# LIXUIV PROBATIONS April 2023



-NO.15-SHOUSON

壽臣山15號



15 LUXURY HOUSES

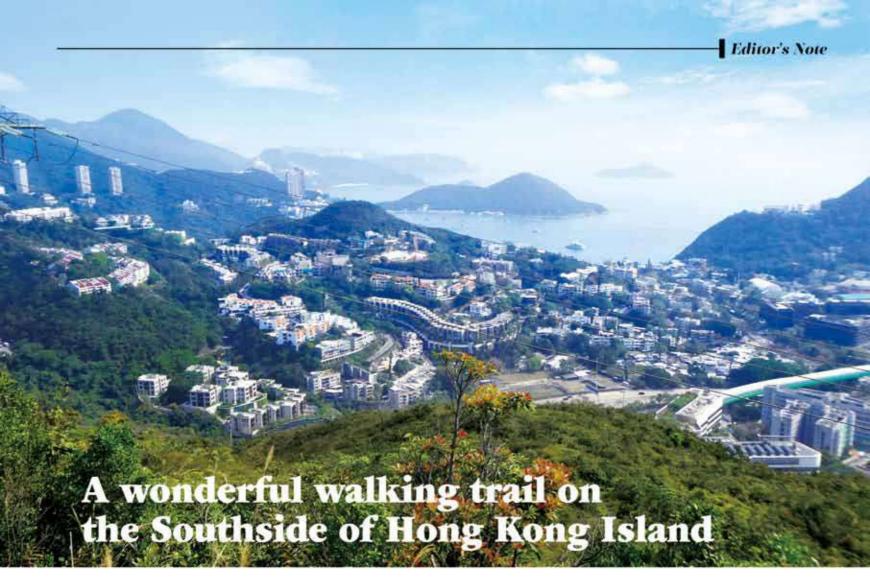






A SERENE SANCTUARY EMBEDDED IN NATURE





Hongkongers have, it seems, suddenly woken to the fact that our city is a real gem in terms of hiking in the great outdoors.

This latest craze is borne out by the 3-year pandemic lockdown. Instead of roaming aimlessly in shopping malls and indulging in gastronomic degustation in restaurants, they make deliberate attempts to shun crowded places and have taken en masse to the hills and dales throughout the territory for that precious breath of fresh air and glorious sunshine. In the process, they have, perhaps unknowingly, done their health and wellbeing an enormous amount of good.

As we move ever closer to the close of the hiking season due to the approaching summer heat, I made my move recently on Hong Kong Island and would like to share the very pleasant experience with you.

You start by taking bus #15 from just outside the Admiralty MTR station and disembark midway at the Wanchai Gap Road Park stop before the bus continues its way up to the Peak. Follow Middle Gap Road to the end past a horizontal bar for cars as you enter the paved

footpath. At the first junction, take the left one that heads for Black's Link, and soon you will reach an open viewing point that amply rewards you for your effort.

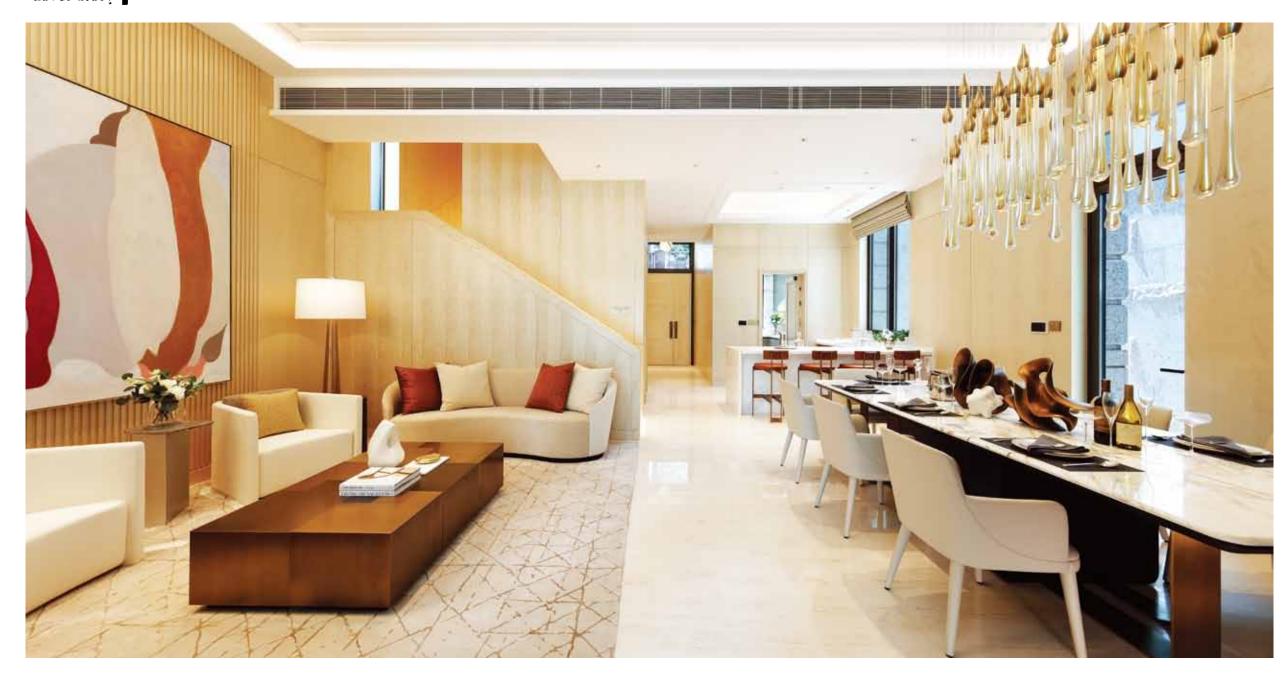
Here you have a grandstand view of the exclusive enclave of Shouson Hill which slopes gently down to Ocean Park and the Hong Kong Country Club. You can see exquisite villas and detached mansions dotted amongst the verdant landscape which form a strong contrast with the numerous residential towers down at Wong Chuk Hang.

After feasting your eye on this open, spectacular view, continue your journey on the almost level footpath that hugs the mid-levels of Mount Cameron and Mount Nicholson before you eventually emerge at the roundabout of Wong Nei Chung Gap Road, Deep Water Bay Road and Repulse Bay Road where you can board a bus or van back to the city.

It's a soothing and mesmerizing walk well worth doing!

andy.ng@singtaonewscorp.com







Location, location, location! As any real estate agent worth his salt would tell you, location is the foremost factor to consider especially when you are seeking a luxury property. In this connection, Shouson Hill on the Southside of Hong Kong Island is hard to beat in many respects.

Backed by the verdant hills of Mount Cameron, Bennet's Hill, Brick Hill, Violet Hill and Mount Nicholson, Shouson Hill is a self-contained enclave that opens up to the south, overlooking Ocean Park and the Hong Kong Country Club, and beyond to the shimmering waters of the azure South China Sea. Shielded from the cold, dry winds from the north in winter whilst enjoying cool, soothing southerly breezes in summer, Shouson Hill boasts an equitable climate all year round. You don't need geomancers to tell you it's Feng Shui at its very best.

A salubrious precinct where you can hear the birds sing amongst the foliage, luxuriate in the perfumed floral scents, and take in oxygenated fresh air with every breath, Shouson Hill is so far removed from the hustle and bustle of the city, and yet, at the same time, so near to where the action is with a network of convenient transport routes to town as well as to white sandy beaches like Deep Water Bay and Repulse Bay, and prestigious clubhouses on the Southside, like Hong Kong Country Club, Hong Kong Golf Club and Aberdeen Marina Club.

Traditionally reputed as an exclusive suburb for the rich and famous, Shouson Hill is doubly appreciated by families with children as it is located in the coveted catchment area of school net #18 which comprises distinguished primary schools like St Paul's Co-Educational College Primary school and Aberdeen St Peter's Catholic School; secondary schools like Sacred Heart Canossian College and St Stephen's College; and international schools like Hong Kong International School, Canadian International School of Hong Kong, South Island School, and more.

### The ultimate in luxury living

Discerning buyers will rejoice over the launch of a completed, ready-to-move-in ultra-luxury residential development at Shouson Hill named "No. 15 Shouson" where they need not make any compromise in their search of the ultimate in luxury living.

Jointly developed by Emperor International Holdings Limited, C C Land Holdings Limited and CSI Properties Limited, this very rare offering comprises 15 detached houses, each with a saleable area of between 3,727 and 12,037 sq. ft., and a floor plan from 4 rooms 4 suites to 6 rooms 6 suites. Each of these majestic mansions comes with a private courtyard, parking spaces and an in-home elevator, with 13 of them sporting a private swimming pool as well.









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## A touch of sophistication

Resplendent with fountains at the entrance, No. 15 Shouson is nestled amongst a sea of greenery. Its magnificent frontal façade is curated by distinguished designer Andrew Lee King Fun who has seamlessly brought the natural vibes of the surrounds into the stately homes with colorful vertical plant walls, 4.5-m high vaulted ceiling, and Romanesque columns that accentuate the property's imposing grandeur.

Adding to the aura of sophistication is a digital ink landscape painting created by award-winning visual effect specialist Victor Wong and his invention robotic arm A.I. Gemini. Inspired by the beauty of the lofty ridges backing Shouson Hill and the serene environment, Victor combines the data on weather, landscape to create a unique masterpiece with A.I., showcasing layer after layer of mountains, their continuity and their changing hues. It is the first A.I. art piece used by a developer to enhance the ambience of its property.

The 15 houses feature diverse and yet distinctive styles of design with the emphases on refined craftsmanship, bespoke detailing and textural finishing. The different themes have been thoughtfully conceptualized by Emperor International's own interior design team, as well as renowned firms of Champalimaud Design and David Collins Studio.

Champalimaud Design advocates a concept that is contemporary, elegant and dignified as defined by clean lines, coupled with the meticulous use of marbles and wood materials that ooze warmth and resonate with nature. Characterized by understated luxury and a sense of pure simplicity, the interior configuration flows seamlessly from one functional area to another in perfect harmony.





For David Collins Studio, their designers are obsessed with detail, craft and refinement. Inspired by Shouson Hill's unique positioning of connected seclusion and picturesque surroundings, they opt for a soothing palette of tonal greens, ochre and blues, paying attention to details like intricate flooring patterns in stone and marble that is set against textured glass, dark timber and metal detailing. Together with sculptural furniture and lighting, the home is imbued with a subtle, calming ambience.

The homes are guarded by a professional team of security guards and watch dogs to maintain the highest level of security. Each house is installed with state-of-the-art facial recognition and smart home systems such as QR scanners, as well as sensors so that residents can enjoy their peace and quietude.





# **NO.15 SHOUSON**

Address: No. 15 Shouson Hill Road West

No. of houses: 15

Size: 3,727 to 12,073 square feet Layout: 4 to 6 ensuites

**Developer:** Emperor International Holdings Limited,

C C Land Holdings Limited & CSI Properties Limited

Enquiry: 2838 2118 Website: www.15shouson.com



Everybody in town heaves a sigh of relief when all pandemic restrictive measures were finally withdrawn on 1st of March. The lift in sentiments is quickly reflected in crowds building up in shopping malls, restaurants, cinemas, theme parks, travel agencies and not forgetting newly-launched property inspections!

With border re-opening, Mainlanders are renewing their frequent pilgrimage to Hong Kong. Indeed, the incoming figure for February has just topped the million mark, the first time since the onset of the pandemic; and on 18th March, the one-day figure topped 100,000. With the resumption of longer-distance destinations for the High Speed Rail with effect from 1st April, the arrival figures should continue to rise strongly.

This rising momentum of arrivals bodes well for a revival in the local economy, and the real estate industry is optimistic that their shopping spree is likely to include property.

In a recent luncheon address, Financial Secretary Paul Chan Mo-po is upbeat on Hong Kong's economic outlook, reaffirming our ability to achieve the goal of a 3.5 to 5.5% growth. The major thrust, he said, would probably occur in the second half of the year.

Meanwhile, the Hong Kong Trade Development Council has maintained its forecast for export growth of 5% this year, after its export index grew 9.3 points to 39 for the first quarter of the year, indicating an improvement in business sentiment among local exporters after the border reopened.

So after three stifling years, it looks like our economy is well and truly on the mend and headed for some vibrant growth again.

V Andy Ng Features Editor THE LAUNCH OF CANADA-WATER THE FOUNDING



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









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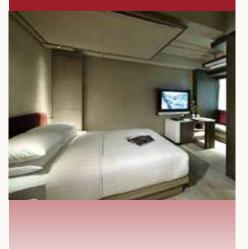


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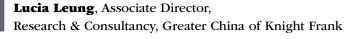
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# The luxury residential market is on the cusp of a rebound

The residential market in Hong Kong was in a down-cycle in 2022. Against the backdrop of interest-rate hikes, a fluctuating stock market and weak local economy, home prices and transaction volumes dropped quite significantly. According to the government data, a total of 45,050 residential transactions were recorded in 2022, dropping 39.4% YoY. Hong Kong government's revenue collected from the Special Stamp Duty (SSD), Double Stamp Duty (DSD) and Buyer Stamp Duty (BSD) for home sales recorded 2,972 cases in 2022, dropping 41.9% YoY. Revenue stood at HK\$5.94 billion, plummeting by 54.1% YoY. Notwithstanding the poor performance of the overall residential market, the luxury segment was relatively resilient. The overall home prices of luxury properties dropped by 1.6%

YoY in 2022, compared to a plunge of 15.6% YoY for the mass residential properties.

On the bright side, more professionals and expatriates have returned to the city after Hong Kong and Chinese mainland border has fully reopened, supporting market sentiment. The luxury residential market has regained momentum with some eye-catching luxury deals. A handful of notable transactions worth HK\$100 million or more were recorded, showing continued buyer appetite for prime assets. For instance, a triplex unit at Dukes Place in Jardine's Lookout was sold for HK\$287.1 million or HK\$70,000 per sq ft; a 8,934 sq ft house in Villa La Plage, Tuen Mun was sold for HK\$380 million; and a 3,627-sq-ft unit at The Corniche in Ap Lei Chau was sold for HK\$183.3 million.



On the leasing front, enquiries and home-viewing activity saw an uptick, given the return of Chinese and overseas expats. Although homeowners generally stood firm with their asking prices and fewer discounts were offered to tenants, units in the range of HK\$100,000 to HK\$200,000 per month were rented out quickly. Examples include a 2,560 sq ft house at 12 Shouson Hill Road, Shouson Hill, which was rented for HK\$158,000 per month. Another recent notable luxury leasing transaction was a house at Overbays in Repulse Bay, which was leased for HK\$370,000 per month or HK\$88 per sq ft.

The tide is turning for the residential market. It is expected to hop on the recovery track on the back of the border reopening, slowing interest rate hikes and the revival of the local economy. Looking ahead, developers are expected to adopt a more aggressive approach to launch new projects. The overall residential transaction volume is expected to gradually pick up with a sharp rebound in buyers' confidence. Nevertheless, given the abundant private housing supply and unsold units hitting the market, we expect housing prices to start improving only in the second half of 2023. As for the luxury residential market, we expect the property prices to be buttressed by the return of professionals and foreigners to Hong Kong, and the regained purchase momentum by Chinese buyers and new Hong Kong residents. Coupled with factors such as the relatively low supply of new luxury projects, the luxury residential market is expected to outperform the overall market this year.

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# The pinnacle of luxury living



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

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



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

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

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

# **CHELSEA COURT**

Address: 63 Mount Kellett Road, The Peak, Hong Kong

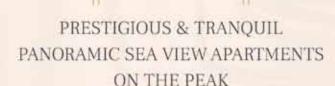
Layout: Two to four bedrooms

Website: www.chelseacourt.com.hk
Enquiry: +852 2118 8048

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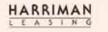
Chelsea Court
63 Mount Kellett Road, The Peak



- 1,509-1,522 sf simplex units with 2 ensuites
- 3,100-3,123 sf duplex units with 4 ensuites, 800-1,800 sf private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
- · Ample covered carparking spaces
- · Professional managed with 24-hour security
- . Close to Peak Galleria & schools

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









Email:



**Burnside Villa is the personification** of luxury and exclusivity.

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

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



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

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

Look no further for your dream home.

# **BURNSIDE VILLA**

Address: 9 South Bay Road, Repulse Bay, Hong Kong No. of units: 44 houses and 12 apartments

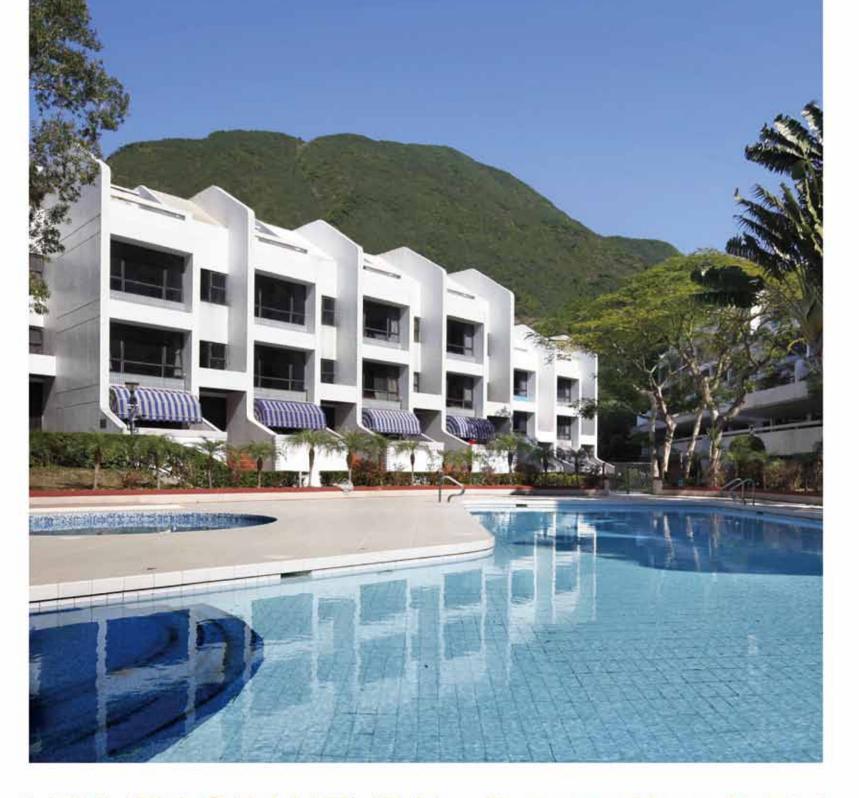
3 Bedroom House 2,098 - 2,143 sq. ft. saleable Size: 4 Bedroom House 2,763 - 2,811 sq. ft. saleable

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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: 1 month minimum
Size: 401–582 sq. ft. (GFA);

401–582 sq. ft. (GFA) 270–380 sq. ft. (SA) Monthly rate: HK\$17,000 up +852 3108 3636

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UK property developer Berkeley Group launched Hong Kong's biggest UK real estate showcase yet of the year, with a phenomenal response from the public.

Pockets stuffed with business cards, together with stacks of colorful brochures and an assortment of goodies from sponsors, visitors to the Berkeley Group's 'Spring in Action' property showcase held at Sky100 at the ICC all seemed to be in high spirits. The event aroused widespread interest among investors, industry experts and property agents.

"As much as a celebration of our 10th anniversary here with our partners, this event is also a thank-you to our customers for their support through the years." said Gavin Sung, Managing Director – Berkeley International. "Established in 1976, Berkeley Group has served Hong Kong buyers for more than three decades before setting up an office here, and it's clear

that Hongkongers have a special affinity for UK property."

The idea of placemaking and regenerating well-connected brownfield sites are at the forefront of the Group's planning for homes across London, Birmingham, and the South of England. "As a property developer, we are deeply committed to not just selling properties, but creating sustainable places where people want to live, work and play," said Sung.

As staffers showed me around the 10,000 square feet space atop the International Commerce Centre, I passed by a whirl of networking, with buyers eager to seek information and gather up-to-date industry knowledge for a sound purchase. Through a series of talks and seminars over the 12-day event, more than 50 thinkers and industry experts converge and delve into the latest trends and insights in financing, mortgage, migration, legal matters and education in the UK.



Sung said: "All people are investors; it's how they are going to use that property that is emotional. This is why we really focus on the customer journey, being there at every step of the way, from going through taxation matters to educational options for their children."

At the centre of interest was a beautifully appointed showroom, built from scratch with BoConcept's modern furniture and showcasing 24 of the Group's projects, many of which, Sung said, are long-term regeneration projects focusing on challenging and complex sites with great potential, and taking over 20 to 30 years to develop.

A case in point is Grand Union. Located at Alperton in Brent, the large-scale development has sprung up on the south side of River Thames, transforming what was once an industrial relic into liveable residences and a vibrant community with 14 acres of open spaces, including the likes of a waterside piazza, landscaped gardens, and riverside meadows.

Another successful example, TwelveTrees Park, is one of the most exciting regeneration schemes in East London. Arranged across 12 acres of open green space, the development comprises 3,800 homes, retail and commercial spaces, private courtyard gardens, and a school. Major transport links, including the West Ham station just minutes away from the premise, provide swift connections to key locations in London.





"Ultimately it's about recognizing the values of challenging sites and transforming them into exceptional communities that people want to live in, and in that way we make a positive impact on society and the natural world," said Sung.









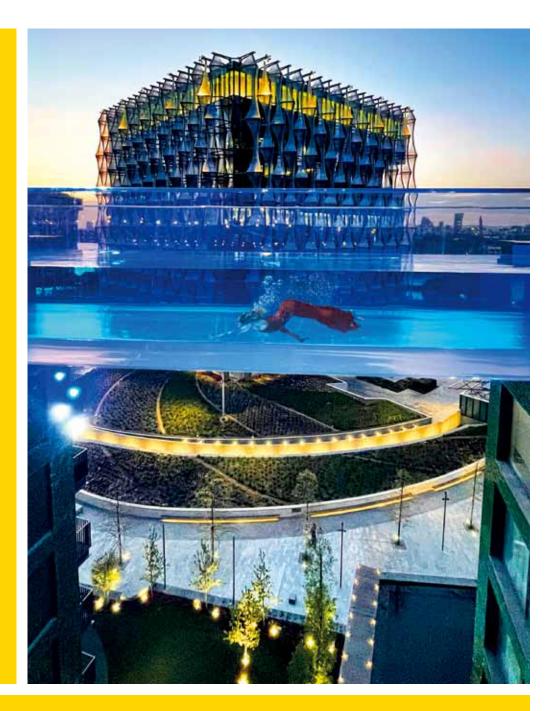
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# **Embassy gardens**



# **New Release** of Apartments in the Legacy **Buildings**

Become part of London's most exciting riverside neighbourhood. With a growing reputation as a social and cultural hub, Embassy Gardens features 1,500 new homes with stunning alfresco spaces, vibrant bars and restaurants and premium health and wellbeingfocused retail offerings.

Enjoy a lifestyle like no other with exclusive access to first-class resident amenities at the Eg:le Club, featuring the iconic Sky Pool developed by the world's leading experts in engineering. The pioneering transparent 25-metre pool allows residents to swim between two buildings 35 metres in the sky.

Eg:le membership also provides a curated menu of exclusive amenities and services, including access to a 24-hour concierge, club lounge, two workspace suites, a private cinema, an indoor pool, spa and sauna rooms, and one of London's best health and fitness club offerings.

Luxury apartments sit among landscaped public squares, parks and spectacular gardens wrapped around the US Embassy. Each residency has been finished to the highest standard, designed for maximum light, height and views, with bold, high-class interiors: high ceilings provide a comfortable feeling of space and flood natural light into

the homes, while contemporary kitchens and bathrooms boast fittings of polished steel and porcelain tiles. Residents also enjoy private balconies, overlooking the surrounding skyline and parkland.

Walking distance from key transport hubs, Embassy Gardens is moments from central London, and nearby riverside walkways offer a scenic route along the Thames, with the shops, culture and nightlife of Pimlico and Chelsea just across the river.

# **Ballymore Hong Kong**

Contact: Mei Wong Email: mwong@ballymoregroup.com WhatsApp: +852 6347 2899



















**Apartments** at Embassy **Gardens** from £650,000

embassygardens.com

ECOWORLD ballymore.

\*Prices at The Modern correct as at date of print

# Savvy investors eye the UK's Royal Docks for high returns

Set in the Royal Docks, one of the UK's youngest and fastest-growing boroughs, The Forshaw at Riverscape presents fantastic investment opportunities with 82 new-build apartments poised for capital appreciation.







Nothing quite compares to living in a well-connected waterfront location: a laid-back lifestyle complete with amenities, the mesmerizing sights and rhythms of azure waters, with transport options only a stone's throw away, swiftly connecting you to the rest of the city.

Situated in the heart of what was once the world's largest and busiest port, the new residential development Riverscape offers an unrivalled riverside lifestyle. A joint venture of Ballymore and Oxley, it offers what is the only river and parkside residential development within walking distance of both the new business quarter around City Hall, and the Elizabeth Line at Custom House.

"Historically, East London was the least developed area in the capital, but the 2012 London Olympics has changed that and given the area a new lease of life," says James Boyce, Associate Regional Sales Director of Ballymore, adding that his company is one of the first developers to tap into the transformation of the historic Royal Docks, one of London's most significant regeneration projects.

The Royal Docks was first completed between 1855 and 1921; and since becoming London's only Enterprise Zone in 2013 – one of the country's 48 that provide tax breaks and other business incentives – money raised from business rates has been reinvested back into the area, accelerating its



regeneration. The district has transformed to a thriving living quarter, complete with new homes, transport links, community amenities and leisure and retail facilities.

### Rapidly rising house prices

Boyce remarks that the pandemic has led to a wave of young professionals relocating to the Royal Docks after reevaluating their top priorities: "Buyers are looking for more green spaces, and larger areas inside their homes that provide flexibility to work, live and entertain. At Riverscape, we have designed homes to directly respond to these trends."

With a robust demand for living spaces driven by continuous regeneration, there is still a fundamental housing shortage in East London, let alone a well-connected riverside dwelling. According to research from JLL, the population of Newham (where the Royal Docks is located) grew by 43,000 between 2011 and 2021 and exceeded 351,000 in 2021, accounting for a 14% increase. That puts it in the top 5% of local authorities for population growth nationwide and demonstrates a strong inward migration to this rapidly developing new district.

This data underpins a strong price prediction for the residential development in the area. Indeed, JLL points out





that, over the past 12 months, property prices in the Royal Docks area rose by 4.2%, and are expected to increase by 19% in the five years to 2027, not least driven by demand for well-connected riverside homes. This well outperforms the 14% growth forecast in London and 9% in the UK.

## An excellently connected community

Capitalizing on the adjacent neighborhood of Royal Wharf, Riverscape is within easy reach of central London and other areas. Whether you wish to travel by road, rail or river, the "15-minute city" model is designed to herald urban life with all its advantages. While the Elizabeth Line is just 10 minutes' walk away, the Royal Wharf Pier provides fast access to the city via Uber Boat by Thames Clippers, with West Silvertown DLR only a mere two minutes' walk away from the development.

The flourishing, well-established Royal Wharf neighborhood itself has many charms and amenities. The main square and high street not only offer a plethora of malls, grocery stores, a dentist and a pharmacy for daily necessities, it also boasts numerous local pubs, riverside restaurants, bars and cafés.

What's more, the fact that Royal Wharf is home to the Nest nursery and Royal Wharf Primary School makes it a highly desirable community for raising the next generation. And there's plenty to do on weekends for children and adults alike: from socializing at the Sky Lounge (exclusive to all Riverscape residents) to toning up at the comprehensive health and fitness facilities at The Clubhouse, including a 25-meter swimming pool, hydrotherapy and training equipment. The whole family will revel in fun-filled activities such as the annual Royal Wharf summer fete in the Royal Wharf Gardens, outdoor spaces and Lyle Park tennis courts.

### The epitome of waterside living

Situated at the heart of this riverside district, The Forshaw – Riverscape's latest residential building – occupies an enviable position which connects the development's private courtyards with verdant landscaping and seasonal bulbs, to the green spaces of Lyle Park. The Forshaw houses 82 units arranged across 16 floors in total: the one, two, and three-bedroom apartments are to be found in styles which exude modern luxury.

Apartments open out onto the lush Lyle Park and the gorgeous views of the River Thames, with natural light drawn in through expansive picture windows and spacious balconies, taking full advantage of the riverscape and parkland. Adding to the appeal of this new launch is the interior design by Amos & Amos, which mirrors the tranquil surroundings through the use of bronze mirrors, weathered wood and fluted glass.

"The apartment layouts were designed during the pandemic and each has been planned out to accommodate modern lifestyles, with both open and square spaces fit for working from home, exercising, and entertaining," Boyce explains. And just as one would expect from a residence of such quality, a 24-hour concierge service, a dedicated estate management team, a bespoke app for 'lifestyle management', as well as direct access to an underground car park, are there for the elevated convenience for its residents.

## Unrivalled investment opportunity

Boyce says that the launch of The Forshaw provides an ideal opportunity for buyers to capitalize on the significant investment opportunity presented by the Royal Docks: "The Royal Docks has already established itself as London's most ambitious regeneration area and new projects there will continue to gain traction, having recently welcomed the Greater London Authority's new City Hall in the Crystal Building, and the arrival of the Elizabeth Line."

With London's center of gravity still moving east, the Royal Docks will benefit from £8 billion worth of investment by 2038, as well as 30,000 new homes, 41,500 new jobs and more than 7,000,000 square feet of new commercial and leisure space. First launched on 25 September 2021 as the newest development in the heart of the Royal Docks, Riverscape is already one of London's fastest-selling developments since the pandemic – and The Forshaw is set to ride on this momentum.

With an outstanding reputation and track record in creating exciting new neighborhoods in the UK, Ireland and Europe, Ballymore (the developer of Riverscape) strives to provide a full-service offering from the point of reservation right the way through to completion, with an industry-leading customer service team. Given this commitment to excellence, Ballymore was awarded Homebuilder of the Year at the 2022 British Homes Awards.

The one, two and three-bedroom apartments at The Forshaw start at £445,000.

# **RIVERSCAPE, LONDON**

Address: Deanston Wharf, Silvertown, London E16

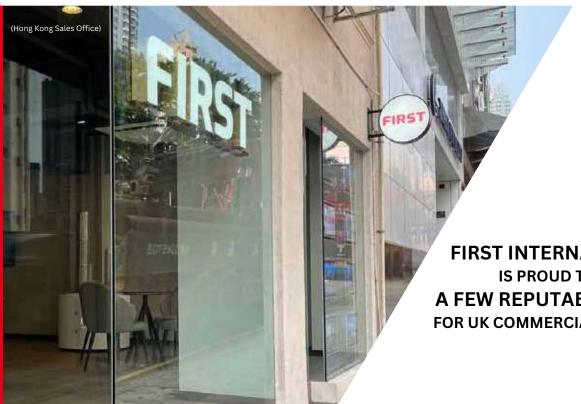
Apartments: 1, 2 & 3 bedrooms
Developer: Ballymore & Oxley

# **BALLYMORE HONG KONG**

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Since its establishment in early 2020, FIP have been heavily involved in the provision of professional sales and after sales service in overseas residential projects in UK, Australia and Singapore, including residential leasing, inspection service prior to completion, purchase of home furniture for installation to overseas homes, mortgage applications and the provision of overseas property management service to purchasers of overseas properties in the above mentioned countries.

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In addition to the above professional services rendered on residential projects, FIP also provides customise one on one service to our investors in their acquisition of commercial investments in the UK such as retail shops, shopping arcades, en bloc commercial or residential or mixed use investments, hotels or households of multiple occupancies etc. FIP also assists investors in their appointment of suitably UK qualified accountants to provide expert advice on UK tax planning, financial DD and filing of annual returns on their UK investments. We also look after appointment of UK professional surveyors in the provisions of survey reports, valuation reports and environmental assessment reports etc prior to commercial acquisition exercises.



# SUPER PRIME STREET FRONT RETAIL UNIT ON MARKET STREET IN ABSOLUTE GROUND CENTRAL OF MANCHESTER WITH NIY OF 9.36%



MANCHESTER UK

£4.15 MILLION

OFFERS IN EXCESS OF

- Long leasehold title with 113 years
- Subject property is a two storey street level retail shop with Ground floor frontage abutting the bustling Market Street which forms part of the Arndale Shopping Mall, the largest shopping arcade in the British Midlands.
- Gross internal area is 6,605 sq.ft. Entirely let to the German shoe
- manufacturer Schuh Ltd. with over 4 years left unexpired
- Current passing rent is £415,000 per annum

# EN BLOC FREEHOLD COMMERCIAL INVESTMENT OPPORTUNITY ON CAMDEN HIGH STREET IN **LONDON WITH NIY OF 4.0%**



OFFERS IN EXCESS OF

£4.775 MILLION

- Freehold title
- Subject property is located at the intersection of Camden High Street and Jamestown Road, one of the busiest High Street junctions in London
- The pub is arranged over G/F and basement level with 2 floors of residential accommodation on upper
- Total GIA is 4,553 sq.ft
- Subject property is entirely let to Ei Group Ltd which is a wholly owned subsidiary of Stonegate pub Company
- Current passing rent is £203,543 per

# PRIME RETAIL ARCADE JUST WITHIN 80 METRES FROM PICCADILLY GARDENS IN CENTER OF



OFFERS IN EXCESS OF

£3.325 MILLION

- 1 minute walk to Market Street & Arndale Shopping centre
- 4 well configured ground floor
- New shop fits providing 14,436 sq ft of
- heights
- Wide variety of planning uses Class E (A1, A2, A3, A4, B1, D2)
- Diversified tenant mix including C Bechstein Pianos, The Vurger Co and
- Held Virtual Freehold (or 999 year leasehold title available for sale)
- Total income of £319,861 per annum

# MANCHESTER WITH NIY OF 9.03%



- commercial units
- well-configured accommodation Impressive 4.2m floor-to-ceiling

# EN BLOC FREEHOLD PERIOD PUB LET TO LARGEST UK PUB COMPANY LOCATED IN BATTERSEA WITH NIY OF 5%



BATTERSEA, LONDON

STRIKE PRICE IS AT

£1.915 MILLION

- Freehold title
- · Located in the affluent London suburb of Battersea, Battersea Power station is the nearest underground station
- Ground level and basement are used as public house with 1st and 2nd floor used as a 3 bed residential unit by pub manager. Gross internal area is 2,888 sq.ft.
- Entirely let to EI Group LTd., a wholly owned subsidiary of Stonegate Pub Co Ltd, the largest UK pub company
- Current passing rent is £101,748 per annum

# PRIME FREEHOLD BANK, OFFICE & RESIDENTIAL INVESTMENT IN LONDON WITH NIY OF 9.25%



- Bromley is one of the most important commercial centres in South London
- Arguably the best retailing location on pedestrianised High Street
- Net initial yield of approximately 9.25%
- assuming normal purchasers' costs





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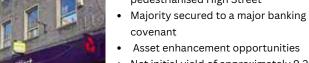












OFFERS IN EXCESS OF

£2.75 MILLION

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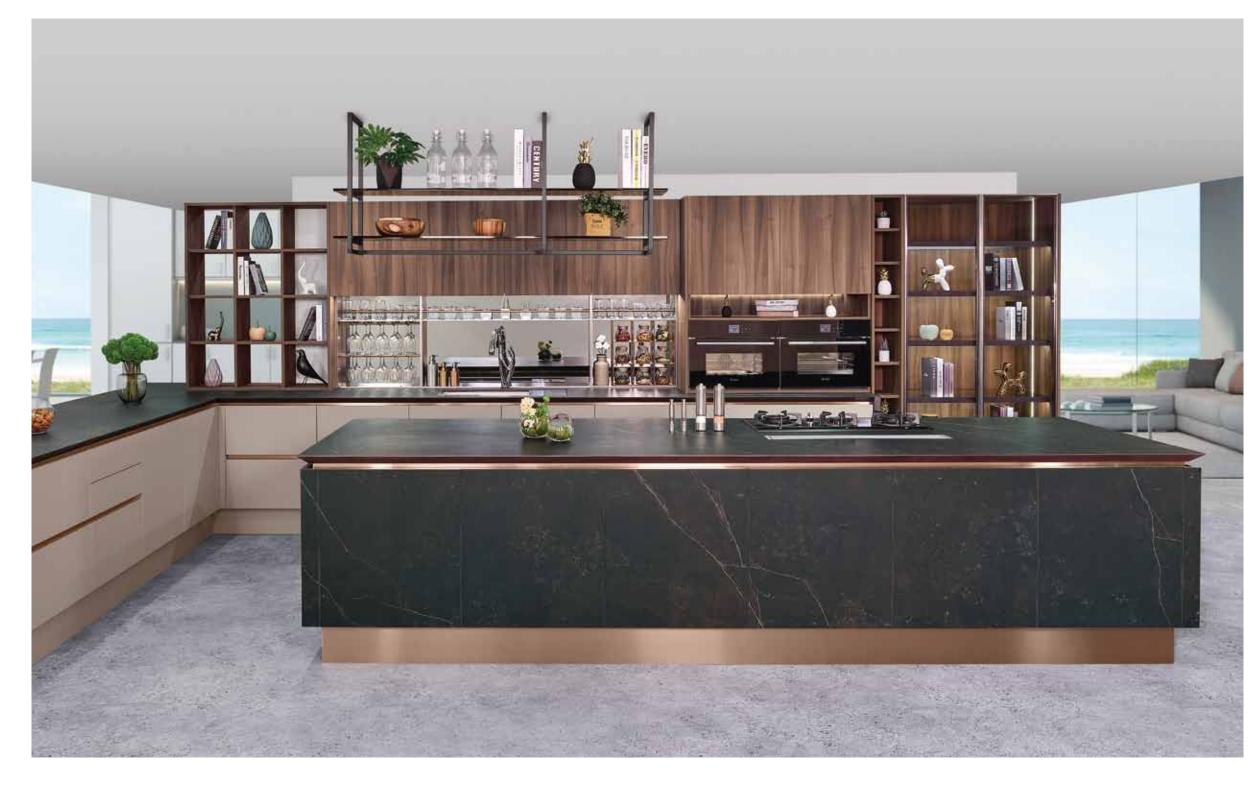


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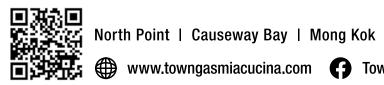
# Total Kitchen Solution











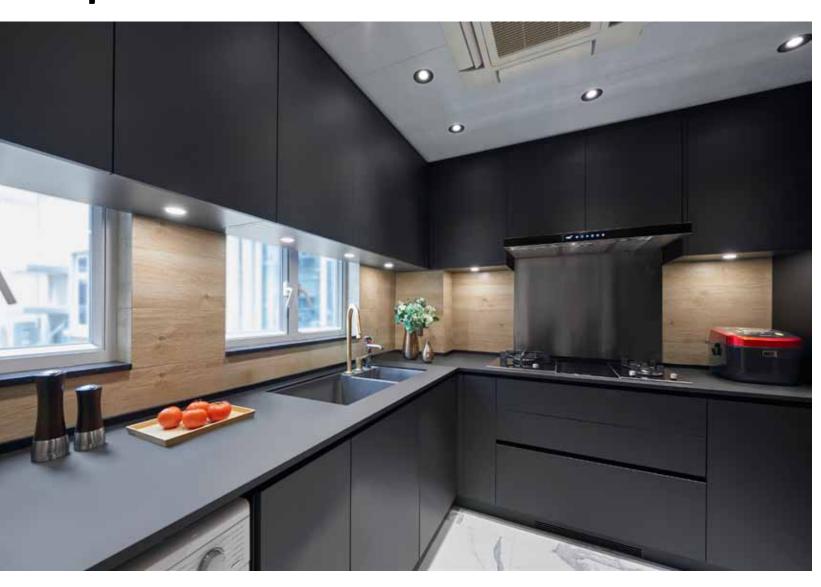




www.towngasmiacucina.com Towngas Mia Cucina







# Mia Cucina brings a touch of class and enhanced functionality to your kitchen

Whether you are seeking inspiration for your kitchen design or looking for specific furnishings to suit your needs, look no further than this Perth Apartment's ultra-modern kitchen decked out in Mia Cucina's state-of-the-art kitchen solutions and a stylish black ethos.

To many householders, the kitchen is the hub of the house, where functionality is just as important as aesthetics. A case in point: This kitchen, located in a Perth Apartment unit in Hong Kong, not only echoes its owner's personal preference for the black hue, but caters to daily cooking needs with the advanced Italian nanotechnology matt material and Mia Cucina's comprehensive appliances.

Meaning "my kitchen" in Italian, Mia Cucina is widely known in the market for creating stylish yet practical total kitchen solution with customized kitchen cabinets and premium fittings. Using quality materials imported from Italy, the brand's philosophy of "The Kitchen with You in Mind" reinforces its user-centric product design.

### A cool blend of dark color and wooden panel

While most Hongkongers tend to opt for lighter colors to enhance the sense of roominess, this kitchen goes for that subtle touch of sophistication with a much darker palette, stylish black worktops and a gray double-bowl sink.

A variety of material choice is a star turn in Mia Cucina's custom-made kitchen: Besides cool hues including navy, burgundy, dark green and the more conventional black and white, it also provides ceramic, lacquer, European innovative ultra-compact materials with clearly veined textures – whatever tickles your fancy.

## Italian nanotechnology surface materials

Among many cutting-edge technologies and materials from Mia Cucina's extensive catalogue, a highlight is the Italian nanotechnology matt surface material. Applying this innovative material to the kitchen cabinets and worktop means that they are not just fingerprint-proof and capable of generating thermal healing for superficial micro-scratches; they can minimize bacteria growth effectively, too.

# Highly functional cabinets partner with the best cooking appliances

Meanwhile, pragmatic built-in fitting is king. In this modern kitchen, the shelves and cabinets are all pull-out units, which make the most of storage space, and are brilliant ways of creating a more structured workspace. There are also pull-out trash cans – especially ideal when it comes to washing dishes and organizing ingredients.

The interior drawers installed inside these base cabinets really make a real impact, since it provides users with strategic storage and easy access, speeding up and streamlining the entire cooking routine.









Mia Cucina understands the importance and the appeal of cooking over an open flame. It's the reason why this kitchen has specially selected a built-in hob with an 8kW super strong flame and a double burner gas domino to infuse a much-prized "wok-hei" into a stir-fry, lending a smoky flavor to your dishes on a day-to-day basis that is only made possible by open-flame cooking.

With years of experience in project management in largescale properties, and offering total kitchen solution service by its professional teams, Mia Cucina strives to enhance users' home cooking experience with superior design and cutting-edge technology. And as with all the brand's creations, this kitchen epitomizes beautiful functionality and smart living with perfect aplomb.

# MIA CUCINA'S SHOWROOMS

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-34 -



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Valerio Olaiati, Archited



## A Swiss architect's tale of pursuing perfection

From the Swiss town of Flims, Valerio Olgiati has reached the pinnacle of a design avant-garde and made himself one of today's most influential architects.

The 64-year-old Swiss architect is revered for his radical style and some two dozen strictly idea-driven architecture, ranging from the School at Paspels erected on a steep hillside in rural Switzerland since 1998, to the Céline Flagship Store in Miami where most of the interiors are made of pale-blue marble.

Olgiati built himself and his wife a secluded sanctuary named Villa Além amid a deserted area in Portugal and spend their time between the house cresting over the rugged, hilly landscape of cork and the Alpine village for six months each.

The austere yet avant-garde concrete structure is the result of over 140 plans and showcases Olgiati's architecture in all its perfection, awing guests anew with its one-of-a-kind minimalist aesthetics in each visit.

"Perfection means nothing if you cannot feel it," says Olgiati. Enclosed by nearly six-meter-high walls, the complex creates the impression of petals that close and open toward the sky.

Even the kitchen is not just a place for cooking. The space, conventionally perceived as primarily functional, now exudes radical elegance of concrete and clearly defined lines continuing the overall design of Villa Além.



"Imagine you walk into your kitchen, and you feel that this place is truly made for you," he remarks.

The clean lines, authentic materials, and seamless design of V-ZUG's Excellence Line share the same standard of perfection as Olgiati's distinctive architecture. Every detail is a perfect illustration of Swiss craftsmanship that will fit seamlessly into your kitchen and create a unique atmosphere.

## Swiss perfection for your kitchen

Developed and produced in Switzerland, V-ZUG continues to prove its reputation as the leader in kitchen design engineering and unveils the new Excellence Line of ovens and Combi-steam ovens that further anticipate the user's needs while elevating the lifestyle of the discerning home cook

Adhering to the guiding Swiss design principle that 'form follows function', the Excellence Line highlights practical upgrades such as the revolutionary CircleSlider and AutoDoor, the first-ever automatic door closer that can be activated easily via TouchDisplay.

Designed for convenience and precision, the CircleSlider is an intuitive rotary encoder built into the center of the Touch Display. The slightly roughened surface allows for values to be set easily during the cooking process, while the high-resolution color display enables users to match precise settings for dishes with a visual indicator of progress during each phase of cooking.

Built to stand the test of time, the AutoDoor offers a unique handle-free, intuitive experience that facilitates fast and flexible cooking. To further support a streamlined cooking process, the door can be set to open slightly during select cooking processes to regulate steam and moisture or to allow the oven to cool down at the end of cooking.







# Timeless aesthetics with sustainability in mind

V-ZUG always strives for perfection in design and being environmentally aware.

Design excellence is reflected in being pared back to the essentials, in intuitive operation and in the careful use of natural resources. The appliances combine timeless aesthetics with user-friendliness and durability down to the very last detail.

To reduce the environmental footprint, V-ZUG only uses high-quality materials that are made to last and opt for innovative technologies for greater energy efficiency and has been making long-term investment in Swiss production facilities to achieve carbon-neutral production.

### A century-long expertise

Based in Zug in the heart of Switzerland, V-ZUG defines luxurious living with intelligent functions and extraordinary Swiss craftsmanship since its establishment in 1913.

Representing V-ZUG's top-of-the-line quality and innovation, the new Excellence Line was recognized in 2021 by iF Design Award, the world's oldest independent design institution in Hanover, Germany, with a panel of almost 100 independent experts heralding its minimalist and intuitive design. The extraordinary design of the Excellence Line also picked up the 2021 Red Dot "Best of the Best" Award for Product Design, following a rigorous evaluation procedure for design and innovation.

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