Luxury Property July-August 2023

Vibe of the Southside 南區一脈

A LA MONTAGNE 海 盈山

Go south, the rush is on!

If your impression of Wong Chuk Hang is a piece of no man's land with nothing more than a bus depot and an assembly of factories, think again!

Tucked away between Shouson Hill and Aberdeen, Wong Chuk Hang has undergone a quiet, steady transformation for years, but has finally blossomed into a vibrant neighbourhood with the opening of the MTR South Island line in December 2016, linking it to the CBD in next to no time, and the development of the station podium into a mega residential-cum-commercial hub that is unrivalled in the Southern District.

Families revel in the easy access to the nearby theme park just a stone's throw away; and for some coveted sun, sea and sand, there is an abundance of golden beaches in the district, stretching from the nearest Deep Water Bay all the way to Big Wave Bay. There are also plenty of nature trails for outdoor enthusiasts, and the level waterfront promenade between Deep Water Bay and Repulse Bay is just too good to miss for a leisurely stroll!



South, to Wong Chuk Hang

Wong Chuk Hang is today a fresh, dynamic district with a rapidly changing face what with the mega development atop the MTR station, brand-new office buildings, and converted industrial buildings. It is a gentrified neighbourhood as luxury hotels, boutique eateries, quaint cafes, craft beer pubs, and a host of galleries and art studios have moved in.

Boasting a pulsating art scene, those after cultural pursuits will have a field day gallery-hopping. Look out for both classic and contemporary art as you move from paintings, calligraphy and photographs to ceramics, sculptures, multimedia, and more. Who knows, you may want to become a part of this creative community yourself!

South, to Wong Chuk Hang, go south, the rush is on!

Andy My

Andy Ng Features Edito

LA MONTAGNE – encapsulating the Southside's dynamic vibes

In a fully-developed and land-strapped metropolis like Hong Kong, choice residential sites are hard to come by. Therefore, the gentrification of Wong Chuk Hang in the Southern District on the Island is like a welcome breath of fresh air that has brought new life to Hong Kong's residential property market, with the area brimming with dynamic vibes and rapidly becoming a magnet for savvy home buyers.









Unrivalled connectivity

 τ hat makes all the difference in the Southern District is, of course, the completion of the MTR South Island Line which has drastically enhanced the area's connectivity with the rest of Hong Kong, and in particular, with Admiralty and Central being respectively only 2 and 3 stops away from Wong Chuk Hang. It is an under-estimated gem that is so far removed from the hustle and bustle of the city for some coveted peace and quietude, and yet so near and handy to everything with a convenient, first-class commute. With Admiralty now upgraded into a super transport hub that connects four main railway lines and other transportation networks, including the Airport Express, travelling is a breeze. With the development of THE SOUTHSIDE, a master-minded

mega residential-commercial development atop the Wong Chuk Hang MTR station, the area now joins other traditionally elite suburbs nearby, like Shouson Hill, Deep Water Bay and Repulse Bay, as a sought-after target for home-makers as well as investors. Indeed, many celebrities are known to have bought

into the area as they recognise its huge potentials for value appreciation and strong rental yields.

A new vibrant hub

The dynamic developments in the Southern District in recent year are in sync with the government's 'Invigorating Island South' initiative which aims to establish the district as a lively and energetic area suitable for work, living, creative pursuits, leisure and entertainment. In the process, many premium office buildings have emerged, while industrial buildings have been progressively converted for commercial and residential purposes, and luxury hotels have moved in, all of which have immensely enhanced the area's amenities and appeal.

From what was a nondescript industrial area, Wong Chuk Hang has transmogrified into a neighbourhood buzzing with energy and creativity. Trendy cafes and event spaces have moved in, and the area has also steadily grown into a vibrant arts hub with galleries that transcend cultures, genres and nationality, showcasing an eclectic collection of classical and contemporary art to the absolute delight of culture vultures.







A prime location

LA MONTAGNE, the latest residential offering at THE SOUTHSIDE, stands on a prime location on the eastern flank of the Wong Chuk Hang MTR station podium, overlooking Ocean Park and beyond to Deep Water Bay to the east, and the yachting harbour of Shum Wan to the west.

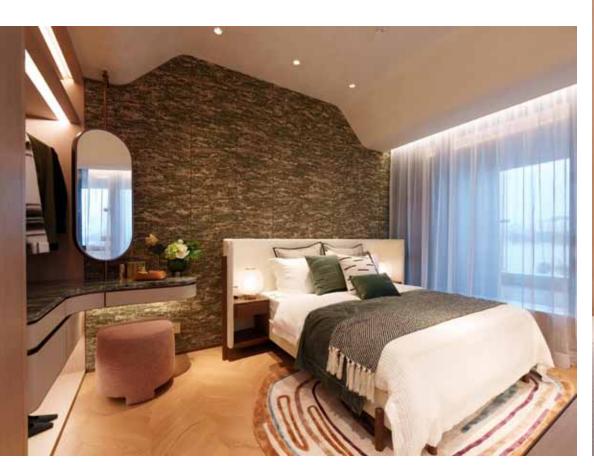
A collaboration between Kerry Properties, Sino Land, Swire Properties and MTR Corporation, this luxury project comprises two main towers each with 34 floors, offering a total of 800 residential units. There is a variety of layouts, mostly of twobedroom and three-bedroom apartments, with a small number of one-bedroom and four-bedroom units and 31 additional special units.

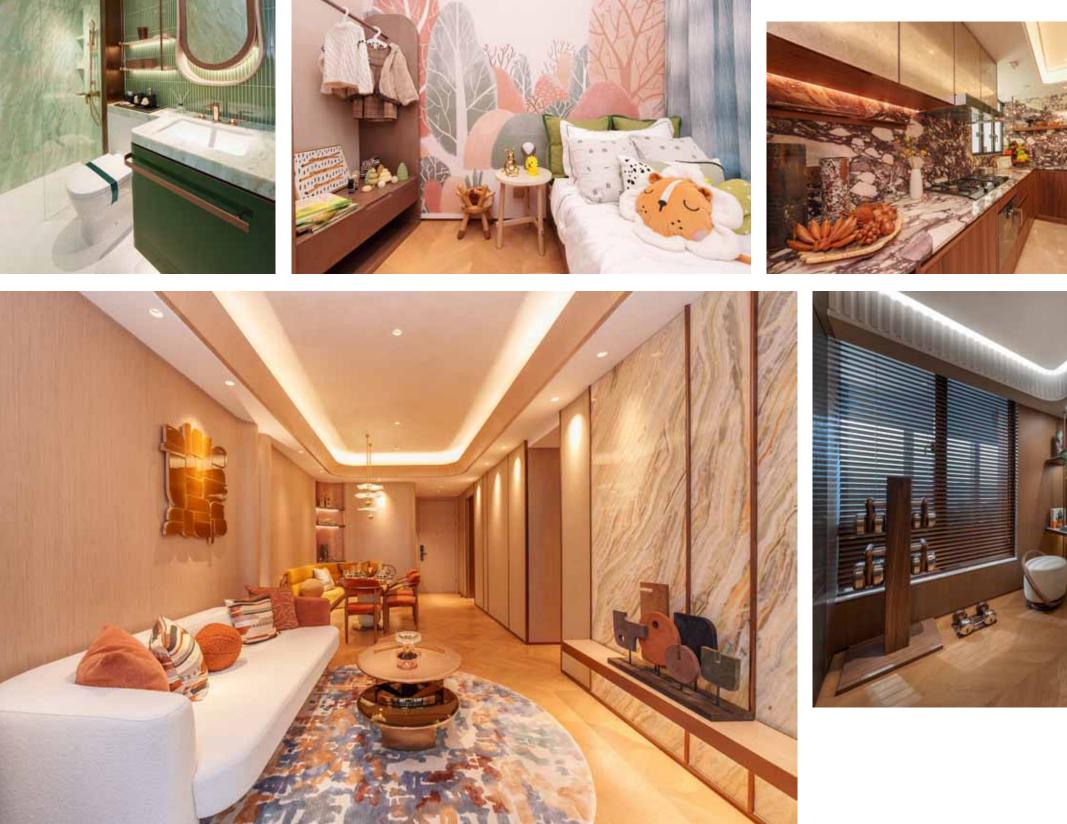
The saleable area ranges from 389 – 403 sq ft for 1-bedroom; 484 – 680 sq ft for 2-bedroom; 658 – 965 sq ft for 3-bedroom; 1,204 – 1,517 sq ft for 4-bedroom; and 351 – 2,291 sq ft for special units.

The residence is seamlessly connected to MTR's landmark shopping mall, THE SOUTHSIDE, which boasts an area exceeding 500,000 sq ft - the largest of its kind in the Southern District. With a projected total of over 150 commercial tenants, residents can look forward to a full suite of leisure, entertainment, shopping and dining services to satisfy their every whim at the mall which is scheduled to open in the fourth quarter this year by phases.









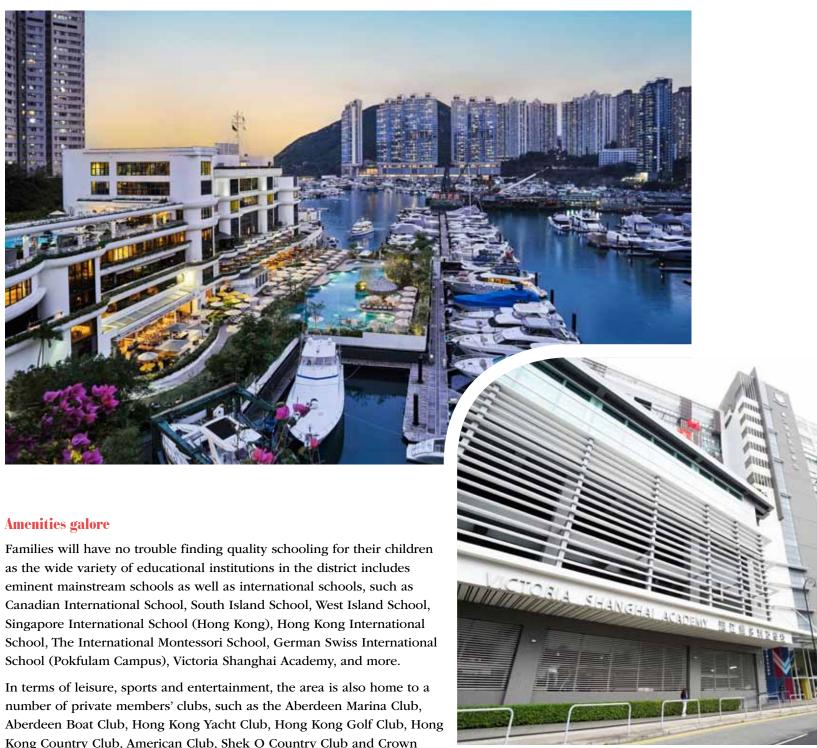
Club Cascade

LA MONTAGNE also boasts its own resort-style residents club, Club Cascade, which offers over 40,000 sq ft of indoor and outdoor lifestyle facilities, gardens and play areas. The grandeur starts right at the entrance lobby with wall features that look like water droplets on the feature walls. Individual zones merge seamlessly into each other, creating harmony in spatial impression and color coordination. Echoing the property's architectural theme of flowing water, the clubhouse design is closely correlated with natural scenery, with finishes like wood and stone to reinforce the connection, and ample natural light that nurtures a comfortable ambience, lifting the leisure and recreational experience to a new level.

Every day is a holiday at LA MONTAGNE as residents can pick and choose from the full range of leisure facilities, whether active or passive, at the clubhouse. They can unwind at the streamlined outdoor swimming pool, Pool Cascade; workout with a difference at 360 Fitness; revitalise body and soul at Yoga Studio; host activities in a choice of two multipurpose function rooms; and socialise in the mahjong room and multimedia room. If all this is not enough, Cave Island and Cumulus Sphere are ideal for kids to sweat it out, while Muse Square has fun and games of all physical levels that promote inspirational thinking. In short, there is something for everybody.







number of private members' clubs, such as the Aberdeen Marina Club, Kong Country Club, American Club, Shek O Country Club and Crown Wine Cellars.

Talk of the town

Living up to the illustrious brand name of a number of developers, LA MONTAGNE enjoys the full benefits of being an MTR property development project - in fact, it is the only such railway project on the Island in the last three decades.

In meticulously integrating residential, commercial and creative elements, as well as the latest trends, LA MONTAGNE has become the talk of the town. A team of renowned architects and designers have spared no effort in creating a residential offering that is exceptional from planning, construction, exterior design, interior decoration to materials and amenities, with the goal of curating a luxurious, elegant, comfortable and landmark residential property that appeals to a wide audience.

LA MONTAGNE

Address:	11 Heung Yip Road (This provisional street number is subject to confirmation when Phase 4A and Phase 4B are completed)
No. of Units:	800
Size:	389 to 1,517 square feet (Typical Units);
	351 to 2,291 square feet (Special Units)
Layout:	1 to 4 bedrooms and special units
Developer:	Kerry Properties, Sino Land, Swire Properties and
	MTR Corporation
Enquiry:	2872 0808
Website:	https://www.lamontagne.com.hk





A Convergence of Masterminds

Visionaries unite to craft a landmark in the Southside

Bask in Screne Elegance | A privileged position at the Southern District Cocooned in Nature

Poised harmoniously between sea and mountains

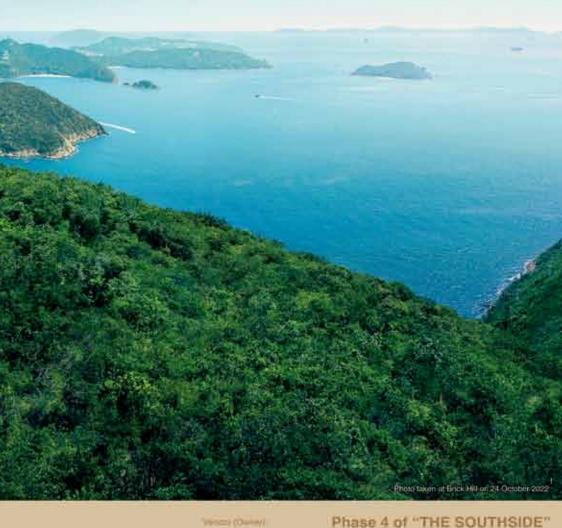
The Pulse of Prosperity | Scamlessly connected to MTR Wong Clink Hang Station and Southern District's largest landmark shopping mall. THE SOUTHSIDE

Name of the Phase of the Development: Phase 4A ^ ("Phase 4A") of Phase 4 ("LA MONTAGNE") ^ of THE SOUTHSIDE. ^ Note. Phase 4 of THE SOUTHSIDE is situated at Site D of Aberdeen Inland Lot No.467. Its Chinese name is "海盗山", and its English name is "LA MONTAGNE". Phase 4A forms part of Phase 4 "LA MONTAGNE". Phase 4A comprises Tower 2 (2A & 2B). District. Aberdeen & Ap Lei Chau + Name of the street at which Phase 4A is situated and the street number (provisional): 11 Heung Yip Road (This provisional street number is subject to confirmation when Phase 4A is completed) . 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. The address of the website designated by the vendor for Phase 4A for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.lamontagne.com.hk/phase4A





Vibe of the Southside 南區一脈







Enquiry: (852) 2872 0808











- 02 / COVER STORY
- 18 / TOP TIER
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XI HOTEL

7 Minden Avenue, Tsimshatsui, Kowloon, Hong Kong

> Service Hotline 852 2739 7777

Email rsvn@xihotel.com.hk





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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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.



Leasing Enquiries: +852 8107 0038 leasingcs@sino.com (S) +852 6396 7989

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13 Bowen Road, Mid-levels, Hong Kong

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.)





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.











Image: Sinosuites Image: S Leasing enquiries +852 8107 0038

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SINO SUITES **SINO GROUP**

Head south for some pampered living



Burnside Villa is the personification of luxury and exclusivity.

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

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





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

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

Look no further for your dream home.

BURNSIDE VILLA

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



LUXURY OF NATURAL BURNSIDE VILLA 濱景園 BEACHSIDE LIFESTYLE

Leasing Enquiries	12	(852) 2879 1917
Address	*	9 South Bay Rd
Website	÷.	www.burnsidevi

d, Repulse Bay villa.com.hk



Hong Kong Gold Coast Residences



With its dedicated shuttle bus services, residents enjoy seamless connectivity to nearby areas including Tsuen Wan, Tsuen Wan West Station, Olympic and Nam Cheong Station. Shenzhen and Hong Kong Airport are just within 25-minute driving distance.

A comprehensive public transport network including buses, minibuses and shuttle buses offers easy access to different parts of the city and connect with the Greater Bay Areas as well. Gold Coast Piazza, with its restaurants, supermarket, clinic, and more, is less than 10 minutes' walk away.





Hong Kong Gold Coast Residences is the perfect abode for resort living. Situated on the spectacular Castle Peak Bay, it is just steps away from verdant country parks, Tai Lam Chung Reservoir, MacLehose Trail and Golden Beach, offering residents precious getaways from the hustle and bustle of city life.



Accommodation

Hong Kong Gold Coast Residences provides a choice of standard or fully furnished two to four-bedroom apartments with options of ensuite or duplexes; with flexible tenure. The serviced apartments all boast spacious layout, accommodating different family size. Benefitting from its prime seaside location, all rooms command panoramic sea views or marina views, coupled with comprehensive services and amenities.

To provide guests with the ultimate homey comforts, each apartment is equipped with comprehensive facilities, including fullyequipped kitchen, private laundry facilities, and complimentary inroom Wi-fi. In addition, guests can avail of homecleaning services and upgrade to home automation or senior-friendly facilities.

Well-rounded facilities

An array of recreational facilities is available at its clubhouse, including gym, swimming pool, BBQ stoves, tennis courts, and more. The elegant property boasts abundant outdoor space with a 50,000 sq.ft. lawn, offering extensive space for recreational activities. Residents can also experience farming fun at its Eco Farm and Fun Farm, and enjoy a host of perks and privileges at Gold Coast Hotel and Piazza.

HONG KONG GOLD COAST RESIDENCES

Size range: Contract term: Monthly rate: Address: Tel: WhatsApp & WeChat: Email: Website:

535 to 2833 sq. ft (SFA) 1 month up HK\$14,800 up 1 Castle Peak Road N.T., Hong Kong (852) 8108 0200 (852) 9083 5268 goldcoast@sino.com goldcoastresidences.com.hk



2 to 4-bedroom seaview apartments and duplexes with garden / roof range from 700 to 3,540 sq. ft. (M.F.A.) / 535 to 2,833 sq. ft. (S.F.A.)



www.goldcoast.com.hk



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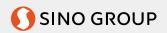
Embrace Nature at Your Home

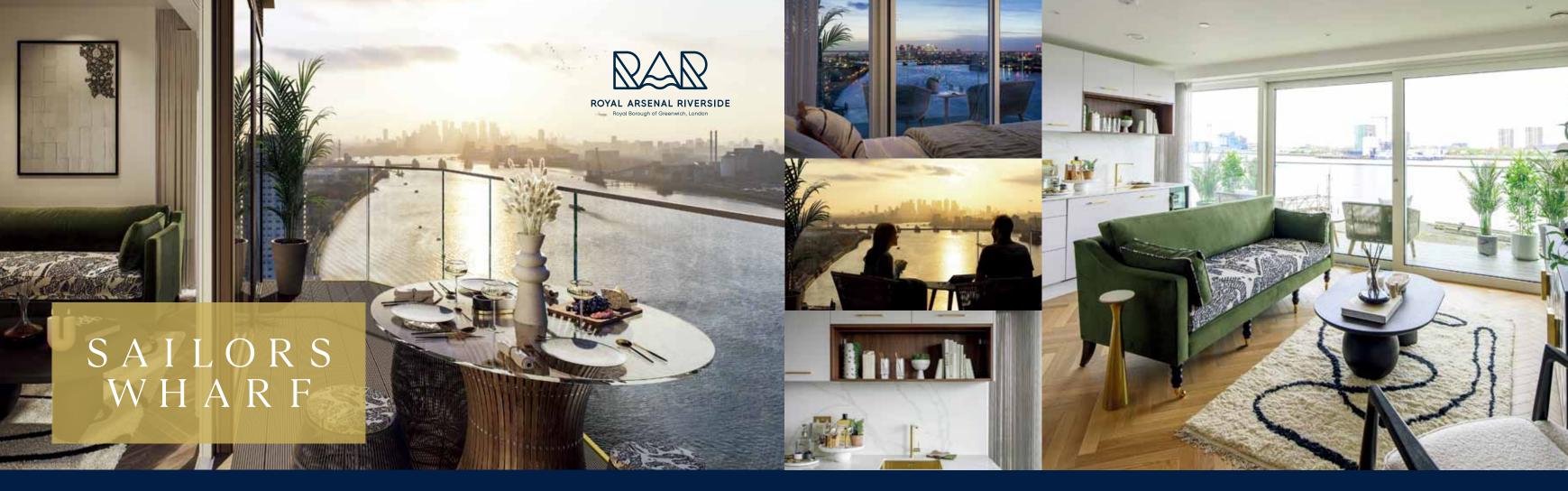
Nature. Leisure. Pleasure

Leasing enquiries 8108 0200 (© © 9083 5268

goldcoast@sino.com G Gold Coast Residences O hkgoldcoastliving

1 Castle Peak Road, Hong Kong





Brand New Homes Just Launched

1, 2 & 3 Bedroom apartments with direct river views at Berkeley's Royal Arsenal Riverside from **£500,000**

Sailors Wharf makes the most of its outstanding location. The architects at E8 Architecture maximised the views of the River with dual-aspect apartments and private balconies.

Sailors Wharf is truly special, within every apartment the interiors are defined by clean lines, soothing earthy tones, and decadent finishes.





High quality specifications, including integrated Bosch kitchen appliances & a wine cooler



SCAN THE QR CODE TO FIND OUT MORE ABOUT SAILORS WHARF T: 0203 411 8228 E: royalarsenal.sales@berkeleygroup.co.uk www.royalarsenalriverside.co.uk



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Please speak to a member of the Sales Team to confirm prices and availability. The buyer is acquiring an apartment with a 999 years leasehold. Purchasing uncompleted properties outside of Hong Kong is complicated and contains risks. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. West Quay planning permission number is 16/3024/R consented on 20/03/2017 by the Royal Borough of Greenwich.



Home to the creative district Woolwich Works; Winner of Time Out London's 2021 Best New Culture Spot

Access to The Waterside Club including the 24-hr concierge, 20m swimming pool, private cinema room & more



Short walk from the on-site Elizabeth Line station, just 8 minutes* to Canary Wharf & 23 minutes* to Bond Street

BERKELEY GROUP HONG KONG T: 3753 6900 E: Info@berkeleygroup.hk Address: Suite 3001, 30/F, The Landmark, Edinburgh Tower, 15 Queen's Road Central, Central





Does Opportunity Await in the UK Property Market?

t's no secret that rising interest rates have had an impact on housing affordability and investor return, that has led to a slight easing of prices, as shown across a number of data sources. The question is whether prices will continue to ease, or was this a slight correction that has neared the end and the next major move we're likely to see is up?

Data from HM Land Registry suggests that property prices reached a peak in September 2022 of £292,982 before easing through to March 2023 resulting in an average dwelling price of £285,057 or a 2.7% overall decline. April data, however, shows an uptick in prices to £286,489 - the first monthly rise in six months.

One month does not make a trend, and the results showing up in the data are backward looking and generally portrays the market four - six months in the past. What is happening now and what is likely to happen in the future?

House price growth has been under pressure from rising interest rates, as the Bank of England, like central banks around the world, have been trying to get inflation under control. We may not be there yet, but we should be close to peak interest rates in the UK, given that inflation is looking to have peaked. This should bring stability to the cost of ownership, which will give confidence to would-be home buyers. As and when interest rates start to decline, more buyers will be enticed to enter the market, which will put further pressure on the limited number of properties available for sale.

Price growth is the result of supply and demand. Increasing interest rates have put a damper on demand, but there is pressure growing from the supply side that has remained low by historical standards and has helped to put

a flow on any major declines. There are a number of factors that are impacting this:

1. Supply of additional dwellings is falling far below targets. The government targets 300,000 new dwellings a year. In the 2021 / 2022 year, the latest year for data, there were just under 230,000 new dwellings delivered across London. With targets as 52,000 a year, and the latest figure at just over 37,000, it's easy to see that not enough homes are being built and supply is going to a be a major factor moving forward. Construction starts, which is a leading indicator for completions, have also been decreasing over the last 12 months, from a high of 52,000 in Q2 2022 to 37,000 in Q1 2023, which is the lowest since Q3 2020.

2. Continuing return to the office / capital cities after a reversal during the early stages of Covid. With people can move homes over a weekend, it can take several years to build a new home. This internal immigration is in addition to international

migration, which typically tends to settle in major cities. The latest migration statistics showed a record 606,000 new UK residents over 2022.

3. Increasing rents can only go so far before people will look towards buying (as it will be more affordable). According to both Zoopla and Rightmove, rents across the UK have increased circa 10% in the last 12 months. In London this is closer to 15%. For investors, this has helped to offset rising interest costs, but also shows the lack of housing supply that will be available once mortgage repayments ease.

Should inflation drop in the months ahead, leading to reduction in interest rates, more demand could be enticed back to the market, which should lead to upwards pressure in house price growth. Now could be a great time to make a move and invest, missing the crowds and capturing the price rises.

芭堤雅重磅項目來襲 尊貴人氣 AROM 系列來港熱銷

$\wedge R \subseteq M$

Arom Jomtien - 位處中天海灘著名旅遊渡假勝地,一線海景,鄰近中天 Night Market 及 人氣 coffee shop, 會所特點:無邊際絕密泳池及日式溫泉

港幣100萬起

(第一場名額已滿) 第二場將於 8 月 17 日至 20 舉辦 名額有限,報名從速!

行程包括

• 國際學校

· 真理寺

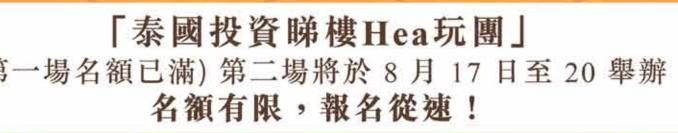
JT market

- 參觀芭堤雅最具人氣樓盤
- 四方水上市場

- 芭堤雅七珍佛山
- Health land 泰式按摩

一連兩場於 22-23/07 舉辦的 VIP 午餐分享會已圓滿結束, 由於參加人數踴躍,坐席供不應求, 現特設一對一咨詢服務, 提供免費咨詢服務

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- 實際投資額將如預期在今年達到3.000億泰銖
- GDP將同比增長2.7%至3.7%

受惠於東部經濟走廊(EEC)計畫

·全年接待國際游客約2800萬人次 打造世界級醫療旅游中心





Arom Wongamat - 一件轟動一時的傑作抵達芭堤雅最負盛名的地址。 AROM WONGAMAT 令人羨慕地佔據了芭堤雅最令人嚮往和 最富裕的地區 Wongamat 的最後一個未開發的海濱地段, 奢華生活的新標誌。

港幣200萬起





BRAND NEW HOMES

In The Royal Borough of Greenwich, Surrounded By Award-Winning Open Parkland







MAJOR INTERNATIONAL & UK employers within easy reach



AN EXCITING & VIBRANT village community with over 86 acres of open parkland

- Award-winning masterplan regeneration project
- Designed for steady capital growth
- Wide & strong tenant demand
- On-site train station direct to London Bridge
- Established neighbourhood with amenities & facilities
- 1, 2 & 3 homes available with a selection completing next year From £425,000

Please ring us and make an appointment to visit our Sales Gallery and Show Apartments in Hong Kong and London

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FIRST

第一國際物業

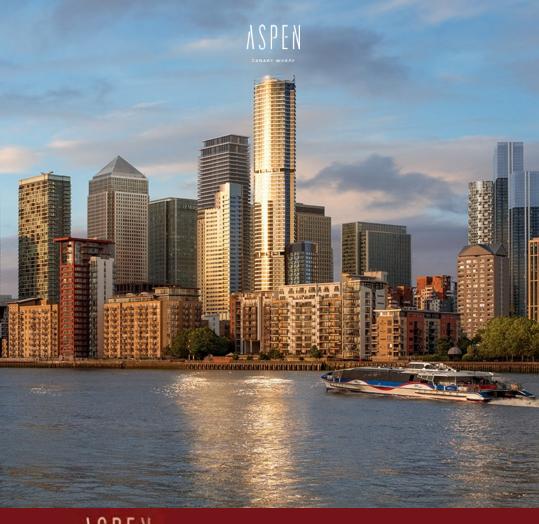
Amazing Apartments, Fabulous Amenities, Glorious Views

Aspen at Consort Place, Canary Wharf, stands tall and elegant, defining the district's skyline. It is a new destination of apartments, hotel, cafés and the North Pole public house. Aspen makes the everyday exquisite with exceptional resident health, wellness and leisure amenities, astonishing views and apartment living amidst a vibrant and cosmopolitan community. Studio, 1, 2 and 3 bedroom apartments beautifully designed, this is urban living at its very best.

Please ring us and make an appointment to visit our Sales Gallery and Show Apartments in Hong Kong and London

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Total Kitchen Solution





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Towngas Mia Cucina



Mia Cucina fuses timeless color palette with functionality in the heart of your home



Hues of grey and white with warm downlighters infuse the kitchen with luminosity and neutrality.

Providing professional one-stop kitchen design service, Mia Cucina is famed for personalizing chic yet practical kitchen cabinets according to the clients' special needs, cooking habits and preferences. With rich experience in project management in large-scale properties, Mia Cucina continues to make the kitchen – the heart of your home – the most efficient and convenient to use.

Modern, simplistic and functional kitchen designs never go out of style. Bringing their client's vision of a minimalist and practical cooking heaven to life, Mia Cucina designers have created a sleek monochromatic design combining superior quality of materials and intriguing accessories.

A perfectly balanced two-tone kitchen

Colours set up the overall mood of the kitchen. Adopting grey-coloured panels as the base that exudes elegance, Mia Cucina sets the worktop and backsplash in white with flowing veined pattern to infuse the kitchen with sophistication and personality. The warmth illuminated by the built-in cabinet lighting complements the coolness of grey and creates a congenial aura of luminosity and neutrality.

High-quality materials from Europe

The materials have been carefully selected to produce an ambience of luxury and harmony. Mia Cucina applies the innovative FENIX nanotech matt material to the upper and base cabinets, as they are not only antifingerprint and can thermally heal micro-scratches, but also prevent the growth of bacteria to achieve hygienic conditions. In addition to making cleaning a breeze, the white solid surface material with a flowing veined pattern used on the backsplash and worktop creates a seamless visual effect in the kitchen.

Useful accessories to keep the kitchen practical

Mia Cucina tailors different kitchen accessories to meet the unique needs and preferences of their clients. As living spaces in Hong Kong are precious, the team thoughtfully installs a hidden pull-out worktop to provide extra workspace for food preparation and to enjoy a quick snack. The double-



Lighting is essential when it comes to a kitchen. As well as conjuring up a joyful mood for cooking, adequate lighting can also highlight and accentuate its designs. bowl sink allows the client to wash vegetables and fruits and kitchen utensils in two separate basins, so as to keep the kitchen perpetually clean.

Domino-type built-in hob with powerful mega flame

Kitchens have become more than just a space for cooking, and



homeowners are seeking appliances with extra powerful flame to enhance their kitchen experience. TGC offers a wide range of stylish and functional domino-type built-in hobs that ensure the dishes are perfectly made with "wok-hei". From professional chefs to home cooks, TGC guarantees to elevate your cooking experience and fill your home with the wonderful aroma of freshly made food.



The sink and worktop are both made of the same white solid surface material, creating a seamless transition that links these two units together.



The hidden pull-out worktop is highly practical, providing extra workspace for preparing dishes without the need to take up any valuable floor space.

MIA CUCINA'S SHOWROOMS

 North Point
 2367 2709

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In palatial splendor

When you're a big name, a mere house would not do to show off your wares for Salone del Mobile. For Giorgio Armani, that meant a real palace.

Palazzo Orsini housed Armani/Casa new collection of furniture and furnishings for the very first time last month.

As this marked the launch of the brand's first collection entirely dedicated to outdoor use, the main highlight was the secret garden – accessed from a 17th-century porticoed courtyard .

Set within the storied surroundings were the solid teak furniture series which included the Terence sofa and armchair with footrest, Timothy sunlounger and large Thomas dining table.

From the hidden garden, visitors then walked through the frescoed rooms. Usually reserved for haute couture, they provided the setting for both new designs as well as reimagined classics.



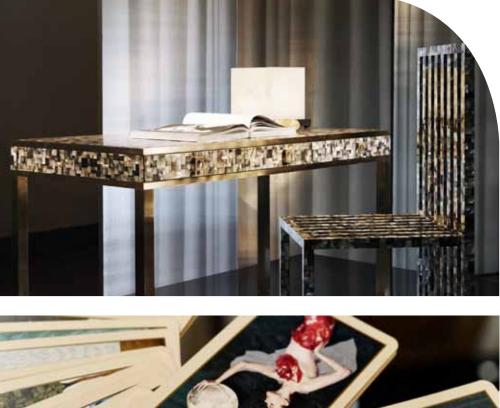




This installation narrative was echoed in the Armani/Casa shop windows on Corso Venezia.

"My work, both in fashion and in design, is a constant pursuit for balance that comes from the choice of materials and the expert skill of the hands that create it," said the designer. "Opening the doors of the brand's historic headquarters to the public at the Salone del Mobile and unveiling the new Armani/Casa collection in such an intimate setting is a way of highlighting this process.

"It's also a way to accentuate the variety of the offering, which uses this season to focus on outdoor furniture and the exquisite materials featured on such excellently crafted furnishings."







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Pure Freude an Wasser



GROHE's premium sanitary products are precisely engineered for discerning consumers who are after practical design without compromising on comfort, quality and style.



GROHE has withstood the test of time. Over the course of more than 80 years, the brand has grown from its humble beginning as a family-owned German business to become a global leader in the luxury bathroom and kitchen fittings sector, with a proud 'Made in Germany' benchmark at heart.

It's this dedication to technology, quality, design and sustainability that saw GROHE become part of the LIXIL Group Corporation, a publicly listed company on the Tokyo Stock Exchange, and the global market leader in the sanitary ware industry, in 2014. Creating synergy with LIXIL's advanced technologies furthers GROHE's mission of 'making better homes a reality for everyone, everywhere.'

GROHE's success can be attributed to its forte in understanding consumers. Whether it's unbottling the drinking water with the GROHE water systems in 2009 or launching the world's first 3D-metal-printed faucets in 2019, customers' needs are front and center in every creation. GROHE's laboratory in Hemer, as the first development laboratory in the sanitary industry to be successfully reaccredited by the German accreditation body DAkkS, takes its innovative philosophy a significant step further.



From linear to circular

What some may overlook is the fact that the sanitary ware industry consumes vast amounts of energy and materials. In fact, the building sector accounts for around 50% of all extracted material, and the critical situation is calling for innovative, future-proof



solutions along the entire value chain. With water at the core of its business, GROHE channels its innovative spirit into masterminding sustainable systems.

The Cradle to Cradle Certified® product portfolio is part of GROHE's commitment towards a circular value chain, away from a linear manufacturing model. Cradle to Cradle is a global, rigorous certification measuring inventions and products holistically for their environmental and social impacts, ensuring they are safe, circular and responsibly made.

The idea is to safely recycle or compost components and materials for creating new products, even if they have reached the end of their lifecycle. This approach not only

minimizes the waste of scarce, valuable resources, but gives them a new lease of life. Rather than 'from cradle to grave', they move 'from cradle to cradle.'

With the new certification at the Bronze level of the GROHE Tempesta two-spray hand shower and the GROHE Blue filters from supplier BWT, GROHE's Cradle to Cradle Certified® range now includes six sustainable solutions. Take the GROHE Blue filters. Offering chill, filtered and carbonated water straight from the tap sans the need to use plastic bottles, the Cradle to Cradle certification gives the water system yet another sustainable edge. Throughout the filter's lifecycle, these filters are collected and they find their way back into supplier BWT, where 99 per cent of the materials are recycled.

Refreshingly simple



Among the many cutting-edge products in GROHE's catalogue, the Blue Pure faucet features the innovative GROHE Blue Reverse Osmosis (RO) filters that remove hormones, chemicals, viruses and other impurities to provide clean, safe water for the whole family. As the faucet is compatible with other water filter brands in the market, it is not a must to use the GROHE filter.

The Blue Pure faucet is more than easy to install and use: simply select the desired temperature and water type with the push of a button on the handle. The integrated filter lasts for up to 12 months and has a capacity of 600 liters, with a LED display on the faucet indicating when the water filter needs to be replaced.

Stylish and functional

For an indulgent showering experience, the Euphoria range of shower systems bequeaths any bathroom with a fresh look and superior safety features. Thanks to the FastFixation system with an adjustable upper bracket, installing the shower is quick and fuss-free, making it ideal for easy upgrades. At the same time, GROHE takes into consideration the safety of the whole family with GROHE CoolTouch technology, making sure the thermostat's body never gets too hot to touch to eliminate the risk of scalding. The slimmer, more spacious silhouette also echoes the modern-day preference for clean-lined bathrooms.

Meanwhile, BAU CERAMIC is a versatile all-rounder featuring state-of-the-art technology. The Bau Ceramic range of basins, WCs and bidets are rimless and endowed with clean lines and soft edges. Being made from materials of the highest quality means they can withstand daily wear and tear, making them the sensible choice for hotels, offices and residential housing alike.



Another star-turn in the GROHE catalogue is the Blue Pure faucet, which promises an unlimited amount of fresh, great-tasting filtered water straight from the kitchen tap. Immaculately designed for modern, health-conscious consumers, this attractive fixture delivers both filtered water and unfiltered mixed water through two separate internal waterways. There is a variety of stylish designs to fit different needs, including C-shaped spout, U-shaped spout, and L-shaped spout with or without pull-out.





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.



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