# April 2024 De X & MARCON DE X



# VICTORIA COAST Dokfulam





A New Iconic Seaview<sup>1</sup> Residence in Pok Fu Lam

Ø CHINACHEM GROUP 華懋集團



Street name and street number of the Development: No. 301 Victoria for the purposes of Part 2 of the Residential Properties (First-hand this advertisement/promotional material represent an artist's impression processed with computerized imaging techniques. Prospective purchasers prospective purchasers to conduct an on-site visit for a better understanding

• The twin towers offer 118 units from 1,356 sq.ft to 1,367sq.ft.<sup>2</sup>, with every apartment features spacious interior and enjoys the picturesque sea view<sup>1</sup> in this sophisticated neighbourhood. An extraordinary life above and beyond.

· Located in a traditional luxury residential area, Victoria Coast sits above Victoria Road as a new iconic landmark, offering an exceptional coastal lifestyle in Pok Fu Lam.

Road | District: Pok Fu Lam | Address of the website designated by the Vendor for the Development Sales) Ordinance: www.victoriacoast.com.hk | The photographs, images, drawings or sketches shown in of the development concerned only. They are not drawn to scale and/or may have been edited and should make reference to the Sales Brochure for details of the development. The vendor also advises of the development site, its surrounding environment and the public facilities nearby.

# The epitome of luxury in seaside resort living

A tranquil haven nestled in a valley between Victoria Peak and Mount Kellett on the Island's southside, Pok Fu Lam is a coveted suburb that enjoys a panoramic vista from the golden shores of Sandy Bay all the way, as far as you can stretch your eyes, to the emerald isles of Lantau and Lamma on the horizon.

To be an envied member of this exclusive community, a rare opportunity has arisen with the launch of a top-notch luxury residence, Victoria Coast.



- 11 B





#### **Meticulous design**

The ready-to-move-in luxury homes are made up of capacious units, ranging from 1,356 sq ft to 1,367 sq ft., all with a grandstand vista of Hong Kong's pristine southern waters. With only two units per floor, residents enjoy a high degree of privacy; there is also a separate service lift with direct connection to each unit's utility room, a discreet design appreciated by discerning buyers. Oozing charm and elegance, these luxury units exude a touch of class that is hard to emulate, thanks to the contemporary design and uncompromising craftsmanship by acclaimed architect Make. Their ingenious wide frontage design opens up the living, dining and bed rooms to natural light and frames the delightful open views outside.

Each unit is meticulously fitted with Miele's top-of-the-line appliances and fixtures. From steam ovens to wine cellars, every detail has been carefully curated for discerning homeowners. The kitchen also boasts generous storage and countertop space, a haven for organizing cookware, pantry essentials, and culinary treasures. The bathroom is a refreshing private oasis, thanks to their elegant design and superior quality fixtures. These thoughtful design elements ensure that homeowners experience nothing but the finest in modern living comforts.

#### **Bonuses galore**

A bonus for families is that Victoria Coast sits within the catchment area No. 18 which abounds in prestigious primary schools. There is also easy access to international schools, as well as respected institutions like Canadian International School, South Island School, West Island School, Singapore International School (Hong Kong), Hong Kong International School, The International Montessori School, German Swiss International School (Pokfulam Campus), Victoria Shanghai Academy, The University of Hong Kong and The University of Chicago Hong Kong Campus, and more.





For their health and well-being, residents can also make the most of top-shelf social amenities in the neighborhood, at private clubs like The Aberdeen Marina Club and The Hong Kong Golf Club.

While Victoria Coast offers a resort style of living far away from the hustle and bustle of the city, it is just an easy drive to nearby Cyberport, the finance and business hubs of Admiralty and Central, as well as for cross-border commutes and to the international airport for overseas travel.

#### **Clubhouse retreat**

Inspired by renowned resorts, the Victoria Coast clubhouse seamlessly blends sleek contemporary design with a touch of sophistication, adopting clean lines, minimalist aesthetics and thoughtful details, creating an inviting ambiance.

Star amenities include an outdoor pool offering breath-taking sea views. Imagine after a refreshing swim, you can stretch out poolside on daybeds and soak up dazzling sea views and ravishing sunsets. The clubhouse also features a fitness studio equipped with state-ofthe-art equipment by Technogym, as well as a spacious yoga room,

where residents can sweat it out while enjoying glimpses of the sea beyond the windows.

There is also a billiards room, a co-working space, together with lounges and a multi-purpose party room with fully-equipped kitchen, providing versatile spaces to unwind, work or socialize. Other facilities like a private courtyard, a kids' club with outdoor play area, and a drawing room are ideal spaces for residents to enjoy quality time with their families. In short, there is something for everyone to enjoy.









#### A dazzling landmark

Victoria Coast strolls along the quiet green path and immerses into a refreshing natural environment, overlooking the charming southern sea view, which echoes with the development's tranquil environment and privileged location. It also enjoys well-crafted exterior and interior design, and comprehensive facilities. It is expected to attract various types of elites in town who are in pursuit of a refined and sophisticated lifestyle.

#### **VICTORIA COAST**

No. of units 118 Layout 2 - 3 bedroom apartment with 1 ensuite Address No. 301 Victoria Road, Pok Fu Lam Developer Chinachem Group Enquiry (852) 2439 1662 Website www.victoriacoast.com.hk

Many Hongkongers seem to be unaware of how blessed a place it is that we call home. But it takes an epidemic to make us realize that 'the Pearl of the Orient' is really a gem in terms of natural beauty, and it's not only locals who have wakened up to this exciting finding.

In the last few years, Hongkongers have taken to the into a heritage site with gardens. outdoors en masse, jamming such well-known tracks like the Maclehose Trail and the Wilson Trail especially on History buffs would also be thrilled by the architectural weekends and public holidays. Seen during the epidemic magnificence of preserved historical buildings in the as a means of seeking relief from the stuffy confines of suburb, like the French colonial neo-Gothic complex of home and of breathing in fresh, unpolluted air, we have Bethanie and the castle-like University Hall, a student now come to appreciate the beauty and serenity of our hostel. countryside like never before, and rightly so as it rivals All in all, Pok Fu Lam boasts a wondrous combination any other tourist hotspots in the world. of history, culture and natural beauty.

On easy and popular trail is to make your way to the Peak, and look for the shaded, paved road that winds its way down to the Pok Fu Lam Reservoir. On the way, you'll find the fragrant orchid tree, Bauhinia blakeana, first discovered in this area way back in the 1880s, and now the HKSAR's official floral symbol.



Down at the Reservoir itself, you can check out six historic structures that have been declared monuments since 2009, including four masonry bridges, a gauge basin and the former watchman's cottage. Then across Pokfulam Road, you'll find Hong Kong's first dairy farm established in the 1880s, which has now been revitalized

(Indy the

Andy Ng Features Edito

### PREMIUM COLLECTION OF ISLAND





ENQUIRY HOTLINE

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### **RESIDENTIAL LANDMARKS**











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**Top Tier** 

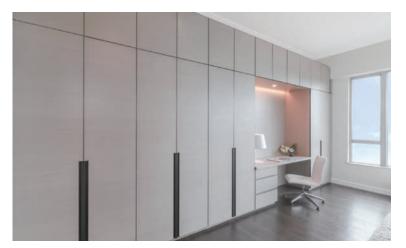
# The pinnacle of luxury living

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

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

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

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



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

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



#### **CHELSEA COURT**

| Address: | 6 |
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1 Feb 2019 CC01



Justin Wong Marketing Manager at SQM Global Properties

### **Phuket's Surge: More Than Just a Holiday Paradise**

n recent years, Phuket has undergone a remarkable transformation. Once a sanctuary for those seeking sunshine and relaxation, the island has become a hotspot for savvy investors. Since 2022, we've observed a shift — it's no longer solely about leisure. Instead, Phuket has revealed itself as a versatile destination for both investment and holiday-making.

2023 was a pivotal year for the Phuket property market, witnessing a surge in demand that propelled residential prices to increase more than 10%. Experts at CBRE Thailand anticipate this trend to persist into 2024, signalling Phuket's escalating charm among a diverse array of investors.

With the permanent visa-free policy between China and Thailand commencing in March 2024, Phuket is poised to capture even greater attention. Additionally, the introduction of the Long Term Residency Visa in 2022 presents a compelling proposition for retirees, wealthy individuals, digital nomads, and professionals, offering a tax-friendly route to enjoy Thailand's beauty for a decade at a modest fee of 50,000 THB per head. With the already strong demand from affluent Russian and European buyers, alongside the expected rise in Chinese investors later in 2024, the demographic is as diverse as it is dynamic.

Amidst this growing interest, the Thai government's infrastructural enhancement plans, including adding a second airport in Phuket near Phang Nga, which is entering its second stage of development as we speak, underline a dedication to meeting the anticipated surge in demand. These developments, coupled with significant road network improvements will immensely boost the island's accessibility and appeal.

This brings us to Sudara, a project we come across recently. Developed by Princess Villa Ltd. alongside the esteemed Lan



Kwai Fong Group in Hong Kong, led by Dr. Allan Zeman — who as a matter of fact, is a long-time admirer of Phuket — "Sudara is more than a place to reside; it's a gateway to an aspirational lifestyle by people looking for something special in Phuket," he emphasised. Positioned in the popular Bangtao area, it promises a unique mix of a close-knit community, luxury, and boutique living.

As we study the project, Sudara stands out for several reasons. Its strategic location, minutes away from Bangtao Beach and vibrant Boat Avenue, the thoughtful emphasis on spacious living, and amenities such as The Pavilion, its private clubhouse, are merely the beginning. The groundlevel units, with their private gardens and plunge pools, particularly stand out to us, merging the privacy of villa life with condo convenience.

For anyone eyeing Phuket's market, the moment is ripe for investment or securing a family vacation home. Discerning the market trends and identifying standout projects is crucial. And with Sudara, an outstanding feature is its partnership with the acclaimed Andara Resort & Villas Management Team, the same team behind the 5-star Andara Resort & Villas — winner of the Best Villa Development in Thailand award in 2015. This collaboration not only elevates Sudara's property management but also introduces an attractive optional Rental Program, making it an intriguing prospect, especially for investors.

The project had just held a private sneak-peek in Hong Kong in March 2024, followed by a Phuket launch. In our opinion, it is a project worth a closer look at, particularly as Hongkongers. For those navigating this vibrant landscape or interested in Sudara, we always welcome a conversation, we have an always-on hotline at +852 9696 0081.



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Salboy Group, the nationwide property development and joint venture specialist, announces launch of new Manchester mixed use masterplan . Located adjacent to Manchester College's new city campus and only a short walk from the city's Northern Quarter. This gateway development will connect the popular Greengate and N.O.M.A neighbourhoods with the Medieval quarter of Manchester city centre.

Salboy acquired the site in December 2022 with the intention to develop a mixed-used scheme (£195m GDV) across five buildings, including a 20-storey tower, and a landscaped public realm.

Waterhouse Gardens will provide new city centre homes likely to appeal to students and young professionals living and working in the city. The scheme will include 31,000 sq ft of commercial and retail space, as well as exclusive access for residents to their own onsite 'Waterhouse Club' a private members clubs that offers them swimming pools, spa, plunge pool, a squash and basketball court, lounges and games room, private dining, cinema room, meeting rooms and work spaces and a private landscaped garden.





W A T E R H O U S E G A R D E N S



### Unlocking the next wave of growth in Manchester property market



Salboy has named the scheme Waterhouse Gardens, paying homage to Alfred Waterhouse (1830-1905), one of the most successful Victorian architects whose work included Manchester Town Hall and many 'red-brick' universities, as well as the Natural History Museum.

Simon Ismail, Co-Founder & Managing Director of Salboy, comments: "Waterhouse Gardens kicks off regeneration in a key gateway location for the city. This residential-led mixed use regeneration project pays close attention to creating an appealing landscaped environment where young people buy and rent their homes, as well as study, begin or progress their careers and socialise, all within easy reach of Manchester's vibrant city centre. We've specifically and painstakingly designed a new local neighbourhood that'll suit anyone - renters and owners alike - who's seeking a vibrant, convenient, city central lifestyle where what they need and want is available on site at a consistently high quality and easy access."

For more information on the latest UK property development launches visit Salboy.co.uk

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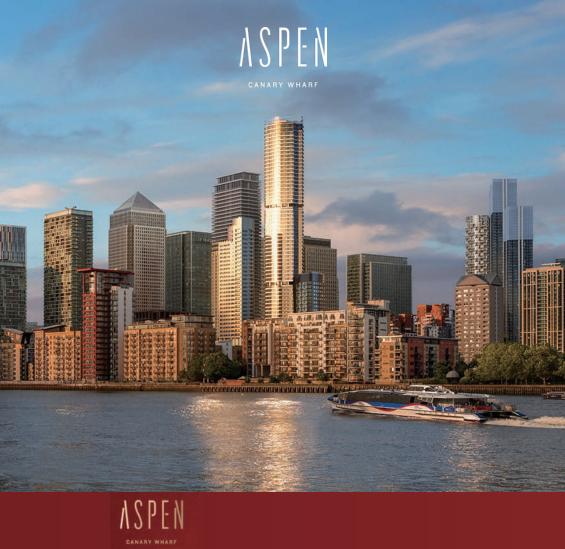
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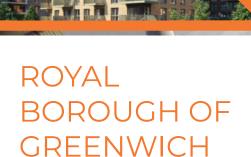


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Total Kitchen Solution







# Leverage your cooking experience to another level with Mia Cucina's new kitchen

Renowned for offering stylish yet practical total kitchen solution, Mia Cucina (Kitchens by Towngas) provides thoughtfully designed kitchen cabinets with premium appliances to satisfy every homeowner's cooking requirements.

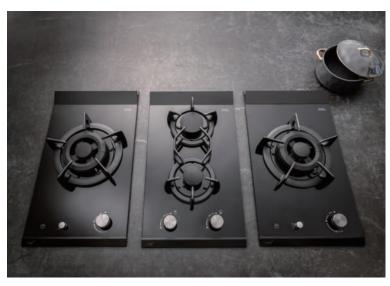
Inspired by the vibrant colors and metal finishes of Art Deco, Mia Cucina creates an intriguing and modern kitchen design by expertly combining Italian-imported Fenix Nanotech olive green surfaces, Spanish-imported Dekton ultra-compact dark grey stone worktops, and lava-textured rose gold metal linings, creating a visually striking kitchen design.

#### Infuse the cooking space with timeless charm

Mia Cucina has injected a touch of style to the entire kitchen cabinet by choosing Fenix Nanotech olive green matte door panels, which are anti-fingerprint and offer thermal healing of micro-scratches. The special feature - color fastness to light, ensures the kitchen remains vibrant at all time. The humble



worktop showcases Dekton stone panels that feature light grey veins running throughout the surface, evoking a sense of tranquility, and resulting in a visually enchanting cooking environment.



Flame cooking can do exactly what you want. The TGC Domino-type built-in hobs are equipped with different levels of flame control plus timer function, enabling perfect cooking results.



The built-in LED light strips in the glass-fronted wooden shelves effectively creates a translucent effect, giving the kitchen an air of openness.

#### **MIA CUCINA'S SHOWROOM**

| North Point  | 2367 2709 |
|--------------|-----------|
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The Silgranit sink is not only extra large in capacity, but also heat and acid-resistant.



A wall-mounted rack is convenient for cooking and meal preparation, freeing up additional space.



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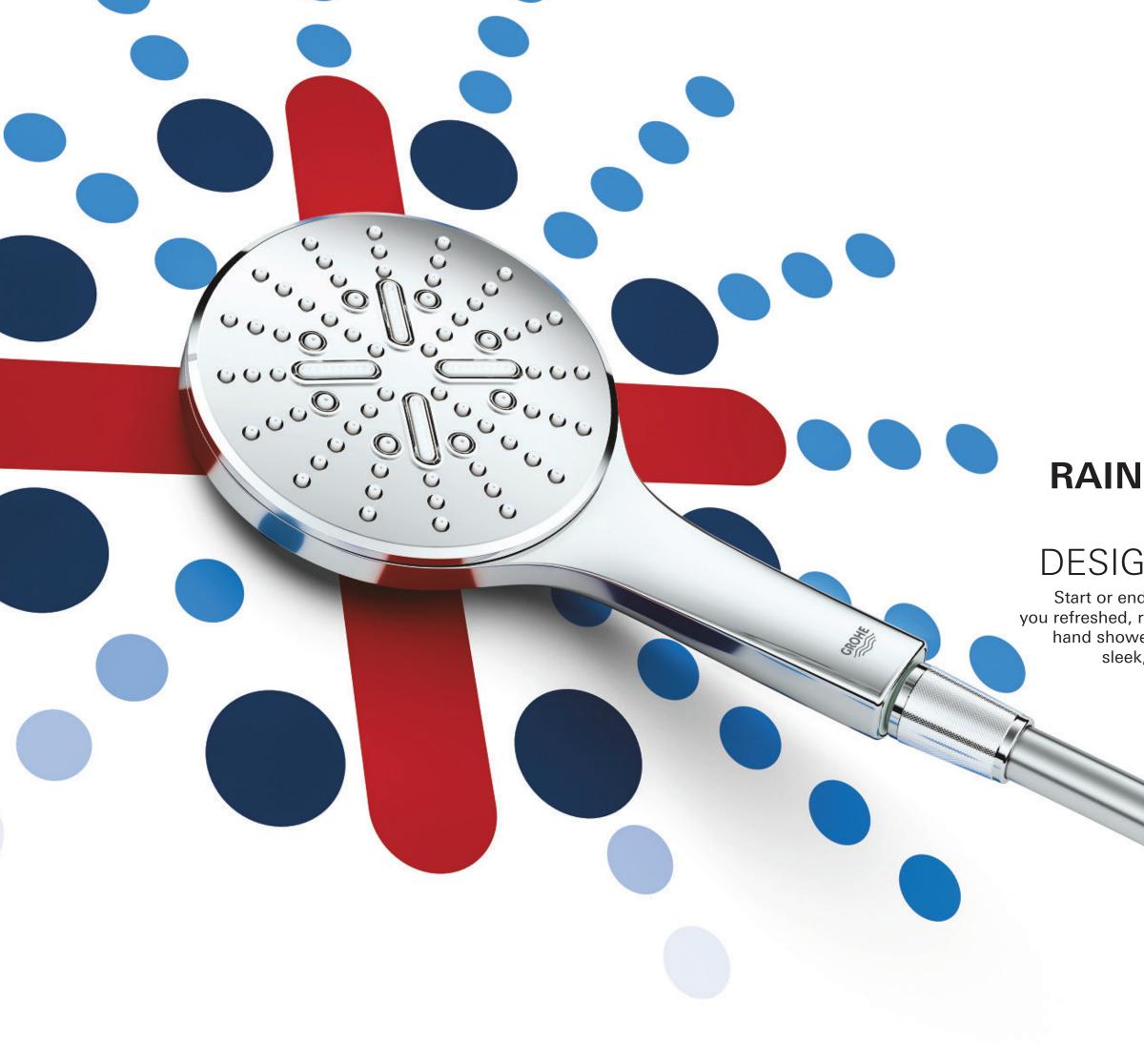
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### **Siemens Home Appliances**

#### Unveils New studioLine Oven with AI Capabilities for Optimal Precision in Intelligent Cooking, Pioneering Smart Home Living

Siemens Home Appliances (Siemens) has been at the forefront of the AI movement, advancing smart homes past simple app connectivity to deliver appliances that offer a highly personalized experience enabled by machine learning. In 2023 Siemens' released its Intelligent Dishwasher with Intelligent AI Wash function, which has successfully harnessed AI to adjust its settings to create a customized dishwashing program that fit the needs of each household. Now Siemens is set to further elevate the smart home experience with the recent launch of studioLine oven.

Siemens' latest studioLine oven combines German Engineering Excellence with innovative AI technology, advancing both functionality and design. The AI cooking program featuring Home Connect app connectivity allows users to fully control their culinary journey. Ideal for a wide variety of dishes - from roast meat to desserts, the studioLine oven empowers users to produce perfect dishes that would be at home in a Michelin-starred restaurant!

# **Function with Autonomous Analytical**

Equipped with a suite of innovative features including Individual Browning, integrated camera in oven, and the upgraded roastingSensorPlus, the studioLine oven connects consumers to a better way to cook, allowing them to save time in the kitchen that's better spent with friends and family.

#### The studioLine Oven's Innovative AI **Capabilities Elevate Users' Cooking** Experience

#### **3 Intelligent functions of new studioLine Oven**

#### **Individual browning**

To ensure dishes always achieve desired golden hues and texture, the studioLine oven's individual browning program harnesses AI analytical technology, adjusting oven settings based on the various parameters of the ingredients and users' needs.

There are five different levels of baking to achieve the desired perfect baking effect, from lightly crispy to seriously crunchy. The AI analytical program, along with the camera in the oven, allows users to control the texture of the ingredients with no barrier. From bread rolls to dessert, pizza to lasagna, users can easily accomplish sought-after levels of crisp.



#### **Camera in Oven**

The new studioLine oven is equipped with an integrated camera. Simply set the desired browning level for the selected dish and start Individual Browning. Artificial intelligence evaluates the browning level based on images taken by the camera. Home chefs can keep an eye on baking progress in real time by connecting Home Connect app, as well as sharing the synchronized images on social networks, helping them update friends on their culinary journeys



#### Upgraded roastingSensor Plus

Achieve the perfect roasting results for meat, fish and poultry every time with roastingSensor Plus. The integrated thermometer uses three different measuring points to maintain the precise temperature and duration for optimal results. Home chefs can utilize this function on advanced dishes like Wellington Beef to achieve perfect roasting result.

Thanks to Siemens' new analytical intelligence, the new studioLine oven also keeps users updated on the estimated cooking time for precision purposes.





Not only outstanding in its intelligence, the new studioLine oven is exquisitely stylish, and has been recognized as such both in the German Design Awards 2023 and the iF Design Awards 2023. A beautiful accent in any domestic space, every edge and curve of the studioLine oven's premium quality glass and steel is crafted in elegant alignment. The handle is formed from the same glass as the oven door, blending seamlessly into the kitchen when closed.

Siemens' modernizes touch control with the studioLine oven's 6.8-inch high-resolution TFT Touch Display, which puts temperature notice, program settings, preheating status, and child-lock settings all at the touch of a fingertip.

Intelligent from start to finish, once the cooking is done, activeClean goes to work on the mess. Using a process called pyrolysis, extremely high heat turns dirt and stains into ashes that can be wiped away easily in seconds.

Siemens provides personalized on-site measurement and upgrade installation recommendations, offering a one-stop solution for small kitchen cabinet renovations including various matching refrigerator doors and Corian® artificial stone countertop cutting services. Siemens also offer full on-site follow-up installation to help upgrade your kitchen.

#### SIEMENS HOME APPLIANCES **FLAGSHIP SHOWROOM**



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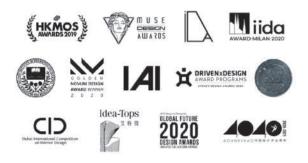
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# CHAN KEVIN MOK

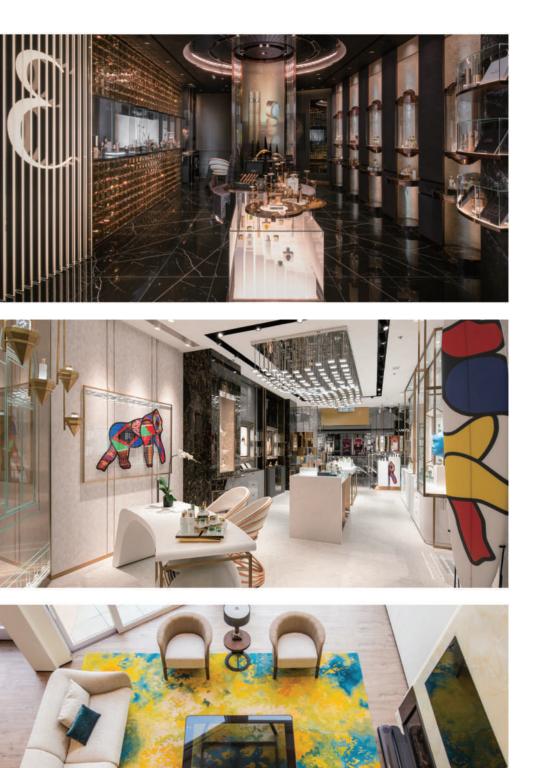
Kenwin Chan and Kevin Mok believe in the transforming power of good design. Chan excels at blending materials and accommodating diverse styles, while Mok ensures flawless project execution through meticulous management. Together, they offer clients an unparalleled design experience filled with luxury and immersion.





Which project(s) are you most proud of this year? We love the Japanese restaurant Kushiro in Peninsula Hotel. Inspired by the Japanese phrase "Hana- cho Zekku", which celebrates the beauty of fleeting moments, we merged Eastern aesthetics with a modern design approach.

The entire restaurant is interconnected using lunar phase imagery, taking diners on a journey reminiscent of a Japanese garden. The entrance is adorned by a full moon, the sushi bar features a first quarter moon, and a half-moon night sky greets guests through a filigree glass wall as they enter. What In the busin Regic We w vigila incor



### What's next for your company?

In the next three to five years, our main priority will be to grow and strengthen our business. We plan to consolidate and refine our project chain in the Grater China Region before expanding into new markets such as Singapore.

We will also continue to improve our design quality and service. We will remain vigilant in keeping up with the ever-evolving design trends and technologies, incorporating them into our projects. Moreover, we are shifting our focus to the interiors of revitalized buildings.

### To the manor born

ancy playing lord of the manor - or chateau in this case? Then book yourself a long stay at Mandarin Oriental Exclusive Homes' latest acquisition, Chateau de la Croix des Gardes. The 16-bedroom estate is the latest property to join the collection - bringing the number of homes in the Cote d'Azur to a total of six.

If the chateau looks familiar, that's because it has a long relationship with the silver screen.

> Since its cinematic debut in 1955 as the backdrop for Alfred Hitchcock's To Catch a Thief, starring Cary Grant and Grace Kelly, the chateau on the French Riviera has played a big part in cinematic history.

> During the Cannes Film Festival, it became the favored destination for Hollywood icons such as

#### Brigitte Bardot.

Today, the estate continues to charm celebrities and international brands. Last year, for example, it hosted Donatella Versace's La Vacanza fashion show.

Set amidst 10 hecatres of manicured Italian-style gardens just minutes away from the famous Croisette in Cannes, the estate offers privacy and panoramic views of the Mediterranean Sea.

While the exterior of the estate invites leisurely exploration with its exquisite infinity pool, various terraces and beautiful gardens, the interiors are equally as meticulously curated.

Stepping inside, guests are welcomed by a harmonious blend of classic sophistication and modern comforts. Each room is tastefully designed, featuring 16 Impressionist-inspired





en-suite bedrooms spread across the main house, cottages and pool penthouse.

There are plenty of entertainment options - ranging from a cozy cinema room to private bowling alley.

For those seeking outdoor recreation, the newly constructed tennis court offers the perfect setting for a friendly match.

Additionally, the grand ballroom, which can accommodate up to 100 guests, sets the stage for celebrating milestone events such as weddings and birthdays.

"This property perfectly reflects Mandarin Oriental's commitment to exceptional service and guest experiences. From its meticulously curated amenities to its breathtaking surroundings, every detail has been thoughtfully curated to ensure an unparalleled level of luxury and hospitality," said Ersev Demiroz, general manager of Mandarin Oriental Exclusive Homes.

Operated in collaboration with luxury home



rental platform StayOne, each home in the collection is handpicked for quality and sought-after location.

A dedicated team of Mandarin Oriental staff will be on hand to cater to all guests' need throughout their stay. Guests can also request bespoke meals using seasonal local produce cooked by an inhouse private chef approved by Mandarin Oriental's culinary experts.

"We are thrilled to welcome Chateau de la Croix des Gardes to the Mandarin Oriental Exclusive Homes collection," said Thomas Bennett, cofounder and CEO of StayOne.

"Its seamless fusion of elegance, history, and luxury aligns with our commitment to offering extraordinary experiences to our discerning guests."

Pricing for the chateau, which can sleep up to 32 guests, is available upon request.

Website: mandarinoriental.com/exclusive-homes

#### Home

### **Poppies pop up for spring**

s this year marks the 60th anniversary of Marimekko's iconic Unikko, the globally recognized print is dominating all the Finnish design house's fashion and homeware. For spring/ summer 2024, Maija Isola's poppies will be present in more ways than ever - in terms of scale, placement, coloring and techniques.

A new anniversary colorway of yellow and orange has been picked for the significant birthday. For this season's homeware collection, the Unikko flower can be seen across ceramics and home textiles. The anniversary line is full of fun objects to dress the home, including Unikkoshaped plates and collectible jars with a Unikko lid.

For huge Unikko fans, Marimekko presents a limitededition eight-liter Unikko bowl with just 60 pieces available worldwide. All Unikko 60th anniversary products will include special labelling and new packaging.

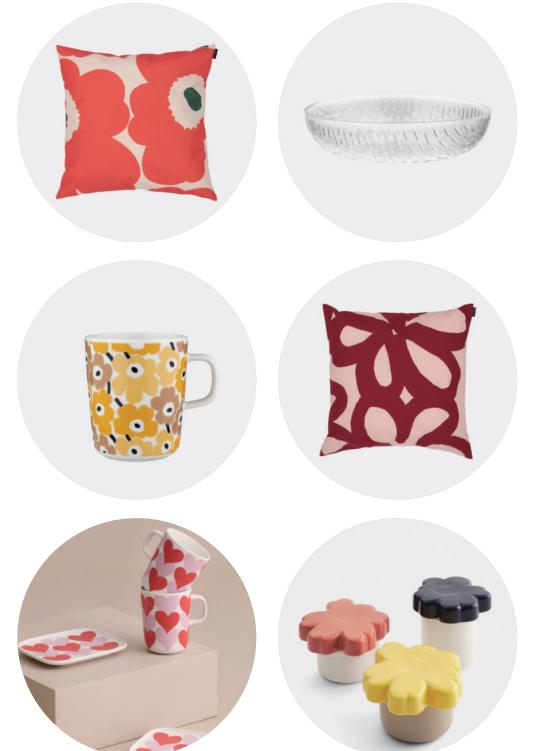
This season's collection will also feature the second drop of the Syksy glass series, first introduced last autumn. Designed by Swedish designer Matti Klenell, the new drop features a glass plate and bowl in Klenell's signature style.

Prints reference the first foliage of spring as well as nature's own primary colors. As the season evolves, lighter shades of yellow and white grow in depth and once summer starts, the colors bloom into bright yellow, coral red, leaf green and apricot.

The hero of the print selection is of course the Unikko, which comes in scales ranging from mini to abstract. It is reimagined in completely new forms - such as the Piirto Unikko (drawing poppy) and Vesi Unikko (water poppy).







Website: marimekko.hk

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