





Featuring over 75,000 sq. ft. Harbourside¹ Clubhouse and Picturesque Landscape, CLUB MIAMI Presents the Convergence of Art and Nature



One-stop Rejuvenation for Fitness, Meditation and Spa

- Mia. Gym, the 24/7 workout space offers full range of fitness facilities including cardio and weight training
- "Interactive Rowing" features tailor-made Miami scenery for exceptional rowing experience
- Impressed by the lush landscape outside Yoga Lounge meanwhile practicing yoga
- Enjoy Miami-styled luxurious spa at Mia. SPA for the exquisite experience



Resort-style Living with Harbourside¹ Pool

- Approximate 50m outdoor swimming pool overlooking the spectacular view of Inner
- The indoor heated swimming pool is about 25m equipped with Fresh N Aqua jacuzzi for ultra-relaxation



Artistic Landscape Repleting with Miami Vibes

- Infusing arts into living with over 45,000 sq. ft. of verdant greenery, The Wynwood
- Inspired by Miami Art Basel, the landscape area adopts the style of Art Deco, echoed with scenic greenery and water shadow to create the artistic atmosphere of Miami
- Embellished with creative masterpieces by internationally renowned artist Romero Britto, elevating the landscape as the Art



Exquisite and Inimitable Banqueting

- Set amid the beautiful landscape, "Villa Pinecrest" connects with a private garden, featuring al fresco dining area, barbecue facilities, and an outdoor pool for every special moment
- "Grand Atlantic" and "Atlantic" are banquet rooms designed with impeccable detailing and furnished with premium kitchen appliance, overlooking a dual view of scenic landscape and dazzling harbour¹



Ultimate Imagination at Kids Zone

• Jungle Island, the kid playing area is specially designed to inspire children at different ages and development stages with a diversity of facilities including Climbing Frames, Sensory Wall, Reading area and Toddler Area

"Multi-modal" Environmentally Friendly Linkage System² (Proposed)



• Park Peninsula and the Kwun Tong promenade will be connected by a travellators network with around 600 metres of pedestrian and cycling flyovers. Kowloon Bay and Kwun Tong will be connected by a 1.3-kilometer elevated walkway.



• Five pick-up and drop-off stations in Kai Tak, Hung Hom, Tsim Sha Tsui East, Central, and West Kowloon once the water taxi route is put into service (proposed)³



• The approximately 13-kilometer long GreenWay network of pedestrian and cyclist corridors offers stunning views of the Victoria Harbour



• The introduction of electric bus and minibus services will lead low-carbon life

Exclusive Shuttle Service⁴ (Application In Progress)



• Exclusive shuttle service will be available for residents, connecting 🗱 Kai Tak MTR in about 9 minutes⁵

Kai Tak Golden Key x Treasure Bowl x Golden Belt

- Situated at the heart of Kowloon East, Kowloon Bay commercial hub is within 4 minutes⁵ reach
- With the future Central Kowloon Route⁶, travelling to West Kowloon is about 10 minutes⁵; Central is about 15 minutes⁵



MIAMI QUAY I Marketing Suite and Showflat

5/F, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui

Opening Hour: 11am – 8pm

Enquiry Hotline: 2118 7011



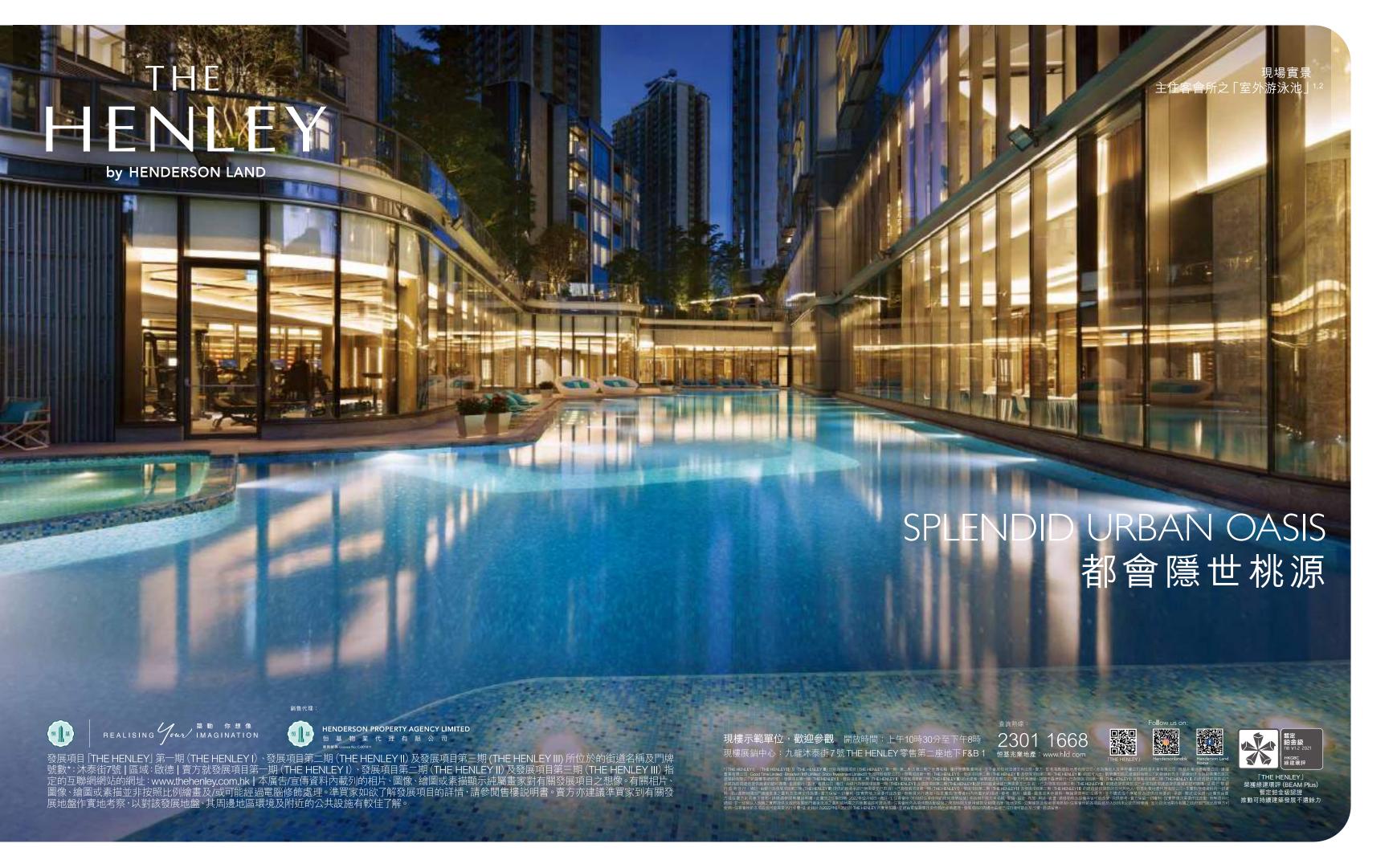








Name of the Phase of the Development: Phase 1 of MIAMI QUAY (the "Development") is called "MIAMI QUAY I" (the "Phase"). District: Kai Tak I Name of the street at which the Phase is situated and the street number of the Phase allocated by the Commissioner of Rating and Valuation: 23 Shing Fung Road* (*The provisional street number is subject to confirmation when the Phase is completed.) | 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.miamiguay1.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.





Sales Agent of the Vendor ;



Hotline: 3167 8888

Name of street and street number of the Development: 18 Lai Ping Road District; Sha Tin 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: www.el-tuturo.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.

Exhibition Hall: Rm 912, 9/F, Fortune Metropolis, 6 Metropolis Drive, Hung Hom, H.K.

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

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AT THE PEAK of MID-LEVELS LIVING





EXQUISITE ARCHITECTURE UNBOUNDED LIFESTYLE^{1,2}

- ♦ Located in the legendary Mid-Levels¹, these exclusive residences are your ultimate oasis of peace and tranquillity¹.
- ♦ Streamlined, curved balconies bring in the natural surroundings¹ and spectacular views¹.
- ♦ Perched on the hillside¹, the Development commands stunning views of Victoria Harbour¹ while embracing verdant greenery¹.
- ♦ Recharge at the 25-metre infinity pool² amid immaculate gardens² and tropical plants in a resort-style setting^{1,2}.

Enquiry Hotline 2439 1662

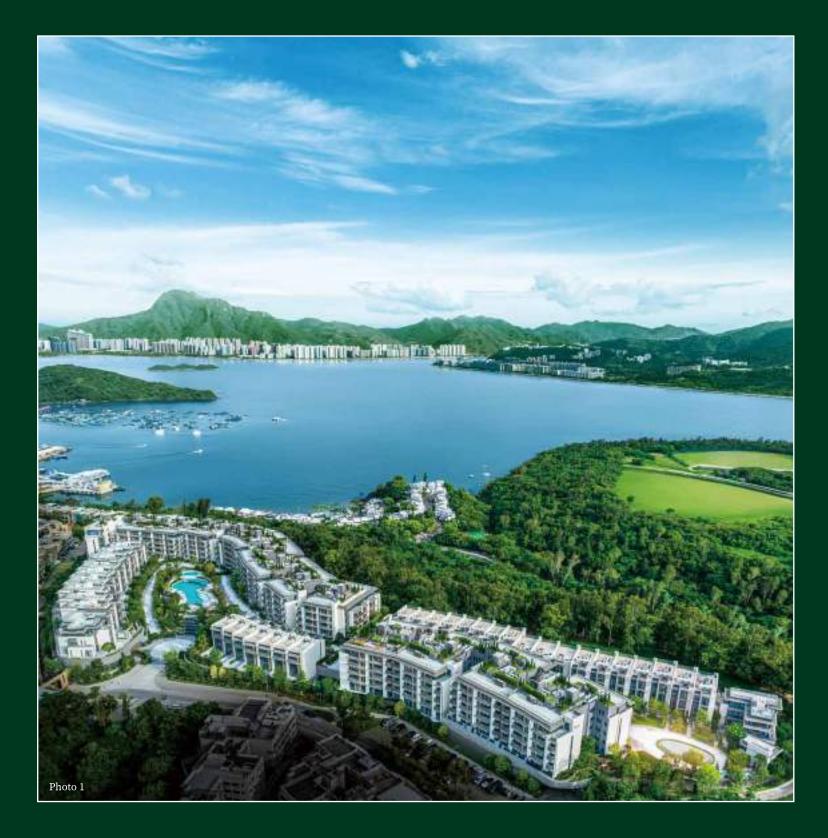




Photo I was taken at the Development on 9 May 2021 and has been edited with computerized imaging techniques and may not show other buildings and/or facilities in the Development and/or the surrounding puildings, facilities and environment of the Development, and is for reference only. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the unit, the Development, its surrounding environment, and the public facilities, fittings, finishes and appliances for residential property. The facilities, fittings, finishes and appliances (if provided) may not be immediately available upon handover of the residential property of the Development. The Vendor reserves its rights to make changes to any such facilities, fittings, finishes and appliances. The use of facilities, fittings and appliances may be subject to additional charges. The relevant facilities, fittings, finishes and appliances may be altered or removed. The Vendor makes no offer, representation, undertaking or warranty, whether express or implied, as to the same. The photo shall not constitute or be construed as the Vendor giving any offer, undertaking, representation or warranty as to the Development or any parts of the Development, whether express or implied, as to the same. The photo shall not constitute or be construed as the Vendor giving any offer, undertaking, representation or warranty as to the Development or any parts of the Development, whether express or implied, as to the same. The photo shall not constitute or be construed as the Vendor giving any offer, undertaking, representation or warranty as to the Development or any parts of the eludions and environment. The view described is not applicable to all units. The surrounding environment, surrounding environment and the public facilities and environment, surrounding environment and the public facilities and one site visit for a better understanding of the unit, the Development, it is undertaken to prepare the properties of the development in the prop

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.

VILLA LUCCA



Brand New Luxury Seaview¹ Residence in Tai Po







Luxury residences each with saleable area of over 1,000 sq. ft[^] Benefit from growth of the Northern Metropolis² development Over 34,000 sq.ft "CLUB LUCCA"^{^+}, by DAVID COLLINS STUDIO



Viewing by appointment Sales Hotline: 3795 2168 | **Hysan**希慎 **HKR** MKR International

District: Tai Po | Name of Street at which the Development is situated and Street Number: 36 Lo Fai Road | 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: www.villalucca.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.

Name of the Development To the Development of the Vendor's knowledge, the estimated material date for the Development and the public facilities nearby.

Name of the Development of the Devel

23-39 BLUE POOL ROAD

- Standing proudly at the edge of Jardine's Lookout amid traditionally affluent residential area of Happy Valley close to Central business district in Hong Kong Island, it combines the bustling rhythm of a large metropolis with the joyful greenery of nature.
- 18 exquisite three-story semi-detached houses showcase the ideal integration of indoor areas and rare outdoor spaces in the city center.
- Crafted by the prestigious and well-known architecture firm Kohn Pedersen Fox Associates (KPF), this is a true achievement and prominent masterpiece that will be passed on to future generations.
- With private elevators connecting different floors, they provide practical and spacious living spaces of approximately 4,571 to 9,186 square feet in saleable area#.





Website: www.23-39bluepoolroad.com E-mail: propertysales@hanglung.com

District: Wong Nai Chung | Name of the Street and the Street Number: No. 23, 25, 27, 29, 31, 33, 35, 37 & 39 Blue Pool Road | Website designated by the vendor for the development: www.23-39bluepoolroad.com | 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.

Enquiries: 8203 0010

只選好的 只做對的 We Do It Well



Vendor `Lockoo Limited' ; Rich Town Ventures Limited (Unit B, No.25 Blue Pool Road (also known as Unit B, House 9); City Lead Ventures Limited (Unit B, No.35 Blue Pool Road (also known as Unit B, House 9); and Rigde Eagle Limited (Unit A, No.23 Blue Pool Road (also known as Unit B, House 9); and Rigde Eagle Limited (Unit A, No.23 Blue Pool Road (also known as Unit B, House 5); and Rigde Eagle Limited. Plant (In Right Pool Road (also known as Unit B, House 5); and Rigde Eagle Limited. Plant (In Right Pool Road (also known as Unit B, House 5); and Rigde Eagle Limited. Plant (In Right Pool Road (also known as Unit B, House 7); and Right Eagle Limited. Plant (In Right Pool Road (also known as Unit B, House 7); including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development: Dr. Royal Bulch (In Right Pool Road (also known as Unit B, House 7); including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development. Plant Rigge Eagle Limited: A House 6); including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; or the Rigge Eagle Limited. Plant Rigge Eagle Limited: Rigge Eagle Eag

Hang Lung
Properties

Please scan for more details



發展項目期數名稱:港島南岸的第2期(「期數」)稱為「揚海」。區域:香港仔及鴨脷洲· 期數所位於的街道名稱及門牌號數:香葉道11號·本廣告/宣傳資料內載列的相片、圖像、繪 圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪 畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情,請參閱售樓說明書。實方 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。·實方為施行《一手住宅物業銷售條例》第二部而就期數指定的互聯網網站的 網址:www.lamarina.com.hk

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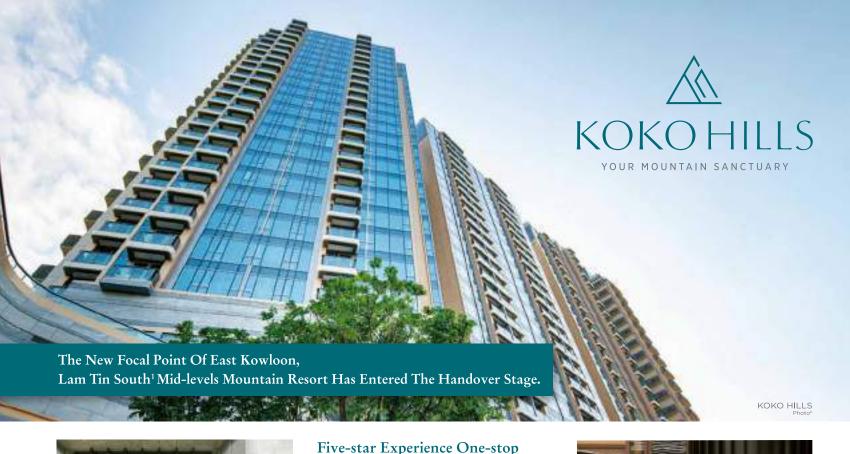




養方(宿存人):

「港島南岸」第二期

www.lamarina.com.hk (852) 276 00 276



Property Management Services⁴

residential project and Lam Tin MTR Station

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

"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

during peak hours.

of the gym.

BODYOSOUL

Residence Fitness Brand³

Wheelock's Signature



A Rare Masterpiece In The District Crafted By World Class Artisans

With spectacular views and tranquil surroundings comparable to The Parkview in Island South, The KOKO HILLS series overlooks the stunning Victoria Harbour and the surrounding mountains². KOKO HILLS adopts a low-density design to provide a high degree of privacy.

Dedicated to offering residents a welcoming and peaceful setting, the development project enlisted David Collins Studio to co-design the resident clubhouse — CLUB KOKO³. Best known for its high end projects such as MOUNT NICHOLSON in The Peak, David Collins Studio has crafted every corner of the clubhouse meticulously to echo with its surroundings green landscape.





Over 41,000 Square Feet Lush Greenery Harmony With Luxurious Dining Space³

Chillout and dine AI Fresco under the greenery at the KOKO Lounge.

The landscape features a 50-meter outdoor swimming pool — "The Lagoon", as well as The Waterplay, a water play device for children, so that residents of all ages can enjoy the facilities.





Hong Kong's First Montessori Academy In Residentail Projects^{3,5}

The Montessori Academy encourages and inspires children's self-discovery and creativity and is gladly received by the royal family and international corporate founders.

Spanning over 3,500 square feet, the indoor playground is equipped with fun facilities that help to spark children's imagination through games and toys.





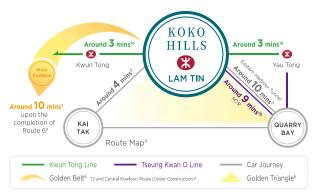


"Golden Belt" Attaches With The Future Route 68 Around 10 Mins To West Kowloon

With the future "Golden Belt" 6, T2 Trunk Road & Central Kowloon Route⁸ will connect the East & the West, travelling to West Kowloon only needs around 10mins⁷.

Development Potentials Convene At The"Golden Triangle"⁶ Around 4 Mins⁷ To Kai Tak And Around 10 Mins⁷ To Island East

Enjoying the strategic location, KOKO HILLS forms a "Golden Triangle" 6 with the hundred-billion Kai Tak Development Area and Island East CBD; Driving to Kai Tak only needs around 4 mins?. Situating next to the Eastern Harbour Crossing, Island East CBD can also be arrived with around 10 mins?.



4-Minute Walking Distance⁹ From Lam Tin MTR Station And 2 Stations Away From Quarry Bay¹⁰

One station away from MTR to Kowloon East CBD¹⁰, and 2 MTR stations from Quarry Bay Business Centre¹⁰, connects all parts of Hong Kong with the newly commenced Tuen Ma Line through MTR Kwun Tong Line.

For on-site visit reservation contact us at

2118 2000





The Spirit of Living

WHEELOCK
PROPERTIES
會德豐地產

Name of the Phase of the Development: KOKO HILLS Development ("Development"), Phase 1 of which is called "KOKO HILLS" (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: 3 Ko Ling Road | Address of the website designated by the Vendor for the Phase: www.kokohills.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. This rendering only represents an artist's impression of the general appearance of part(s) of the Development and/or the Phase, Durounding buildings and environment may be been omitted, principled, detailed or processed, this rendering is for reference only. The rendering is for rendering on the processed of the passes of the processed of the passes of the p



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 II", "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.

維港滙

GRAND VICTORIA II

WORLD-CLASS HARBOURFRONT LIVING

- ⊕ Strategically located on the West Kowloon waterfront with all units facing the iconic Victoria Harbour².
- ⊞ Superb connectivity with 🔀 Nam Cheong Station, 3 stations from IFC³ and the Hong Kong International Airport⁴.
- ⊕ Crafted by a team of internationally-renowned designers -Arquitectonica, Rottet Studio, Champalimaud Design and Hirsch Bedner Associates.
 - ⊞ Adjacent to the new harbourfront promenade with pier (under construction)⁵, five-star hotel (under construction)⁵, along with 23 hectares⁶ of open space at West Kowloon Cultural District for a leisure living.
- ⊕ Present a collection of world-class landmarks including Hong Kong Palace Museum, Xigu Centre and M+7,8, bringing together a diversity of cultural, art and recreational event.

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

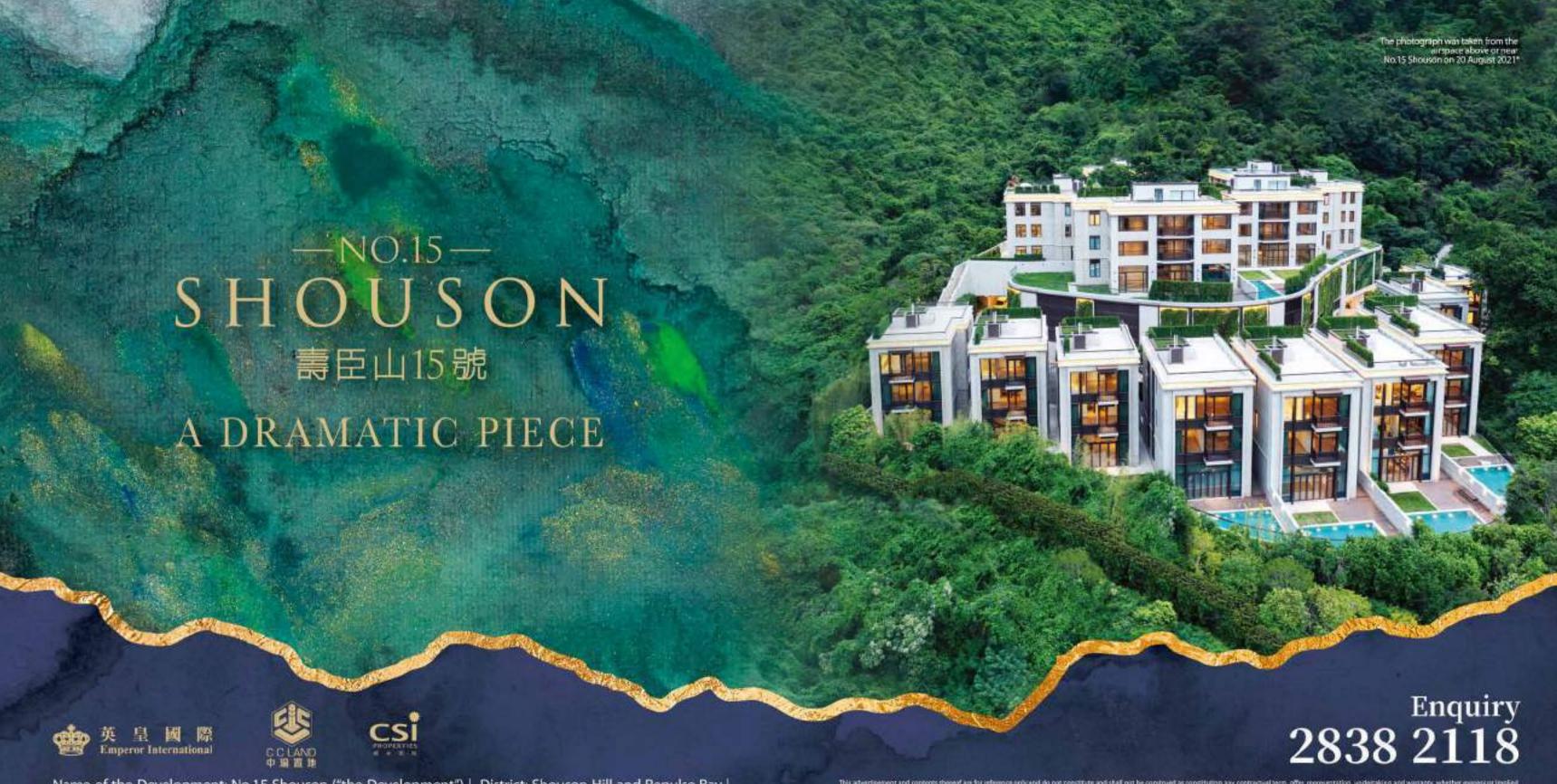
Opening Hours 12pm - 8pm (Mon - Fri) 10am - 8pm (Sat, Sun & Public Holiday) 8101 8933











Name of the Development: No.15 Shouson ("the Development") | District: Shouson Hill and Repulse Bay | Name of the street and street number of the Development: No. 15 Shouson Hill Road West | 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:www.15shouson.com | 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.

As advertisement and contents these of an for reference only and do not constitute and shall not be constituting any contractual term, offer representation, undertaking and warranty, whether express or implied whether related to view or not). The Window reserves the right to after the building plans and other plans, the design, fittings, finishes and appliances is subject to the provision of things, finishes and appliances is subject to the provision of the provision in the agreement for use and purchase. The design of the Development and the surface of the relevant Government departments. There may be fairner thanges to the Development and the surface and ability to afford and all these of the provisions of the surface and the surface of the sur





現樓登場

全新現樓示範單位 歡迎預約參觀



售樓熱線: 2752 2288

报籍時間:星期一至五11:00-16:00(公录假期除外)









街道名稱及門牌號碼:青山公路大禮段166號 地區;掃管笏 網址: www.omabythesea.com本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情,請參閱售樓說明書。實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。

本價包由實方發而。實方:Smart Tycoon Limited 實方之担接公司:Silver Enr (HK) Limited, Wing Tai Properties Unternational) Limited, Wing Tai Properties (BVI.) Limited及未承地產有聚公司 语写人士,對果斯伍斯比重是使有限公司之王坦安先生,非建筑,保养建筑工程有限公司,是万代表体的,胡嗣李基律修行,已為發展項目的建造提供提款或已承销為该项进造提供混查的调可编辑:DBS Bank Ltd. Hong Kong Branch[®] 已為發展項目的建造提供提款的其他人:Silver Eng (HK) Limited 實方認識字質方参考有關售複談明書,以了解發展項目的資料。印製日期:2022年12月23日

相片於2022年9月21日於CMA by the 566屆場拍攝。並經濟腦煙飾遊理,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,公英條款及經療環境故 宗探制。即份從多及/就務進的使用媒集作用接受對於會所守期及設施的使用与則及政府有關部門發出之同是實或許可證,或實驗外付款。



港島南·港鐵全新地標住宅鉅鑄

APEX

賣方(作為如此聘用的人)的間接股東 路勁地產 RK Properties

查詢電話:

****MTR** 3423 9889



發展項目名稱:蔚藍東岸(「發展項目」)|區域:茶果醬、油塘、鯉魚門|發展項目的街道名稱及門牌號數:崇信街18號、仁宇團8號(地下及公眾停車場)"|實方就發展項目指定的互聯網網站的網址:www.montegobay.com.hk

8101 0888







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。華貫家如欲了解發展項目的詳情,請參閱售樓說明書。舊 方亦建議準質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。





Urban Serenity
THE MANSION OF UTMOST AESTHETIC
都會河畔 品雅低座大宅





Upper RiverBank 尚 • 陣遊現場實票*



了解更多

項目網址: www.urbhk.com

查詢熱線: 2762 8210

LONGFOR 龙湖

區域:啟德|發展項目所位於的街道名稱及由差餉物業估價署署長編配的門牌號數:沐泰街11號|發展項目指定的互聯網網站網址:www.urbhk.com|本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情,請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

HOME SUITE HOME

Bespoke urban living

Well appointed and conveniently located in vibrant precincts, residents enjoy excellent connectivity in addition to modern home comforts and a suite of attentive services.

A wide range of accommodations are offered to cater to residents' needs. Choices of partially, fully furnished to serviced suites are available.

It is where convenience meets comfort.

SINO SUITES

















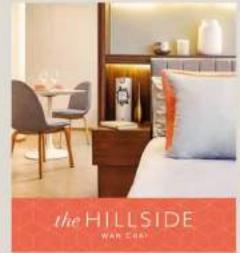
















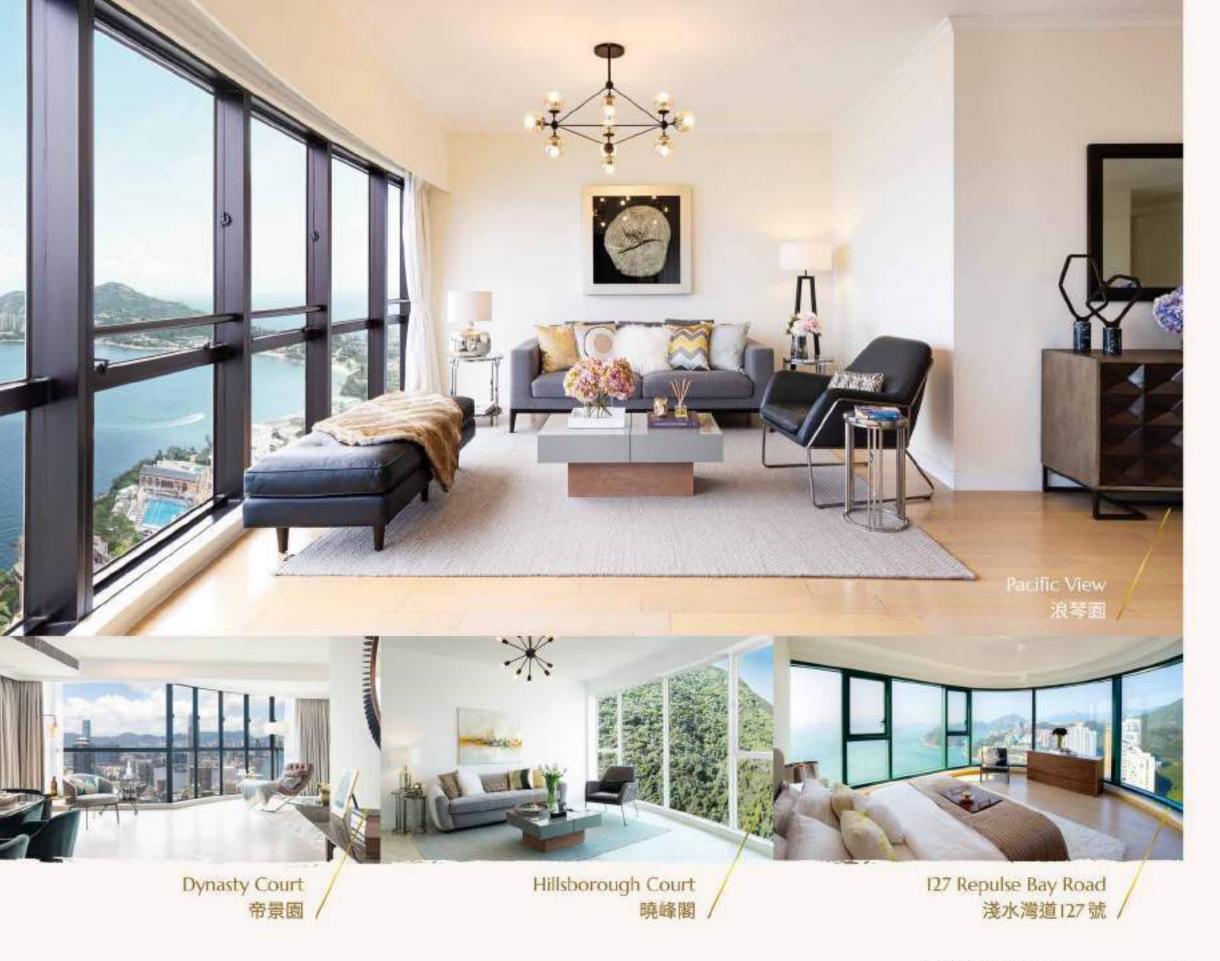


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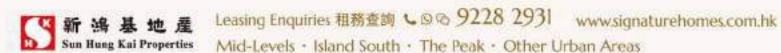




RESIDENCE FOR LEASE

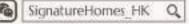
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THE SIGNATURE OF

ALL IS NOT LOST IN THE PROPERTY MARKET

 $\mathsf{T} \mathsf{T}$ ith the implementation of the National V Security Law followed by the improvements to the HKSAR's electoral system, Hongkongers optimistic projections early last year that 2022 would be a year of steady recovery in the property market. Unfortunately, the epidemic situation worsened during the year with the emergence of the highly contagious Omicron variant, bringing economic activities to a standstill, and dragging the economy to ever lower levels.

However, every cloud has a silver lining. The epidemic started to recede in its severity towards the end of the year, and government was able to relax its restrictive measures progressively. At the same time, there are clear signs that the Central government is also taking pragmatic measures to ease guarantine and testing requirements on the Mainland, prompting the hope that cross-border traffic could revert to buyers scramble for attractive bargains. normal sooner than expected.

The rapid relaxation in rules and regulations and the improvement in investor sentiments certainly bode well for an early recovery in the market. The epidemic has been the one single factor that has wreaked the most havoc in the property market,

therefore, its tapering effect should ignite the latent demands that were always there.

Another factor that impacts the property market heaved a collective sigh of relief, and there were is the stock market. With the V-shaped rebound in the last quarter of the year, there is every reason to expect that investor confidence and profits would, as always, overflow into the property market.

> There are, of course, other negative factors to consider, such as a shrinking labor force due to emigration, although observers report they are starting to see some repatriation, and the shortfall is being addressed by a talent attraction scheme. As for rising mortgage rates, economists point out that interest rates in the US should peak in the first half of 2023 and retreat.

> Finally, don't overlook history. When prices hit rock bottom and present value-for-money opportunities, the market could rebound with a vengeance as

> Isn't there an axiom in Hong Kong that savvy investors never bet on the demise of the property

> > Andy Ng Features Editor



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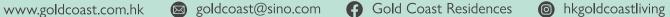
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- OVERVIEW -

STAYING ON TOP IN LAND SUPPLY

Mr John Lee, Chief Executive, has reiterated in his inaugural Policy Address the government's top priority of addressing the land and housing problems. Among the many key strategies and targets set, developers will be especially interested in the following areas:

- deliver sufficient land for private housing development in the next five years to meet the projected demand in the Long Term Housing Strategy and stabilise supply for private housing;
- compress land production procedures such that the time required for turning "primitive land" into "spade-ready sites" can be reduced by around one-third to half;
- make use of market forces by enhancing public-private partnership. A pilot scheme will be introduced to encourage the participation of private developers in building subsidised sale flats; and
- expedite land production, build up a land reserve in the long run, and assume a leading role in land supply, so that the Government will stay on top of things instead of catching up with the demand.

The Policy Address also states that based on the latest projection in the LTHS, the demand for private housing in the next ten years will be 129,000 units. "We will work to achieve this basic target and get sufficient land ready for providing no less than 72,000 residential units in the next five years," says Mr Lee.

Such land, he says, may be put forward for land sale or railway property developments. Together with the development projects of the Urban Renewal Authority and other private development projects, the overall supply will exceed projected demand.

Driving development by transport infrastructure

Mr Lee also underscores his strategy of driving development by transport infrastructure. "I will pursue the principle of 'bringing forward infrastructure construction and increasing development capacity' by taking forward the three major road projects and three strategic railway projects recommended in the Strategic Studies on Railways and Major Roads beynd 2030."

The projects, he says, will bring about a highly inter-connected and accessible road network and rail system, and vigorously drive and support future development of Hong Kong. The six major transport infrastructure projects include the Northern Metropolis Highway, the Shatin Bypass, the Tseung Kwan O-Yau Tong Tunnel, the Hong Kong-Shenzhen Western Rail Link, Central Rail Link, and the Tseung Kwan O Line Southern Extension.

Lantau Tomorrow moving ahead

While all the attention has been focused on the Northern Metropolis project, Government has just announced more details on the Lantau Tomorrow project which now comprises three islands separated by Y-shaped channels near Kau Yi Chau,

The Kau Yi Chau Artificial Islands will become a third business district after Central and Kowloon East. The islands will also include seven 'living communities', tourism and commercial uses, and utility infrastructure. On transportation, the three islands will be linked by a transit system connected to a 30-km rail route, while the railway link will stretch from Hong Kong Island's west to Hung Shui Kiu in Yuen Long.

So it looks as though it's all systems go for land development. All in all, these forward-looking and innovative plans should greatly enhance Hong Kong's competitiveness as a financial, commercial and trade center.

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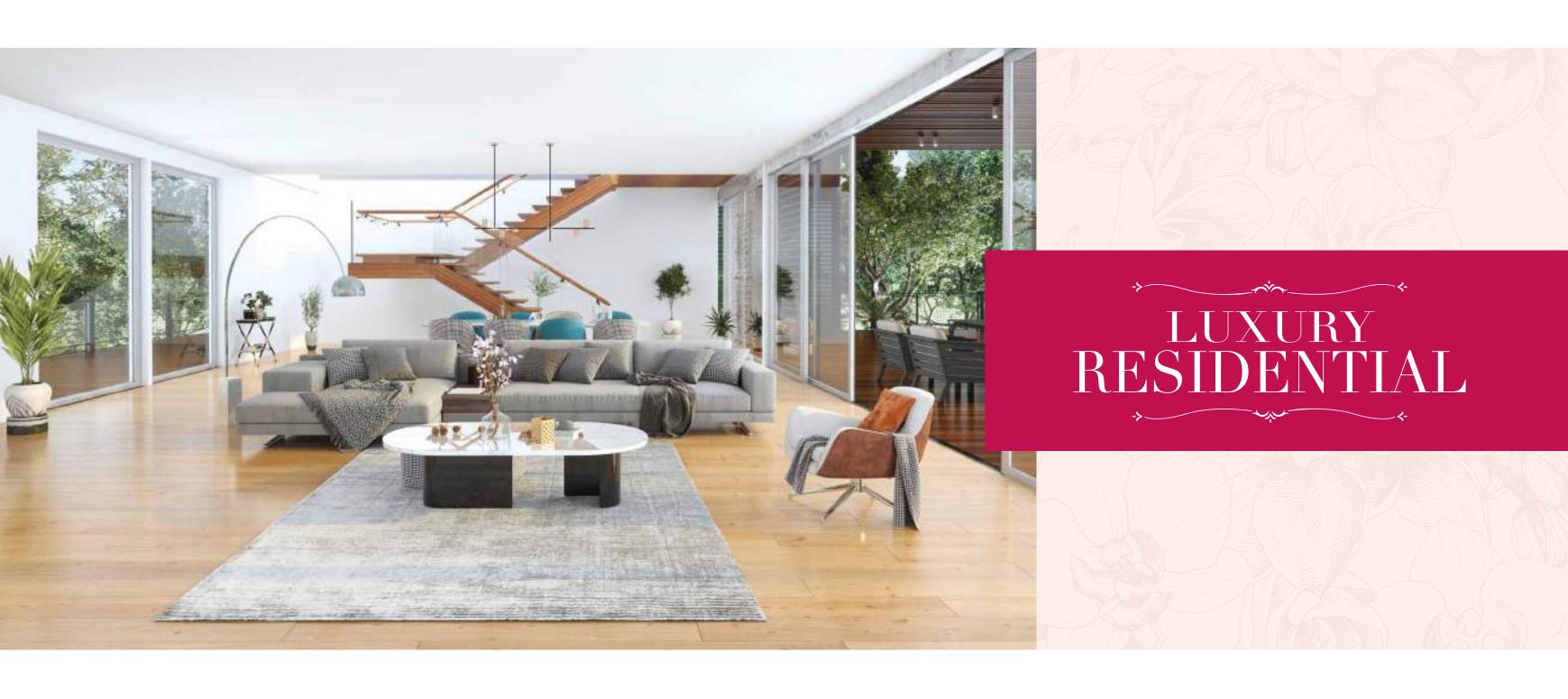
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HOPE FOR BORDER REOPENING; LUXURY HOME PRICE EXPECTED TO RISE 5%



WILLY LIU
CEO OF RICACORP
PROPERTIES LIMITED

By the end of the year 2022, the four major factors that impact the market, namely, the epidemic, the Russian-Ukraine war, the stock market drop, and interest rate hikes, have gradually turned around. Recently, the mainland has progressively relaxed epidemic prevention restrictions, and it is believed border opening is not far away. The overall residential transaction in Hong Kong is expected to regain its vitality in 2023, thus luxury home prices are expected to rise by 5%.



It is likely that the property market will recover, and among the many categories, the prospect of luxury homes is particularly optimistic. The supply of luxury homes has always been scarce, and their buyers are generally well-endowed financially. In addition to the easing of the epidemic, mainland buyers have gradually resumed property inspections. They have always favored luxury homes, and such properties will continue to be sought after.

The significant rebound in the stock market is the first positive signal. In November, the Hong Kong stock market has risen by 3,900 points, an increase of 26%. The rebound of the stock market this time reflects that investor confidence has returned. Investors are starting to reinvest in the stock market, which is a good sign, and the property market will rebound accordingly.

The second signal is that after successive sharp rises in U.S. interest rates, the trend of inflation has eased, and the rate and speed of future interest rate hikes will likely slow down. It is believed that the U.S. interest rate hike will gradually subside, which will also benefit Hong Kong.

In addition, the third signal is the possibility of relaxation of epidemic prevention measures in the Mainland and the possibility of the border reopening. Regarding the changes in the mainland's attitude towards epidemic prevention, the Chinese government has stated earlier that epidemic prevention is facing new trends

and new measures. It is believed that the virus has weakened, and the need to change the enclosure of the epidemic and the isolation of infected persons at home has begun to create conditions similar to Hong Kong standards, which also means that the chances of border reopening in the short term will greatly increase.

If border reopening can be achieved as early as Christmas, New Year's Day, or Lunar New Year, it will greatly stimulate market sentiment and activate the stabilization and recovery of property market prices. Therefore, it is believed that the worst period of the property market will appear at the end of this year or early next year, and then there will be opportunities for gradual improvement.

Looking forward to the property market in 2023, due to the backlog of a lot of purchasing power in the past year, most of them are waiting for the turning point to re-enter the market. As long as the negative factors in the market gradually dissipate, and if the mainland further reopens the border, the return of the "new Hong Kong people" together with the high-end talents coming to Hong Kong plan will help promote the rebound of the residential transactions in Hong Kong. Overall, the outlook for the property market in 2023 is promising, especially the luxury housing market is relatively optimistic. Luxury housing properties are expected to have a 5% upside potential.



2 GRAMPIAN RD

A gem in the heart of Kowloon



This lavish low-density residential development presents five luxurious house units by Kowloon Tong. The neighborhood is known for being home to ultra-high-net-worth families and celebrities, and is coveted for its premium school and transportation network.

Awe-inspiring opulence at its best

Sitting at Grampian Road between the affluent neighborhood of Kowloon Tong and the bustling Kowloon City, the five deluxe house units at 2 GRAMPIAN RD are lauded as the "Gems in the City" that outshine the surrounding environment with their contemporary architectural aesthetics.

Each of the three-story house units has an area of more than 4,000 square feet in total and boasts a private lift from the ground floor to the private roof - a rare addition compared to similar options in the market. The private roof is nearly 1,000 square feet and can be a beautiful sky garden for entertainment and stargazing.

Each house unit comprises five ensuites and a master bathroom fitted with superb quality sanitary ware brands, underfloor heating, and an impressive walk-in closet. Equipped with top-notch houseware brands such as Miele, Unico, Sub-Zero, as well as a large bi-folding electronic window, the European-style kitchen in each home connects to an over 200-sq. ft. internal courtyard. The skylight and windows introduce natural lighting to the yard that not only adds to the homey atmosphere, but also further reflects the residence's expansiveness. It is the combination of seemingly small elements and attention to detail that constitute an idyllic home.

Exclusive architectural design

To achieve the sophistication and class desired by discerning buyers, K. Wah International collaborated with the award-winning design agency P&T Group, which has been consistently ranked among the top largest consultancies in the world since its inception in 1868.

To create a minimalist sophisticated arched façade, the Company has selected a combination of precious materials, including titanium, which is known for its strength and exceptional lightness, along with rare natural stones and glass, to strive for the perfect balance between durability and modern aesthetics. The multi-colored design features jade, white, brown, and cyan hues, exuding modern elegance. Sourced from across the world, 17 kinds of rare natural stones in a variety of colors and textures are used extensively in the residence.

A prime example is a white stone with grey veins – namely Fior di Pesco from Italy and Ashby White from Greece, which can be found throughout the interior, contrasting with a deep black stone design with streaks of white. Another highlight is Palissandro Blue, a light blue granite quarried in Italy with texture of fine grain. It shimmers gold under sunlight and creates a calm and classic ambiance in the rooms.

Elsewhere, from crystal wash basins included in every master bathroom to the doorbells crafted from red quartz, K. Wah International has spared no expenses to ensure the project is the epitome of ultimate luxury.









2 GRAMPIAN RD

No. of units 5

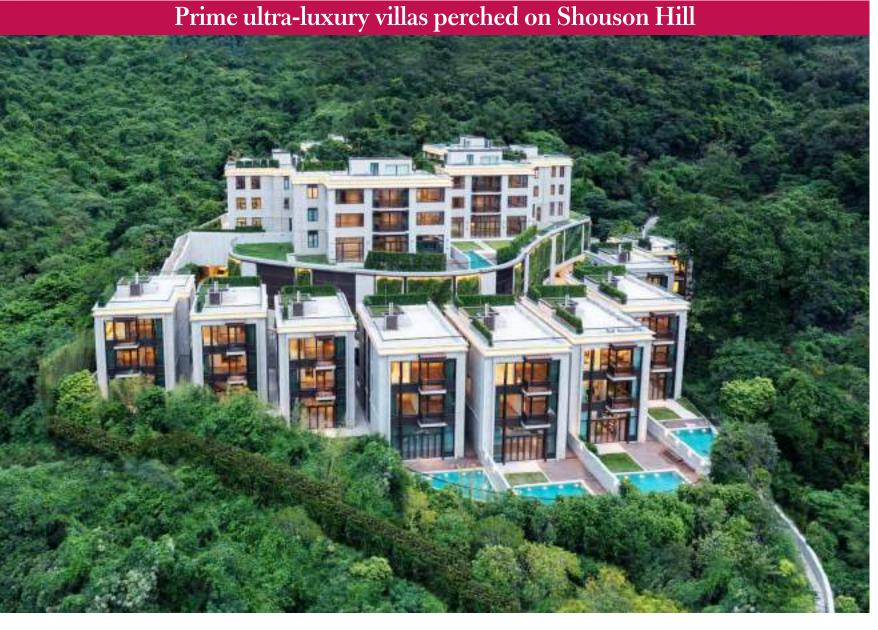
Lavout 5 bedrooms with 5 ensuites

Address 2 Grampian Road, Kowloon, Hong Kong K. Wah International Holdings Limited Developer

Enquiry 2880 8268

www.2grampianrd.com.hk

Website



Nestled in the prestigious Southside on Hong Kong Island, No.15 Shouson is a masterly curation of 15 stately mansions enjoying tranquility amid exquisite verdure.

Rare gems in the superior Southside

Shouson Hill has long been a superior residential area in Hong Kong, where tycoons & celebrities dwell.

Co-developed by Emperor International, C C Land and CSI Properties, No.15 Shouson offers ultra-luxury homes in the Southern District of Hong Kong Island, which is in short supply of detached houses, especially houses over 10,000 square feet.

The project comprises 15 spacious houses with saleable areas ranging from 3,727 to 12,073 square feet, and layouts featuring four to six ensuites. Each house boasts a substantial private garden, parking

spaces, an in-home elevator, and 13 of them are also equipped with a private swimming pool.

Embraced by verdant landscape

The development is blessed with picturesque green ridges formed by Mount Cameron, Bennet's Hill, Brick Hill, Violet Hill, and Mount Nicholson which feature endless green rolling hills and a high level of privacy. It is a true fascination to immerse yourself in the boundless natural scenery, be refreshed by the purified air, and to wind down in the serene ambience.



No.15 Shouson is not only surrounded by verdure, but also situated near the pristine waters of Deep Water Bay and Repulse Bay, perfect for water sports. First-class entertainment is within easy reach as the project is adjacent to prestigious clubhouses such as Hong Kong Country Club, Hong Kong Golf Club and Aberdeen Marina Club.

Timeless architectural aesthetics

The mansions are carved out by senses of beauty from internationally renowned design houses, making No.15 Shouson an unparalleled residence from inside out.

The two international award-winning interior design teams, David Collins Studio and Champalimaud Design, showcase their sense of aesthetics in the show houses themed "Luxury Through Craft" and "Modern Classic".

David Collins Studio, who has created fascinating interiors for countless global brands and UNHW private clients' mansions since 1985, took inspiration from the natural backdrop of Shouson Hill to bring serenity into the interior. A pleasing palette of emerald, mulberry and blue is adopted as the home is furnished with natural stones,

Another show house coordinated by Champalimaud Design accentuates the contemporary elegance with meticulous use of marble and various kinds of wood, which resonates with its successful designs of world-class exquisite hotels, such as The Berkeley in London and The Waldorf Astoria in New York.

NO.15 SHOUSON

No. of houses 15

Layout 4 to 6 - ensuite

Address No.15 Shouson Hill Road West

2838 2118 **Enquiry**

Website www.15shouson.com



23-39 BLUE POOL ROAD



Neighboring the verdant residential area of Jardine's Lookout on Hong Kong Island, 23-39 Blue Pool Road is a secluded and opulent sanctuary in the heart of the city.

Happy Valley, a prestige neighborhood

Happy Valley is an intrinsic part of Hong Kong's vibrant district of Causeway Bay. Yet, this cultured district buzzes with a genteel vibe, for it perfectly encapsulates a precious combination of urban chic and pastoral grace.

The tranquil environment of Happy Valley promises a high level of privacy and security. In this premium locale resides the crème de la crème of society, including blue-blooded families, entrepreneurs, philanthropists, educators, and a number of celebrities.

Architectural masterpiece

Designed by internationally celebrated Kohn Pedersen Fox Associates (KPF), 23-39 Blue Pool Road is the first project in the world to be registered Leadership in Energy and Environmental Design (LEED) for Homes International Pilot, and received a Gold Level Certificate for the high-standard environmental performance. It has garnered various prestigious awards, including an International Architecture Award in 2019 and American Architecture Award in 2018.



The project comprises 18 semi-detached townhouses with a saleable area of 4,571 to 9,186 square feet each. The three-story home features en-suite bedrooms, function rooms and multiple balconies, in addition to more than 2,200 square feet of outdoor space from the private courtyard, rooftop terrace, and garage.

The stylish townhouses are set in an exquisitely calm environment adorned with flora, hydroponic vertical green walls, and waterscape designs, making each a treasured gem.

Inspired by traditional folding elements from Chinese culture such as the folding screen, the Great Wall, and the dragon dance, the major façades use stainless steel mullions to ensure durability and easy maintenance. The triple-glazed units with integrated operable blinds and high-performance low-E coating to optimize energy efficiency, provide a high level of control and comfort for each owner.

Carefully composed vertical gardens and outdoor spaces provide a welcoming sense of place for residents to throw an outdoor party or unwind in the Jacuzzi on the rooftop. Open spaces including kitchen gardens, bedroom balconies, and roof gardens in each house encourage internal cross views.

Amenities galore

Happy Valley combines downtown chic with uptown grace. There are many bars and pubs in this area and a wide range of dining options, including French, Indian, Italian, bistro-style, fine dining, pub food, steakhouses, and regional cuisine.







Just a short drive or cab ride away, residents can get to Amigo, Hong Kong Jockey Club, Sogo, and Lee Gardens which is home to all of the high-end designer stores, in Happy Valley and Causeway Bay. Looking for good restaurants and late-night entertainment? Nearby Wanchai is the go-to location for everything to buy and experience.

The residence is situated in one of the best school networks for primary and secondary education. The popular 12 school net consists of 15 well-established primary schools, of which some choose English as the teaching medium.

Numerous elite schools are within the Wan Chai district, including the two boy's schools, Queen's College and Wah Yan College Hong Kong; five girls' schools, St. Paul's Convent School, Marymount Secondary School, True Light Middle School of Hong Kong, St. Paul's Secondary School, and St. Francis' Canossian College.

23-39 BLUE POOL ROAD

No. of units 18 semi-detached three-story houses

Address 23-39 Blue Pool Road **Developer** Hang Lung Properties

Enquiry 8203 0010

Website 23-39bluepoolroad.com/en-us/home

THE APERTURE



Sitting at the heart of East Kowloon, The Aperture is well-placed to enjoy the vibes of the rejuvenated district with easy connectivity to various hotspots in Hong Kong.

Seizing opportunities in East Kowloon

Blessed by the government's Energizing Kowloon East initiative, The Aperture enjoys the ultimate convenience of urban living in the vicinity of major transportation infrastructure and leisure hubs.

In the Kowloon Bay and Ngau Tau Kok areas where new flats are in scarce supply, The Aperture meets strong demands, offering 294 flats of sizes from 289 to 898 square feet and layouts from 1-bedroom units to 3-bedroom suites.

The up-and-coming central business district (CBD) in East Kowloon is undergoing a remarkable transformation, with over 22.9 millionsquare-foot floor space of Grade A office building expected by 2026, rivaling the scale in the traditional CBD of Central.

Scheduled for opening in 2023, the East Kowloon Cultural Centre adjacent to The Aperture will serve as an incubator for local arts and technology development. Housing five performance halls, including a 1,200-seat multi-purpose hall and a 550-seat theater, the art complex will bring brand-new cultural sights and artistic wonders to the East Kowloon community.



Well-developed transport network

The Aperture is only a three-minute walk to Kowloon Bay MTR Station. The Kwun Tong Line will take residents to various hotspots in the city, including Central and Tsim Sha Tsui which are within a 30-minute radius.

Via the Eastern Harbour Crossing, the central business district is within reach in 15 minutes. Driving time to Tsim Sha Tsui and the Airport will be further reduced to around 10 and 25 minutes respectively, once the Central Kowloon Route is completed in 2025.

Self-sufficient living

Residents of The Aperture will have a wholesome experience in the exclusive clubhouse designed by CL3, an internationally renowned local interior design studio.

Spanning over 15,000 square feet, the club features a 24/7 gym room, a 25-meter-long outdoor swimming pool, an indoor playground for children, a banquet room, and common areas furnished in European elegance and modern style.

The Aperture sits atop a two-story shopping mall, which enables residents to get all kinds of daily necessities at their doorsteps. A few more shopping malls are close to the development, including Amoy Plaza and Telford Plaza which are a mere 10-minute walk away, as well as Megabox, the large shopping complex that is home to many international chain stores and a department store.

Paving way for the little ones

Living in The Aperture means having greater exposure to one of the best school networks for the little ones.

The residence is within the catchment area of numerous prestigious secondary schools in the Kwun Tong district, such as Saint Paul's School (Lam Tin), Sing Yin Secondary School, St. Catharine's School for Girls, United Christian College (Kowloon East) and Shun Lee Catholic Secondary School.

It is in the 46 primary school net where Kowloon Bay Saint John the Baptist Catholic Primary School and Bishop Paschang Catholic School





THE APERTURE

No. of units 294

1-Bedroom to 3-Bedroom suites Layout

Address 11 Ngau Tau Kok Road Developer Hang Lung Properties

Enquiry 8203 0010

Website www.theaperture.com.hk

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

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

No. of units 44 houses and 12 apartments

3 bedroom house; 2,098 - 2,143 sq. ft. saleable Layout

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

Address HANG LUNG PROPERTIES LIMITED Developer

(852) 2879 1917 **Enquiry**

Website

www. burnsidevilla.com.hk





LUXURY OF NATURAL BURNSIDE VILLA 濱景園 BEACHSIDE LIFESTYLE



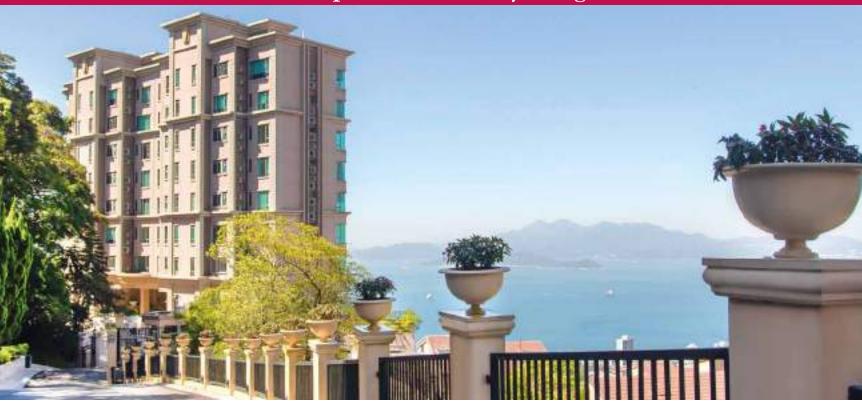
Leasing Enquiries: (852) 2879 1917

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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

Address **Enquiry** Website

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



Chelsea Court 63 Mount Kellett Road. The Peak



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

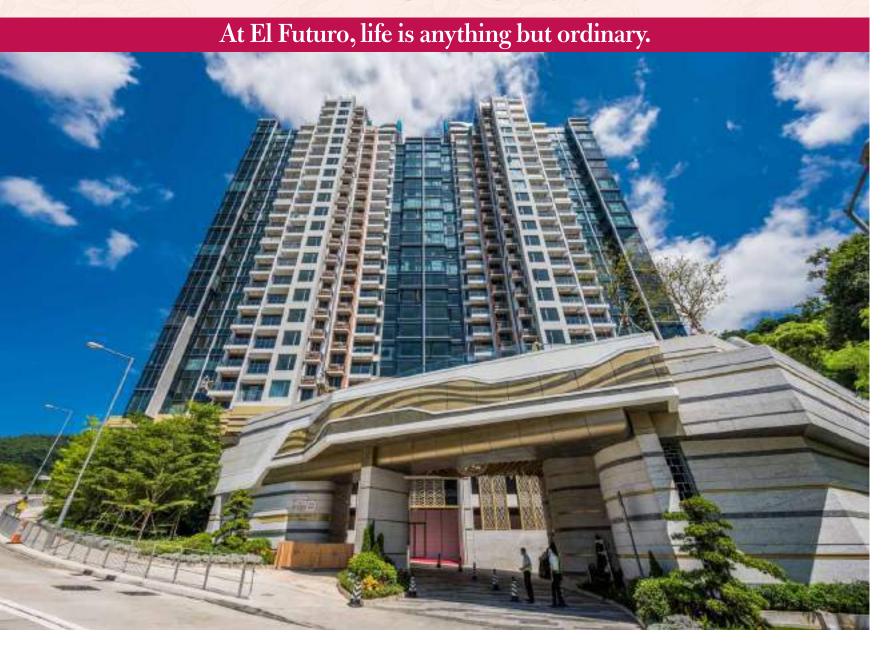
Leasing Enquiry: (852) 2118 8048 residential@harrimanleasing.com www.chelseacourt.com.hk







EL FUTURO



Kau To Shan's exclusive residential locale boasts picturesque natural beauty

Favoured by both its luck-endowed toponym and enviable views of lush mountains, tranquil seas and boundless skies, Kau To Shan has been a haven for Hong Kong's elites since it was named Dragon's Nest. Nestled near the China-Hong Kong border and Sha Tin Racecourse two powerful symbols in feng shui - this luxe residential area, steeped in beauty, draws all kinds of prominent residents, from entrepreneurs to horse owners, as well as political figures looking to escape life's bustle or be closer to nature with lush green forestland wrapped around their dwelling.

A luxurious panoramic seaview escape

Those looking for peaceful living can now find the perfect home at El Futuro as it offers a panoramic view of the serene waters of Tolo Harbour. 3, and 4-bedroom split-level units are available to meet individual needs. Sky terraces built into these homes provide impeccable views, along with a tint of the fresh morning air.



Revel in nature's beauty from your private sanctuary – El Futuro's master bedroom offers an all-encompassing vista with its captivating U-shaped corner window, framing a majestic picture of the mountains and shimmering waters. That is how much nature has to offer here at El Futuro.

Top-notch amenities elevate the comforts of a stylish

On the 20th floor lies one of the show suites, a luxurious 4-bedroom apartment with 2 bathrooms and 1,226 sq ft of living area. The expansive living room takes in the shimmering waters in the distance, along with Shing Mun River meandering through Ma On Shan Country Park right at your doorstep.

The dining room's adjacent kitchen is the ultimate expression of luxury. Expertly crafted Italian Arredo3 cabinetry and FENIX heatrepairable fabric cabinets with exquisite German Gaggenau appliances, such as gas cookers, steam ovens, and wine coolers make it an unparalleled space for entertaining. The bathroom also exudes opulence; its crisp grey and white palette combined with natural stone walls and floors create a stunning juxtaposition between classic elegance and modern sophistication.

Making living effortless

Residents of Kau To Shan can experience the best of luxurious city living with access to world-class horse racing, exclusive high-end facilities, and hotel services, due to the proximity to the Hong Kong Jockey Club Shatin Club and Hyatt Regency Shatin. Soaking in a dose of tranquility, the residential setting is just a stone's throw from two major highways and four tunnels, providing a quick connection to nearby hotspots such as Fo Tan Station in five minutes via private car, or Admiralty Station within 22 minutes by rail for easy accessibility to the central business district.





EL FUTURO

No. of units 266

2 to 4-bedroom Layout

Address 18 Lai Ping Road, Sha Tin

Cheung Kong Property Development Limited Developer

Enquiry 3167 8888

www.el-futuro.com.hk Website

GRAND VICTORIA II



Grand Victoria II delivers a one-of-a-kind luxurious lifestyle featuring first-rate connectivity, comprehensive amenities, and breathtaking views of the renowned Victoria Harbour.

An unrivaled location

Facing Victoria Harbour, Grand Victoria II sits at a prime location near the West Kowloon waterfront. All units in the development are endowed with unparalleled sea views and a mesmerizing panorama of Hong Kong's skyline.

With the nearby Nam Cheong Station, which is served by both the West Rail Line and the Tung Chung Line, the residence is wellconnected to the rest of the city. The project is only two stations away from ICC and three stations away from IFC and the Hong Kong International Airport.

Residents will benefit from the project's easy access to the Greater Bay Area and the rest of mainland China -- Hong Kong West Kowloon Station can be reached in around 5 minutes by car, while a drive to Shenzhen takes around 36 minutes.

Prestigious clubhouse

The Jewel, a five-story 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-long indoor swimming pool, or revel in the spectacular scenery of West Kowloon as they take a dip in the two 50m-long outdoor swimming pools, not to mention the 24-hour twin gym featuring waterfront views and the latest equipment that caters to 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

An array of cultural and entertainment options is right at the doorstep. The West Kowloon Cultural District, one of the world's largest entertainment and art districts, is just a short stroll away. Residents can engage in a variety of contemporary multi-genre performances at world-class performance venues such as the Xigu Centre and Freespace. M+, the museum of visual culture, and the Hong Kong Palace Museum presenting treasures from Beijing's Palace Museum further add to the vibrant cultural scene.

One-stop leisure hub

In the pipeline is a waterfront promenade where residents can take a leisurely stroll to watch the legendary sunset. An observation platform will be added to the nearby pier where one can take in the magnificent vista of the harbor. There will also be mooring facilities for residents to go on harbor cruises or for water sports.





On the plan also are a lawn and other green spaces for some soul-soothing picnic lunches, as well as for exercises to tone up your physique. All in all, the area will, on completion, become yet another social hotspot on the West Kowloon waterfront.

Sophisticated residence featuring smart living

With smart technologies, the residence is ingeniously furnished to deliver a hassle-free living experience. Residents can enter the apartment complex simply by using a one-time QR code with the designated mobile app, which also allows residents to pay management fees, access the latest notices, and book and pay for clubhouse facilities from the comfort of their homes. 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

278 - 3,029 sq. ft. Layout

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 28 | LUXURY RESIDENTIAL

IN ONE

Hillside luxury atop Ho Man Tin MTR Station



Ho Man Tin is a sought-after neighborhood known for its tranquility amid the urban buzz in Kowloon, as well as the panoramic views over Victoria Harbour, and the excellent education network in the district.

Towering atop Ho Man Tin MTR station, IN ONE enjoys superb connectivity to every part of the city amid the tranquility of the sought-after Ho Man Tin neighborhood.

Well-developed MTR connectivity supported by shuttle lifts to station

Co-developed by Chinachem Group and MTR Corporation (SEHK 66), IN ONE is the first large-scale residential development at Ho Man Tin Station - which is also expected to be one of the last housing supplies atop an MTR station in Kowloon in the coming ten years - that enjoys the double advantage of convenient transport and comprehensive leisure amenities.

Phase IA of the project offers 447 units, ranging from one- to four-bedroom layouts, with sizes between 311 to 1,615 square feet. Two- and three-bedroom units make up the bulk of the offers. Since IN ONE sits on the mid-level of Kowloon Peninsula, it could enjoy the open

view of the iconic Victoria Harbour and the surrounding greenery.

There will be elevators connecting the residence to the Ho Man Tin station for residents' convenience. Ho Man Tin is at the center of Kowloon where the Tuen Ma Line and Kwun Tong Line meet, providing swift connections to every corner of Hong Kong.

With quick access to the Central Business Districts in Hong Kong Island and Kowloon, it is only three stops away from Admiralty and Tsim Sha Tsui. Leisure and cultural hotspots are within easy reach as Austin is only three stations away from IN ONE via the Tuen Ma Line. The Kwun Tong Line links IN ONE to the Kai Tak Development District and the emergent Kowloon East CBD nearby by a metro ride of 25 minutes at most.



Standing atop Ho Man Tin MTR Station, IN ONE has shuttle lifts connecting to the concourse for residents' convenience.

Top-notch education at your doorsteps

Ho Man Tin is not only prized for its prime location, but it also has one of the most prestigious school networks in Hong Kong for excellent education at different age groups. IN ONE will be the popular residence for young families, and sought-after by investors eyeing the tremendous appreciation potential.

The outstanding 34 primary school net includes 17 schools from Ho Man Tin, To Kwa Wan, Ma Tau Kok, and Kai Tak Development District. Some of the top-rated schools include Heep Yunn Primary School and PLK Stanley Ho Sau Nan Primary School.

For secondary education, IN ONE is within the catchment area of big names in Kowloon City District: Diocesan Boys' School, La Salle College, and Maryknoll Convent School, together with 13 more other top-rated secondary schools.

Several international schools, including St. Catherine's International Kindergarten, and the two EFS Schools - the co-educational King George V School and Kowloon Junior School - are within the district as well.

Salubrious living on the hill

Ho Man Tin has long been an understated yet prestigious neighborhood that enjoys the tranquility on the hillside and the vicinity of the community facilities in central Kowloon. Residents will revel in the grandeur of IN ONE with its landmark roundabout driveway along the landscaped passageways designed by world-renowned architectural and design teams.

Surrounded by lush greenery and numerous recreation facilities, residents in IN ONE can take a leisurely walk to Ho Man Tin Park or Ko Shan Road Park to refresh themselves away from the city's hustle and bustle and let the little ones loose in the various playgrounds.

Sports lovers can head for the Ho Man Tin Sports Centre inside the Ho Man Tin Park for a wide range of facilities, from table tennis to a fitness room, or to the King's Park High Level Service Reservoir Playground and Ho Man Tin East Service Reservoir Playground for football, and a 200-meter jogging track in the latter.

IN ONE

No. of units 844

Address 1 Chung Hau Street Enquiry 2439 1662

Website https://www.inone.com.hk/

A mountain sanctuary on Lam Tin Mid-levels



Embraced by verdant mountains, KOKO HILLS 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 HILLS is only one MTR station away to the Kowloon East Central Business District from the nearby Lam Tin Station, and two 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 around 4 minutes, and Island East CBD via the Eastern Harbour Crossing in around 10 minutes.

With the future 'Golden Belt' connection to the upcoming Route 6, West Kowloon will be merely 10 minutes away.

Resort-like clubhouse

While having unimpeded vista of Victoria Harbor, KOKO HILLS is secluded from the city's hustle and bustle by the undulating mountains and exquisite greenery encompassing a green plot ratio of around 20 percent in the development.

Dedicated to offering residents a welcoming and peaceful setting, the project enlisted David Collins Studio to co-design the resident



clubhouse – CLUB KOKO, who is best known for its high-end projects such as MOUNT NICHOLSON in The Peak.

The Studio took inspiration from the ski resorts in Northern Italy to craft every corner of CLUB KOKO meticulously. The accelerating ski slope by "Ski Tech", for instance, offers a fantastic snowy experience for all-level players with simulators and race tracks patterned after the Olympics.

Opening 24/7, the residence's fitness brand "BODY N SOUL" is the first gym at a residential project to feature the virtual trainer system 'The MIRROR' in Hong Kong. It also boasts a "SKILLS" series of Technogym fitness machine co-created by Olympics medalists. 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 "The Lagoon" and the 25-meter indoor BODY N SOUL pool to tone up your physique, not to mention the 20-meter infinity pool "ZEN 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.

Families will really appreciate the indoor playground which is designed based on Montessori education, the first in Hong Kong's residential projects. Spanning over 3,500 sq. ft., it is home to a wealth of curated games and books that await children's discovery to encourage and inspire their creativity and self-discovery.

Comfortable living

The development is adjacent to the large shopping mall APM, which brings a convenient 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.

The experienced team from Harriman Management helps provide a one-stop management service, including matching of tenants and owners, tenancy administration and property maintenance services. Limousine service are provided between the residential project and Lam Tin Station during peak hours.





KOKO HILLS

No. of units 413

Layout Typical units from 366 sq.ft to 1300 sq.ft,

special units from 345 sq.ft to 1780 sq.ft

Address No.3 Ko Ling Road

Developer Wheelock Properties (Hong Kong) Limited

Enquiry 2118 2000 Website www.kokohills.hk

LA MARINA

Savor the beauty of the Southside living

Offering luxury apartments that command picturesque sea views, La Marina exemplifies a modern, stylish living with a unique nautical architectural theme.

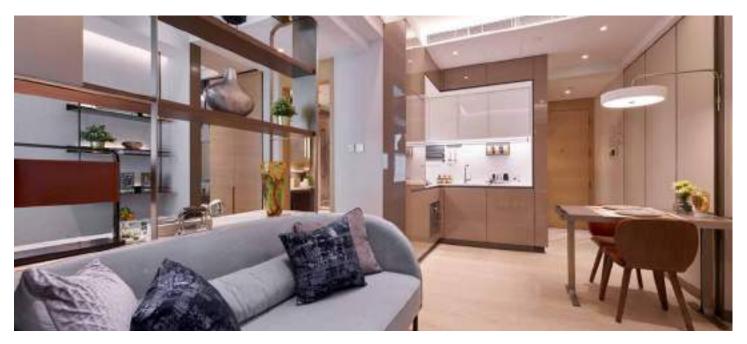
Nestled in the heart of Wong Chuk Hang is La Marina, also known as Phase 2 of THE SOUTHSIDE. It overlooks stunning sea views of Sham Wan and soothing views of the Central Garden.

La Marina is favorably positioned in the tranquil surroundings of the prestigious Southside neighborhood that boasts exclusive private clubs and a world-class theme park, as well as the coveted catchment area of renowned local and international school networks.

Located above the MTR Wong Chuk Hang Station – a major transport hub of Island South, La Marina seamlessly connects and is easily accessible from anywhere in Hong Kong. A short 8-minute ride

along the South Island Line zips residents to Admiralty with convenient connections across the city and even the GBA.

Through the 24-hour covered pedestrian passage, residents can directly reach MTR Wong Chuk Hang Station and THE SOUTHSIDE Mall, which will be the largest lifestyle mall in Island South and the first shopping mall in Wong Chuk Hang. Spanning five retail floors of almost 510,000 square feet, the mall is expected to draw a total of 150 retail shops and restaurants to provide upscale shopping and dining experiences.



Exceptional architectural design

Inspired by the beauty of yachting, La Marina is designed by award-winning architectural firm P&T Group. Adopting the theme of "Nautical" as its design concept, the façade of La Marina is inspired by the sails of a boat. The sea-blue glass walls are adorned with patchworks of golden aluminum panels which glitter under the rays of the evening sun, resembling two sails blowing in the wind. The whole design complements perfectly with the natural environment of THE SOUTHSIDE with its mesmerizing sea views as background.

The platform garden further extends the nautical concept. The 100-meter-long soundproof canopy is placed upside-down on the ceiling to resemble the waves on a sandy beach gleaming under the moonlight. This elegant undulating design links up different parts of the building, including the residential lobby and 24-hour passages, yet they can be delightfully distinguished from each other.

From a distance, the whole building looks like a yacht sailing out to sea, but when viewed up close, the beautifully-designed platform level catches the eye, fully reflecting the superb exquisiteness of the overall architectural design.

Exclusive and green lifestyle

La Marina comprises two splendid towers of 24 floors and 29 floors, offering 600 residential units. An array of layouts is available from twobedroom and three-bedroom units to a handful of one-bedroom and four-bedroom designs. There are also 29 special units to meet the demands of different lifestyles. The saleable area ranges from 320 to a spacious 1,901 square feet.

Featuring lofty ceilings of 3.15 meter in height with special units as high as 3.40 to 3.45 meters, La Marina offers privacy and exclusivity with a resident-only lift lobby. In addition, the platform level is equipped with a driving roundabout, a pedestrian-only boulevard and a pick-up and drop-off area, all of which are well-connected to the lift lobby of each building and the Clubhouse.

Having obtained a BEAM Plus tentative Gold Certification for New Buildings in the green building environmental assessment, La Marina promises a comfortable and eco-friendly life.





LA MARINA

No. of units 600

Layout Address

1-4 bedrooms and special units No.11 Heung Yip Road Kerry Properties, Sino Land and Developer

MTR Corporation Limited

2700 0276 Enquiry

Website www.lamarina.com.hk

MIAMI QUAY I

Prestigious waterfront living at the heart of Kai Tak



Crafted with a cosmopolitan aesthetic ambiance, MIAMI QUAY I is destined to bring luxury and vibrancy to the up-and-coming Kai Tak Development Area, Park Peninsula, on the Victoria Harbour waterfront.

Epitome of luxury at Park Peninsula, Kai Tak

Sitting at the prestigious Park Peninsula at Kai Tak, MIAMI QUAY I is co-developed by Wheelock Properties, Henderson Land Development, New World Development, and Empire Group, and offers an unrivaled waterfront living experience with water views of both Victoria Harbour and the inner harbour.

Kai Tak benefits from a prime location with high rental demands and strong appreciation potentials, and is set to become Hong Kong's new central business district (CBD) in association with the nearby Kowloon Bay Business Area and Kwun Tong Business Area. The total commercial floor space at Kowloon East CBD is about 43 million square feet

which is comparable to Central CBD. Various exciting commercial and retail projects are happening at the new CBD, including the newly commenced AIRSIDE, and 900,000-square-feet recreational infrastructure along the Park Peninsula waterfront.

Superb connectivity

Residents at MIAMI QUAY I can easily connect with the rest of Hong Kong thanks to a comprehensive transportation network.

Under the proposed "Multi-modal" Environmentally Friendly Linkage System, the residence will seamlessly connect with the Kowloon East CBD via a 600-meter cross-harbour travellators network to Kwun Tong Promenade, enabling fast connection to Ngau Tau Kok



MTR Station, Kowloon Bay and Kwun Tong. The 13-kilometer-long GreenWay network of pedestrian and cyclist corridors, as well as the introduction of electric buses and minibuses will lead to a low-carbon living. Another highlight would be the proposed water taxi service that runs between Kai Tak, Central, Tsim Sha Tsui East and West Kowloon.

It takes a mere 4-minute drive to Kowloon Bay Business Area, allowing residents to embrace the opportunities right away. The completion of the Central Kowloon Route after 2025 will further shorten the travel time to West Kowloon and Central CBD to about 10 minutes and 15 minutes respectively.

By taking the Tuen Ma Line at Kai Tak MTR station, residents are only a few stations from the city's hotspots via the Kwun Tong Line, East Rail Line, and Island Line.

Opulent clubhouse

CLUB MIAMI, the residence's exclusive clubhouse, is designed with curves, flows, vitality, and brilliant hues, resembling the colorful and opulent lifestyle on the Miami coast.

The stunning sea-facing 50-meter outdoor swimming pool that overlooks an unparalleled view of the inner harbour of Kai Tak, with spacious sun lounges on both sides is a rare feature in the neighborhood. The 25-meter Lagoon Pool is surrounded by a floorto-ceiling glass façade, allowing warm sunlight to flood into the indoor heated swimming pool.

The gym in the Club is open 24/7 for residents to exercise any time with diverse and comprehensive facilities. The Interactive Stadium at the gym is outfitted with an array of innovative fitness equipment featuring smart technology, such as Interactive Rowing machines with tailor-made scenes of Miami coasts on LED screen to provide an immersive racing experience, as well as a VR motorcycle simulator, and multi-function fitness equipment for training body coordination and

A stroll in the exquisite 45,000 square-feet garden THE WYNWOOD will be perfect for unwinding in the ambiance adorned with innovative sculptures created by international artist Romero Britto and Spanish artist Jamie Hayon, and more.

In the Villa Pinecrest, residents can spend an intimate evening with friends and family in the private banquet with professional cooking equipment, or throw a poolside party beside the private pool, or enjoy an Al Fresco dining experience in the private garden.

Leisure at your doorstep

MIAMI QUAY I sits at the heart of Park Peninsula and is surrounded



by various leisure and sports facilities that are bound to satisfy the residents' need for leisure.

The 45 hectares of greenery of Park Peninsula, including Kai Tak Sports Park, Kai Tak Runway Park, Kai Tak Sky Garden, and the future Metro Park which is expected to be the largest in Hong Kong, will be the resident's backyard to enjoy nature in the bustling city.

Residents can take a leisure walk along the harbor front on an 11-kilometer seaside promenade, which will be one of the world's longest seaside promenades.

The Runway Precint has five seaside recreation spaces and garden avenues with waterscape trees, cultural displays, and performance venues for internationally renowned sports and entertainment events.





MIAMI QUAY I

No. of units 648

Layout 250 - 1,335 Sq.ft 23 Shing Fung Road Address **Enquiry** 2118 7011

Website www.miamiquay1.hk

OMA BY THE SEA

Ultimate spaciousness and coveted seaside living



OMA by the Sea offers unrivaled seaside living with an array of diverse units focusing on luxurious spaciousness.

Affordable Luxury

Aimed at young buyers, Wing Tai Properties goes to great lengths to bring affordable luxury to homebuyers. The Group puts agility at the forefront of their development strategies, with every project reflecting a high level of dedication, precision, and promise in architecture, clubhouse and gardening design. OMA by the Sea, a resort-style seaside residence of the Upper Gold Coast series, is in a class by itself. Residents feel absolutely at ease amidst the splendor of the sea and its verdant environs as they immerse in the resort-like living experience.

Spacious layout

The development provides a total of 517 units, with saleable area



Around 40 large units, ranging from two-bedroom flats of 828 sq

ranging from 297 to 1,614 sq. ft. Among them, 9 are special units in either 3-bedroom or 4-bedroom layout. From studios to 4-bedroom flats, most of the units offer luxurious spaciousness with comparatively

There are the choices of studios from 312 sq. ft. up, 1-bedroom at 463 sq. ft., 2-bedroom at 886 sq. ft. and 3-bedroom at 942 sq. ft. The roomy abodes enable residents to unwind and enjoy an elevated level of quality living with their families. Equipped in all the units are Samsung smart door lock and an array of Siemens appliances, including a built-in combination steam oven, hob, and more.

ft to three-bedroom flats of 942 sq ft have been strategically reserved



for onsite launch. Four garden duplexes are equipped with fully open door that connects sitting & dining area to the private garden, offering an extra sense of space.

Senses Garden

With a landscape area spanning over 33,000 sq. ft., the Senses Garden is a masterpiece created by Enzo Enea, the award-winning Swiss landscape architect. Starting right from the entrance, residents can meander along the pathway along the Forest Sanctuary. There is a verdant mixture of over 150 trees, including the signature magenta Tabebuia trees, creating a mesmerizing pink floral sea in the lovely season of spring.

Chill clubhouse

Spanning an impressive three floors, the clubhouse 'Chill by OMA' designed by internationally renowned interior designer Brewin Design Office, is furnished with an enviable range of facilities. The 'Let's Chill' area allows residents to unwind and stay healthy with OMA-to-go vending machines offering Green Common vegetarian series, while the 'Let's Move' area provides Spinning Studio, Full Body Movement Zone and Power Zone where sports enthusiasts can rejuvenate your body and soul.



Located on the first floor of the clubhouse is the outdoor infinity Rain Forest Pool and Jacuzzi. The pool features a unique green wall to offer a unique swimming experience. The party room 'Chillax' on the second floor is nestled in the garden complete with barbecue facilities. Residents can book the stylish party room for private gatherings.

Impeccable connectivity

The development is strategically located to offer residents impeccable connectivity. The completed Tuen Mun-Chek Lap Kok Link further connects the northwestern New Territories and Lantau Island; the comprehensive infrastructure reduces the travel time between Tuen Mun South and Hong Kong International Airport.



No. of units 517 Layout

Studio to 4-bedroom Address 166 Castle Peak Road, Tai Lam Wing Tai Properties Developer

2752 2288 **Enquiry** Website www.omabythesea.com

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.

With a special emphasis on greenery and building design, Southland 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 with 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, extending to around 3.46 meters on upper levels.

Design of the highest caliber

Tower 1 (1A), 35/F and 36/F, Unit C, namely Maritime South Duplex, showcases a saleable area of 1,292 sq ft and features 3 bedrooms with 1 en suite, creating a sense of ample space. With the living area and bedrooms facing the same direction, the duplex allows residents to wallow in the magnificent outlook of the Aberdeen Marina Club, Deep Water Bay and Repulse Bay, exuding an aura of serenity and luxury.

Decorated with a round marble-patterned dining table and Scandinavian-style minimalistic glass chandeliers, the atmospheric dining area on the ground floor gives its diners an unrivaled dining

The living area is designed with Scandinavian decor including brown fabric sofas and a round tea-black coffee table, creating a warm and inviting atmosphere. An immense floor-to-ceiling glass window in the living area is connected to a 43-sq ft balcony where residents can spend a cozy afternoon. The wine tasting area converted from a bedroom houses a long marble bar table with the same marble patterns of the dining table, which matches the elegant style of the

The master suite on the upper floor measures over 3.2m in width and 4.2m in depth, and has an enormous cloakroom which creates a personalized fashion collection space. The ultra-large glass windows in the other two bedrooms offer ultra-wide-angle views where residents can revel in the sweeping scenery.



Clubhouse in the oasis

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 private 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

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 create 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.

Excellent potential and connectivity

Standing atop Wong Chuk Hang MTR station, the residence will be 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





SOUTHLAND

No. of units 800

Layout

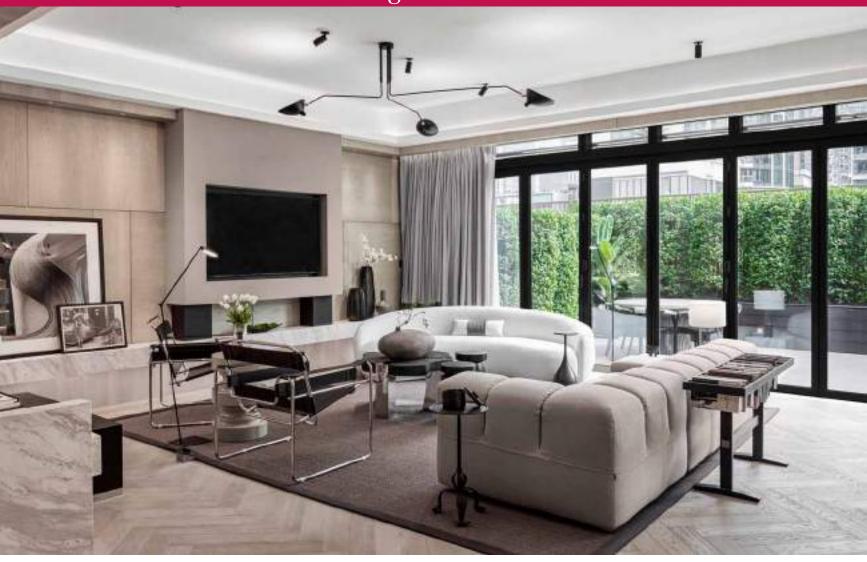
Studio to 4-bedroom with 2 en-suite unit; Duplex and Special units with roof/ flat roof

Address 11 Heung Yip Road, Wong Chuk Hang RK Properties Holdings Limited Developer

3423 9889 **Enquiry** Website www.southland.hk

UPPER RIVERBANK

Serene living in the New Central



Developed by Longfor Group (SEHK 960), Upper RiverBank sits in the transmogrified district of Kai Tak and takes full advantage of the comprehensive infrastructure and development initiatives.

Redefining luxury living by design mastermind

Upper RiverBank debuted with a new style designed by multiaward-winning British interior designer Kelly Hoppen. With over 45 years of devotion to the industry, Kelly has been honored with numerous awards and accolades, including a CBE for services to interior design in 2021, and has worked for countless rich and famous clients, including David and Victoria Beckham.

Kelly's style is a subtle fusion of clean lines and neutral tones that are intuitively balanced with an opulent warmth, making every corner of Upper RiverBank's latest show flat exude timeless luxury and artistry.

The extensive use of prestigious Italian marble goes well with the neutral palette used in the living spaces, dotted with chic artworks. The exquisite craftsmanship to combine different finishings and lighting with the use of wood, marble, and hidden lighting systems, embellishing with floral arts and art pieces, creates a warm and contemporary atmosphere in the space.

Kelly, who is also a furniture designer, infuses her distinctive aesthetics into the furniture to refine living spaces with comfort. For example, she uses the combination of tables and chairs to separate different spaces, and uses the lines and edges of the sofa and benches to create contrasting yet satisfying aesthetics.



Sculpture-like coffee tables, streamlined sofas, and square benches create a stylish coziness in the light-filled living room, accompanied by the marble kitchen island that highlights the whole area and is accented by dark woodwork. The marble steps extended from the living room bring coherence to the overall design. In the main bedroom, the wooden finishes give off a sense of calmness with the marble and soft beige hues.

Another highlight is the 32,000 sq. ft. of green space in RiverBank Forest. Designed by world-famous landscape design 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.

Kai Tak, the New Central

Situated in a world-class transport hub, Upper RiverBank is wellconnected to the metropolis through the vast railway network. 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 upand-coming Central Business District 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.

Top-shelf amenities

Upper RiverBank is furnished with a rare and premium twin clubhouse 'Club RiverBank' and 'KinderLand', designed by celebrated British interior 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.





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)

2762 8210 **Enquiry** Website www.urbhk.com

VILLA LUCCA

Luxury European-style mansions steeped in nature

VILLA LUCCA redefines luxury living with its thoughtful development layout, immaculate architectural design, stunning landscaping and a plethora of auxiliary facilities.

Jointly developed by Hysan Development Company Limited and HKR International Limited, VILLA LUCCA is a rare offering of luxury residences that tick all the boxes for homebuyers who appreciate the splendor and sophistication of European-style mansions with a high degree of privacy.

Proudly located in the upmarket Tai Po Hillside area along Lo Fai Road, VILLA LUCCA boasts a propitious natural backdrop in the magnificent mountain range of Pat Sin Leng, with a commanding vista of Tolo Harbour and Plover Cove Reservoir in all their glory and

VILLA LUCCA provides a total of 262 garden houses and apartments with a low-density design. The residences include 160 apartments that range from 1,078 sq ft to 2,526 sq ft; 66 special units that range from 1,010 sq ft to 3,760 sq ft; and 36 houses starting at 3,245 sq ft with a range of configurations to cater to individual needs.

Immaculate architectural design

The ingenious input of award-winning landscape architects from Adrian L Norman Ltd. ensures that the landscape complement the architectural style of the property, exuding an aura of natural alpine luxury like no other. Tree-shaded boulevards connect each tower



and every house, as well as the three themed garden zones, for a consistent visual theme.

A coherent, contemporary design is adopted for the villa's exterior. Clad with warm wood and apricot-colored natural stones, the exterior walls extend a warm embrace. Cantilevered roof planes and trellises provide protection from the sun and elements, yielding elegant interior spaces characterized by soft dappled light.

Each residence is designed with simple and contemporary elements as revealed by the refinement of lines and details to nurture a tranquil and homey atmosphere, while material contrasts of wood, lacquer and stone enrich the appeal in a subtle manner. The kitchen and bathroom feature the finest materials and craftsmanship. All apartments boast luxurious living with a private lift lobby while houses are equipped with a dedicated lift. Both can access the car park directly.

The special split-road design for pedestrian and vehicle traffic showcases the dexterity of the award-winning DLN Architects Limited, which ensures a safe environment and secure access points for residents. With an underground parking lot and luxurious resident lobbies on both the underground and pedestrian levels, residents are warmly welcomed everywhere.

Clubhouse in the oasis

Adding to the attractions of the natural environs, the developers have created a 34,000-plus sq ft resident clubhouse, CLUB LUCCA, which is characterized by meticulous care and premium standards as shown in its interior and exterior design by internationally renowned DAVID COLLINS STUDIO and selection of building materials. British artist Pierre Mesquich has created a massive wall in the clubhouse using glass mosaics of different shades and colors together with gold and silver foils. This extraordinary artwork features gorgeous flower patterns hand-painted and produced by eight craftsmen, and is an iconic creation that further enhances the Club's elegance and artistic glamour.

The luxury clubhouse is the focal point of activity for residents, featuring four zones: Earth, Mountain, Ocean and Wood. They offer an around 25m indoor and a 42m outdoor swimming pool, humidor and wine tasting lounges, gym studio, dance studio, spa room, Grand Lucca banquet halls, and much more. There is an array of facilities to satisfy the needs of the active ones as well as those who cherish peace and quietude.

Excellent potential and connectivity

Development strategies for the Northern Metropolis feature prominently in the latest Government Policy Address, with plans for some highly inter-connected and accessible road networks such as the Northern Metropolis Highway and Shatin Bypass. These major improvements to the transport infrastructure will be a boon to future developments in the area.

Strategically located in the 'back garden' of the Northern Metropolis, VILLA LUCCA will be part of the synergy to capitalize on the huge development potential in this masterplan. A '30-minute living circle access' is guaranteed, offering superb connectivity to the rest of the city and beyond. Central and the Kowloon East CBD are but a halfhour's drive away, while the Liantang or Lok Ma Chau cross-border points can be reached in around 20 minutes.



No. of units 262 (226 apartments and 36 houses)

2 bedrooms (1 ensuites) to 5 bedrooms (5 ensuites) Layout

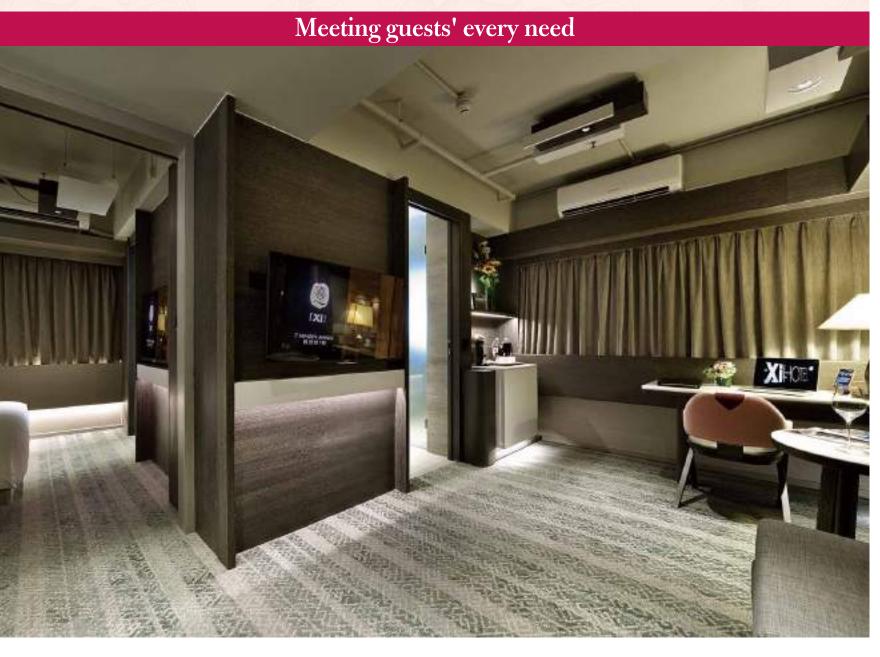
Address 36 Lo Fai Road

Developer Hysan Development Company Limited and Hong Kong Resort International Limited

3795 2168 **Enquiry**

Website www.villalucca.com.hk

XI HOTEL



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

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

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





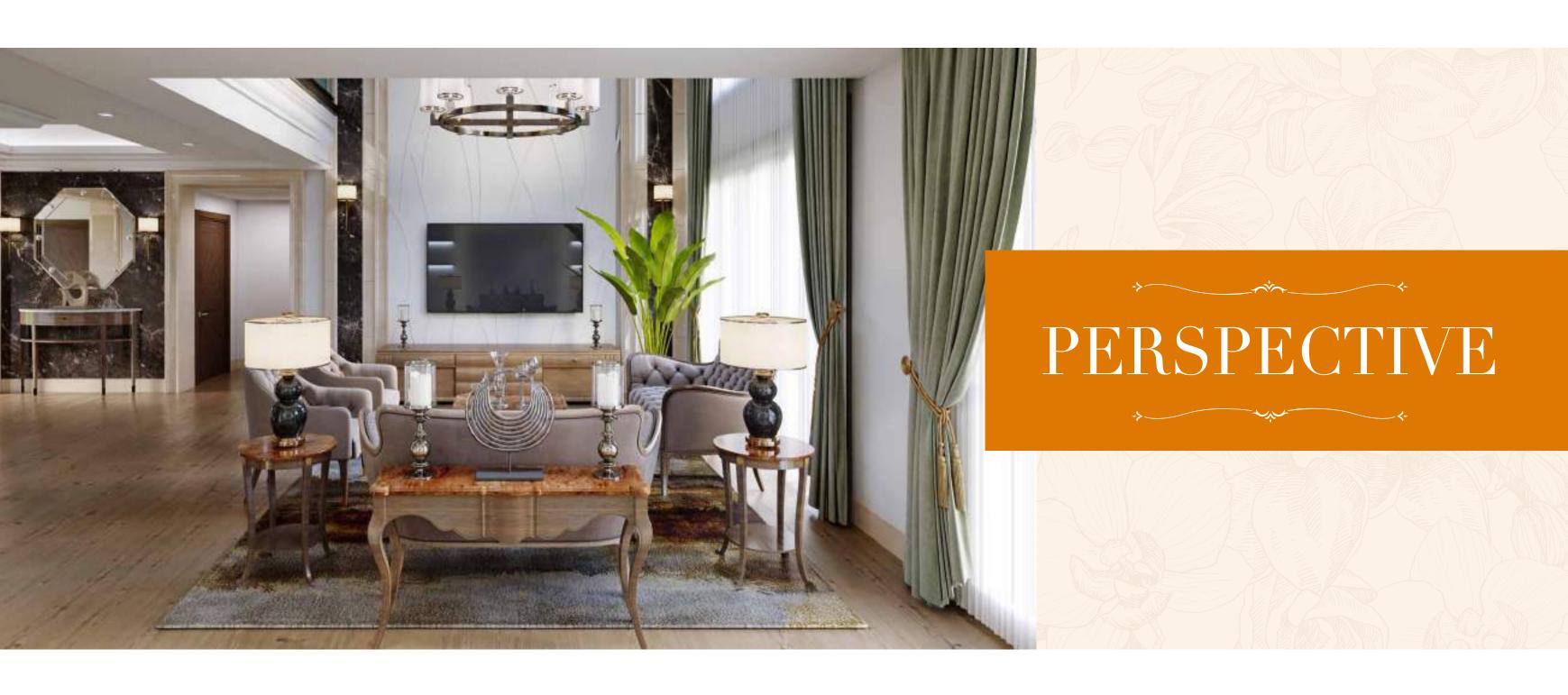
XI HOTEL

No. of units 64

Layout

7 Minden Avenue, Tsim Sha Tsui, Kowloon Address 2739 7777

Enquiry Website www.xihotel.com.hk



Growing with the community: Kowloon East 'Golden Belt' Upgraded

"If there is one feature that distinguishes Wheelock Properties from its peers, it is our proven ability to 'grow with the community', and deliver idyllic homes that only get even better by the day," says Ricky K Y Wong, Managing Director of Wheelock Properties (Hong Kong) Ltd.

Based on its vision and insight, Wheelock first made its mark in the property market with successful projects in Kowloon East which has been earmarked for development into a CBD2. Since then, the Group has leveraged its experience and expertise, and actively invested along the Kowloon East coastline, stretching from Kai Tak, Park Peninsula, Lam Tin South, Lohas Park, Tseung Kwan O, and become a 'Golden Belt' toward West Kowloon and Central CBD.

Wheelock has as many as eight projects at Kai Tak, and four each at Tseung Kwan O South and Lohas Park. "You'll note that in each of these districts, we have developed multiple projects that not only create a synergistic effect on our properties, but also act as a stimulus in driving the development of the local community at large," Wong remarks.

In terms of design strategy, Wheelock adopts a tailored approach that focuses on specific circumstances of each district. "We would make a holistic study of all related elements, such as its historical and cultural background, its environs and community infrastructure, and any special attractions such as sports and entertainment facilities," Wong explains. "It is only after a thorough research and in-depth analysis that we decide on the property's positioning and the complementary theme and features that we put in to enhance its appeal."

Wong can't hide his bubbling enthusiasm as he outlines some of the key features in various properties that have won widespread approval. Kai Tak, he highlights, is a new, dynamic district being developed based on a masterplan. The waterfront site will feature expansive open areas, promenades and parks for leisurely enjoyment; it is also earmarked as a future sports hub with a new multi-purpose stadium and a water sports center.

In alignment with these unique features, Wheelock's new project MIAMI QUAY I will adopt the theme of a waterfront garden with an infinity pool fronting the Inner Harbour, and a suite of cutting-edge gym equipment, including a high-tech interactive rowing machine.

Elsewhere at Lam Tin South Mid-levels, KOKO HILLS and KOKO RESERVE take advantage of the elevated greenery in the area to develop the theme of an Italian mountain resort with facilities like a ski simulator and a putting green. At Lohas Park, the accent is on family-centricity with the opening of The Lohas mall and its multifarious amenities.

Wheelock takes pride in assuming a pioneering role in bidding for sites in newly-developed areas. "With property investment, one of the significant factors we take into consideration is the site's future potentials in value-added enhancements," he observes. "At Tseung Kwan O and Lohas Park, for instance, we foresee that they will reap huge benefits from infrastructural improvements, especially in transport with the opening of the new Tseung Kwan O Cross Bay Link and the new tunnel to Lam Tin. It is also an 'upgrade' of 'Golden Belt', enhancing connectivity of the whole Kowloon East."

"Similarly, a fully-fledged Kai Tak will be the envy in town when all the complementary community facilities and amenities are in place," he continues.



"The coming completion of the highway network, Central Kowloon Route, Trunk Road T2 and Cha Kwo Ling Tunnel will greatly facilitate Kowloon, bringing the West Kowloon Cultural District to its doorstep."

Speaking of foresight, Wheelock set its sight on Kwu Tung even before the promulgation of the Northern Metropolis plans, having successfully bid for a piece of land due to intrinsic value in its own right. Now that the North has been designated for development into a technology hub for closer collaboration with Shenzhen, Qianhai, and the Greater Bay Area as a whole, Wheelock will inject technology elements in the design of this project that should appeal to its projected tech-savvy clientele, such as facial recognition, non-touch operations, WiFi, 5G. EV charging, and more.

"It's another shining example of our corporate strategy to 'grow with the community," Wong remarks.

Looking ahead, Wong notes that the market has inevitably been impacted by the Covid-induced recession, but it has proven resilient, and the underlying demand remains solid. Statistically, he notes, the property market has declined only by 7% this year, compared with 30 to 40% for the stock market.

In 2023, Wheelock has five projects at various stages of development with a projected total delivery of about 3,200 units, and eight houses at one Plantation Road (Phase one) at the Peak. Wong confidently brushes aside short-term fluctuations in the market which he believes has bottomed out.

"The latest data show that inflation is starting to taper out, and the US should downgrade the pace and magnitude of interest rate adjustments," Wong notes. "When the pandemic has run its course, buyer confidence would return, and the market should be back on track towards the latter part of 2023."

K. WAH INTERNATIONAL

Optimistic outlook with groundbreaking ventures ahead



Despite the downturn in the economy in 2022, K. Wah is confident of a recovery as it continues to build homes of the highest quality and cater to every customer's needs.

Going the extra mile for customers

The "K. Wah Plus" motto embodies the Company's philosophy of striving for excellence when developing residential projects and putting customers' needs in the forefront, says Wan. The Company is proud of its practical layout designs that allow customers to buy furniture and houseware without worrying about specifications and dimensions.

Wan also highlights the Company's ability to closely follow market trends and take global inspiration when designing user-friendly apartments. For example, a site visit to Bangkok inspired the interior design of apartments. At K.SUMMIT, K. Wah replaces walls with sliding doors to separate the living room in some one-bedroom apartments, thereby enhancing spaciousness and user flexibility.

The Company also prides itself in extensive greening in their residential projects, and was awarded a final BEAM Plus Gold rating for K.SUMMIT's outstanding green building design.

K. Wah is constantly enhancing their property management and services to residents' satisfaction by utilizing advanced technology, from offering detailed video tutorials on using home appliances online to anti-epidemic sanitisation in residences, Wan adds. Doing so makes learning how to use new appliances convenient and easy to understand for residents, as it spares them from having to read the instruction manual. This act aligns with the "K. Wah Plus" motto of fostering a user-friendly environment for residents.

K. Wah's plans in 2023

The Kai Tak Area 4A Site 1 project is one of the major projects that K.

Wah will launch in early 2023. Co-developed with Wheelock Properties and China Overseas Land & Investment, it will offer 2,138 apartments in two phases, mainly two-bedroom layouts that attract first-time homebuyers. It is also one of the largest scale projects on the Kai Tak runway. Another joint venture project at Kai Tak Area 4A Site 2 is also expected to launch in the middle of 2023.

² GRAMPIAN RD is the Company's latest ultra-luxury residential project comprising five three-story house units nearby Kowloon Tong that launched recently.

As for joint venture projects, located on Kam Sheung Road Station in Yuen Long, the MTRC development Grand Mayfair III will be ready for sale around the first and second quarters. Villa Garda in Tseung Kwan O will launch next year as well.

Market outlook

Following the over 10 percent decline in home prices in 2022, Wan estimates the drop, if any, would be around 5 percent in the first half of 2023. He foresees a gradual recovery in the second half of the year as the US Federal Reserve's interest rate hikes expect to slow down and peak in the coming few months.

For the luxury property market, Wan believes that Hong Kong can appeal strongly to buyers from mainland China, especially with its more flexible anti-epidemic measures. He is optimistic about the development potential of the Northern Metropolis, and its ability to lure enterprises, investments, and talents, which will further create an impetus to the market.

CK ASSET HOLDINGS LIMITED

Building homes with uncompromised quality



As a leading property developer in Hong Kong, CK Asset Holdings Limited is dedicated to curating luxury properties that excel in all facets - from optimal locations to exquisite designs and superior quality finishings – culminating in masterpieces sought after by discerning buyers.

A spectacular residence at Kau To Shan ready to make its mark

El Futuro, a unique, dramatic new residence nestled in the distinguished Kau To Shan near Tolo Harbour, is the epitome of secluded luxury living far removed from the crowd. The charm of the area lies not only in its picturesque location against the rolling hills of Kau To, but also in its proximity to Tolo Harbour and easy commute to Hong Kong's CBDs.

Homebuyers are spoilt for choice with a range of 2, 3 and 4-bedroom flats, all boasting distinct characters whilst surrounded by ornate luxury, meeting the diverse needs of upscaling homebuyers or young buyers. "With the area emerging as a prime residential location of refined living, homebuyers should not miss out on this rare opportunity to find sanctuary from urbanism and experience true luxury living," remarks William Tze Wai Kwok, Chief Manager, Sales of CK Asset Holdings Limited.

Luxury real estate continues to enjoy strong support

Hong Kong's luxury property market, according to Kwok, stands strong in the face of a limited supply and resilient demands, notching up solid sales results. Despite reduced volumes last year, overall sales dramatically exceeded expectation – reflecting an optimistic outlook for one of Asia's top real estate markets.

2023 is set to be an exciting year, says Kwok, with the Group's three new properties coming on stream. Ideal for first-time buyers, the Grand Jeté Phase 2 on Castle Peak Road has been granted pre-sale

consent and will be shortly launched after the completion of Phase 1 sales.

On Hong Kong Island, The Southside Phase 3 is poised to make waves as it takes pride in being located atop Wong Chuk Hang Station. Standing as an ultra-desirable property, it would be a center of attention for potential homebuyers. Lastly, the Tung Yuen Street project in Yau Tong offers a chance for entry level or established purchasers alike to make their next move amongst these noteworthy prospects.

Kwok highlights the maturation of To Kwa Wan, with the birth of a commercial venture at Hok Yuen Street set to inject new life into the area. It is all part and parcel of the rapid gentrification that has swept through Hung Hom over the past ten years - opening up exciting possibilities for businesses and residents alike.

Opportunity awaits in the Northern Metropolis

The Hong Kong Government's development strategy for the Northern Metropolis is set to unlock a wealth of opportunity for property developers, as new land will be made available. "By integrating with the development of Greater Bay Area, Hong Kong can leverage its economic growth potential - something which would not have been possible had it remained isolated from such endeavours due to its limited geography," Kwok explains.

This bold initiative provides a promising outlook in terms of long-term competitiveness and sustainability - paving way for strong development prospects. Savvy property investors have long shown interest, having acquired land reserves at earlier stages; they remain alert as more opportunities arise within this burgeoning market.

CHINACHEM

Creating homes with wellness



Established in Hong Kong for over six glorious decades, Chinachem remains steadfast in creating homes that excel in quality, apply cutting-edge technology in design and construction, but without losing sight of sustainability.

People-oriented design

Chinachem stringently upholds its 'triple bottom lines': balancing of people, prosperity and planet, in its corporate values, Fung stresses. With a 'people-oriented' mindset, the Group strives to meet the rising demands of buyers for a comfortable abode, a healthy lifestyle, and a green and sustainable environment.

The Group's properties are designed from the point of view of the user, hence special attention is paid to creating a sense of spaciousness, and optimizing the proportion of various elements. Fung says Chinachem has been taking care of the choice of eco-friendly building materials and construction methods, maximizing natural lights and ventilation in their projects.

The Group has laid down a policy against building 'nano flats' of less than 280 sq ft in size. It is also committed to building only bathrooms with natural ventilation for its future projects.

Green and smart living

Over the years, the Group has, Fung points out, received many local and international accolades for its environmentally-friendly designs.

The upcoming IN ONE atop Ho Man Tin MTR station is honored to receive the WELL Precertification and rated as Provisional Platinum under BEAM Plus – the leading sustainable building assessment initiative in Hong Kong.

Mount Anderson which is located at the mid-level near Fei Ngo Shan, is also one of the very few residential projects in Hong Kong that was built according to the WELL Building Standard® and achieved the Provisional Gold Award under the BEAM Plus. It incorporates Biophilic Design in its

conceptualization and boasts a green communal space accounting for 33 percent of the whole residence.

The Group is at the forefront of applying smart technology to its projects. Mount Anderson is Hong Kong's first residential project to offer Mesh Wi-Fi 6, dual fiber-to-the-home, and 5G mobile network coverage, and it uses mobile apps for property management. A touch-free entry system and an intelligent parking system which uses license plate recognition technology are installed at IN ONE.

A positive outlook

Fung believes the local property market will remain steady in 2023, supported by solid demands. The successive interest rate hikes in the US may affect market sentiments in the short term, but Hong Kong needs not follow the same pace in adjusting its own rates considering its stable financial system and adequate reserves. "On the other hand, Hong Kong's economy is on the recovery track as witnessed by falling unemployment," she observes. "With progressive relaxation in quarantine arrangements, the situation could improve faster and further."

Fung points out that the economic downturn has had a smaller impact on the luxury segment of the property market, citing the 50-plus transactions of more than HK\$50 million each in the primary market over the last six months as of the end of November. "The talent attraction measures proposed in the latest Policy Address is a positive factor that should benefit the market," Fung added.

Chinachem has at least three residential projects in the pipeline for 2023, namely the Victoria Road project in Pok Fu Lam on Hong Kong Island, the Tonkin Street project in the heart of Kowloon, in addition to IN ONE.

Shines in the luxury residence market



Prime location, convenience, quality and style are the salient features that characterize Kerry's properties, making them highly desirable for discerning buyers.

With the progressive easing in pandemic restrictions, and the government's commitment to increased land supply as outlined in the latest Policy Address, the outlook for the property market is optimistic, according to Calvin Tong, Director and General Manager, Hong Kong of Kerry Properties (H.K.) Limited.

Tong notes that external factors like stock market fluctuations and rising interest rates do impact buyer sentiments, hence the recent fall in transaction prices, but it is mostly small and medium-sized properties that have borne the brunt. Luxury properties, he points out, are performing well and sought after by affluent buyers.

"Two of our luxury residential projects – Mont Rouge and Mont Verra – saw record-setting transactions prices this year, indicating that the luxury homes market is still receiving strong support," says Tong.

Modern, eco-friendly living in upscale locations

A world-class property development company, Kerry Properties focuses on developing premium residential properties in prime locations. Apart from traditional high-end residential areas such as Kowloon Mid-Levels and Island South, it is always on the lookout for prime sites with high intrinsic value and potentials, such as near MTR stations, large shopping malls, and areas earmarked for large-scale infrastructural developments.

Renowned architecture and design companies are brought in to make the best out of the geographical environment. Every detail from architecture, exterior design, interior space, landscape, decorations, down to the selection of materials and accessories are meticulously executed to exceed customers' expectations.

As buyers are increasingly looking for quality of life and green living, the Group has been highlighting eco-friendliness, high-tech

and sustainable development in its new projects to create an ultimate comfortable living style.

Superb facilities and spaces

What makes Kerry Properties stand out is the well-conceived layouts that provide not only generous space for daily activities and quality living, but also a high degree of privacy.

Outdoor space is the hallmark of Kerry Properties. Elegant and spacious rooftops, gardens and platforms blend well with the interior design and outdoor scenery, making them great places to call home.

Tong adds that high-quality building materials and the finest fixtures in the kitchen and bathroom, coupled with excellent facilities in the residents' club, are also features that meet with customer approval.

Popular properties in the pipeline

The Group launched a low-rise luxury residential project in 2022, namely Mont Verra, located in the prestigious suburb of Beacon Hill, Kowloon. Together with Mont Rouge which is in the same area and was launched earlier, both were well-received by the market and generated a total transaction value exceeding HKD 2 billion in 2022.

On Island South, the remaining unsold units of La Marina, and the fourth phase of THE SOUTHSIDE will be available for sale in 2023, depending on market conditions. Both of them are advantageously located atop Wong Chuk Hang MTR station, in close proximity to the long-established luxury residential areas of Island South that includes Deep Water Bay, Shouson Hill and Repulse Bay. Located in an area of great development potentials, both projects offer spectacular vistas of the sea, and convenient MTR connections, making them coveted gems in the premium property market.

From Time to Timeless



Rooted in Hong Kong for multiple decades, Emperor International has grown from strength to strength, and continues to be dedicated to delivering timeless aesthetics in its development projects.

Location is the key

Location is the predominant factor when it comes to property development, says Yeung, as a premium location can add immense value to the property.

"In acquiring sites for development, we always focus on premium areas that boast profound historical heritage, picturesque scenery, or a fusion of many cultures," explains Yeung. "Our selection benchmarks align with our corporate philosophy of striving for excellence in delivering properties that meet buyers' discerning requirements."

He emphasizes that the Group has devoted reinforced efforts in designing sustainable homes for everyone with thoughtful elements like greening, harmonization with the natural landscape and close liaison with the community.

It has also applied innovative technology in construction and specifications with a view for enhanced convenience for residents, and reducing carbon emission at the same time.

Timeless architectural aesthetics

Yeung emphasizes that the Group has, over the years, concentrated on architectural aesthetics, embedding nature in their projects, and creating elegant living spaces that ooze class and charm.

Nestled in the serene suburb of Shouson Hill in the south of the Island, No.15 Shouson, the Group's latest ultra-luxurious residential project, is a paragon of luxury with secluded villas immersed in

endless verdure from the surrounding hills, and an abundance of flora throughout the residence. He highlights the exterior which has incorporated various natural materials, such as marble and timbers, to create idyllic homes that echo the Group's core value of "From Time to Timeless"

Expecting uptick in property market

With easing COVID-19 curbs and economic growth regaining momentum, the Group remains cautiously optimistic that home price is bottoming out and may stage a gradual recovery in 2023. For the luxury property market, Yeung expects it will outperform the overall market in anticipation of relaxation in cross-border traffic to stimulate transactions of luxury residence.

Looking forward, the Group is launching three residential projects on Hong Kong Island in the second half of 2023. The 25-story boutique residence on 28 Old Bailey Street at mid-level Central and the mixed-use building on 80 Old Main Street in Aberdeen are expected to offer about 190 units in the third quarter. The redevelopment of Emperor Hotel in Happy Valley will see a 27-story mansion comprising 120 units in the fourth quarter.

Finally, Yueng says the Group is optimistic about the prospect of the Northern Metropolis as outlined in the latest Policy Address and will be on the look out for opportunities to acquire more land in the Northern part of the city.



User-centric design gains high recognition

The residential development of Hysan Development Company Limited aligns well with the Group and its founding family's philosophy in developing the Lee Gardens for close to a century, which is the pursuit of excellence.

Based on a user-focused mindset, the Group strives to develop a deep understanding of user requirements in its residential development, and meeting their expectations.

"Users, and the market in general, have a high regard for the quality of our commercial projects, as we enjoy a strong recognition from both domestic and multinational companies," says Ms. Jessica Yip, Director of Office and Residential of Hysan Development Company Limited. "In applying the same uncompromising standards, we have achieved the same level of reputation in our residential projects."

VILLA LUCCA, the low-density seaview luxury residential project at Tai Po developed jointly by Hysan and HKR, has been one of the Group's crowning achievements this year. "We are delighted to have received excellent media coverage and positive feedback from the market for this top-quality project," Yip remarks. "The exceptional design of Villa Lucca has even brought home double honors from the Asia Pacific Property Awards 2022-2023."

VILLA LUCCA – a deluxe resort

VILLA LUCCA's unique location offers panoramic views of Plover Cove Reservoir and Tolo Harbour with the spectacular mountain range of Pat Sin Leng as a natural backdrop.

The project stands to benefit from its proximity to the Northern Metropolis mega development as well as the thriving academic and technological scene of The Chinese University of Hong Kong and the Hong Kong Science and Technology Park. There is also convenient access to almost everywhere in the city, and to Liantang Port which

connects to the Greater Bay Area.

Yip points out that they spare no efforts in the design of VILLA LUCCA with the appointment of a team of internationally renowned architects and designers, including Olson Kundig from the US for facade design; VIA Architecture Limited and BTR Workshop for interior design; Adrian L Norman Ltd for landscape design; DLN Architects Limited for architectural design; and David Collins Studio from the UK for interior design of the resident clubhouse "CLUB LUCCA".

Residents of VILLA LUCCA will be pampered with a comprehensive range of facilities in the 34,000-sq-ft resident clubhouse "CLUB LUCCA", including a banquet room with professional kitchen, private dance studio, spa, indoor & outdoor pool, gym, children's playroom, and more

Elsewhere, Yip discloses that the Group has a 25% interest in a joint-venture to develop an Urban Renewal Authority residential project at To Kwa Wan. "Hysan will use our strengths to actively plan and promote the design and operation of the retail part of the project," she says

Looking ahead

As Hong Kong has had Covid-19 largely under control, Yip expects to see the return of prospective mainland buyers with the gradual easing of border restrictions. "We are confident that there will be strong demands for high-quality luxury properties," she remarks.

Yip applauds the government's Northern Metropolis Development Strategy as outlined in the Policy Address. "The development of the Northern Metropolis has a positive effect on the Hong Kong property market as it provides more land for residential use and makes Hong Kong a more livable place," she notes. "The overall scheme is bound to strengthen the integration of China and Hong Kong, and promote further economic development."

HKR INTERNATIONAL LIMITED

Pursuit of ultimate excellence



With a vision to provide world-class living spaces with lasting value, HKR International Limited has had a proven track record of creating quality homes over the past 45 years.

Nature first and foremost: Quality living spaces that stand the test of time

"The Group is committed to quality instead of mere volume, right down to the very last detail," remarks Ms Violet Lam, General Manager – Business Development & Marketing. Its dedication to customers has never been more evident than in their latest project: a \$10-billion-plus investment in a large-scale residential project that will provide over 1,400 quality units to the Discovery Bay North community. Rezoning projects are ongoing with one goal in mind: bringing in additional residential supply to help develop strong, flourishing communities with the addition of green and sustainable leisure amenities and commercial facilities at people's doorsteps.

The Group's other project, Villa Lucca, the latest luxury low density residential development in Tai Po, is another exemplification of the Group's vision manifesting itself through eco-landscape design. At the heart of life at Villa Lucca, residents will belong to a dreamscape wrapped around picturesque mountains, reveling in their private oasis and enjoying a dose of tranquility amidst lush greenery, along with all the simple pleasures of nature.

Taking architectural cues from nature

The Group's approach to creating high-quality, aesthetically-pleasing, and thoughtfully-designed architecture has resulted in future-proof and sustainable living spaces, soaked in nature's glory. Its latest residential developments, IL PICCO and Villa Lucca, are hallmarks of such dedication to excellence. Villa Lucca stands out in the luxury residential market in four astounding aspects: magnificent view, low density layout, inspirational design and a variety of flat-mix.

Inspired by the rolling countryside of Tai Po, Villa Lucca is one of the few low-density luxury residential areas in Hong Kong, set high above the sea, with the wide-open acres of the Pat Sin Leng mountain range at its backbone, and panoramic views of the Plover Cove Reservoir and Tolo Harbour. Steeped in nature's beauty, the development blends warm wood tones with natural lighting flooding into the units, seamlessly weaving nature and lifestyle.

Meticulously designed by a star-studded line-up of six internationally renowned architects, the development boasts a stunning collection of 262 generously-sized houses and units from 1,010 to 8,030 square feet, perfect for families seeking space. The interior dovetails elegant designs with state-of-the-art furniture and has been designed with light, space, and comfort in mind. An over 34,000-sq. ft residence clubhouse, CLUB LUCCA, features around 30 facilities including an indoor and outdoor swimming pool, children's playground and private gym, as well as rare amenities such as a cigar room, wine cellar, wine tasting room, and spa.

Taking cues from its surroundings, IL PICCO, a unique collection of Italian-inspired detached houses, is neighbor to Discovery Bay Golf Club and Discovery Bay Reservoir, sitting peacefully and respectfully within its local contexts.

The bigger picture: In for the long haul

"With interest rate hikes and looming economic uncertainties, the Hong Kong property market has seen a slight dip in prices recently," Lam observes. "However, the effects of these headwinds are usually short-lived. Luxury properties are still highly sought after, with purchasing power in Hong Kong remaining strong."

Keeping an eye on the macro environment, the Group remains agile in its approach and extends its commitment to increasing land banks and rezoning Discovery Bay sites for the development of thoughtful homes. "Our current projects, including IL PICCO and POGGIBONSI, will continue to be sold by tender, whilst the highly-anticipated Villa Lucca in Tai Po, a joint venture with Hysan Development, is already launched," says Lam.

Discovery Bay is poised to benefit from the new Oyster Bay Station, an extraordinary booster for the future development of the area, lending a hand to its transformation into a vibrant economic engine; Villa Lucca's strategic location as the "backyard" of the northern metropolis makes it one of the best up and coming areas, well-positioned to enjoy the wealth of eclectic local amenities on offer, and is expected to be a magnet for talents from technology and creative industries, with the Hong Kong Science Park within easy reach.

WING TAI PROPERTIES

Crafting homes with emphasis on distinctiveness



Wing Tai Properties' ethos and commitment to quality are reflected in the creation of thoughtfully-designed and sustainable homes, built in carefully-conceived locations with enormous potentials.

Quintessentially stylish homes for the good life

For the Group, crafting properties with ultimate excellence and comfort is the one thing to live by. Their collection of one-of-a-kind homes enjoys an unrivalled reputation. Building on their valuable experience of developing luxury properties, the Group put agility at the forefront of their development strategies, with every project reflecting a high level of dedication, professionalism, and sophistication.

With meticulous design, buildings are skilfully blended into their natural surroundings. "All our projects are imbued with distinctive styles that ooze elegance and modern charm to meet the diverse needs of buyers who are looking for something different in the marketplace," says Chung Chi Lam, Executive Director of Sales and Marketing of Wing Tai Properties Development Limited.

The Carmel, for instance, exudes a sense of serenity that is characteristic of a European hilltown, while OMA OMA, the second project, is nestled among 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.

"At the same time, we place strong emphasis on the design of the gardens and clubhouses," Chung continues. In particular, the Group has a dedicated team to localise garden designs. The signature magenta Tabebuia trees in OMA by the Sea is a case in point, as it transforms the garden into a mesmerizing pink floral sea in the lovely season of spring.

Timeless designs at OMA by the Sea

OMA by the Sea, a resort-style seaside residence of the Upper Gold Coast series, is in a class by itself. Neighboring the breathtaking Hong Kong Gold Coast waterfront, the development takes in the coveted splendour of the sea. Aimed at young buyers, this collection boasts impeccable architectural designs with the emphases on aesthetics and spaciousness, subtly revealing a dose of luxury in its detailing.

"We offer a number of different layouts for homebuyers trying to find their perfect fit, with additional generously-sized units, and 4 garden duplexes for an extra sense of space," Chung elaborates. All homes, he notes, are fitted with contemporary, well-sized kitchens fitted with high-quality Siemens integrated appliances.

"Around 40 large units, ranging from two-bedroom flats of 828 sq ft to three-bedroom flats of 942 sq ft have been strategically reserved for onsite launch," Chung says.

Upcoming: More exquisitely curated residences

"Currently, the market is slow due to interest rate hikes and looming economic uncertainties, but history tells us these are no more than normal fluctuations in the property cycle," Chung observes. "As long as the fundamentals remain intact, the outlook on real estate remains bright as new developments continue apace. In fact, savvy buyers view the lull as a golden opportunity to trade up."

With the successful bid for a residential site at Fan Kam Road, Sheung Shui earlier, the Group is set to provide another "Affordable Luxury" residential collection, designed to meet the needs of young, branched families originally residing within this area. Strategically located in the Northern Metropolis, it is also expected to attract young professionals and tech talents. The tentative plan is to build a collection of small-to-medium-sized homes with majority one and two bedrooms, offering around 700 units for sale as early as 2024, with completion expected in 2027. Located near the Fanling Golf Course, residents will enjoy expansive greenery, indulging in an elegant and carefree lifestyle.

Another project at Hin Wo Lane, Tai Wai, Sha Tin, developed with Vanke Overseas, enjoys a site area of 14,890 sq. ft and a maximum attainable gross floor area of 89,339 sq. ft. With convenient connections to traditional CBDs, it is poised to attract millennials who commute to work frequently and are in pursuit of the good life.

ROAD KING PROPERTIES

Infusing thoughtfulness into exquisite homes



Upholding resident-oriented philosophy in every project

Listed on the Hong Kong Stock Exchange since 1996, RK Properties is dedicated to developing residences with sophisticated designs and advanced construction methods. "Road King infuses user-centric thoughtfulness into every project to ensure that each upholds its own uniqueness and embodies a promise of high quality of life for our residents," notes Mr Kinson Chan, Deputy Head of Sales and Marketing of RK Properties Holding Limited.

Emphasis on humanistic design

"We focus on crafting living spaces with a humanistic touch, according top priority to the environment and connectivity," Chan remarks. Such a corporate philosophy, he points out, is reflected in Southland, the Company's landmark development atop the Wong Chuk Hang MTR station which brings superb convenience to the residents.

Tower 1 (1A), 35/F and 36/F, Unit C, namely Maritime South Duplex is especially notable in showcasing the corporate philosophy. After modifying the configuration, it is now a special unit with 3 bedrooms with 1 en suite. To fully capture the spectacular views overlooking Aberdeen Marina Club, Deep Water Bay and Repulse Bay, Road King has specially installed an ultra-large window in the living room and bedrooms which are orientated in the same direction.

Elsewhere, design flexibility allows residents to play around with spacing. The bedroom partition walls that are presented in the Duplex show unit, for instance, can be removed to expand the indoor space anytime and anywhere and create luxurious living.

Market outlook

Chan is confident of the strength of the luxury property market in Hong Kong. Unruffled by short-term market fluctuations such as increase in interest rates, Chan is optimistic that the property market would remain solid, as he notes newly-announced government policies like the multiple incentives for attracting and retaining overseas talents are also favorable for the luxury property market.

He points out that the luxury property market is comparatively unique in the overall picture, as many buyers have a clear goal to look for premium properties. It is therefore relatively independent of changes in market conditions. There will always be strong demand among investors and buyers for luxury properties with excellent quality, reasonable price and distinctiveness, he stresses.

Notable projects in the pipeline

Given the unique features of Southland and Crescent Green, both properties have met with enthusiastic response from buyers. "The sale of Southland commenced in May last year, and up to the beginning of November this year, about 625 units (Approx 78% of the project's 800 units) have been sold, with an average transaction price of over HKD21 million," Chan enthuses.

"I have every confidence in the area as it will only gain in its allure when supporting facilities are fully in place," he remarks. "So we are under no compulsion to sell the stock below its market value."

Chan believes that their Kwun Chui Road residential project in Tuen Mun will be just as sought-after when it is released later on the market. With Gold Coast on the doorstep, residents can easily access the facilities and restaurants in the neighborhood.

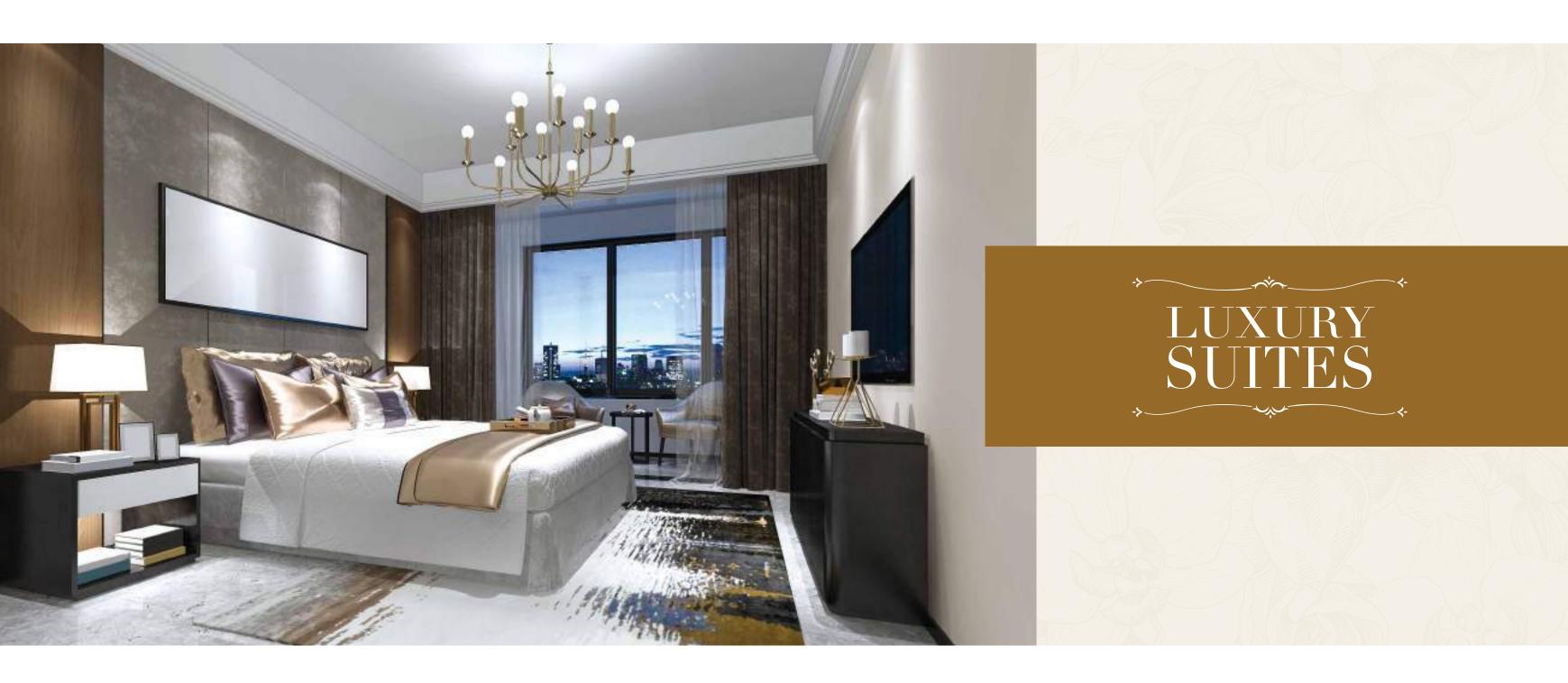
"We are currently applying for the pre-sale consents; the project is scheduled to be launched in the first quarter of 2023, incorporating four towers that offer a combination of around 700 units ranging from studios to 4-bedroom units, houses and other special units of between 300 to 3,000 square feet in size," says Chan.

Embracing new investment opportunities

"The Northern Metropolitan Strategy is of paramount importance to the sustainable development of our country, the Guangdong-Hong Kong-Macao Greater Bay Area and Hong Kong as a whole," Chan observes. The Strategy allows Hong Kong to embrace new opportunities posed by the closer ties between Hong Kong and Shenzhen.

According to the Policy Address, the Northern Metropolis will be developed into an international innovation hub. The MTR Northern Link and Kwu Tung Station will be operational by 2027, while 40% of the Government headquarters in Admiralty will be relocated to the Northern Metropolis, stimulating a stronger housing demand in the area.

Road King's property venture on Kwun Chui Road, Tuen Mun, is in the vicinity of the Northern Metropolis, the Hong Kong-Zhuhai-Macao Bridge, the Hong Kong International Airport and North Lantau. "We believe this project will benefit from the economic development of the neighboring areas, as they will become the most vibrant areas for urban development and population growth in Hong Kong in the next 20 years," Chan concludes.





13 Bowen Road, Mid-levels, Hong Kong



Distinguished Homes in Mid-levels

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.)



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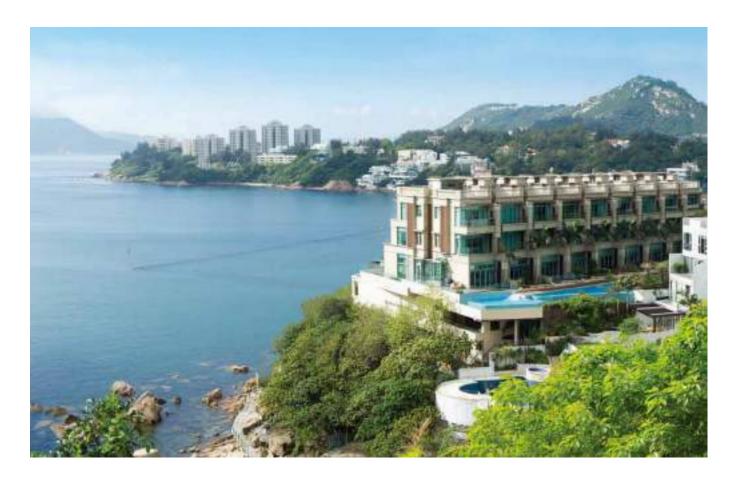
SINO GROUP

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THREE BAYS

7 Stanley Beach Road, Tai Tam Bay, Hong Kong



Prestigious Townhouse in Tai Tam Bay

Located at the idyllic Tai Tam Bay, residents are greeted by the spectacular views of the three beaches and most of Stanley everyday. The nine spacious houses are elegantly appointed, drawing on inspirations from the major design capitals of the world.

4 en-suites bedrooms 3,870 & 3,960 s.f. (M.F.A.) / 3,021 & 3,096 s.f. (S.F.A.)



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Your Gateway

to the Refined and Remarkable

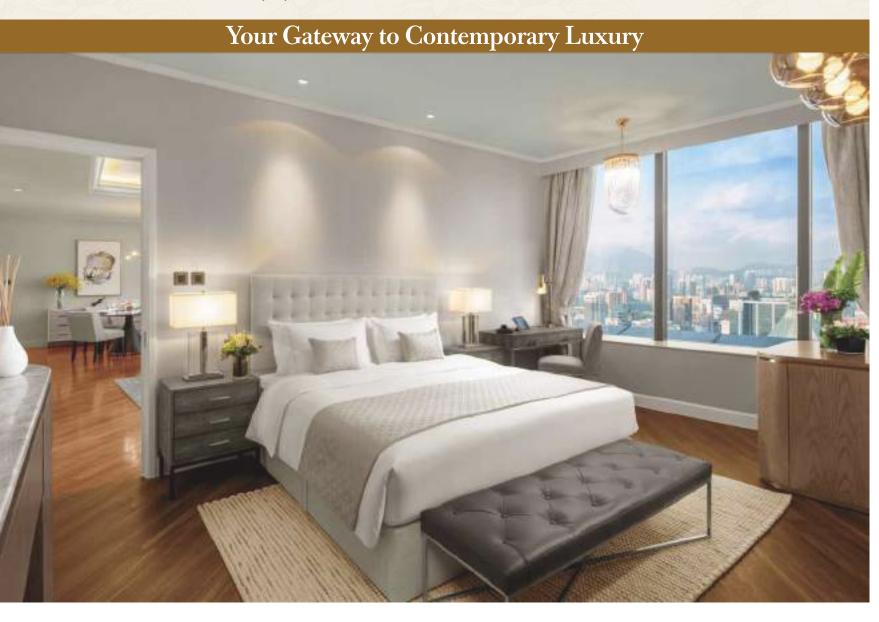


Experience a serene yet sophisticated lifestyle right next to Victoria Harbour, the Gateway Apartments offers you the style and comforts of modern living in the heart of the prime shopping and entertainment centre. Elegantly designed with a timeless appeal, the lavishly furnished suites come with contemporary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





GATEWAY APARTMENTS



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







The 25-m indoor swimming pool, Jacuzzi, and Sun Deck overlook the stunning scenery of the harbour. To better avail of the amenities, join the swimming and water aerobics classes instructed by professional coaches at the Pacific Club Swimming School. The Club's extensive range of classes does not stop here, as it even features 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,

the pillow menu helps guarantee a night of good sleep at Gateway

Whatever your needs are, the multi-lingual Concierge team, daily housekeeping services, and the 24/7 top-notch security and maintenance support will gladly assist you.



GATEWAY APARTMENTS

712 - 2,931 sq. ft. **Gross Size** No. of rooms 256

Contract term

1 month - 2 years Monthly rate From HK\$48,300

Address Harbour City, Tsim Sha Tsui

(852) 2119 3000 **Enquiries**

Email enquiry@gatewayapartments.com.hk Website www.gatewayapartments.com.hk

FOUR SEASONS PLACE HONG KONG

Right in the heart of CBD



Boasting world-class amenities and impeccable services, Four Seasons Place promises an ultimate luxury living experience surrounded by panoramic views of the Victoria Harbour.

Accessibility

Resting in the heart of Hong Kong's financial district, Four Seasons Place offers unrivaled convenience. Located atop of MTR / Airport Express Link at Hong Kong station, guests can easily reach the Hong Kong International Airport within 24 minutes. Adjoining the property is the International Finance Centre, ifc mall and luxury landmark Four Seasons Hotel, offering direct access to business meetings as well as Michelin-starred dining options.

For a buzzing nightlife experience, the city's popular neighbourhood at Lan Kwai Fong and SOHO is just a short walk away. Guests can also take advantage of the nearby Star Ferry pier to explore Hong Kong's laid-back outlying islands and its sandy beaches, hiking trails and village cultures.

Services and facilities

Designed by internationally renowned designers Yabu Pushlberg and Bilkey Llinas Design, Four Seasons Place is a world-class serviced suite hotel that overlooks the iconic Victoria Harbour. Each serviced suite promises an extraordinary home-away-from-home experience with world-class amenities and warm hospitality. The suites are meticulously designed and furnished with elegant décor, providing guests with exquisite style and comfort. The serviced suites are further enhanced by a comprehensive range of high-quality entertainment provisions, including IPTV, Bose Home Entertainment system, blu-ray player and Bluetooth enabled music system. Suites also feature a wellequipped kitchenette for those who enjoy a home-cooked meal.

At Four Seasons Place, guests can enjoy state-of-the-art facilities. Located on the 59th floor, a rooftop heated pool offers an elevated getaway from the city hustle. After taking a swim, guests can relax in the heated Jacuzzi or workout in the gym with full fitness facilities on the same floor. Also adjacent to the pool is the famous Sky Lounge, a recreational space where guests can simply take in the magnificent harbour view. For business travelers, a multi-function family room on the 59th floor with its breathtaking views of the Victoria Harbour is the perfect venue for meetings.

To ensure a hassle-free stay, a team of Guest Relation Executives is available to assist with personalized services. From opening a bank account to arranging city tours and leisure activities, ensuring a hassle-free experience whilst settling into Hong Kong. Four Seasons Place also provides multilingual concierge services, housekeeping services, change of bed linens, laundry service and limousine service to ensure all our guests a memorable stay.

Four Seasons Place offers flexible arrangements for short and longterm stays, with contract terms ranging from 1 to 12 months.

FOUR SEASONS PLACE HONG KONG

547 - 3,562 sq. ft. **Gross Size**

No. of rooms 519

Contract term 1 month minimum Monthly rate HK\$54,600 up

Atop Hong Kong Station,8 Finance Street, Central Address

(852) 3196 8228 **Enquiries** WhatsApp/WeChat (852) 9728 1886 **Email** enquiries@fsphk.com Website www.fsphk.com







THE HARBOURVIEW PLACE @ICC MEGALOPOLIS

On top of the world



Echoing the success of its sister project Four Seasons Place, The HarbourView Place offers breathtaking views with marvelous service and incredible access to Hong Kong's greatest features. Located on the 50-70th floors of The Cullinan II, The HarbourView Place boasts unsurpassed panoramic views of the world-renowned Victoria Harbour, and promises a stylish, modern living experience complemented by five-star services and amenities.

Accessibility

Five minutes from Central with indoor access to the MTR train. The HarbourView Place boasts a prime location for discerning professionals. Conveniently located atop the Kowloon MTR / AEL Station and adjoining the Express Rail Link at Hong Kong West Kowloon Station, guests can access the Central district and the Hong Kong International Airport within 5 and 22 minutes respectively by train, offering fast and easy access to far reaches of the city.

Nestled between Hong Kong's tallest building, the International Commerce Centre (ICC), The Ritz-Carlton Hong Kong, W Hong Kong, and ELEMENTS mall as well as West Kowloon Waterfront Promenade. The HarbourView Place is in an ideal location for luxury and leisure - with an abundance of entertainment, shopping and dining options for guests to enjoy. From exquisite Michelin-star dining experiences to a portfolio of luxury shopping brands and cultural activities, The HarbourView Place delivers impressive lifestyle just a doorstep away to ensure a comfortable and tasteful stay.

Services and facilities

The 266 serviced suites, which range from 464 sq ft for studios, to three bedrooms up to 1,623 sq ft, and Presidential Suites, are immaculately designed to include a variety of convenient provisions that keep guests entertained and at ease. A comprehensive kitchenette with washing and drying unit, household refrigerator, induction hob and an array of crockery, glassware, tableware and utensils are provided for all quests.

Apart from kitchen essentials, rooms include world-class entertainment with LED HDTV, DVD player, and a comprehensive home theatre system; and homely touches such as a pillow menu and pillow top Sealy mattress for ultimate comfort in a home away from home

Beyond the suites there are a variety of exquisite amenities that guarantee entertainment and leisure options for guests, including a rooftop heated pool and Jacuzzi on the 76th floor. Being one of the highest rooftop heated pools in Hong Kong overlooking the city's astonishing skyline, the pool offers a unique swimming experience with a top-of-the-world sensation. To ensure a satisfying all-round quest experience, a 24-hour gymnasium, sauna, multipurpose function room and a cozy reading lounge with internet access are also available.

Delivering impeccable hospitality throughout the visit, The HarbourView Place offers a 24-hour multilingual concierge service, housekeeping services and a team of Guest Liaison Specialists to help guests settle into the city. Personal storage spaces and car parking are

Catering to a variety of schedules – from short to long term stays, The HarbourView Place offers flexible contract terms. It is an ideal option for professionals and business travelers seeking luxury and comfort in a home away from home.

THE HARBOURVIEW PLACE **@ICC MEGALOPOLIS**

464 - 3,270 sq. ft. **Gross Size**

No. of rooms 266

Contract term 1 month minimum

(short staying package also available)

Monthly rate Address

Atop Kowloon Station,

1 Austin Road West, Kowloon

HK\$39,000 up

(852) 3718 8000 **Enquiries** WhatsApp/WeChat (852) 9661 7100

Email enquiries@harbourviewplace.com Website www.harbourviewplace.com





at the ICC megalopolis

Where LUXURY and CONVENIENCE converge

Serviced Suites atop Kowloon Station 九龍站上蓋服務式套房





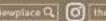
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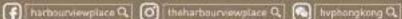


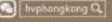
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Vega Suites, tagether with two international hotels. Crowne Plaza and Holiday Inn Express Hang Kong Kowloon East, the luxury residence The Wings and the trendy shopping mall PopCorn form another vibrant hub, encapsulating the finest in taste and lifestyle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



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EXTRAORDINARY MOMENTS

@ Home by the Harbour



WATERFRONT SERVICED RESIDENCE AT ISLAND EAST

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.



FOR LEASE (852) 2284 2988 (852) 9661 8200

133 Java Road, North Point www.VictoriaHarbourResidence.com





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D'HOME

There's no place like home







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 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

wanchai 1 month minimum 401–582 sq. ft. (GFA); 270–380 sq. ft. (SA) Monthly rate Enquiries Email Website

HK\$17,000 up (852) 3108 3636 info@dhome.com.hk www.dhome.com.hk





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



南黎地產代理有限公司 Nan Fang Real Estate Agoncy Ltd. (C-890060)

THE UNIT SERVICED APARTMENTS

The Unit for the Unique





The Unit is the new serviced apartment collection of Emperor Hotels Group, comprising three properties in prime locations - Causeway Bay (The Unit Morrison Hill), Happy Valley (The Unit Happy Valley) and Kennedy Town (The Unit Davis) – and providing guests with absolute convenience in shopping, entertainment, dining and nightlife experiences right at your doorsteps. The exquisite, fully-furnished apartments offer flexible lease terms with diversified services and facilities.

Located in very accessible neighborhoods, the properties are close enough to the action but also far enough for city dwellers to relax and

The Unit Morrison Hill is surrounded by an endless list of luxurious boutiques and gourmet restaurants, providing millennials with a trendy, bon vivant lifestyle.

The Unit Happy Valley resides in a community popular among celebrities and elites for its verdant greeneries, pleasant ambiance and

The Unit Davis situated in Kennedy Town, a charismatic community filled with character and eccentric flair, the apartments enjoy countless dining options nearby spanning local speakeasy to Michelin-starred restaurants along with a convenient transportation network – the MTR station is only a 2-minute walk away.

Services and facilities

The Unit Serviced Apartments have 143 units available, ranging from studio to 2-bedroom layout units with amenities such as rooftop garden, private terrace, gymnasium and private laundry to provide a flexible, refined living experience that is affordable - all utility bills are included in the accommodation charges.

The properties vary to suit the different tastes and requirements of discerning travelers expatriates and families of all sizes. The Unit Morrison Hill – the first-ever serviced apartments of Emperor Hotels Group – is equipped with furniture and fixtures of tasteful contemporary design. A perfect abode for families with its rooftop terrace and barbeque facility crafted for a unique experience.

Enjoy the convenience of smart living at The Unit Happy Valley with its innovative home design elements that provide one-stop hospitality services and mobile convenience at your fingertips. A comfortable and high-quality stay is guaranteed with bespoke services and superb

amenities including 24-hour private gym rooms and laundromat.

The Unit Davis is the newest addition to the line of properties. Its 3.15-metre clear height design creates a commodious sensation. Each unit is furnished with first-class kitchen appliances and bathroom fittings together with an independent washer-dryer. The property also boasts all-rounded utilities and other facilities such as multi-purpose room and many more perks and privileges.

The trio properties of The Unit deliver impeccable services throughout the stay for residents' hassle-free modern living. All Units feature complimentary high-speed Wi-Fi as a necessity of modern lifestyle; LED TV with Now TV and international channels; and airconditioning with climate control. To maintain a pristine state of the units, housekeeping service twice a week is provided (on reservation). What's more, professional services are available in the form of 24-hour security and concierge service.

THE UNIT SERVICED APARTMENTS

170 - 680 sq. ft. Gross size

No. of rooms 143 Contract term

1 – 6 months minimum Monthly rate

Address

• 46-48 Morrison Hill Road, Causeway Bay, Hong Kong (The Unit Morrison Hill)

• 17 Yik Yam Street, Happy Valley, Hong Kong (The Unit Happy Valley)

• 22 Davis Street, Kennedy Town, Hong Kong (The Unit Davis)

(852) 2267 8901 Whatsapp/WeChat (852) 5402 7937 **Fmail** Website

info@TheUnit.com.hk www.TheUnit.com.hk





BRAND NEW SERVICED APARTMENT COLLECTION

HAPPY VALLEY

KENNEDY TOWN

CAUSEWAY BAY













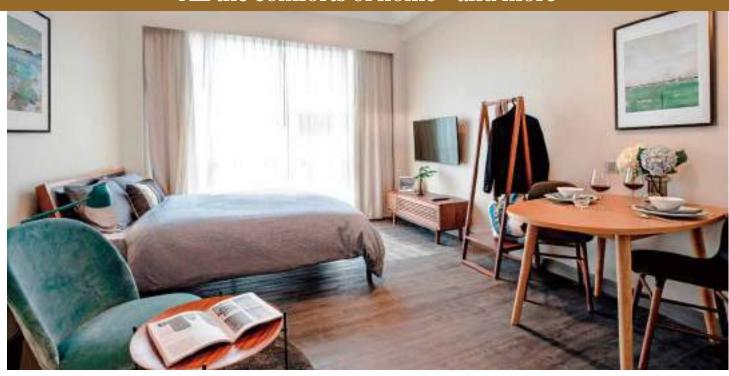






KORNHILL APARTMENTS

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

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

2 Kornhill Road, Quarry Bay Address 450

No. of units

400 - 1,250 sq. ft. **Gross Size** 1 month minimum Contract term HK\$13,800-HK\$69,300 Monthly rate Enquiries (852) 2137 8101

Email kornhillapts@hanglung.com Website www.kornhillapartments.com



www.kornhillapartments.com

DASH LIVING ON PRAT

Unparalleled co-living experience



Dash Living on Prat aims to bring a refreshing co-living experience for young professionals and millennials. As the name suggests, the services are managed by Dash Living, Asia's leading serviced co-living community, reassuring customers of the quality of service.

If you want to rent a hotel-tier living space or a convenient location to stay for a couple of months, then Dash Living on Prat is perfect for you. It provides the urban professionals and anyone in need of an affordable yet elevated lifestyle.

Dash Living on Prat ensures that everyone can enjoy an effortless long-stay experience, while having access to co-working spaces and various fitness, dining and shopping perks provided by their local partners. All of the services like a customer service mobile app and housekeeping service ensures you can enjoy your life in Hong Kong ferries. without worrying about cleaning your room or paying utility bills.

Dash Living on Prat's common area, The Tenants' Club, is one of the highlights of the place. The 4,200 sqft club provides residents with 24- hour access to a communal area comprising a welcoming

lounge, fully- equipped communal kitchen, comfortable dining area, a multi-function gym and yoga space, and a laundry room. Transport is the least of your worries as Dash Living on Prat is only a 3-minute walk to East Tsim Sha Tsui MTR Station, and located in the lively nightlife district of Tsim Sha Tsui. It is a short stroll to landmarks like Harbour City, K11 MUSEA, iSquare and other hotspots along the Victoria Harbour promenade. Residents enjoy superb convenience and easy connectivity via multiple MTR stations, bus hubs, and even

On top of the thoughtful services Dash Living on Prat provides, residents enjoy perks like shopping discounts at a range of shops and restaurants, allowing you to focus on things that matter to you and leave the rest to Dash Living on Prat.



DASH LIVING ON PRAT

Gross Size 210 - 395 sq. ft.

No. of units

Both long and short stays up to one year Contract terms

Monthly rate Inquire on website

21 Prat Ave, Tsim Sha Tsui Address (852) 3001 5774 **Enquiries**

(852) 3001 5774 WhatsApp **Email** leasing@dash.co

Website https://bit.ly/dash_living_on_prat



A HASSLE-FREE STYLISH LIVING

DASH LIVING ON PRAT

INQUIRE



- 24/7 access to the 4,200 sq ft clubhouse
- Fully-equipped communal kitchen / B Laundry room /
- (a) Co-working space / (a) Lounge area / (4) Fitness room
- All inclusive package & free Wi-Fi



LOPLUS SERVICED APARTMENTS

where Care begins



Loplus Serviced Apartments offers a unique five-star lifestyle through its opulent interior design, exquisite in-room amenities and exceptional service. It comprises two properties in the Wan Chai district - Loplus@Hennessy & Loplus@Johnston, providing a wide range of room types - from studio to three-bedroom suites - that meets various needs. Guests can leverage the full support of the properties' professional teams.

Accessibility

Located in the vibrant Wan Chai district, both Loplus Serviced Apartments enjoy excellent connectivity, and are within easy walking distance to the MTR station, putting guests in touch with other key districts in the rest of the city. The CBD, for instance, is just two stops away, where they can also make a convenient connection with the Airport Express rail service.

At both locations, residents are blessed with a plethora of dining control, and laminated windows that ensure tranquility. and shopping options virtually at their doorstep. They are spoiled for choice ranging from high-end boutiques, Michelin-starred eateries, to cinemas and premium shopping malls such as Times Square, Hysan Place and Sogo.



Services and facilities

Guests can enjoy hassle-free living at Loplus as they are in the good hands of the friendly and helpful Guest Service Team. The contemporary homes have been thoughtfully designed to provide the ultimate homey comforts, featuring free in-room WiFi, HD LED TV with international channels and a handy kitchen. Selected suites come with a versatile walk-in closet, washer and dryer, air-conditioner with climatic

Apart from tastefully-furnished interiors, the apartments feature state-of-the-art facilities. Guests can enjoy exclusive access to the Gym, Guest Service Centre, Sky Garden, and well-equipped Function Room where residents can hold private parties with friends. Complimentary services encompass housekeeping service, 24-hour concierge and laundry facilities.

LOPLUS SERVICED APARTMENTS

239 - 1,373 sq. ft. **Gross Size**

279 No. of rooms 1 month minimum Contract term

HK\$24,800 - HK\$100,400 Monthly rate 388 Hennessy Road, Wan Chai / Address 5 Luard Road, Wan Chai

Enquiries (852) 2625 2323 / 8202 3377 (852) 9320 2429

WhatsApp enquiry@loplus.com.hk Website www.loplus.com.hk

where Care begins @ Loplus Serviced Apartments

Serve with Passion



Our Services & Facilities

Well-equipped kitchen

Housekeeping

In-room WiFi

On-site Laundry

Gymnasium

Sky Garden



Contact Us:

Leasing Hotline : (852) 2625 2323 Website : www.loplus.com.hk WhatsApp : (852) 9320 2429 **Email Address** : enquiry@loplus.com.hk

Address

: 388 Hennessy Road, Wan Chai



YI SERVICED APARTMENTS



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

Accessibility

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

Services and facilities

Designed exclusively for executives with tight schedules, all Yi apartments are fully 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

Layout Address 1 bedroom / studio 10-12 Chatham Court, Tsim Sha Tsui

Enquiry Website

8200 1100

www.xin.com.hk/yi-serviced-apartments

YIN SERVICED APARTMENTS



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

Accessibility

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

Services and facilities

All quality suites are generously laid out and superbly 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 units 42

Layout 1 bedroom / studio

Address 97A Wellington Street, Central

Enquiry 8200 1100

Website www.xin.com.hk/yin-serviced-apartments



MANAGING DIRECTOR OF 翡翠島物業 JADE LAND PROPERTIES

JADE LAND

Commodity-rich Malaysia stands to be benefit from rising energy prices

The covid-19 pandemic has brought about global headwinds with food and energy prices surging due to worldwide supply chain disruptions and pent-up demand. To add fuel to the fire, Russia's war in Ukraine has further exacerbated inflation. However, there is a silver lining from Malaysia's point of view. High energy prices are advantageous to commodity-rich Malaysia, which is Asia's major exporter of oil and gas, and the world's second largest exporter of palm oil. Rising commodity prices are bolstering the government's balance sheet, and the government is expected to continue spending on infrastructure investments, which will fuel economic growth.



Malaysia's central bank announces a strong 14.2% GDP growth

Supported by a revival of domestic demand, strong exports, a firm recovery in the labour market, and ongoing policy support, Malaysia's economy is continuing to rapidly expand. The country registered a robust GDP growth of 14.2%, the highest in over a year, which was registered in the third quarter of 2022. Inflation in Malaysia has been largely contained by government subsidies and price control measures this year. Malaysia's unemployment rate is relatively low and has continued to decline to 3.7% in Q3 of 2022.

An alternative manufacturing base to China in terms of semiconductor production

The pandemic has triggered multinationals to reassess their sources of raw materials and parts assembly. Companies are turning to Southeast Asia to secure their supply chains. Malaysia is well positioned to capture the economic benefits of being a middle power between the U.S. and China as these two superpowers battle for control of critical computer chip technology.

SOUTHEAST ASIA The Southeast Asian nation's Electrical & Electronics (E&E) industry is a vital part of international supply chains accounting for 7% of global supply. The country's computer chip industry is concentrated in the island-state of Penang, which represents 80% of the nation's contribution. Penang has drawn semiconductorrelated investment from the U.S., Germany, Japan, China and elsewhere since the 1970s. Last year, Penang received a record-high total manufacturing investment of MYR76.2 billion, representing a 440% year-on-year increase, and equivalent to 40% of the country's total. In December 2021, U.S. chipmaker Intel confirmed

THE RISE OF MALAYSIA:

ANECONOMIC

POWERHOUSE IN

Malaysia secures membership in various free trade agreements

remain supported by ever-growing demand for semiconductor products.

an investment of USD7 billion to expand its fabrication plants in Penang's Bayan

Lepas Free Trade Zone, which is expected to create over 9,000 jobs. Exports

Malaysia is currently a member of the Comprehensive and Progressive Agreement for Trans-Pacific Partnership, which includes Japan and ten other countries and the Indo-Pacific Economic Framework, a U.S.-led economic initiative. In March 2022, Malaysia joined The Regional Comprehensive Economic Partnership (RCEP) - the world's largest free trade agreement between China and fellow ASEAN members covering a population of 2.2 billion and accounting for 30% of global GDP. Malaysia will benefit from the eventual removal of 90% of tariffs between member nations and a reduction of non tariff trade barriers. According to the Ministry of International Trade and Industry, Malaysia is expected to be the largest beneficiary of the agreement in terms of gains in exports with a projected USD200 million increase among the ASEAN countries.

Malaysia welcomes foreigners to own property and land on a

Malaysia is now an upper middle-income nation, and its strong economic growth has fuelled demand for housing and commercial real estate. It is an attractive real estate investment location given its openness in allowing foreigners to own freehold property and even land unlike its Southeast Asia counterparts like Thailand and Vietnam. As a former British colony, it upholds a common law system and English is used in contractual agreements. In addition, Malaysia's real estate prices are highly competitive in which the average price per sq.ft of a property in Kuala Lumpur is only approximately HK\$2,509 according to the Global Property Guide. The above reasons enable investors to easily enter the market and to ride on the strong economic growth.

With its diversified economy, strong exports, and thriving manufacturing sector, Malaysia is well-positioned for continued economic development. Malaysia's real estate industry is an attractive option for investors looking to capitalize on the country's growing economy.



YOO8 SERVICED BY KEMPINSKI AT 8 CONLAY

Iconic branded residences with 5-star hotel service 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 Jalan Conlay, 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 steps away 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 via an air-conditioned covered pedestrian walkway.

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 wellestablished 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.

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.

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 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 David and Victoria Beckham and Elton John.





German branded appliances are utilised, 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, podshaped 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.

YOO8 SERVICED BY KEMPINSKI **TOWER B AT 8 CONLAY**

8 Conlay, Kuala Lumpur City Centre (KLCC) Address

705 to 1,328 sq. ft. **Developer** KSK Land Completion 2023 Q4

www.jadelandglobal.hk

2869 6683 / 9873 0332 / info@jlgroup.hk

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

MUZE AT PENANG INTERNATIONAL COMMERCIAL CITY (PICC)

A landmark smart city development – the first of its kind in Penang



Adjacent to the Bayan Lepas Free Trade Zone, Penang Golf Club, and Convention Centre, Penang International Commercial City (PICC) 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 a Light Rail Transit (LRT) station, shopping mall, serviced apartments, 5-star hotel, A-grade offices, world-class medical centre, F&B Boulevard and Central Park. In recognition of the developer's exceptional contribution to society, Hunza Properties Group was granted permission by the government to incorporate the "P" for Penang in the project name of PICC.

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 of 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 located in the southwestern part of Penang Island. It is also where the Penang International Airport and the Bayan Lepas Free Trade Zone is found – housing over 300 multinational corporations and 4,000 small medium-sized enterprise with established manufacturing facilities and assembly lines specialising in the production of semiconductors at this bustling hub.

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

companies will contract non-primary activities to local third-party providers for services such as finance, human resources, procurement and IT support.









The Penang Transport Master Plan

The government is investing approximately HK\$46 billion in the Penang Transport Master Plan for the purpose of enhancing the infrastructure of Penang Island and the mainland. This includes incorporating monorail and LRT transit lines, tram lines, additional main highways and an undersea tunnel.

Residents at Muze @PICC will have seamless access to an LRT station. 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, and a 2-lane directional flyover leading vehicles directly into the complex.

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 three to four bedrooms with sizes ranging from a comfortable 1,087 to 1,862 sq. ft. 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. The '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.

Launching of six bespoke duplex penthouse homes

Jade Land Properties is delighted to announce the launch of a collection of six bespoke duplex penthouse apartments located within Muze @PICC in early 2023. The apartments will come fully furnished with interiors designed by YOO Studio. There will be a choice of three design styles – "eclectic", "lux", and "serene", each evoking a sense of place and a feeling of home away from home.



Each home looks onto the outstanding lush greenery of the Penang Golf Club and stunning open city views of the Convention Centre. The apartments feature an open





plan design ranging from 3,778 to 5,263 sq.ft. in three to four bedroom layouts with private rooftops, and inclusive of three parking spaces plus one tandem parking space. An exceptional lifestyle investment, take the opportunity to be a part of this exclusive pre-launch. Contact us to register your interest.

Founded in 1999 by international property entrepreneur John Hitchcox and the world's most celebrated designer Philippe Starck, Yoo is a design and development company delivering sophistication and style to landmark developments internationally.

A Reputable Penang-based Developer: Hunza Properties Group

PICC is the brainchild of 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 and more.



MUZE AT PENANG INTERNATIONAL COMMERCIAL CITY (PICC)

Address
Typical apartments
Penthouse apartments

1,087 to 1,862 sq. ft. 3,778 to 5,263 sq.ft. Hunza Properties Group

2023 O1

Developer Completion

Enquiries

Website

28696683 / 98730332 / info@jlgroup.hk

Bayan Lepas, Penang

/ info@jigroup.nk www.jadelandglobal.hk

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



KIDBROOKE VILLAGE ROYAL BOROUGH OF GREENWICH

A PLACE TO GROW TOGETHER

An exciting opportunity, Kidbrooke Village is located within one of London's most sought-after locations, the Royal Borough of Greenwich (London Zone 3). An established, welcoming community with excellent amenities, short commutes into the city and award-winning green spaces.

HIGHLIGHTS.

- Surrounded by 86 acres of open parkland
- Located in Zone 3
- On-site Kidbrooke Station
- Only 17 minutes* to London Bridge
- On-site Sainsbury's, Starbucks, Fennies Nursery, Pure Gym and Young's Pub & Dining, with more to come
- Spacious and modern interiors with functional designs
- Ideally located for schools, suitable for all ages
- Winner of Sir David Attenborough Award for Enhancing Biodiversity in the Landscape Institute Awards

AVAILABILITY

1 and 2 bedroom apartments.

Prices from £460,000

3 bedroom houses. Prices for £950,000

CONTACT

Enquiry number 3758 2969

Whatsapp 5611 8401

https://www.fminvestment.com enquiries@fminvestment.com











YOUR GATEWAY TO LONDON AND BEYOND 👄

Royal Arsenal Riverside is one of the best-connected developments in south-east London, where residents enjoy a vibrant riverside lifestyle with many on-site amenities. Occupying the prime location along the River Thames and offering a buzzing retail hub, Royal Arsenal Riverside is rapidly emerging as one of London's bright spots.

HIGHLIGHTS

- On-site Elizabeth line station
- On-site Uber boat by Thames Clipper Pler
- Only 300m to National Rail and DLR station
- Residents-only wellness club with a 20m swimming pool & more
- 24-hour concierge service
- On-sire award-winning restaurant, pubs, shops and a crèche
- Home to Woolviich Works and Punchdrunk,
 London's newest creative district
- Over 1km of riverside walk with fantastic views
- 4-acre Maribor Park

YTIJIBAJIAYA

1, 2 and 3 bedroom apartments. Prices from £482,500

CONTACT

Enquiry number 3758 2969

Whatsapp 5611 8401

> https://www.fmirwestment.com enquiries@fmirvestment.com





WHAT'S NEXT FOR THE UK RESIDENTIAL MARKET?

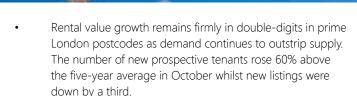


2022 has certainly been an interesting year, after two years in which the pandemic fuelled a surge in house prices in most global cities, the landscape is now shifting. Money is becoming more expensive, and geopolitics more complex. Homeowners are having to grapple with the unpredictability of soaring inflation, the rising cost of debt, and higher taxes. The UK property market has entered a period of freefall despite this slowdown, aggregate growth in 2023 would still be higher than that recorded in six of the last ten years across our prime residential markets.

Key Highlights from 2022:

- Global demand for property increased as the pound came under pressure.
- The pound became one of the worst performing currencies this year. The exchange rate fell from US\$1.71 in July 2014 to US\$1.15 in early September 2022, which highlights the size of the relative discount for US buyers and those denominated in pegged currencies such as the Hong Kong Dollar and currencies in many parts of the Middle East.
- The price of most fixed-rate mortgages in the UK exceeded 5% in early October compared to less than 3% in early July in 2022
- The number of new UK buyers registering in November was 5% up on the five-year average. Meanwhile, the number of offers made fell by 17%.
- We saw an increase in purchases of over £10m in the London prime and super-prime market, majority of purchasers using cash, we estimated 54% of prime buyers used cash in the last five years.





• London home prices have grown by around 23% in 2022 since the onset of COVID-19, largely due to an imbalance between the limited supply and high demand.

Key Trends to look for in 2023:

- We expect prices in the UK to fall by 5% in 2023 and 2024.
 This represents a total decline of almost 10% and takes house prices back to the same level as the summer in 2022.
- We expect the home prices growth in the UK that took place during the second half of the pandemic will be reversed.
- Limited homes supply continues to push rents higher. In 2023, we have revised our forecast to 6% from 3.5% in Prime Central London and Prime Outer London.
- Mortgage rates are expected to edge down as lenders increase their price mortgages based on lower swap rates
- Sales volumes above £10 million will remain high as international travel resumes, while cash buyers and a weak pound support activity.
- We expect more clarity on longer-term projections of house prices to become more apparent in March 2023



In summary, we are forecasting a 10% price decline in the UK over the next two years, taking prices back to where they were in the summer of 2021, mortgage rates will have settled down by March although there won't be many five years fixed rate mortgage offers starting with a '3' still in the system and we expect the steep monthly declines that have followed the mini-Budget to become a thing of the past and that longer term trends will become more apparent once the effects of the mini-budget fade.

CALICO WHARF

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



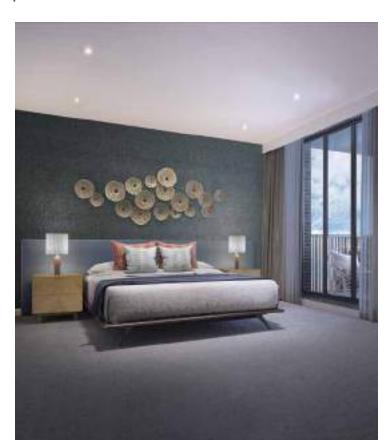
Offering the perfect balance of convenience and tranquillity, Calico Wharf is a brand-new riverside development in Bromley-by-Bow of East London, just four stops away from the financial hub of Canary Wharf and Stratford, the 'capital of East London'.

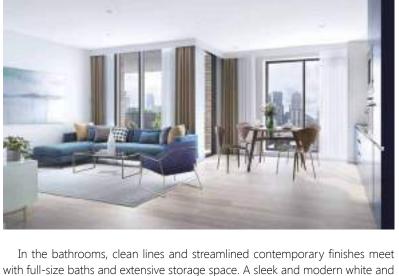
In the near future, Calico Wharf will be part of the most exciting regeneration project East London has ever seen. The site is set to become a thriving new hub for business with incomparable waterside views, and benefits from being just moments from Canary Wharf, home to the global and regional headquarters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

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

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

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





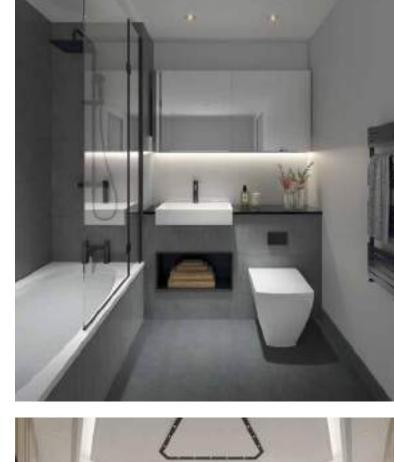
In the bathrooms, clean lines and streamlined contemporary finishes meet with full-size baths and extensive storage space. A sleek and modern white and grey finish contrasts with composite stone worktops, finished with a tiled feature splashback. A place to relax with the convenience of the latest appliances,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

Whilst there is a choice of green open space just minutes from Calico Wharf, the development itself has been designed with attractive landscaped gardens at its heart, exclusively for residents to enjoy for play and relaxation. Club Calico offers a full range of exclusive facilities and services including Concierge, Infinite Vitality & Sauna, Riverside Gym, Sky Garden, Rooftop Cinema, Banquet rooms and Co-work Lounge.

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

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

The nearest station is Bromley-by-Bow with District and Hammersmith & City lines and Langdon Park DLR within 8 mins time to Canary Wharf. Located on the western banks of the River Lea and only a few stops away from Stratford and the Queen Elizabeth Olympic Park, this neighbourhood has excellent transport connectivity with the rest of London and is close to business opportunities, eclectic cultural offerings and leisure activities.



CALICO WHARF

Address Lochnagar Street, Poplar E14
Layout Studio - 3 bedrooms
Enquiries (852) 6362 3199
Website www.calicowharf.co.uk





KEYBRIDGE

A standout landmark in Vauxhall



Hamptons YW International, a joint venture between Ying Wah Properties and renowned luxury estate and letting agent Hamptons, has recently launched Keybridge, a first-hand completed residential development in the heart of London's regenerated Vauxhall. Strategically located on the south bank of the Thames with close proximity to Westminster, the economic and social hub of the UK, this bold and ambitious development is destined to become the standout landmark in the capital's most exciting new neighborhood.

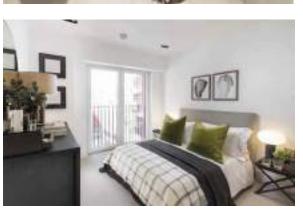


This unique development includes 6 residential towers, with four available for sale and the other two for rent, offering approximately 500 new homes from studios to 2-bedroom apartments. The property is well-served by distinctive amenities, such as state-of-the-art gymnasium, 24-hour concierge service, swimming pool and spa. Residents can also literally embrace nature when meandering along the green spaces and parks nearby.

Location & connectivity

Situated at a mere 6-minute walk to Vauxhall Rail Station, a 7-minutes drive to Oxford Circus Underground Station and a 11-minute drive to the London transport hub King's Cross St. Pancras station, Keybridge provides unparalleled connectivity to residents, allowing them to go to significant landmarks and famous destinations with major hub stations at their doorsteps. Residents are also spoiled for highly acclaimed university choices, including University College London, Imperial College London, King's College London, and more. These top-notch universities are within a 15-minute drive.







Prices for studios start from £540,000, representing a 15-20% discount compared to properties in the same area. "Keybridge is exceptionally attractive to investors looking for a property in Zone 1 with a lower barrier to entry and high flexibility to resale. Due to a high market demand from affluent exchange students and white-collar professionals, buyers can expect a 4% rental yield," Tom Hawkins MRICS, Head of Residential Development, London Hamptons noted.

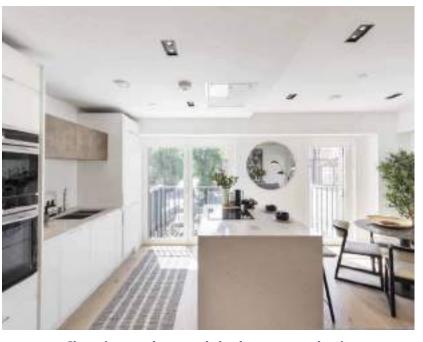
Since the value of the British Pound has plunged against the U.S. dollar, British assets have become a hot pick to dollar-holding overseas buyers particularly, who have been snapping up properties in central London, such as Mayfair, boosting active transactions in the property market



(from left) Mr. Tom Hawkins MRICS, Head of Residential Development, Ms. Joyce Lin, Head of Sales, Mr. Matt Goldsworthy MRICS, Head of International Residential, Hamptons international







Changing market trends in the post-pandemic era

While companies are making a big push to get employees to return to their desks, the number of international students at UK colleges has increased markedly in a new post-pandemic era, leading to a drastic increase in rental demand in Central London. "A severe lack of rental supply contributed to a sharp increase in rents, with rental yields of properties in some East London boroughs rising to a staggering 6.5-7.5%," Matt Goldsworthy MRICS, Head of International Residential London Hamptons remarked.

Goldsworthy has also observed an obvious change in Hong Kong people's investment options in London, from one-bedroom apartments in zone 1 two years ago to two- and three-bedroom apartments or even houses recently. "West London, with its outstanding school network, is the most popular area among Hong Kong investors, while areas undergoing redevelopment projects such as East London and North London are also notable," he added.

Joyce Lin, Head of Sales, Hamptons International, points out that enquiries related to buying and renting UK properties have increased significantly in the past two years, reflecting the strong demand for UK properties in both Hong Kong and Chinese markets. "For those who wish to obtain more details about UK properties, you are most welcome to visit our Kwun Tong and Causeway Bay office," she said.

HAMPTONS YW INTERNATIONAL

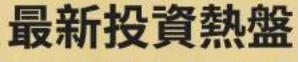
Address 28/F, Lee Garden Two, 28 Yung Ping Road,

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Enquiries (852) 2166 1102 Website www.hamptons.co.uk







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Manchester has the best performance of the rental market in UK, 15.6% annual change in rents.

There are many reasons to invest in the UK property market, but as an overseas investor, there are some key advantages that make the UK an attractive investment destination. First and foremost, the UK has stable political and economic environment that are favourable to property investors. The UK also has a transparent and well-regulated property market. Another key advantage for overseas investors is the strong demand of rental market. There is a growing population of renters in the UK, driven by factors such as the high cost of purchasing home, increasing flexibility in job markets, and changing lifestyle preferences. The strong demand can potentially drive for higher rental yields and housing price. Lastly, the UK is a great place to live! Offering a high standard of living, with good infrastructure and amenities. It is also a convenient location for European and international travellers. All of these factors make the UK become an appealing destination for overseas property investors.

If you're going to invest in the UK property market, Manchester is one of the most exciting cities in the UK, where a hot spot for rental income. With a population of over 2.5 million and a thriving economy. The rental price in Manchester are rising, as more and more people are looking to live in this vibrant city. The city has been undergone a huge transformation in recent years, with regeneration projects breathing new life into its many neighbourhoods.

Today, Manchester is a thriving metropolis in the UK. It's home to world-class museums and art galleries, top-notch restaurants and bars, fantastic shopping malls, and a lively music and nightlife scene. And with two major universities located here, there's a constant demand for rental properties from students and young professionals. If you're thinking of investing in the UK property market, Manchester should definitely be on your radar. With its strong economy and growing population, it offers great potential for long-term capital growth. And with average rental yields of around 6%, it's also an excellent place to generate passive income.

The latest figures from Zoopla showed that the average rent in Manchester has risen by 15.6% over the last 12 months, while the average rent on a buy-to-let property in the city stands at £928. With rents continuing to rise and yields remaining high, Manchester is an attractive option for buy-to-let investors. And with a large student population and a growing number of young professionals moving to the city. There is a strong demand of rental market. If you're thinking of investing in buy-to-let property in Manchester, be sure to do your research and speak to a local expert to ensure you make the most of your investment.



Century 21
Goodwin International Property
Co-Owner and Managing Director
Manci Man

GRAPHITE SQUARE IN VAUXHALL LONDON

The hottest Central London property destination for Chinese and Asian high-net-worth individuals and investors



Graphite Square is a new mixed use residential and coworking scheme in Vauxhall, which is developed by the Australian property developer, Third.i. It will deliver 160 homes and 80,000 sq ft of co-working and commercial space over three floors, with two public spaces that link currently disconnected local streets. It will deliver a cohesive new community, which is set to complete in Q4 2024.

Located on Vauxhall Walk, the £280million GDV development will offer 160 one to three-bed new homes, over 80,000 sq ft of co-working space for residents and local businesses and architecturally landscaped communal gardens with elements to enhance biodiversity.

The contemporary interiors will evoke timeless stylish design throughout, to include muted colour palettes, clean lines, airy open plan living spaces, herringbone wooden flooring, floor to ceiling doors affording fine views of the London skyline and grand entrance lobbies featuring ceiling sculptures – all taking a nod to the area's

industrial past with a sophisticated blend of brick, steel, glass and plants. Outside, the gardens provide a place for families and for the community, complete with firepits, casual seating and children's play areas.

Location

Vauxhall occupies a prime spot in London, and due to a substantial transformation programme, it's being rejuvenated with new residents and commercial space. As a result, the neighbourhood has become more vibrant and a very attractive place to live, particularly for



professionals in skilled or managerial positions aged between 20-44. Retail, leisure and office space is at the heart of Vauxhall now, as is improved connectivity with new stations expected to increase tube and train passengers to 61million by 2035, green spaces, health and wellbeing, public realm spaces and the building of multiple highend homes. There's no compromising when it comes to a London education either, with Vauxhall ideally placed for brilliant schools and top universities within easy reach. Its rise is underpinned by the volume of development in Nine Elms, which includes the redevelopment of the iconic Battersea Power Station which has

recently opened. This activity has helped fuel demand for Graphite Square, with 40% of sales so far being to buy-to-let investors, 30% to international buyers / primary UK residences sending their children to a London university and 30% to expats.

Education

There's no compromising when it comes to a London education, and Vauxhall is ideally placed with some brilliant schools on its doorstep - such as Thomas's School, attended by Prince George and Princess Charlotte. There are also several renowned universities a short distance away, including Imperial College, University College London and etc.

Perfect payment terms

Total of 10% deposit paid, 5% on exchange of contracts, 5% 12 month post exchange of contracts and 90% upon completion.



GRAPHITE SQUARE, VAUXHALL LONDON

AddressVauxhall Walk, London Zone 1Sizefrom 620 - 1,445 sq ftLayout1,2 & 3-bedroom apartments

Developer Third.i Group **Completion** Q4 2024

Inquiries One Global Property Services (Hong Kong)

+852 5975 2233

Website https://www.ogpsglobal.com/hk/en
Email SalesHK@ospsglobal.com

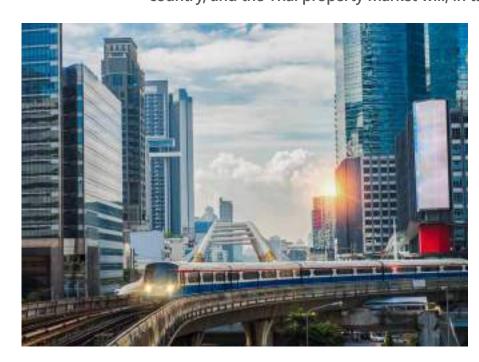


THAILAND PROPERTY MARKET SET TO THRIVE IN 2023

IVAN YAM

MANAGING DIRECTOR & PARTNER,
GOLDEN EMPEROR PROPERTIES (HK)
LIMITED

Thailand has long been one of the top tourist attractions in the world. With the recent tourism rebound since the reopening of the Thai borders this fall, it has already reached its goal of welcoming 10 million foreign visitors this year. The Thai economy is set to revive, especially with the newly-introduced policies and incentives to attract more foreign investors to purchase real estate in the country, and the Thai property market will, in tandem, be thriving.



Undoubtedly, Thailand is fast becoming the center-stage when it comes to business and property investments, as it offers a world of opportunities that has drawn huge interest from investors around the world. Moreover, companies are also tempted by its relatively affordable labor cost which obviously helps with better cost efficiency and manpower management. With its proximity to China, Singapore and other Asian cities, many investors and foreigners find it a perfect location for property investment and long-term wealth management.

With the new foreign incentives introduced by the Thai government in recent years, it was expected to attract more than a million new foreign investors and professionals within the next five years, whereby they will contribute over 1 trillion Thai baht in total (US\$30 billion) to the economy. Forecasts also expect that the overall property market will return to pre-pandemic levels in late 2023.



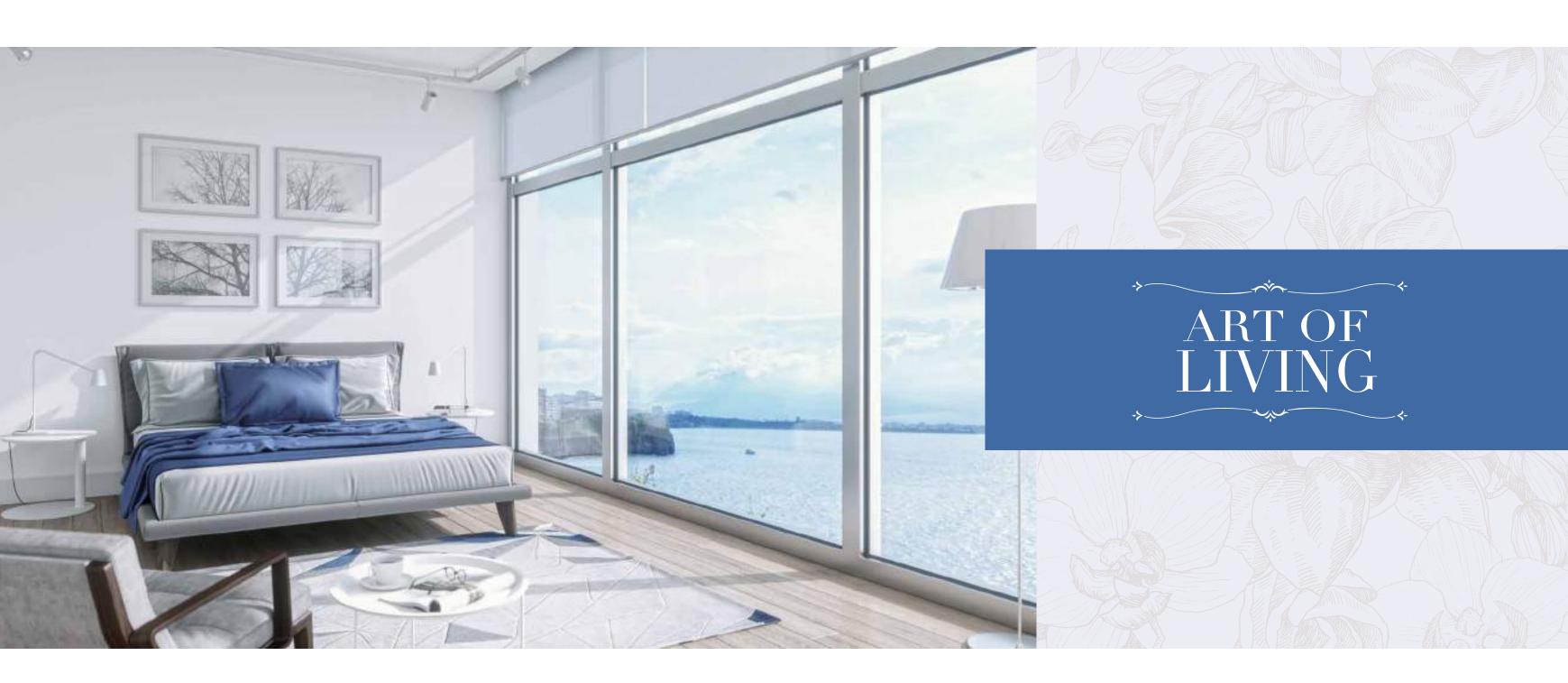
In addition, it is worth noting that locations around the outskirts of Bangkok are expected to flourish with several new project launches and new railway connections that contribute to the growing demand from young buyers and investors. Many locations in central Bangkok and its suburban areas will continue to benefit from the well-developed transport system.

In fact, most of the key developers in Thailand have already revealed plans in the last quarter of 2022 to launch new projects in the coming years, stimulating sales that will eventually bring a steady income in 2023-2024. It is not surprising that in the new year, the number and total worth of projects are expected to surpass the indicators of 2022.

At the same time, housing prices are likely to increase in 2023 due to a rise in the value of land after revaluation during a stable recovery. Coupled with the effect of higher production cost due to the increase in prices for building materials and cost for energy, an increase of 5-8% in housing prices is expected in the coming months.

The property market in Thailand is set to thrive in 2023. Before then, this seems to be a rare opportunity for developers to boost sales before the price hike. Besides, considering the weakening Thai Baht and the upcoming increase in supply, this could yet be the perfect moment in time for overseas investors seeking a long-term property investment to buy property in Bangkok and a good return on investment in the long run.





Health-boosting filtered water to safeguard your health

Marrying cutting-edge technology and reliable functionalities, the award-winning GROHE's Blue Pure Filter Faucet delivers great-tasting and health-boosting drinking water straight from your tap.

In line with the brand's mission of providing sustainable product solutions, GROHE Blue Pure offers quality filtered water to safeguard users' health and protect the environment.

Refreshingly 2-in-1 design

With its 2-in-1 faucet design, the GROHE Blue combines two separate internal waterways for filtered and unfiltered water. The innovative hygienic mousseur ensures that once the water has been filtered it never comes into contact with anything that may taint its taste.

Sleek and minimalistic, this under-sink filter is an excellent space-saving device which blends in with every kitchen's design and ambience seamlessly. It also comes with popular design features including Minta pull-out, Eurosmart and BauEdge.

Compatible with Filtration Technology by various brand

Thanks to its connection available option, GROHE Blue Pure is compatible with various water filtration brands on the market, giving a chance for users to select the water filter based on their own preference and needs.

In addition, the user-friendly design of GROHE Blue Pure assures easy operation with a classic one hand lever for normal tap water and an additional handle for filtered water.





Award-winning GROHE's faucet

Known as the world's leading German provider of sanitary fitting, GROHE has been helping many to solve daily household challenges with its products that combine exceptional design with top-notch German engineering.

In 2019, GROHE was crowned "Red Dot: Brand of the Year" out of a total of 8,697 entries. The brand won over the experienced jurors with its outstanding design quality and extraordinarily consistent conveying of its own values across different channels.

Sustainability advocator

With its mission of being a sustainability advocator, GROHE Blue Pure continues to live up to the brand's legacy by providing sustainable product solutions that celebrate 'Pure Freude an Wasser', meaning 'Joy of Water', not just for today's consumer but for generations to come.

While the production of 1 litre of water in plastic bottles requires up to 7 litres of water, GROHE Blue Pure works with just the actual water that is being used.

GROHE

Address 300 Lockhart Road, Wanchai Enquiries (852) 2802 2274
Website grohe.com



GROHE SMARTCONTROL KITCHEN

Make your everyday kitchen life easier







Kitchen is the centre of a family's day-to-day living, where members share ideas, cook, and enjoy meals together amidst the busy hustle and bustle of life. Dedicated to offering consumer-oriented kitchen portfolio, GROHE introduces the SmartControl technologies to make your everyday kitchen tasks effortless with convenience.

Smart 'Push and Turn' button for kitchen sink

With an innovative shower system and 'Push and Turn' operation, GROHE's SmartControl technology is now available in the kitchen, bringing users a completely new and handy kitchen experience.

Straightforward, and user-oriented, the SmartControl faucet offers intuitive operation by pushing and turning. Instead of using a lever, users can switch the water flow on and off with just a touch of the intelligent button at the faucet's outlet. It also works well when using one's elbow or wrist, which is perfect for people juggling kitchen tasks.

For precise water flow adjustment, the GROHE ProGrip button can be turned to the right or left – from the economical Eco to the powerful Jet spray. The temperature can be regulated by using a mixing valve on the faucet's body. Pushing the button again will interrupt the water flow. The setting for the preferred amount of water will be automatically saved for the next time the faucet is being used

To make your everyday kitchen life easier, GROHE SmartControl Kitchen has also come up with two additional convenient features: the pull-out spray head which ensures ultimate flexibility; and the spray head which gently guides back into its original position after uses, thanks to the strong GROHE Magnetic Docking.

Three minimalist faucet designs to maximize your convenience

Taking advantage of its intuitive handling, the new GROHE faucet meets all the requirements for precise control, straightforward convenience and ultimate flexibility – all at the touch of a button.

In addition to its user-friendliness, the new faucet features a reduced and puristic design in three different design lines to fulfill different customers' preferences. The Minta design gives the faucet a minimalist and cylindrical look. The slim and organic lines of the Essence collection boost simple elegance. The previous design of the Zedra line was reinvented with the launch of the SmartControl technology for the kitchen, combining a contemporary look with complete convenience.

The faucet's A-shaped body is comfortable to hold and visually captures the natural flow of water. GROHE offers the SmartControl faucet in a total of eleven different colors, providing the right model for every taste and kitchen style.

GROHE

Address 300 Lockhart Road, Wanchai **Enquiries** (852) 2802 2274

Website grohe.com







Total Kitchen Solution









North Point | Causeway Bay Mong Kok









BOCONCEPT

BoConcept Hong Kong celebrates its 10th anniversary of extraordinary experience

BoConcept, a Danish furniture brand founded in 1952, is dedicated to making homes more aesthetic and comfortable. Over the years, they have never failed to amaze customers with their passion for customizing furniture and making the most of different fabrics in their designs.

Always simple but elegant, flexible and enjoyable, BoConcept's furniture and customization services transform your home into a delightful, color-coordinated and enchanting paradise. To create a truly personal home for customers, the furniture comes with accent on modularity, functionality and quality.

Customers are offered more than 120 different fabrics and material to choose from for furniture customization. As if that wasn't enough, they have also installed a fabric wall at every BoConcept store to make it easy for customers to fully understand the fabrics and help them decide on which fabric is best in representing their personality and taste

At BoConcept, it is their firm belief that "People should not be anyone but themselves – in any space". They give their customers the freedom of integrating their individuality into their homes, which explains why customers love this brand so dearly.

Furthermore, to help customers' home live up to their dream, BoConcept provides a free interior design consultation service, offering useful styling information. They can also come up with 3D drawings for a vivid image of the end result, assisting customers to make the perfect choice. If there are further worries, the option is always open for them to use the furniture display templates in store as reference.

Modern, minimalistic and comfortable furniture designs are in vogue, and BoConcept has all the answers in their shops in Kowloon Tong, Shatin, Central and Causeway Bay. The store will be celebrating its 10th anniversary in Hong Kong in 2023 with a commitment to further enhance the lifestyle of Hongkongers.







BOCONCEPT

Website http://www.boconcept.hk/



KOHLER

Famed for its compelling design, cutting-edge technology, and meticulous craftsmanship since it originated in 1873, Kohler continues to elevate the shower's design and experience to ultimate enjoyment.

The global leader in bathroom and kitchen design is set to transform a daily routine into a wellness ritual with the latest Statement and Anthem showering systems, which redefine minimalist modernism with a touch of warmth, and provides an array of stimuli through myriad customized combinations of temperature and spray control.

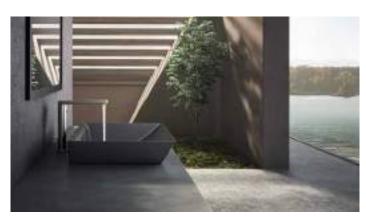
Anthem valves and controls

The new Anthem mechanical valves and controls have a touchsensitive surface that is intuitive and easy to use.

The advanced outlet control gives users independent access to each component for precise temperature and volume control, making it easy to change settings with precision and choose individual levels of warmth for different areas of the body.

Users can freely adjust the six outlets to enjoy a personalized shower experience with up to 1 default + 9 presets created by users' favorite combination of shower sprays, rain heads, showerheads, hand showers, and body sprays.

The digital Anthem valves would elevate the shower experience to the next level which empower bathers to customize various settings. For instance, setting default or max temperatures, monitoring shower duration and water usage to maximize water conservation, and more. Not to mention the "warm-up mode" that purges cold water from the pipes and puts a hold on the hot water for up to two minutes until users are ready to get in the shower. Every areas of the body would be taken care delicately as the Anthem digital control offers independent access to every spray and up to two temperature zones.











Statement showering collection

Statement Showering brings a range of unique shapes and sizes to create striking aesthetics in the shower with the latest technology.

Seven immersive spray experiences offer a Deep Massage spray composed of twisting jets that knead sore muscles, a Cloud spray that swathes the body in a warm mist, and others like a Full Coverage Rain, a dense, wide Sweep, and a Ribbon Massage that cascades in an

In addition, the Infinity spray creates three experience zones with its interlaced water streams in a single spray, where the droplets closest to the nozzle rinse, while the middle zone massages and the farthest stream provides coverage.

Many components also make use of the game-changing KOHLER Katalyst technology, which enhances every droplet with air for a warm, luxurious cloak of water.

Brazn bathroom collection

Kohler takes inspiration from the Modernist movement to offer the Brazn suite available in Honed Black and White for a refined classic take, creating a gracious retreat to rejuvenate yourself.

The pleasing asymmetric design adds purposeful details to the collection, which includes a freestanding bath, vessel basin, and onepiece toilet that integrates tank and bowl for a seamless and easy-toclean design.

KOHLER

Website

www.kohler.com.hk





118 | LUXURY ART OF LIVING

HANSGROHE

Refreshing Style: hansgrohe Rebris

The new hansgrohe Rebris line of faucets is like a fresh breeze in the bathroom

In the bathroom, sometimes it's enough to change a small detail to make a big impact, totally revitalizing it. The subtlety that makes the difference is called Rebris from hansgrohe. It reduces water consumption thanks to innovative EcoSmart+ technology, while maintaining the same level of enjoyment in use. In this way, hansgrohe Rebris brings even more joy to the bathroom and incidentally supports a sustainable lifestyle.

Reduced to what really counts

Rebris from hansgrohe focuses on the essentials in terms of design, technology and function, and is available in two design variations, Rebris S with soft curves and Rebris E with clean lines. This new product focuses on timelessness, quality and resource conservation that make everyday life easier. To fully adapt to the personal needs of the users and the respective bathroom ambience, both options are available in different, comfortable heights and in trendy chrome and matte black finishes.

hansgrohe Rebris S and Rebris E are particularly eye-catching with their sleek appearance and sophisticated faucet handle. Rebris S blends harmoniously into a variety of bathroom styles with a soft, round silhouette. Rebris E is straight-lined and angular. It is particularly convincing in a modern ambience with striking lines.

In addition, the design language continues through a wide range of washbasin faucets with concealed variants, bathtub spouts and single-lever fixtures for the shower. Other products from the existing range, such as the hansgrohe AddStoris accessories or the hansgrohe Vernis hand-held showers, harmoniously complement the faucet line.







Even (Eco) smarter in everyday life

The pioneering EcoSmart+ technology reduces water consumption to just 4 liters per minute while still providing an exceptional water experience. As a result, Rebris reduces flow by 20 percent compared to EcoSmart products.

The right twist for an even more sustainable everyday life is provided by the CoolStart technology. It ensures that the faucet automatically delivers cold water when the handle is in the middle position. Therefore, for a short on and off when moistening the toothbrush, for example, no unnecessary energy is consumed for heating the water. CoolStart from hansgrohe only starts the energy-intensive water treatment process when it is really needed.

Also, clever: the fitting has a so-called Coin Slot aerator, which can simply be detached from the fitting with a coin for easy cleaning. ightharpoonup

HANSGROHE

Website

www.hansgrohe-asia.com

AXOR

Displaying colors through water

AXOR One Colors Curated by Barber Osgerby

In collaboration with British designers Edward Barber and Jay Osgerby, AXOR is extending last year's AXOR One bathroom collection with a selected palette of six colored faucets and fixtures inspired by a specific set of naturally occurring interactions between light, color, and water. They are available through AXOR Signature service.

"Edward and Jay curated these colors for us to evoke specific aspects of water in relation to the earth and the sky," says Anke Sohn, Head of Global Brand Marketing AXOR. "The palette draws on the designers' observation that color often increases in vibrancy and intensity when seen through water, and it reflects the design brand's elemental connection to nature through water."

Aquamarine's blue-green captures the chromatic character of a calm sea. Coral is a warm, red-orange tone. Ice is a light, muted blue, seen in the layered blues of glaciers and sea ice. Stone is a strong grey, referenced from the intersection of land and sea. Shell is a cool greyish pink. Sand is the color of the shore, wet from the ebbing tide.

"We chose the colors to complement the widest range of bathroom finishes, from enamel and concrete, to marble and wood", Edward Barber and Jay Osgerby explain. "Each color balances the ability to become part of a calm visual field with limitless scope for self-expression and individuality, reflecting the way in which bathrooms and small cloakrooms are increasingly becoming places that are less about neutral utility and more about original and impactful design."

The selected fixtures from the collection have a gloss finish, which reads like a layer of water over the surface color, adding depth and vibrancy. Just like water, this gloss finish reflects the surrounding environment, whilst providing the easily cleanable surfaces required in a bathroom.











oral

Shell

\auamarin







Stone

Sand

AXOR

Website

www.axor-design.com

SMART CELLARS





Sub-Zero wine storage units are more than just coolers; they are guardians against heat, humidity, vibration, and light — the four enemies that can rob wine of its complexity, character, and taste.

Sub-Zero maintains wine's preferred cool habitat in independent zones, ensuring both red and white can be served at their optimal temperatures. Too little moisture in the air makes corks dry and shrink, causing wine to oxidize. Too much, and both corks and labels may peel and rot. Sub-Zero's dual evaporators — one for each storage zone — maintain steady, moderate humidity. Light is another component that can affect the aging of wine, especially the invisible ultraviolet light that can penetrate wine bottles. Sub-Zero's UV-resistant, bronze-tinted glass shields wine to preserve its original taste. Mechanical vibration can also damage delicate wines, such as Pinot Noir. Sub-Zero's quiet compressor lets wines rest undisturbed. Bottles are cradled in rustproof, coated-steel shelves that glide smoothly in and out for easy access.

Sub-Zero's vice president of marketing Michele Bedard shares, "Sub-Zero knows how important every glass of wine is and we want to make sure you get the best taste with every sip."





Sub-Zero wine storage offers a variety of sizes and flexibility in design, to boldly stand out or disappear seamlessly. Select the classic, clean look of stainless steel or custom panels to coordinate with existing cabinetry, or add a bespoke, design-driven touch with artistic panel designs. For over 75 years, the collaboration with world-famous architects for the most prestigious homes and the appreciation of Sub-Zero owners have turned the brand into an icon, making it a feature piece in your home.

Engineered to last more than 20 years, each unit is made of superior-grade components assembled with craftsmanship, and then factory-tested for more than 24 hours.

Sub-Zero is available at the Sub-Zero Wolf Flagship, Lee Garden Three, Causeway Bay. 2239-5073 (www.subzerowolf.com.hk)



SUB-ZERO

/ebsite www.subzerowolf.com.hk







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.





BEOSOUND THEATRE

A cinema at home with just one soundbar

"Beosound Theatre completely redefines cinematic sound in the home. With its powerful sound, advanced technology platform and modular design, we bring the immersion of a multi-speaker setup into one soundbar that slots seamlessly with any screen." ----- Kristian Teär, CEO of Bang & Olufsen.

Magnificent cinema at home

Beosound Theatre offers new opportunities for your home, redefining what the home cinema experience can become, and giving you the chance to enjoy nice films, just like how it would be in the cinemas, at your own home. With Beosound Theatre you can enjoy TV shows and movies by immerging into the cinematic world, while sitting or lying down comfortably on a sofa.

This immersive cinematic experience is made possible through Beosound Theatre's 12 speaker drivers, including two custommade long stroke 6.5" woofers and 800 watts of amplification power, providing up to 112dB sound pressure level. The design ensures a better and even sound distribution which further elevates the high quality audio experience for everyone enjoying the movies.



Beosound Theatre creates a new three-dimensional sound directivity through a patent-pending combination of direct, side and up-firing speakers. This allows all the loudspeaker drivers to work together and control its beam width and direction, providing you with a surrounding sound experience, and a step closer to a full cinematic experience.

Seamless fit for almost any screen

Bang & Olufsen further establishes its well-known image of unique design through the design for Beosound Theatre. Based on the concepts of modularity, you have the ability to easily transform the soundbar into a complete wall-mounted or floor-standing screen experience, allowing it to slot seamlessly and optimizing the spaces left around your TV.

The interface bracket provides the possibility to dock almost any screen to the soundbar, preventing you from investing in a new TV. The interface bracket allows a seamless connection between the stand and the TV screen. The TV is presented as one integrated design, hiding any clutter and providing a compartment for small TV boxes, through the bracket.



Good for generations to come

One classic issue with speakers like this is often they don't last long and need to be replaced after new ones are invented, but not with Beosound Theatre.

Beosound Theatre is created to be future-proof and lasts for generations. The purpose of the modular design is to allow Beosound Theatre to outlast many TVs in their lifetime. The modular design allows you to update your product as time passes rather than replacing it, allowing it to evolve with you over time. The aluminum side "wings" are extendable for you if the TV screen grows with upgrades, further displaying the thoughtful integrated solutions for greater longevity.

Beosound Theatre is a pure expression of timeless design, displayed through "Mozart", a Bang & Olufsen's own proprietary software platform that ensures the soundbar can connect seamlessly with products that date back to 1986. It further establishes a cross generational home audio setup. Mozart, through its processing power and memory, allows new features, capabilities and connectivity in the future to be introduced.

Why choose Beosound Theatre?

Beosound Theatre is designed for users to have an immersive cinematic experience at their home without any difficulties. It is designed to provide a surrounding sound experience, seamless fit into almost any TV screen and a future-proof design to last for generations. It is a wonderful investment, as well as a lovely add-on for your home design and an elevation of your entertainment.

BEOSOUND THEATRE

Websi

www.bang-olufsen.com



DESIGNER CEILING FANS

A smorgasbord of designer ceiling fans

Ceiling fan, these days, has become a must-have item in every home not only because people are getting more low-carbon conscious, but also the product is actually providing a superior comfort in our daily life.

Hunter Fan Co. has recently launched several new models to address the needs in various countries. The Finley is only 91cm in diameter and perfect for small rooms as a cooling and lighting solution, while the Gilmour, being a minimalist option for contemporary-minded users, fits in their modern décor. In recent years, there has also been an increasing demand for quality fans for outdoor use. Hunter's new Trimaran fan is rated as 'Weather Max' in America, and is designed to withstand weather conditions in all seasons



The designer of Iconic Fan Co. has revamped the renowned Australian Classic Fan model and released the new Stratus+ with enhanced design features. With an enhanced minimalist outline, the fan has become a timeless fashion item that can fit in seamlessly with any home. Iconic Fan Co. has also released a robust model Boardwalk for both indoor and outdoor places. The fan body is constructed with composite materials and the blades are hand-treated and painted by specialists in Taiwan to achieve the natural wood finish.





Two new colors have been released in the Light Wave of the Minka Aire series. Different from the original Distressed Koa finish, the Drift Wood finish gives a more rusticated look that can easily match with a wide range of wooden elements such as furniture and design textures. The Coal finish, on the other hand, goes well with contemporary or manly décors. The fan features a powerful dimmable LED that illuminates the room while keeping you cool.



■ MATTHEWS FAN

Simplicity makes perfection as demonstrated by the Irene series of Matthews Fan Co. It is a versatile model that can be mixed and matched with its various designs, colors, and sizes to achieve the desired appearance. The IreneH is an example that offers a refreshing yet simple look with its clutter-free and flush-mounted design which goes well with either indoor or outdoor places.





家族をいつも明るく照らす。 健やかな風とともに。







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Swing Model

DCEA-SW12CL

DCEA-12CL

Standard Model

