢相關公眾可獲取的資料，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。本相片亦加入庫存圖片，庫存圖片經電腦修飾處理，並非於或自發僅供參考，賣方並不作出任何不論明示或隱含之要約、陳述、承諾或保證。住宅物業市場情況不時變化，準買方應衡量個人/公司之財務情況及負擔能力及所有相關因素作出決定購買或於何時購買任何住宅物業，於任何情況或時間，準買項目期數周邊環境的大概描述，並不代表所有單位同時享有相關景觀。所述景觀受單位所處層數、座向及周邊建築物及環境影響，並非適用於所有單位，且周邊建築物及環境會不時改變。賣方對景觀並不作出任何不論明示或隱含之要約、陳述、承諾或保證。本廣告/宣傳資料提及之已建/擬建設施/建築物位於發展項目期數附近區域，並不一定與發展項目期數處同一分區計劃大綱圖之區域內，並非直接毗鄰發展項目期數，而這些設施/建築物亦不一定在發展項目期數視線範圍之內。本廣告/宣傳資料提及之已建/擬建社區設施、環境、設備、基建及服務等並不構成發展項目期數一部分，亦與發展項目期數無關。相關資料乃反映本廣告/宣傳資料印刷日期之狀況，因各種因素不時變更而可能不再適用。賣方並

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Willy Liu
CEO of Ricacorp
Properties Limited

Luxury homes are expected to outperform the market

In the first quarter of 2022, the fifth wave of COVID-19 swept across Hong Kong, bringing about the most widespread infection and high fatality numbers. In addition to sinking the economy and causing a rapid rise in unemployment, it also crippled the property market in the first half of the year.

However, as the epidemic situation stabilizes, it is expected that residential transactions in the second half of the year will rebound. If and when Hong Kong reopens its borders, the relaxation in travel restrictions will facilitate the arrival of overseas buyers, thereby stimulating the luxury end of the market, with prices expected to increase by more than 6% in the second half of the year.

Luxury properties underperformed the market in the first half of the year due to the closure of the border; the decline was particularly marked in the first quarter. However, as the epidemic

subsided, the property market also rebounded promptly, with both prices and transaction volume gradually recovering in the second quarter. Prices of luxury properties fell by about 3% in the first half of this year, while rents were relatively stable, falling only slightly by 0.2% in the period.

In the past few years, the Hong Kong property market has experienced multiple unprecedented shocks that led to price fluctuations, but there had not been any significant declines. Last year, prices hit a record high even with the epidemic raging, reflecting the resilience of the Hong Kong property market and the strong underlying purchasing power. The political unrest in 2019 has not impacted Hong Kong's status as an international financial center. Now that law and order have been restored, together with the epidemic easing and the prospect of the border reopening, the transaction volume and price of the property market will resume

its upward trajectory in the second half of the year, and the overall price is expected to rise by at least 5% in the second half of the year.

Although interest rates in the United States have continued to rise to suppress inflation, fortunately, local banks in Hong Kong have not followed suit, and local interest rates are expected to remain at ultra-low levels for a while yet. But even if local banks raise interest rates down the track, the rise and frequency are expected to be low. With an upward adjustment of 1% to 2%, the interest rate in Hong Kong is still low, and within the acceptable range expected of the market.

With the implementation of the National Security Law, the local political scene has improved significantly, and the government can once again focus on the enhancement of people's livelihood and the economy. On the 25th anniversary of Hong Kong's return to the motherland, new members of the Executive Council, Legislative Council and the government cabinet have been sworn in, bringing new hopes for a recovery in the community at large.

If the epidemic can be kept under control, the restrictions on social gatherings in the second half of the year can be further relaxed, which will drive the overall economy of Hong Kong to further gather momentum and improve business in all walks of life. More importantly, the relaxation of border control, whether with the mainland or with overseas countries, will be a major boon to the economy.



Under these circumstances, it is expected that in the second half of 2022, property prices can steadily resume their upward trajectory. Once the border reopens, new luxury residential projects will be launched to meet demands which have been held back for some time. The luxury residential sector is expected to outperform the market, and may rise 6% to 8% in the second half of the year, thus accounting for an overall rise of 3% to 5% in 2022.

Head south for some pampered living



Burnside Villa is the personification of luxury and exclusivity.

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

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

promenade to adjacent Deep Water Bay.

Comprising European style villas and low-rise apartments of varying configurations, Burnside Villa instantly stands out like a serene haven. Its 56 units come with large bedrooms and spacious separated living and dining areas. Size ranges from 2,098 - 2,811 sq. ft.

Facilities in the complex include an outdoor swimming pool, plenty of outdoor space for children to play, outstanding security and a management service of



proven reliability. Some units even come with a private sea-view terrace, garden front-yard and rooftop, adding an extra 1,380 sq. ft. to the already palatial quarters. Look no further for your dream home.



Burnside Villa	
Address	9 South Bay Road, Repulse Bay, Hong Kong
No. of units	44 houses and 12 apartments
Size	3 Bedroom House 2,098 - 2,143 sq. ft. saleable 4 Bedroom House 2,763 - 2,811 sq. ft. saleable Simplex and Duplex 2,319 - 2,510 sq. ft. saleable
Developer	HANG LUNG PROPERTIES LIMITED
Enquiries	(852) 2879 1917
Email	LeasingEnquiry@hanglung.com
Website	www.burnsidevilla.com.hk



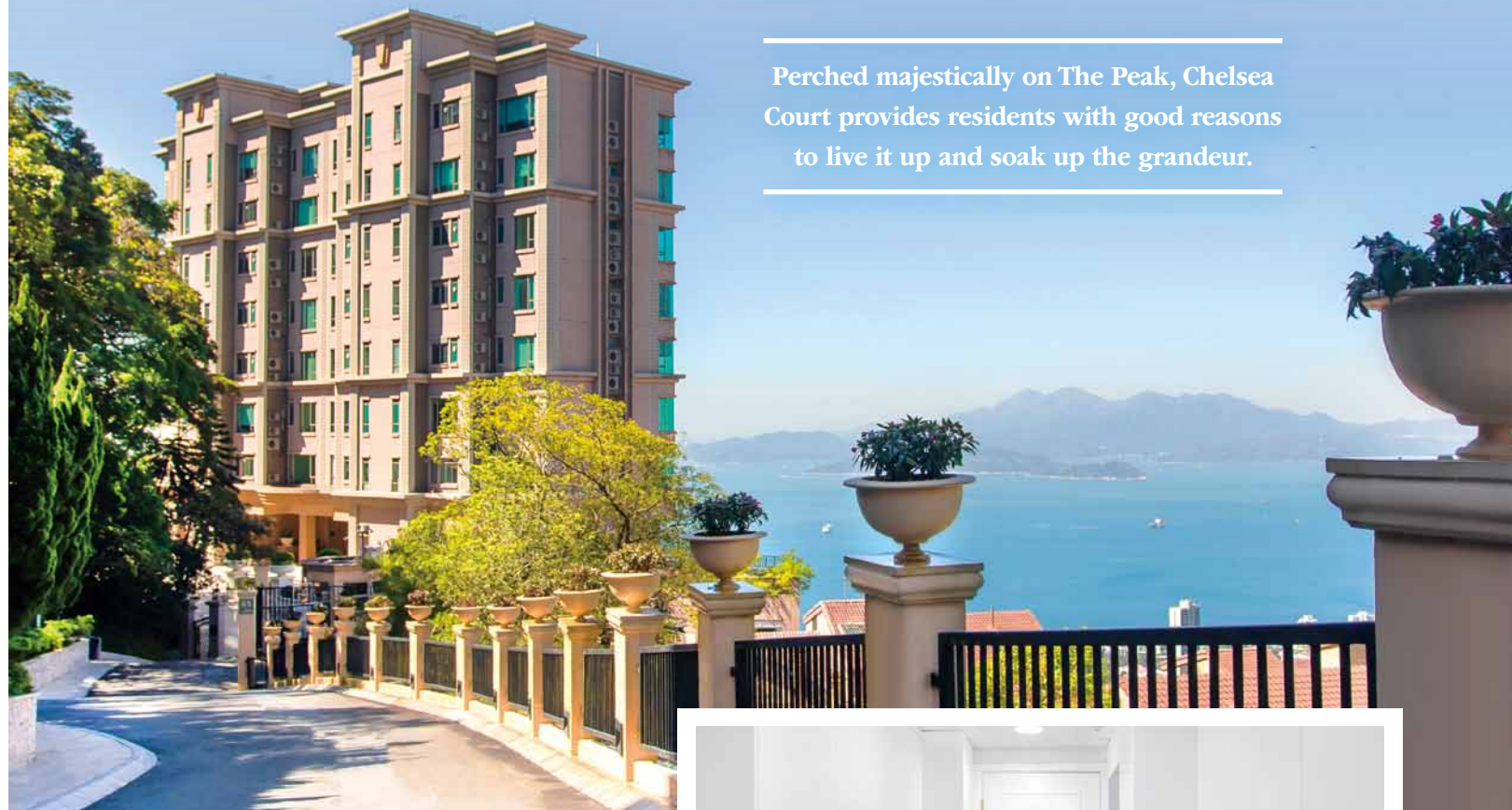
LUXURY OF NATURAL BEACHSIDE LIFESTYLE BURNSIDE VILLA 濱景園

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



The pinnacle of luxury living

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



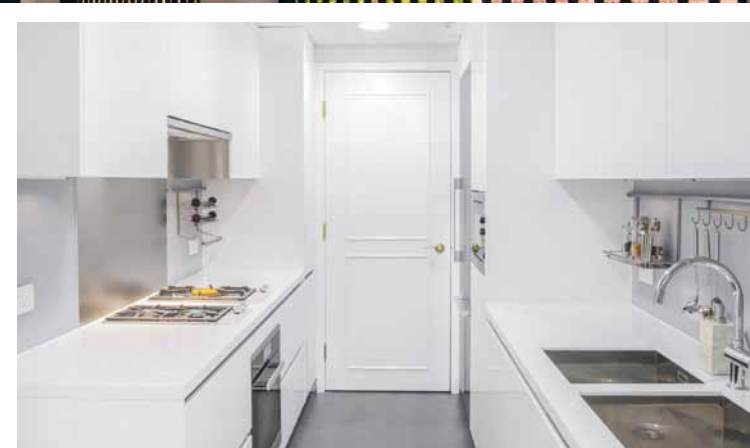
The Peak is, first and foremost, the most coveted residential address in all of Hong Kong, and Chelsea Court lives up to the prestige of this distinguished district. The quality residence is nestled among the lush green hills of Mount Kellett, with Pokfulam Country Park in its vicinity.

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



CHELSEA COURT

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



Chelsea Court

63 Mount Kellett Road, The Peak

- 1,509-1,522 sf simplex units with 2 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

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 ON THE PEAK

Leasing Enquiry : (852) 2118 8048

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fully-equipped gym; and spend quality time in the multi-function lounge - allowing plentiful fun for the family. To unwind and clear minds, visit the rooftop garden or the podium garden for stunning city views.

The apartments feature complimentary Wi-Fi Internet access and selected paid TV channels. Residents can stay connected anytime and anywhere. A full spectrum of well-rounded housekeeping services boosts residents' comfortable living experience.

	
D'HOME	
Address	239 Queen's Road East, Wanchai
Contract term	1 month minimum
Size	401-582 sq. ft. (GFA); 270-380 sq. ft. (SA)
Monthly rate	HK\$17,000 up
Enquiries	+852 3108 3636
Email	info@dhome.com.hk
Website	www.dhome.com.hk



Perched at one of the best-connected areas in Wanchai, Hong Kong's commercial and cultural hub, D'HOME offers unparalleled urban convenience to residents and provides tranquil quality living at the heart of the city. Residents are spoiled for choices of things to do!

The neighborhood

Developed by Nan Fung Group, a leading developer, D'HOME is located at the heart of a quaint and historical district famed for its upscale restaurants and bars, quirky cafes, vibrant art scene and world-class exhibitions.

Available for both short and long term leasing, the property offers all the home comforts you would expect of a high-class establishment, with all units featuring a balcony to take in the vibes of a vibrant neighborhood. Perfect for both business and pleasure, it is well served by public transport, including the nearby MTR that provides easy and convenient access across town.

Well-rounded facilities

D'HOME offers a wide variety of facilities for resident's exclusive enjoyment. They can fully relax and recharge in the outdoor swimming pool; enjoy an immersive workout experience at the



Your serviced apartment
home in Wanchai



239 Queen's Road East,
Wan Chai, Hong Kong

Leasing Enquiries

www.dhome.com.hk
info@dhome.com.hk
+ 852 3108 3636



南豐地產代理有限公司
Nan Fung Real Estate Agency Ltd. (C-026066)

D'HOME

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Yonge & Dundas

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送獨家兩年包租保證*
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- 主要街道 Yonge & Dundas，由70年經驗發展商 Meneks 傾力打造。
- 鄰近金融中心，醫療中心，高科技城，交通指數 100分。

康榮頻道
逢星期五 9:00pm 約定你!



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- 5分鐘內步行到多倫多大學及 TMU (RYERSON) 大學，10分鐘到達 OCAD 大學



康榮頻道
逢星期五 9:00pm 約定你!

銷售熱線: 9828 9959
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Convenience and connectivity: Is Reading the South-East of England's latest hotspot? St Edward launches new phase at Bankside Gardens



Reading in Berkshire could be the latest hotspot in South-East England for property investment. Exceptional connectivity with the capital with fast trains reaching London Paddington in just 23 minutes, combined with a fast-growing economy, has meant this vibrant town offers fantastic potential for investors. For buyers looking to tap into this opportunity, St Edward is launching No. 3 and No. 7 at The Waterside Collection, the latest phase of contemporary new homes at its lakeside development Bankside Gardens, on Saturday 23rd and Sunday 24th July.

Effie Chia, Sales & Marketing Director for L2 International, comments: "Reading is a serious hotspot for astute property investors and buyers. The town's connectivity to Central London within 25 minutes, coupled with the newly-opened Elizabeth Line providing additional services to major station stops including the City of London and Canary Wharf, are major

benefits. Reading has also been recognised in The Sunday Times 'Best Places to Live in the UK' guide for 2022 and so we expect these homes will be especially popular with young professionals looking for a prime commuter destination."

Named as the UK's fourth largest digital technology city by CBRE in March 2022, and as one of the UK's fastest growing

cities in 2022 by EY (GVA growth of over 3% per annum compared to a UK average of 2.5%), Reading has, over the past decade, received extensive investment, and transformed into a dynamic town with a host of accolades and a very bright future.

Reading is renowned as an excellent retail and entertainment destination and one of the UK's top technical hubs for IT,

telecoms and digital businesses. A host of international companies are based here, including global brands Microsoft and PepsiCo, employing many skilled people seeking high-quality jobs. Added to this, the top-ranking Reading University has a large student population, many from overseas, whilst a sizeable proportion remain in the town after graduating, providing a steady supply of potential tenants.

A sophisticated collection of 1 and 2-bedroom apartments is now available at No. 3 and No. 7 Bankside Gardens, a development which offers London-style living in a superb Reading location. Featuring bold, contemporary design, these homes have been designed for modern living.

Individually designed kitchens feature composite stone worktops and sleek

cabinetry, as well as a comprehensive suite of Bosch integrated appliances. Modern bath and shower rooms feature porcelain stone-effect wall tiles to selected walls and polished chrome accessories. Many two-bedroom homes provide an en suite bathroom for the main bedroom. The living areas lead out onto a balcony or terrace for stunning views over the lake or the landscaped gardens.

Residents will have access to a co-working studio, state-of-the-art gym, cinema and concierge service. Commercial and retail space, including a Tesco Express, will be within short proximity, situated on the ground floor of apartment building No. 4. Private landscaped gardens are complemented by acres of surrounding parkland.

Paul Vallone, Executive Chairman at St Edward, comments: "Reading is a serious hotspot for those who are looking for an out-of-London property, especially with the launch of Crossrail. We expect these homes to be especially popular with young professionals; Bankside Gardens offers all the lifestyle benefits of urban living, from superb travel connections to luxury amenities, as well as the advantages of living out of the capital – lower price points and immediate access to plentiful outdoor space." Bankside Gardens sits adjacent to an

expansive lake with walks, cycle paths, play areas, green open space, a new Market Square and Green Park Village Academy primary school. Green Park Business Park is just a short walk away from the development and home to offices, a public gym and a range of eateries.

Residents at Bankside Gardens are doubly well-connected with the launch of not one, but two new train lines this year. Not only has Crossrail opened, further linking Reading with station stops across London, but the all-new Reading Green Park Station will also open this year just minutes from Bankside Gardens, providing quick and easy access to Reading town centre in just six minutes. When Crossrail fully opens, direct services from Reading will reach Heathrow in 38 minutes, Bond Street in under an hour and Canary Wharf in just over an hour.

Prices at No. 3 start from £315,000 for a one-bedroom apartment and prices at No. 7 start from £310,000 for a one-bedroom apartment. To book your place for the Launch Exhibition, call L2 International on +852 9525 4493 or visit www.banksidegardens.co.uk.

L2 INTERNATIONAL
Web <https://hk.l2international.com/>



A goldmine of Property expertise

Co-organised by The Standard and Sing Tao The Standard Overseas Property Online, the Overseas Property Facebook Live gathers insights from industry professionals and introduces outstanding property projects from top markets around the world.

First International Property

Recent research reflects that Bracknell is one of the top choices for residential property as the area has undergone a major regeneration. It also enjoys seamless connectivity to other city areas as it is in the vicinity of a comprehensive network of railways. Neighborhoods like Reading and Windsor are just a few miles down the road.

In contrast to London's nonstop bustle, Bracknell skillfully combines the vibrant city streets, attractions, and busy commercial districts of central London with the peace and quiet of suburban living. It is a salubrious site for residents to enjoy relaxed countryside living at its finest. It is not as busy as inner city life but is nonetheless convenient to London for young families and professionals.

According to Lam, Bracknell has undergone one of the greatest urban regeneration projects ever in the UK, with significant improvements to the town center and the surrounding areas. He highlights The Lexicon, a new social and cultural heart for the area which amasses a high-quality mix of high street brands, eateries and entertainment, enabling residents to pick up everything they need.

Lam recommends Woodhurst Park Waters Reach, a perfect blend of contemporary living surrounded by a picturesque 65-acre country park. Developed by the renowned Berkeley Group, it consists of a wide selection of properties including apartments, 2-bedroom starter homes, 2-, 3- and 4-bedroom houses and luxurious 5- bedroom homes. Units range from approximately 712 to 2204 sq ft.

Chan suggests buyers who accord a high priority to privacy to opt for houses, while Lam remarks that 3-bedroom houses are the top choice for both self-occupancy and investments.

Woodhurst Park Waters Reach brings a



genuine green lifestyle to residents where they can readily immerse in outdoor activities, such as having an early morning jog or stroll with the dog. There are also play areas to create a safe and fun environment for children to hang out with their friends after school.

On top of the lush greenery, residents who are looking for thrilling family days out are spoiled for choice with leisure facilities, including The Lookout Discovery Center, Coral Reef Waterworld, Go Ape and Bracknell Ice Rink which are all within a 5-mile radius of Woodhurst Park. Legoland Windsor is also just 6 miles away. For those who feel like venturing a little further afield, then Royal Windsor and Ascot are just a 15-minute drive, with Reading being 30 minutes away.

Furnished to the highest standard, each apartment and house boasts of an impeccable configuration and provide ultimate spaciousness. Each individually designed kitchen is endowed with some of the finest designer brand appliances, bathrooms designed by Villeroy & Boch and underfloor heating to the ground floor of houses. The newly renovated bathroom will bring refreshing relaxation for residents to indulge in.

For residents who regularly entertain, there is a terrace or balcony available to all apartments and a patio area is available to all houses, which is an ideal location where residents can take in the spectacle of a glorious sunset. The expansive windows draw the vast natural beauty of the verdant landscaped surroundings and sky into the rooms like a framed picture.

The Bracknell district encompasses an assemblage of top-shelf state and private schools where children can receive quality education within a mere 10-15 minute walk from the property. The new Warfield Pre-Primary and Primary School is right at your doorstep. Hau suggests considering Whitegroove Primary school and Cranbourne Primary School which are the top-notch schools in Bracknell and

among the top 20 % in the entire UK.

Chan forecasts the monthly rent of Woodhurst Park Waters Reach at between £1,950 and £2,750, with a staggering yield rate of 4.6%-5.2%. As the property has attracted massive young families and the retired who are looking for excellent living quality, the supply is not adequate to meet the market demand. Chan reminds buyers to act quickly as the new phase Waters Reach will be released simultaneously with the UK property market.

The starting prices for a 2-bedroom apartment and 2-5 Bedroom houses are £335,000 to £960,000. Management fees cost around £250 per annum and ground rent is exempted for freehold houses. Council tax can vary between the number of residents or children.

Those who wish to obtain more information can visit the exhibition organized by First International Property on July 1&2&3 at Berkeley Hong Kong office, 3001, 30/E, Edinburgh Tower, The Landmark, 15 Queen's Road Central.

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Sentinel Odyssey (LISBOA) Group Ltd

Portugal offers one of the best Golden Visa schemes for people seeking permanent residency in the country, says Ling. It has a low cost of living, but a high quality of life with all the modern conveniences the people of Hong Kong are accustomed to. More importantly, Portugal is considered one of the safest countries which makes it especially appealing for Hongkongers who are concerned about security issues.

As Ling points out, intending immigrants have long been impressed with the terms of Portugal's Golden Visa plan. They do not have to move to Portugal to keep their residence permit, as a stay of seven days per year will meet requirements; and they are eligible to apply for Portuguese citizenship in five years, which is one of the shortest qualifying periods in Europe.

Furthermore, Portugal has a favorable taxation policy. Foreign residents also enjoy a range of benefits, including generous tax breaks; exemption on all foreign income; no wealth tax; free remittance of funds; and more.

Ling continues to elaborate on the welfare policy in Portugal: Apart from free education, you will have full access to all public services, including healthcare. But she recommends taking out private medical insurance if you decide to live in Portugal full-time with your

Portuguese Golden Visa.

In view of the strong demands for property and its high potential for appreciation, Ling suggests investing in a service apartment in Lisbon, the capital of Portugal, and, at the same time, a cosmopolitan city and financial hub of the country.

According to Ling, over 12 Hong Kong households have purchased a service apartment in Portugal for self-occupancy. "Application for a Golden Visa can be made once the apartment is purchased," she says. "You don't have to worry about legal fees or immigration fees, as they are covered by the developer."

The service apartment that Ling recommends is Herdade Monteverde, situated in a nature reserve just 18 km from Lisbon, and 8 km from the Atlantic coast. A 3-minute drive will take you to nearby amenities such as supermarkets and shopping malls. Residents also enjoy excellent connectivity by road and public transport, train, bus and ferry boat.

Perched on two distinct hills, the property enjoys total privacy and peace. It is close to Portugal's famous beaches, perfect for those who want to embrace nature and be removed from the hustle and bustle of city life.

Herdade Monteverde comes with a plethora of facilities worthy of a luxury resort. Residents can frolic in a swimming pool, or revel in the spectacular scenery of nature in the Central park with playground and lake.

Additionally, residents can tone up their physique in the tennis courts, padel court and squash court, as well as the Health & Fitness Club and running track that caters to all different fitness levels. Other notable amenities include an 18-hole golf course, social area with restaurant and bar, and meeting & events room.



The property provides 71 townhouses, with 60 of these divided into three squares of 20 villas each at the heart of the residential area. There are four configurations available, varying from 1 to 4 bedrooms, all featuring a private outdoor patio and garden overlooking the central square. The remaining 11 townhouses are set amongst the villas, facing the lake. The kitchen and bathroom are designed with the finest materials and craftsmanship, and fitted with world-class appliances.

Prices for the service apartments start from €500,000, with the saleable area ranging from 100 to 185 m². Due to the high market demand for rental apartments, buyers can expect a 3-5% yield.

Those who would like to obtain more information can visit the Group's physical store in Mira Place 2, Tsim Sha Tsui, or click the link provided in the information box.

SENTINEL ODYSSEY (LISBOA) GROUP LTD

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Swan Knights Limited

Birmingham, the second largest city in the UK, is a hub of culture and innovation and the business center of the UK's West Midlands area. It is also the largest economy in the UK outside of London. Many Hong Kong residents are drawn to Birmingham for its familiar roots and community.

Currently, the UK government is undertaking ambitious and far-reaching development projects in Birmingham, including 'The Big City Plan' and 'Snow Hill Masterplan'. With a vast array of regeneration programs, Birmingham amasses both well-established business and emerging sectors and industries. "Investors can capitalize on the unparalleled investment opportunities arising from the dynamic regeneration in Birmingham," Chan notes.

Chan recommends taking a look at Affinity Living Lancaster Wharf, which is Affinity Living's 5th city center development to launch. With a total of 266 premium one and two-bedroom apartments, ranging in size from 468 to 1,017 square feet, these units are impeccably designed in a contemporary style, allowing residents to indulge in the serene views of the iconic Birmingham and Fazeley Canal.

Its developer, Select Property Group, is an

expert in the UK property market and boasts a successful record of healthy returns in the UK's strongest property sectors. In line with the brand's focus on prime location, modern design and premium amenities, Lancaster Wharf is a rare gem, set to provide a living experience unmatched anywhere else in the city. This salubrious residence is where nature blends with modern sophistication and convenience, an especially attractive proposition for young professionals and families.

Located on the water's edge of the Birmingham canal and built under the idea of "a 15-minute-community", Lancaster Wharf enjoys close proximity to Snow Hill Station, one of the three main city-center railway stations in Birmingham. Snow Hill Station is akin to Hong Kong's Central station, with its easy access to the main shopping centers - Bullring, Grand Central and the Colmore Business District, enabling residents to shop to their heart's content.

The property is well-served by distinctive amenities such as state-of-the-art gymnasium, rooftop terrace, residents & TV lounge and a design-led co-working space for those working from home and want a quiet and comfortable space for meetings. Residents can literally embrace nature when meandering along the path in the secluded waterfront garden courtyard. The breadth of schooling

options of every age group and academic ability is exceptional. Leading Universities including Newman University, University College Birmingham, Aston University Birmingham, and more, are within easy reach.

Prices for 1-bedroom apartments start from £237,000. Ground rent is exempted, providing investors with a lower barrier to entry and high flexibility for resale. Lancaster Wharf is expecting a staggering 5-5.5% rental yield. The 266 apartments come with a 999-year leasehold; the estimated completion of the apartment will be from Q2 2024.

Swan Knights' physical store in Causeway Bay offers one-to-one consultations on 28 and 29 May from 2:30pm to 4:30pm for buyers who want more details about this exciting new development.

SWAN KNIGHTS LIMITED

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全球通脹嚴重 物業是抗通脹產品

近月通脹升溫，英國5月通脹率更升至9.1%，創40年新高，通脹情況亦解釋了近年英國新盤市場定價現象。建築材料如鋼筋、混凝土及玻璃嚴重短缺，使成本大幅上升，拖慢英國建築業復甦；而英國在脫歐後，輸入的勞動力減少，當地需要時間去重新培訓本地技術工人。在原材料和人員成本飆升的情況下，進一步推高新建房屋成本及價格，估計未推的樓盤都會有較高的訂價。在這個情況下，英國現樓更具吸引力。高物價正蠶食大家的購買力，可支配收入變相減少，反而物業投資有保值作用，是有效抗通脹產品。

一站式海外置業專家

Swan Knights 團隊致力為客戶提供多元化及優質的服務，以滿足客戶所需。公司更開創行業之先河，在銅鑼灣設立門市，是全港第一個海外物業代理的大型展銷廳連辦公室，交通方便。這種「找得到、看得到、能接觸」的新型營銷，亦令客戶信心大為提高。

在疫情下，市民未能出關視察，我們明白客戶隔岸投資的顧慮，會從多方面著手降低風險，包括只跟最頂尖的發展商合作，發展商的過往紀錄及口碑、過往樓盤交付是否準時等，都是我們關注的主要事項。在項目合作前，我們都會做好Due diligence，確保客戶的投資得到最大保障。我們為客戶提供的海外物業服務包括，介紹樓盤、按揭轉介，以至當地代收樓、驗樓、放盤及租務管理等，一條龍服務令客戶無憂。



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Ying Wah Property

When people consider foreign investment or immigration options, they much prefer talking to an agency that speaks their language, and if there is a team based at their chosen destination, so much the better.

Fitting that very description is Ying Wah Property, a pioneer of local Chinese property advisory agencies in the UK. Ying Wah Property has been rooted in Birmingham for more than 20 years and has since expanded to Manchester, London and Hong Kong. Their highly experienced local sales consultant team is equipped with professional knowledge and solid experience towards property investment and property sales. They are familiar with the UK property market and are dedicated to providing the latest and most comprehensive information on the UK local property market to their clients.

Based on a customer-centric approach, Ying Wah Property leverages its expertise and offers professional analysis and personalized advice on UK property investment according to customers' needs. They assist clients at every stage of the investment process from transaction negotiation, contract signing and update on project progress to financial advice, mortgage referral, legal counsel and tax consulting, and more.

Regarding the latest trend of property investment in the UK, Joyce observed that an increasing number of buyers are purchasing UK property for self-occupancy instead of solely for investment. "More and more Hong Kong clients are seeking job opportunities and an advanced education network in the UK, leading to an increasing number of buyers who look for houses for self-occupancy," she said. She notes that facilities and amenities,

transport network and public security are some important factors to consider purchasing a property, while regeneration plans of the UK government and locale are more important factors for investment purposes.

Dennis points out that buyers often gather information from various online channels such as websites and Youtube, but could face some common problems. "For example, some clients may choose a property according to the education network in that particular district, but after they move in, they may find it difficult for their kids to enroll in those schools," he said. Ying Wah Property is familiar with these common problems and can help clients avoid them.

Joyce adopts a positive outlook on the UK property market due to the continuance of strong market interests and a wide spectrum of buyers from both Hong Kong and the UK. Highly sought after by the market, many units are usually sold out promptly. She advises certain groups of buyers to act quickly, in particular, young professionals and investors who have a clear target.

Choosing an appropriate city is of paramount importance for both self-occupancy and investment. Joyce recommends Birmingham, the second largest city in the UK which has a vast array of mature industries, such as finance, insurance and manufacturing. "With the arrival of Crossrail and its upcoming Elizabeth line, it only takes 45 minutes to travel from Birmingham to London. This drastic reduction in commute times is especially advantageous for both students and employees who have to travel to London for studies and work," she said. "The government has also formulated long-term regeneration plans for Birmingham, driving more investment and business opportunities to the district."

Dennis, who has lived in Birmingham for over 37 years, provides Hong Kong buyers with a wide selection of boroughs in Birmingham. "Solihull and Sutton Coldfield are the hot picks for many parents due to the exceptional education network. Yet, recently, the



schools in these districts are full," he sounded a warning. Brimming with a well-rounded range of Ofsted-rated "excellent" and "good" primary and secondary schools, Bournville, Kings Heath and Walsall are some of the other better options.

Apart from choosing boroughs, it is also vital to choose appropriate property types. "Young professionals and the retired should choose apartments in city centers, as the living mode, facilities and amenities are similar to that in Hong Kong. If they pick properties outside the city center, they may find it more difficult to adapt to the environment there," Joyce remarks.

Homebuyers who want to seek more professional advice can rely on the professional help of Ying Wah Property. They work with prestigious UK developers and have become a solid partner of both local and UK property agents which can offer a well-rounded range of home types from different boroughs, even beyond London, Manchester and Birmingham.

Those who wish to talk with the professional team of Ying Wah Property can visit their office both in Hong Kong (Kwun Tong) and the UK (London, Birmingham and Manchester). More latest updates of property information can be found on their official Facebook page.

YING WAH PROPERTY

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CBRE Group

Location is everything when it comes to property investment. As the UK's largest city and capital, London has always been the top choice for Hong Kong investors over the years. Westminster in SW1, central London, is, in particular, the economic and political hub of the UK, not to mention a plethora of London's most beautiful architecture, historical attractions, and iconic landmarks, such as the Big Ben, the Houses of Parliament, Westminster Abbey, Buckingham Palace, St James's Park, and more. This affluent borough has attracted councilors and professionals who value its prestige, prime location and high-end properties.

Li points out that there has been a significant recovery in the London rental market due to the relaxation of pandemic restrictions and transition towards a post-pandemic lifestyle. More people are drawn back into the city, which translates into higher demands for rental units near their workplace.

Westminster is a borough with strong growth potentials, with a top-ranking educational network, a superb railway system and a comprehensive collection of amenities and facilities. Li advised buyers to move quickly as an interest rate up-cycle had just begun, and property would be attractive for both investment and self-occupancy due to its steadfast performance.

The area is forecast to appreciate in value due to a shortage of supply, and is expected to out-perform its affluent neighbors and Greater London, with prices rising in excess of 20% by 2025 while rental prices are estimated to grow by nearly 15%.

Li recommended Westminster Fire Station, a project with the thoughtful re-imagining of an Edwardian, Grade II Listed fire station as an exceptional contemporary new residential building with 17 bespoke 1, 2, 3-bedroom apartments and 2 magnificent penthouses: 6 in The Fire Station and 11 in The Station House.

Residents can look forward to luxurious facilities, including a concierge, a private

courtyard and bicycle storage. Nestled between the Fire Station and the Station House, the peaceful landscaped private courtyard, by James Lee Design, is a source of wellness and wellbeing that transports residents away from the hustle and bustle of city life. Westminster Fire Station has parking spaces available for residents.

With unparalleled connectivity, the property provides fast access to the city's hotspots thanks to the close proximity to major hub stations, which are within a reasonable commuting distance. Located at a mere 5-minute walk to St James's Park Station, an 8-minute walk to Victoria Station and an 11-minute walk to Westminster Station, it takes convenience to a new level. The above stations offer residents easy access to District, Circle, Victoria and Jubilee lines as well as to national railway services, providing convenient access to wherever one wishes to go.

An abundance of shops, eateries and bars satisfy residents' shopping and dining needs. Entering through the original carriage doors of the fire engine bays, you discover 'Mathura' – a new restaurant by two-time Michelin Star chef, Atul Kochhar. The fashionable and vibrant Sloane Square, featuring flagship stores of the world's luxurious fashion designer brands, is just 1.4 miles away.

The exceptional education in Westminster is also one of the many reasons many families own a home here. A well-rounded range of premier state and private schools, such as the world-famous Westminster School, is within easy commuting distance from Westminster Fire Station. You are also spoiled for highly acclaimed university choices as nine universities are located in the Borough of Westminster, including the London School of Economics and Political Science and University College London. Top-notch Oxford and Cambridge universities are also only



around one hour away by train.

Prices for 1-bedroom apartments start from £895,000, with a service charge of £8.58 per square foot. Ground rent is exempted, providing investors with a lower barrier to entry as well as greater flexibility for resale. Westminster Fire Station is expecting a 4% rental yield.

The 17 apartments are currently ready for sale and are ready to move into immediately. With London's active rental market, these units are expected to be leased out immediately with no void period, according to Li.

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The Preservation Specialist.

As the world's most-recognized luxury refrigeration brand, Sub-Zero does more than keep food cold. Sub-Zero is the preservation specialist, delivering food that tastes as fresh as the day it was picked. Beyond performance, Sub-Zero offers thousands of built-in refrigeration solutions that are customized to fit all design tastes. Above all, Sub-Zero is built to last for at least 20 years of daily use, making it a rewarding investment for homeowners.



THE MADISON GROUP

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A living space with infinite design freedom



Bulthaup b3, a multifunctional kitchen and living space system with a diverse range of layout options and freedom of design, reinvents the classic kitchen layout and gives it an active, playful role. In doing so, customers are given free rein to design personal living spaces according to their own ideas and spatial conditions.



Whether serving as a puristic kitchen island or a space-maximizing function, and whether floating or floor-standing, the walls become an element within a wider functional plan. Wall panels are available in various lengths and materials. The functional wall allows living spaces to flow seamlessly into one another and can be fitted with a range of functions to match the homeowner's personal needs.

Thanks to the technique specially developed by bulthaup, the extremely durable 10mm shelves can be bonded invisibly to the wall panels and allow room planning to be extended far beyond the kitchen.

The versatile function boxes are suitable for a variety of purposes to provide additional storage space for any kitchen and cookware items. Every utensil and spice can be kept in an orderly fashion, and when the easy-to-clean glass fronts are closed, there is nothing to disrupt the smooth lines of the kitchen.

Acting as the centerpiece of the room, the bulthaup b3 monoblock gives off an open, communicative atmosphere and offers plenty of space for preparing and

cooking food altogether. The precise, high-quality finish of the stainless steel and the lack of joints between the rear panel, side panels and worktop ensure a clear and timeless design.

The monoblock's dimensions and front materials are custom built and produced to the wishes of the customer; its carefully thought out functions such as the hobs and water points can also be integrated in line with your needs and puts the spotlight on the resident's creative flair and personality.

The mixer faucets developed specially for bulthaup are not only visually outstanding but have excellent functionality as well. The water flow, temperature and position of the faucet can easily be controlled. The user is able to freely compose three variations of the mixer faucet's projection, either from the worktop, directly from the wall or from the function box.



Quality down to the finest detail

The many years of experience and knowledge accumulated by their venerated craftsman allows them to understand the distinctiveness of every type of wood and to respect this valuable raw material.

Each craftsman meticulously bevels the edge finishes of the fronts, side panels and panels for the entire kitchen with their own unique and characteristic angle. Each high gloss front goes through an ultra-careful nine-stage production process, involving repeated lacquering, sanding and polishing to the backs and edges until the transition from surface edge is seamless and smooth.

The result is an expressive natural product that radiates uniqueness and warmth which offers the perfect invitation to spend time with the family and friends in a relaxed setting, to wine and dine and enjoy each other's company.

Ergonomics and clarity within bulthaup b3's interior fittings

A custom-organizable and flexible interior design with a range of accessories supplements the collection to create a living space that continually invites you to develop and grow. The bulthaup internal organization system consists of unique yet functional prisms, creating an impression of an open space with great clarity, and offers optimal, ergonomic accessibility for the user's broad portfolio of accessories and cooking utensils. Every drawer and pull-out will showcase the personality and cooking habits of its user.

BULTHAUP

Web www.madison.bulthaup.com



Transforming your kitchen with a simple touch

Westye Bakke, Sub-Zero founder, began experimenting with refrigeration in the 1930s as a way of storing insulin for his diabetic son. In 1943, Westye bent the coils by hand and constructed his first freestanding freezer out of scrap metal in his basement. By 1945, Westye launched his Sub-Zero Freezer Company, thereby introducing the first system for preserving food at sub-zero temperatures, and the company would soon establish a reputation for quality and innovation.

When my grandfather started the business, there were many refrigeration manufacturers throughout North America," says Jim Bakke, Westye's grandson and the current president of Sub-Zero. "His strategy was always to build the best, highest-quality refrigeration, because he knew if he did that, he had the staying power that the other people didn't. If you build a quality product, you will always have customers."



Sub-Zero has stayed true to Westye's earliest pioneering efforts, but continues to refine and invent ways to preserve food's freshness and reduce waste. As seen from their dual refrigeration system with separate cooling systems for the refrigerator and the freezer, this refreshing invention prolongs food life and minimizes freezer burn. Sub-Zero refrigerators' air purification system filters out ethylene and unwanted odors every 20 minutes, utilizing technology developed by NASA. Inspired by Westye's desire to build the best, the seals on the Sub-Zero refrigerator doors were designed with preservation and security in mind; many owners even reported no thawing after multi-day power shortages.

Through the years, Sub-Zero has continued to elevate and expand its design leadership. Thanks to the countless choices offered by Sub-Zero, customers now have the freedom to integrate Sub-Zero's refrigerators



seamlessly into any kitchen layout and design alongside any accompanying décor.

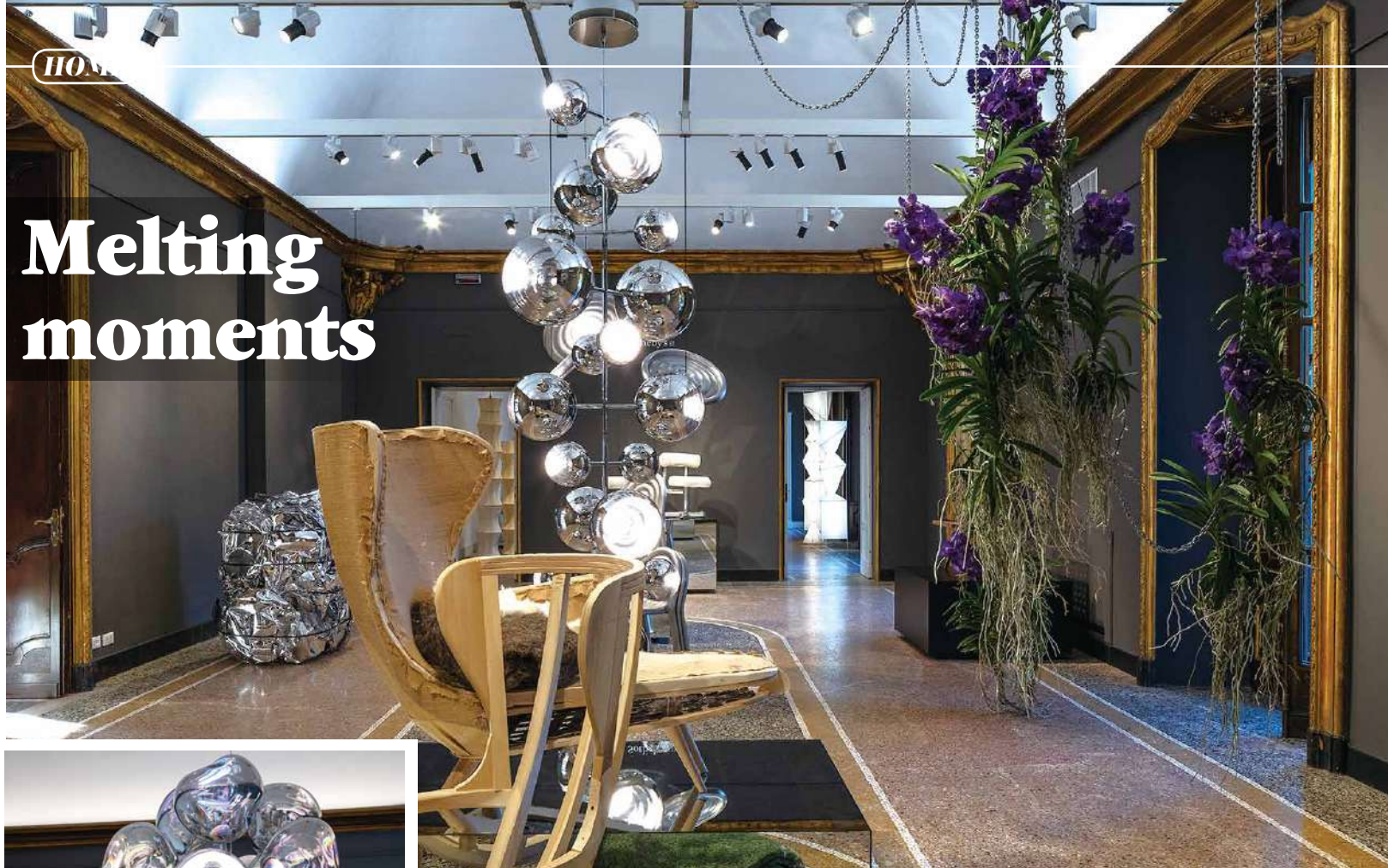
Sub-Zero has never compromised on quality, and customers can expect the highest caliber from Sub-Zero's premium grade materials, state-of-the-art technologies, and craftsmanship. Sub-Zero is also highly environmentally conscious of their appliances to create the world's finest and most sustainable homes; over thirty Sub-Zero appliances have earned the Energy Star rating for outstanding energy efficiency which use about fifteen percent less energy than non-certified models.

In 2000, Sub-Zero brought Wolf cooking appliances onboard with an impressive fifty-product launch, transporting professional temperature control into the hands of cooks at home. Refined by more than eighty years of commercial kitchen experience, the technology, durability, and design of Wolf perfectly compliments Sub-Zero in every kitchen.

SUB-ZERO

Web Subzero.com.hk

Melting moments



Twenty years is a long time to be maintaining an eponymous brand, so it is fitting that Tom Dixon's 20th anniversary exhibition in conjunction with this year's Salone del Mobile was hosted in not one, but two, venues.

While Palazzo Serbelloni hosted the recently concluded Twenty exhibition, The Manzoni, the brand's Milan hub since 2019, was used as a business center by its international sales teams.

The whole range of Tom Dixon's designs was on display – including 20 previously unseen creations. Highlights included a

gigantic Melt dichroic chandelier, a Bird chair made of eelgrass from Denmark, a latex S-chair and giant mycelium sculptures.

Dixon said of the showstopping Melt chandelier: "Dichroic finish has always fascinated me. The emergence of modern dichroic thin film filters, which split white light into its component colors, is the work

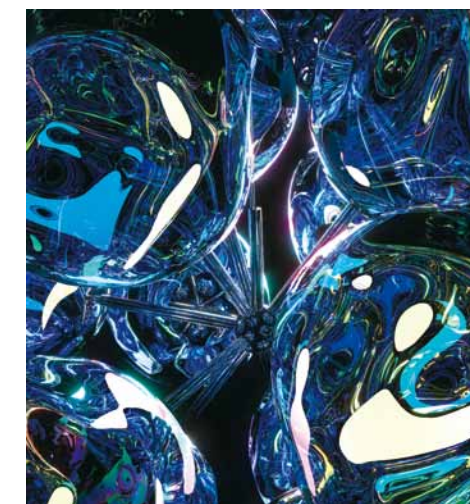
of the engine of extreme innovation, NASA.

"So, when we looked at updating Melt – our most successful light – rather than offering a new shape, a new size, or a new color, we decided to instead filter the light with a dichroic filter. The effect of the coated component is to channel the light of our powerful LED driver into constituent parts of the spectrum, giving the already crazed internal reflection an additional chromatic boost and space age aesthetic to this otherworldly lamp."

The Twenty Salone exhibition officially

kicked off a year of celebration for Tom Dixon. Other key events to follow include a similar exhibition for London Design Festival, as well as brand activations in Paris, New York, Los Angeles and Shanghai. Limited-edition accessories will also be launched this summer to celebrate the anniversary.

TOM DIXON
Web www.tomdixononline.hk





Straight out of a fairytale



For the launch of the new additions to its Mille Nuits collection, the VIP section in Baccarat's Elements store was turned into a veritable Aladdin's cave – which was particularly apt, seeing as the collection was inspired by *One Thousand and One Nights* (Mille et une nuits was too long so its name was shortened).

French designer Mathias – who goes by the artistic single monicker – grew up in Syria and Turkey so Mille Nuits is also a tribute to the legends of his childhood.

Simple lines and a geometrical crystal cut combine to produce the distinctive Venetian ribbing. The cut captures light in a way that evokes the atmosphere of Arabian nights.

Mathias created Mille Nuits soon after the success of his first collection for Baccarat, *Rencontres*, in 1996. *Rencontres* included an Arabian Nights chandelier that became the take-off point for Mille Nuits.

Since then, the collection has expanded to encompass tableware and barware – ranging from champagne glasses and

decanters to plates and bowls – as well as home products such as candelabras, votives and chandeliers.

This year, he revisits the collection with new lights, mirrors, creamers, pitchers and vases.

Thanks to its timeless style allowing it to fit into any setting, Mille Nuits is a key lighting collection. For the new collection, Mathias has created clear and pink versions of the 18-light oval chandelier (HK\$574,300) and pendant light (HK\$8,900). The pink effect is created by mixing clear crystals with pure gold.

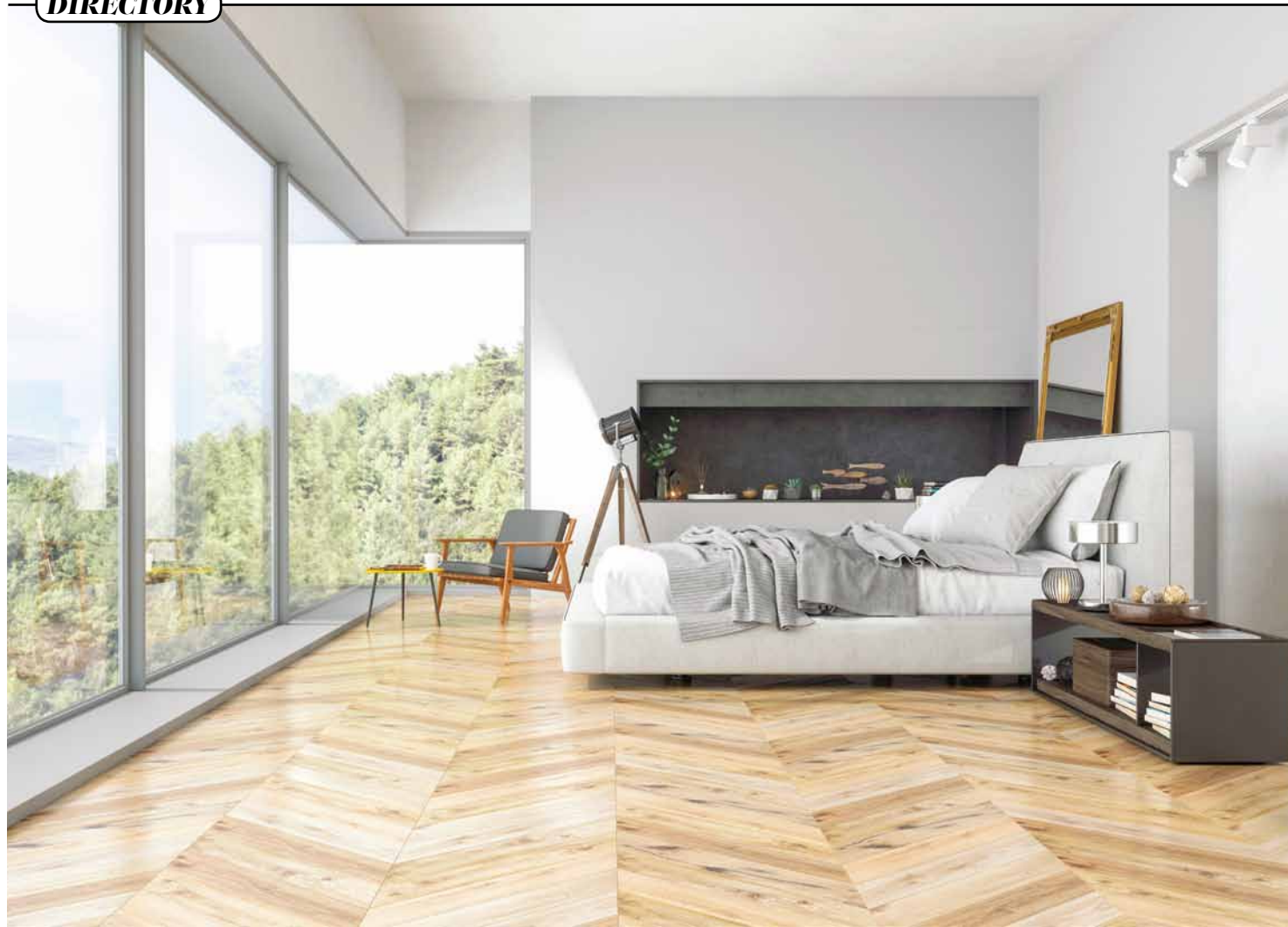
Those who love entertaining will appreciate the modular Infinite vases (HK\$3,800), molded into two shapes. The faceted cuts of the vases click together so they can be assembled in different ways to suit the table setting. The name comes from its many possible combinations.

The Play vase (HK\$296,000) uses the same concept as its Infinite siblings. Composed of five parts, it can be transformed according to the inspiration of the moment. It comes in a numbered and limited edition of 50 pieces.



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