

# LUXURY PROPERTY

The  
Standard

SPECIAL EDITION 2019





# 凱 滙 GRAND CENTRAL

Enquiries:

## 8108 0318



Grand Central Website



Instagram grandcentral\_hk



"Sino Land" Mobile App



Name of Street and Street Number of Phase I & Phase II of the Development: No.33 Hip Wo Street\*

District: Kwun Tong (South) Website address: [www.grandcentral.hk#](http://www.grandcentral.hk#)

The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

\* The photograph part of the image was taken from the airspace near the Development on 28 October 2018 and processed with computerized imaging techniques. The surrounding buildings and environment of the Development may be simplified, may not be shown or may not be shown in scale. The general external appearances of the Development (when completed) and imaginary image of the proposed Kwun Tong Town Centre Development Areas 4 & 5 are incorporated into the photograph so as to demonstrate the future general environment, buildings and facilities surrounding the Development. This photograph does not reflect the final appearance or view of or from the Development and actual appearance of the proposed Kwun Tong Town Centre Development Areas 4 & 5 (when completed) and is for reference only. The Development does not include the proposed Kwun Tong Town Centre Development Areas 4 & 5. The proposed buildings and facilities of the proposed Kwun Tong Town Centre Development Areas 4 & 5 are still at planning stage. The contents of the planning and design may change from time to time and the proposed buildings and facilities may not appear or be constructed. They may not be completed or start to operate when the residential properties of the Development are handed over to the purchasers and the conditions of the proposed buildings and facilities (when completed) may be different from that shown in the photograph. The environment, buildings and facilities surrounding the Development may change from time to time and are for reference only. The Vendor does not make any express or implied offer, representation, undertaking or warranty as to the environment, buildings and facilities surrounding the Development. The computerized rendering of the Development only shows the general appearance of the Development. It does not show the air conditioners, pipe ducts, grilles, etc. on the external wall of the Development. The layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects shown in the computer rendering may not appear in the Development or its vicinity when the Development is completed. The details of the Development (when completed) may be different from what is shown in the photograph, and are subject to the final building plans approved by relevant Government departments. 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 computerized rendering and the contents therein contained are for reference only and shall not constitute any express or implied offer, representation, undertaking or warranty given by the Vendor. Vendor: Urban Renewal Authority (the Owner) (as the legal or beneficial owner of the residential properties concerned in Phase I and Phase II of the Development), Union Score Investments Limited (the person so engaged) (as the person engaged by the Owner to coordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing Phase I and Phase II of the Development). Holding company of the vendor (Urban Renewal Authority). Not applicable. Holding company of the vendor (Union Score Investments Limited, Temu Siao Teu Properties Limited, Sino Land Company Limited, King Chance Development Limited and Power Elite Ventures Limited). Authorized Person for Phase I and Phase II of the Development: Tang Kwok Wah Owen. The firm or corporation of which the Authorized Person for Phase I and Phase II of the Development is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited. Building Contractor for Phase I and Phase II of the Development: CR Construction Company Limited. The firms of solicitors acting for the Owner in relation to the sale of residential properties in Phase I and Phase II of the Development: Mayer Brown, Woo Kwan Lee & Lo, King & Wood Mallesons, Chu & Lau and Sit, Fung, Kwong & Shum. Authorized institution that has made a loan or has undertaken to provide finance for the construction of Phase I of the Development: Citibank Construction Bank (Asia) Corporation Limited (to be provided upon commencement of sale). Authorized institution that has made a loan or has undertaken to provide finance for the construction of Phase II of the Development: Bank of China (Hong Kong) Limited (to be provided upon commencement of sale). Other person who has made a loan for the construction of Phase I and Phase II of the Development: King Chance Development Limited and Tycoon Fame Limited. The Estimated Material Date for Phase I and Phase II of the Development to the best of the Vendor's knowledge 30 April 2021. \*Material Date means the date on which the conveyances of the land grant are completed with in respect of Phase I and Phase II of the Development. The estimated material date of Phase I and Phase II of the Development is provided by the Authorized Person for Phase I and Phase II of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. Phase I of the Development comprises 2 residential towers with a total of 1,025 residential properties. Phase II of the Development comprises 2 residential towers with a total of 974 residential properties. This advertisement is published by the person so engaged with consent of the Owner. \*Website containing electronic copies of sales brochures, price lists and register of transactions. \*The provisional street address is subject to confirmation when the Phase of the Development is completed. Prospective purchasers are advised to refer to the sales brochures for any information of Phase I and Phase II of the Development. Please refer to the sales brochures for detail. This advertisement / promotional material shall not constitute or be construed as the Vendor giving any offer, representation, undertaking or warranty, whether express or implied. Date of Printing: 16 January 2019

Areas of Grand Central and the proposed Kwun Tong Town Centre Development Areas 4 & 5 are computerized renderings\*

# CREATED by BODINES

*La Vetta*

Name of the Street and the Street Number: 68 Lai Ping Road District: Sha Tin Website: [www.lavetta.com.hk](http://www.lavetta.com.hk)  
The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

ENQUIRY: 2752 2288



This advertisement is published by the Vendor. Vendor: Mega Island (HK) Limited Holding company of the Vendor: Meganew Limited Authorized Person: Ms. Lee Ming Yen Jennifer of P&T Architects and Engineers Limited Building Contractor: Hien Lee Engineering Company Limited Vendor's Solicitors: Kao, Lee & Yip Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Bank of China (Hong Kong) Limited Any other person who has made a loan for the construction of the Development: Meganew Limited Prospective purchaser is advised to refer to the sales brochure for any information on the development. Date of Printing: 16 January 2019 This image was taken on 3 September 2018 in the development site and has been edited and processed with computerized imaging techniques, which is for reference only.



Website



IFC-La Vetta



ICC-La Vetta

GRAND  
OASIS  
KAI TAK

WHERE DREAMS COME HOME

#OasisKaiTak

#WhereDreamsComeHome

#WheelockLiving

#TheSpiritOfLiving

Not taken from or in the Development or its vicinity

## The Kai Tak Metropolis. The Riverside Life.

OASIS KAITAK Sales Gallery: 19<sup>th</sup> Floor, Tower 2, The Gateway, Harbour City, Tsim Sha Tsui  
Opening Hours: 11am - 8pm | Enquiry: 2118 2688

Street name and street number allocated by the Commissioner of Rating and Valuation: 10 Muk Ning Street  
District: Kai Tak | Address of the website of the development: [www.oasiskaitak.hk](http://www.oasiskaitak.hk)

The photographs, images, drawings or sketches shown in this advertisement/ promotional material represent an artist's impression of the Development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

 wheelockliving |  wheelockliving

*The Spirit of Living*

**WHEELOCK**  
PROPERTIES  
會德豐地產

"Grand Oasis Kai Tak" is a name of certain parts of the Development for promotional purpose only, and will not be used or appear in the building plans, assignments or other title or legal documents.  
Vendor: Handy Solution Limited | Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Realty Development Corporation Limited, Dannette Holdings Limited, Ironhead Holdings Limited, Spring Colour Limited | Authorized Person for the development: Chan Wan Ming | The firm or corporation of which an Authorized Person for the development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited | Building Contractor for the development: Hip Hing Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Bank of Tokyo-Mitsubishi U.F.J. Ltd., DBS Bank Ltd., Hong Kong Branch, Australia and New Zealand Banking Group Limited | Any other person who has made a loan for the construction of the development: Wheelock Finance Limited | To the best of the vendor's knowledge, the estimated material date for the development: 31 May 2019 (The material date means the date on which the conditions of land grant are complied with in respect of the development. The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.) | This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation and warranty, whether express or implied (whether related to view or not). | The vendor reserves the right to alter the building plans and other plans and the design of the Development and any part thereof from time to time. The design of the Development shall be subject to the final approved plans of the relevant Government departments. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Prospective purchasers are advised to refer to the sales brochure for any information on the development. | Please refer to the sales brochure for details. | This advertisement is published by the vendor.

Date of Printing: 18 January 2019



This is a rendering of the development and is for showing the general appearance of the development or the relevant part thereof, is not made to scale and is for reference only. The materials, fittings, facilities, colour, landscaping, plants and trees, etc. shown herein may not appear in the actual development. The pipes, conduits, air-conditioning units, grilles etc. that may exist on the external walls, balconies and roofs of the development and its surrounding environment and buildings have been omitted and it does not reflect the actual appearance, view or surrounding environment at present or future, and it does not represent the final appearance of the development upon completion thereof. This image has been edited and processed with computerized imaging techniques. The vendor reserves the right to alter the building plans, which are subject to the final approval of the relevant Government authorities. This vendor does not make any offer, representation, covenant, warranty or contractual term, whether express or implied (whether related to view or not).

**Solaria** 嘉熙 sits in Pak Shek Kok East, Tai Po, a waterfront community facing Tolo Harbour. Inspired by serene glasshouses, the two clubhouses\* offer bright and airy spaces for residents to convene and enjoy the panoramic view of the greenery within the development. With its modern flair and architecture, SOLARIA injects energy into the thriving neighbourhood of Pak Shek Kok.

District in which the development is situated: Pak Shek Kok (East)

Street number and name of the street at which the development is situated: 16 Fo Chun Road  
(The provisional street number is subject to confirmation when the development is completed)

Address of the website designated by the Vendor for the development: [www.solaria.com.hk](http://www.solaria.com.hk)

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

**Solaria** 嘉熙  
INSPIRATION NEXT

No. of Towers:  
**9 Towers**  
(Towers 1-10, Tower 4 omitted)

No. of Flats:  
**1,122**

Show Flats:  
**20/F, THE OCTAGON,  
6 Sha Tsui Road,  
Tsuen Wan**

Vendor: Manful Global Development Limited | Holding companies of the Vendor: K. Wah International Holdings Limited; Sultimer Enterprises Limited; K. Wah Stones (Holdings) Limited and K. Wah Properties Investment Limited | Authorized person for the development: Tang Kwok Wah Owen | Firm or corporation of which the authorized person for the development is a proprietor, director or employee in his or her professional capacity: Wong Tung & Partners Limited | Building contractor for the development: Gammon Engineering & Construction Company Limited | Firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie, King & Wood Mallesons and R. C. Woo & Co. | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited (the relevant undertaking has been cancelled) | Other person who has made a loan for the construction of the development: K. Wah Stones (Holdings) Limited | The estimated material date for the development to the best of the Vendor's knowledge: 29 February 2020 ("material date" means the date on which the conditions of the land grant are complied with in respect of the development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) [This advertisement/promotional material is for reference only, it does not constitute and shall not be construed as giving any offer, representation, covenant, warranty or contractual term, whether express or implied (whether related to view or not). The Vendor reserves its right to amend the building plans and other plans from time to time, and the design of the development is subject to the final plans approved by the relevant Government authorities. This advertisement/promotional material is published by the Vendor or under the consent of the Vendor. A prospective purchaser is advised to refer to the sales brochure for any information on the development. ]\*The opening hours and use of different clubhouse and recreational facilities are subject to the relevant laws, land grant conditions, terms of the deed of mutual covenant and the actual conditions of the facilities. The use and operations of some parts of the facilities and/or services may be subject to the consents or permits to be issued by the relevant Government authorities. Such facilities (including clubhouse and ancillary recreational facilities, etc.) may not be in operation when the development can be occupied. The vendor reserves its rights to alter the clubhouse facilities and the layout, design and use thereof. Fees may be separately charged on the use of the clubhouses and different recreational facilities. | Printing Date: 14 Jan 2019

Enquiry Hotline  
**2880 8268**

**KW** 嘉華國際  
K. WAH INTERNATIONAL

# 玥廬 VILLA COVE 18 PIK SHA ROAD

清水灣矜罕獨立大宅  
銀線灣貴族地段



獨立大宅樓高三層連天台，四房三套房至四房四套房，設私家泳池和花園；配備名貴廚房及衛浴設備，獨立升降機與有蓋雙車位車庫。項目依山迎海，擁綠抱翠，晶瑩優渥。

發展項目的街道名稱及門牌號數：碧沙路18號 區域：清水灣半島北  
賣方就發展項目指定的互聯網網站的網址：[www.villacove.com.hk](http://www.villacove.com.hk)

廣告內所有相片、插圖、圖畫或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖畫、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

華懋集團  
Chinachem Group

GRAND NAPA



Photo taken on 13 Oct 2018 at Grand Napa

GRAND MONTEREY  
O'SOUTH



This photograph is not taken from the Development or its vicinity.



Photo taken on 13 Oct 2018 at Napa



Photo taken on 13 Oct 2018 at Grand Napa



Photo taken on 13 Oct 2018 at Napa



Photo taken on 3rd September 2018 at MONTEREY



Photo taken on 3rd September 2018 at MONTEREY



Photo taken on 3rd September 2018 at MONTEREY

## SAVOUR THE GOODNESS OF LIFE

- Three collections of beautifully designed and thoughtfully created garden villas surrounded by greenery offering the ultimate lifestyle of luxury and comfort
- Close to the renowned Harrow International School Hong Kong
- Layout : 3 bedrooms (2 ensuites), 4 bedrooms (1 ensuite) and 4 ensuite bedrooms

2118 2000  
www.napahk.com.hk



The Spirit of Living

WHEELOCK  
PROPERTIES  
會德豐地產

NAPA: Name of the street and the street number of the Development: 88 So Kwun Wat Road District: Tuen Mun.  
The address of the website designated by the vendor for the Development: www.napahk.com.hk

Vendor: Wascott Property Limited Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Properties Limited, Wheelock Investments Limited, Realty Development Corporation Limited, Myers Investments Limited and Dannette Holdings Limited Authorized Person: Chan Kam-tong, Angus The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects and Engineers Limited Building contractor: China Overseas Building Construction Limited The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Mayer Brown Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Bank of East Asia, Limited, Australia and New Zealand Banking Group Limited (The mortgage was discharged on 10 January 2018). Any other person who has made a loan for the construction of the Development: Wheelock Finance Limited. This advertisement is published by the vendor. Please refer to the sales brochure for details. Prospective purchasers are advised to refer to the sales brochure for any information on the development. Date of Printing: 17 JAN 2019

## O'SOUTH GRAND FINALE

- Seaside low-density residence in the distinctive O'South community
- Enjoy spectacular seaview of Tathong Channel and Island East<sup>1</sup>
- Prestigious clubhouse "Club Monterey" by renowned interior designer Studio Munge

2118 2000  
www.montereyhk.com.hk



The Spirit of Living

WHEELOCK  
PROPERTIES  
會德豐地產

Name of the street and the street number of the Development: 23 Tong Chun Street District: Tseung Kwan O 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 the development: www.montereyhk.com.hk

The statement on view of residential properties is a general description only and may not be applicable to all residential properties. The abovementioned view is subject to the floor and orientation of the relevant residential property, and the surrounding view and environment (which may change from time to time). The Vendor does not make any express or implied representation or warranty in respect of such. \*GRAND MONTEREY refers to the following units of "MONTEREY" Unit A-C, 2F-17/F, Tower 1 Unit A-B, 2F-17/F, Tower 2 (T2A) Unit A-C, 2F-11/F, Unit D, 2F-10/F, Tower 8 Unit A-C, 2-11/F, Unit D, 2F-10/F, Tower 9 (T9A) Unit A-E, 2F-11/F, Tower 9 (T9B) The names "GRAND MONTEREY" & "Club Monterey" are for promotional purpose only and will not appear in assignment, building plans or other title or legal documents. Vendor: Precise Treasure Limited Holding companies of the Vendor: Wheelock and Company Limited, Wheelock Investments Limited, Myers Investments Limited, Wheelock Properties Limited, Realty Development Corporation Limited, Dannette Holdings Limited, Ironhead Holdings Limited, Great Ever Global Limited Authorized Person for the Development: Chu Hoi-wang Clement The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: WICWP International Limited Building contractor for the Development: Gammon Engineering & Construction Company Limited The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Deacons The authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Australia and New Zealand Banking Group Limited, Bank of China (Hong Kong) Limited, BNP Paribas, Oversea-Chinese Banking Corporation Limited, Standard Chartered Bank (Hong Kong) Limited Other person who has made a loan for the construction of the Development: Wheelock Finance Limited This advertisement is published by the Vendor. Prospective purchasers are advised to refer to the sales brochure of the Development for any information on the Development. Please refer to the sales brochure for details. Date of Printing: 17 JAN 2019



Photo taken on 3rd September 2018 at Tseung Kwan O South



# MANOR PARC

## 珀 園

### This is Legacy



This photo was taken in the Development on 24 October 2018 and it has been processed with computerized imaging techniques and is for reference only. The facilities, layout, partitions, specifications, measurements, colors, materials, fittings, finishes, appliances, lighting effects, furniture, decorative items, plants, landscaping (if applicable) and other chattels etc. therein are for reference only and its views may not appear in the actual development as existing. The view shown in the photo is affected by the orientation of the house(s), the surrounding environment, buildings and facilities, and the environment, buildings and facilities surrounding the Development may change from time to time. The Vendor 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. Nothing in the photo shall constitute or be construed to constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor regarding the Development or any part thereof.

## Brand new development in Yuen Long Luxury houses now open for viewing By appointment only



This photograph was taken on 24 Oct 2018 at House 28 (being a furnished house\*) of Manor Parc.

This photograph was taken on 24 Oct 2018 at House 28 (being a furnished house\*) of Manor Parc.

This photograph was taken on 24 Oct 2018 at House 28 (being a furnished house\*) of Manor Parc.

This photograph was taken on 24 Oct 2018 at House 21 (being a furnished house\*) of Manor Parc.

Opening hours : 10:00 a.m. to 7:00 p.m.  
(including Sat, Sun and public holiday)

Enquiry hotline :  
**8202 8688**



\* This photo has been processed with computerized imaging techniques and is for reference only. The furniture, ornaments, chandeliers, feature lightings and potted plants etc. (the "Decorations") displayed in this furnished residential property are for demonstration purposes only. Unless otherwise specified, the purchaser of this residential property shall be entitled to the Decorations in accord with the terms and conditions of the relevant price list(s) or other sales document(s). The Vendor reserves the right to replace or change the Decorations or any part thereof with substitutes of similar design, style, size or colour, etc. without notice to the purchaser. For details of the standard fittings, finishes and appliances, please refer to the Fittings, Finishes and Appliances section of the Sales Brochure. All Decorations displayed are for reference only and do not constitute or shall not be construed as constituting any contractual term, offer, representation or warranty, whether express or implied. All design, fittings, finishes, appliances, equipment, lightings, furniture, display, decorative items and other chattels for this furnished residential property are special design features in this furnished residential property and are not standard provisions of other residential properties of the Development and will not be provided in other residential properties upon handover.

Name of the Development: Manor Parc ("the Development") District: Tong Yan San Tsuen  
Name of the street and street number of the Development: 3 Tan Kwai Tsuen Lane  
The address of the website designated by the Vendor for the Development: [www.manorparc.com.hk](http://www.manorparc.com.hk)

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Vendor: Garden Resort Development Limited | Holding companies of the Vendor: Far East Consortium International Limited, Ample Bonus Limited, Far East Consortium (B.V.I.) Limited and Far East Consortium Limited | Authorized person for the Development: Lok Man Fai, Felix | The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity: LF Development Consultants Limited | Building contractor for the Development: Shun Sun Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Nanyang Commercial Bank, Limited (The relevant undertaking has been cancelled) | Any other person who has made a loan for the construction of the Development: Not applicable | This advertisement is published by the Vendor or with the consent of the Vendor. Prospective purchasers are advised to refer to the Sales Brochure for any information on the Development.  
Last updated on: 8th January, 2019





# 海日灣 THE HORIZON

臨海 最珍貴  
HARBOURFRONT LIVING

區域：白石角（東部）

發展項目的街道名稱及臨時門牌號數：科進路18號\*

\*此臨時門牌號數有待發展項目建成時確認

賣方就發展項目指定的互聯網網站的網址：[www.thehorizon.com.hk](http://www.thehorizon.com.hk)

本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

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電腦模擬效果圖 - 海日灣項目

Billion Development and Project Management Ltd  
億京發展及策劃有限公司

# 3122 9596

[www.thehorizon.com.hk](http://www.thehorizon.com.hk)

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**SKY OASIS** 金峰·名匯  
THE LUX MANSIONS



# Masterpiece Residence at Cotai Strip of Macau

Sky Oasis THE LUX MANSIONS Overlooks The Cotai Strip and International Golf Course



Macau Tower, Galaxy Macau, The Venetian Macao Resort, The Parisian, MGM Cotai, Proposed theme park, Lotus Bridge, Broadway Macau, Caesars Golf Macau, Studio City, City of Dreams, Wynn Palace

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**For Enquiry:** (852) 2522 6888 (853) 2823 2323 (86) 180 6388 1905

[www.sky-oasis.com](http://www.sky-oasis.com)



iOS & Android App

# 90 REPULSE BAY ROAD

# ETERNAL GLAMOUR

AN EXCLUSIVE ADDRESS BY THE BAY

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HILLSIDE  
WAN CHAI

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SINO SUITES  SINO GROUP

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# Market sentiments stage a comeback in the new year



When the property market turned southwards last August after an extended bull run, analysts and scholars who made their year-end forecast for the following year were overwhelmingly pessimistic, with conservative estimates predicting a 10-15% decline to a downright collapse of up to 50% for the year ahead.

Market sentiments turned negative due to a number of developments, including government's introduction of a vacancy tax, concerns on the continued rate hikes in the US, a deteriorating economic outlook for China resulting from the Sino-US trade war, faltering stocks in both the Hong Kong and China markets, and a steady depreciation of the Yuan.

However, as we cross over to 2019, market conditions have changed quite dramatically. Locally, newly-launched residential offers that were realistically priced have buoyed buyer interests. Internationally, the threatened rate hikes in the US for the new year are looking increasingly uncertain, while the deadlock over the Sino-US trade disputes is showing signs of easing. The Yuan has staged a strong comeback, and the stock markets are faring better.

Indeed, the latest (2 January 2019) Citibank market commentary is among the first to strike a positive note on the outlook for the new year. It believes Hong Kong home prices should hold up because housing supply shortage is set to continue. The estimated supply at 38,000 units is still short of the estimated demand of 53,000 units. The decrease in private land supply would mean that developers are not in a hurry to sell projects at a discount. The report also notes that with the low participation of speculators and investors since 2011, there is lower selling pressure when the market softens.

The Citibank report predicts prices will enter a consolidation phase during which they may correct 10-15% (from August 2018 high to March 2019). Transaction volume is likely to stay low till February 2019, but will pick up in March, which should drive a decent increase in the home price (+10% from April to December 2019, or +5% for the full calendar year 2019).

*Andy Ng*  
Features Editor



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# A multi-pronged approach needed to increase land supply



The eagerly-awaited report of the Task Force on Land Supply was handed to the government on 31st December 2018, containing recommendations on the overall land supply strategy and prioritisation of different land supply options.

The duties of the Task Force are to review and evaluate land supply options, to conduct an extensive public engagement (PE) exercise to raise public awareness of the shortage of land supply and promote public discussions on these issues, with a view to reaching a mainstream consensus on increasing land supply by facilitating the community to make trade-offs and narrowing the differences among stakeholders.

## *Land shortfall*

The Task Force is of the view that Government's estimated land shortfall of 1 200 hectares (ha) in the long run in the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" study is grossly conservative. The actual land shortage should be far more than

1200 ha and the situation in the short term is particularly dire.

In addition, the Task Force advocates building a land reserve by creating land more than the estimated shortfall. Not only would this enable timely and flexible deployment of land resources for different purposes in line with actual circumstances and development needs in the future; it would also give us the ability to cope with various unforeseeable opportunities and challenges.

## *A multi-pronged approach*

The Task Force emphasises that a multi-pronged approach must be adopted in order to increase land supply, tackle the variances in the scale and development lead time of different land supply options, and meet society's needs for various types

of land. The Task Force has identified 18 land supply options with the potential to provide additional land; these comprise four short-to-medium term options, six medium-to-long term options and eight conceptual options.

## *Public engagement*

Between 26 April and 26 September 2018, a five-month PE exercise entitled "Land for Hong Kong: Our Home, Our Say" was carried out to invite all sectors of society to offer their views on these options and other land supply-related issues.

The Task Force adopted a methodical approach to collect public views through different formats and multiple channels. The PE covered 185 events including face-to-face exchanges among the Task Force, the general public and stakeholders, as well as web-based and paper questionnaires and telephone survey. Members of the public could also express their views by mail, facsimile, email, telephone or in person.

During the PE, the Task Force received a total of over 29 000 responses to questionnaires and 68 300 submissions via other

channels; the randomised telephone survey also completed interviews with 3 011 people.

The Task Force notes that the community generally agrees that the shortage of land supply is a pressing problem; that there is no single option to solve the problem; and that a multi-pronged approach must be adopted to break this stalemate. Most people also support creating more land for a land reserve to save for rainy days.

Upon detailed analysis and examination of the public views collected from various channels during the PE, the Task Force has come up with recommendations on the land supply strategy and land supply options worthy of priority studies and implementation.

## *Land supply strategy*

On land supply strategy, the Task Force recommends the Government to –

- Draw up a comprehensive and sustained regime of land supply, which should include the following key elements:



- (i) sustaining land creation;
  - (ii) conducting regular and more frequent updates and reviews of the overall land supply and demand situation;
  - (iii) enhancing the transparency of information on the land supply and demand situation as far as practicable;
  - (iv) exploring ways to rationalise and streamline the procedures from land creation, land supply to construction of facilities and to expedite the land creation process; and
  - (v) facilitating more diversified land development and utilisation.
- Adopt a multi-pronged land supply strategy through concurrent implementation of various land supply options in the short, medium and long term to expand and diversify our sources of supply to ensure a sustained and steady stream of land resources to meet the needs for different land uses at different times.
  - Establish a land reserve, with a forward-looking and macro vision and mindset to cater for unforeseeable needs and offer planning flexibility and space, by initiating planning work as early as possible.
  - Give thorough and holistic considerations to the following principles in the development and planning of land:
    - (i) caring for the environment for balanced development;

- (ii) creating capacity with “infrastructure first”;
- (iii) allowing flexibility for planning;
- (iv) adopting a people-oriented approach and adequate communication;
- (v) pursuing three-dimensional (3D) planning and “single site, multiple uses”; and
- (vi) controlling cost and creating value.

**Land supply options**

As for land supply options, given the acute land shortage in the short-to-medium term, and the fact that there are fewer short-to-medium term options and the delivery of such options is subject to uncertainties, the Task Force’s basic position is that no short-to-medium option should be given up lightly unless there are strong justifications.

As for the medium-and-long term options, which take more time to study and implement, the Government should immediately commence relevant studies and planning of various options to ensure a sustained supply of land in the medium-to-long term and build a land reserve in the longer run.

This would help fulfil different requirements for land in different periods of time. In this connection, the Task Force recommends the Government according priority to studying and implementing the following land supply options.

**Short-to-medium term Options**

- Developing brownfield sites
- Tapping into private agricultural land reserve in the New Territories
- Alternative uses of sites under private recreational leases

**Medium-to-long term Options**

- Near-shore reclamation outside Victoria Harbour
- Developing the East Lantau Metropolis
- Developing caverns and underground space
- More new development areas in the New Territories
- Developing the River Trade Terminal site

As for the other options, the Task Force considers that, in the long run, the Government may consider whether further studies of the feasibility and pros/cons of these options should be conducted, taking into account the actual circumstances and recommendations on individual options by the Task Force; this would provide more information for further discussion by society.

Meanwhile, the TaskForce has also examined the ongoing land supply initiatives currently pursued by the Government, and made suggestions for improvement.

There are some opinions on matters outside the purview of the Task Force, and many views related to the use of existing land, enhancement of land administration and land financing arrangements. Following detailed examination and consolidation by the Task Force, these views may serve as reference for the Government in formulation of relevant policies.

*andy.ng@singtaonewscorp.com*





# LUXURY RESIDENTIAL



# GRAND CENTRAL

## A glistening new gem in Kwun Tong

Grand Central, a significant development by Sino Land, Chinese Estates, and Urban Renewal Authority, is well on its way to transforming Kwun Tong's skyline with its four master-crafted residential towers.



### Taking full advantage of government initiatives

Kwun Tong is currently undergoing a metamorphosis under the Kwun Tong Town Centre Redevelopment Project master plan. The largest project led by the Urban Renewal Authority to date, it consists of five phases in total, bringing a combination of new residential towers, shopping center, proposed commercial buildings and hotel, and more to the bustling district.



Grand Central is adjacent to the proposed Phase 4 and Phase 5 of the project, which will, in time, become the central hub of Kwun Tong, providing a plethora of retail outlets and public space. There are also plans for offices, hotel, government institution and community facilities.

As a mature locale, Kwun Tong is not lacking in any department. From high-end shopping mall, public sports facilities, to children's playground, this district could provide for residents' every need. Grand Central itself also offers smart bus terminals, minibus terminals, and retail space at the podium level.

The well-planned location allows residents of Grand Central to commute efficiently through public transport. Situated in close proximity to the Kwun Tong MTR station, the proposed roofed pedestrian bridge connects the premises directly to the MTR station and the nearby shopping mall apm within minutes of walking.

Grand Central is only three MTR stations away from the Quarry Bay commercial hub on the island and 5 stations to the future Kai Tak MTR Station. The proposed Kowloon East Environmentally Friendly Linkage System, a 9-km long monorail, will be connecting the Kwun Tong MTR station to Kai Tak Cruise Terminal, taking advantage of another infrastructure initiative, CBD2. With approximately 75 million sq. ft. office space to be made available, this district will be home to myriad premium office buildings and hotels, attracting multinational corporations to settle in.



### A masterly offering

Grand Central is brought to life by multiple international masters. Greeting residents at Hip Wo Street and Mut Wah Street, Grand Central's impressive main entrances are designed by highly-acclaimed French architect Florent Nédélec, who is famed for the artful interpretation of interlacing linear elements. With sweeping glass panels to introduce natural light, the breathtaking structure exudes timeless elegance.

With over 30% of the site area dedicated to green space, Grand Central is unquestionably an urban oasis. Crafted by esteemed landscape architect Adrian L. Norman, the shopping mall at the podium comes with a large open-air lawn for the public to unwind and relax. There are also other engaging visual treats such as waterfall and landscaped gardens scattered throughout the premises.

Designed by Hirsch Bedner Associates (HBA), the glass-themed resident's lobbies are seamlessly connected with the outdoors, introducing a subdued opulence which resonates with the whole development.

Grand Central's clubhouse, also crafted by HBA, is generously endowed with a constellation of facilities and amenities. Its two swimming pools are located indoors and outdoors respectively, reaching 32 and 50 meters in length. There are also a gymnasium, a co-working space, a banquet room, a children's playroom, and many more.



### GRAND CENTRAL

Provisional Address	33 Hip Wo Street, Kwun Tong
No. of units	1999
Developed by	Sino Land, Chinese Estates, and Urban Renewal Authority
Layout	1 bedroom - 4 bedrooms
Area	330 - 1,543 sq. ft.
Enquiries	8108 0318
Website	www.grandcentral.hk

# BURNSIDE VILLA



## Head south for some pampered living

Burnside Villa is the personification of luxury and exclusivity.



Nestled in South Bay Road, Repulse Bay - one of the most prestigious suburbs in Hong Kong - Burnside Villa commands stunning beach views, and yet is within easy reach of the city centre. The area itself is well served by shopping 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 2,100 - 2,800 sq. ft.

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

Look no further for your dream home.

### BURNSIDE VILLA

**Address** 9 South Bay Road, Repulse Bay, Hong Kong  
**No. of units** 44 houses and 12 apartments  
**Size** 2,100- 2,800 sq. ft.  
**Developer** HANG LUNG PROPERTIES LIMITED  
**Enquiry** (852) 2879 1917  
**Email** LeasingEnquiry@hanglung.com  
**Website** www.burnsidevilla.com.hk

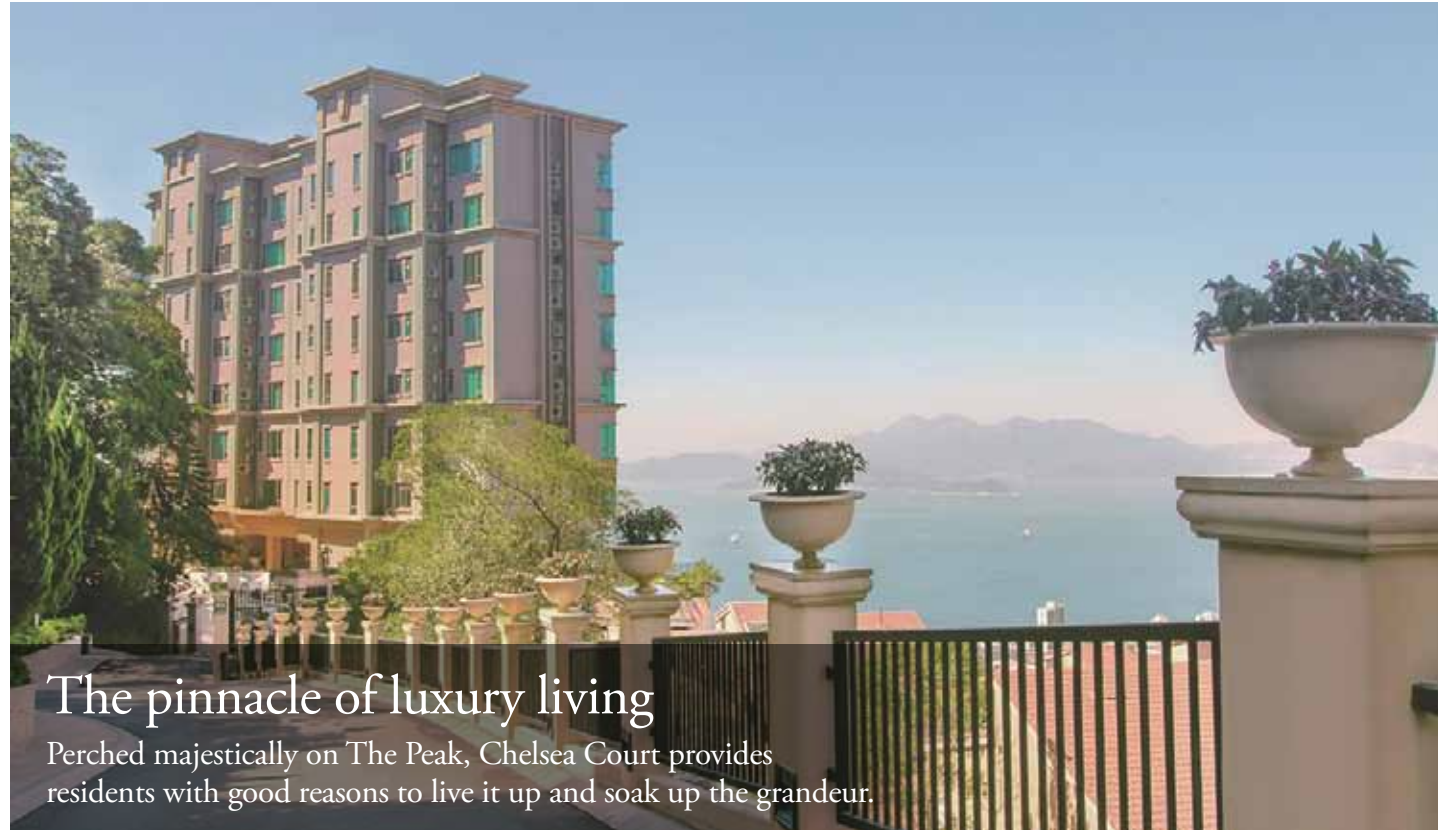


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# CHELSEA COURT



## The pinnacle of luxury living

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



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

Chelsea Court features eight duplexes and twelve simplexes. Units 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  
**Enquiries** (852) 2118 8048  
 residential@harrimanleasing.com  
**Website** www.chelseacourt.com.hk



## Chelsea Court

63 Mount Kellett Road, The Peak

PRESTIGIOUS & TRANQUIL  
 PANORAMIC SEA VIEW APARTMENTS  
 ON THE PEAK

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

Leasing Enquiry : (852) 2118 8048

residential@harrimanleasing.com

www.chelseacourt.com.hk



# THE HORIZON

## Tolo Harbour residence boasts thoughtful design



Sitting on the coveted ocean-fronting locale of Pak Shek Kok, The Horizon enjoys infinite views of the azure Tolo Harbour and the verdant Pak Sin Leng. Named after the breathtaking scenery it commands, The Horizon is one of the recent highly anticipated developments by Billion Development.



Comprising eight houses and four 15-storey apartment complexes, The Horizon offers 667 units in total. While the houses are each over 4,000 sq. ft. in size, the apartments start at 468 sq. ft. and reach 2,242 sq. ft. with a choice from 1 to 4-room configurations. Some special units even come with a private garden and rooftop.

### Top-shelf amenities

With approximately 40,000 sq. ft. of space dedicated to greenery, The Horizon is nature living at its best.

With unobstructed sea views, 'Courtyard Camellia' is a 740-ft. private landscaped garden designed for residents' exclusive enjoyment. Landscape artists have selected evergreen plants throughout to ensure the pristine surrounding looks lush and vibrant all year round, with a changing constellation of colorful blossoms from season to season.

Furnished to the highest standard, 'Club Horizon' is constructed on the motif of marble, occasionally adorned with natural wood material. The two-storey clubhouse is where residents can avail of a generous collection of facilities. The sporting component ranges from an outdoor swimming pool, gym, yoga studio, ping pong room, to a multi-purpose indoors sports hall. Meanwhile, music lovers would adore the well-equipped music room, piano room, and karaoke room. Other facilities include a steam room, sauna room, banquet room, and a mahjong room.



### A user-centric configuration

According to Anthony Poon, Billion's Director in Project, Sales & Marketing, The Horizon is crafted from the user's perspective. The configuration is so designed that residents can apply their creativity and flair in their layout and choice of furniture.

In contrast to properties that aim at maximizing returns and resulting in irregularly-shaped rooms, Billion has adopted a much more sensible approach. "Adding a few inches here and there may increase the saleable area, yet the haphazard configuration is impractical from a user's point of view," Poon explains. "If the room size is out of proportion, users would find it hard to optimize its usage."

Take the utility platform for example, Billion has decided to abandon it altogether, as residents would find the 15-sq. ft. space much more practical when incorporated into other rooms, says Poon.

Generously laid out, the kitchen is spaciouly designed for different culinary tasks, making washing, chopping, and cooking a breeze. Each unit is equipped with built-in appliances such as steam oven, fridge-freezer, washer-dryer, and dishwasher by internationally renowned brands such as Miele and De Dietrich.

### THE HORIZON

<b>Address</b>	18 Fo Chun Road*, Pak Shek Kok (East)
<b>No. of units</b>	667
<b>Layout</b>	1-4 rooms, special units, and houses
<b>Size</b>	468 – 2,242 sq. ft. (apartments) 4,084 – 4,494 sq. ft. (houses)
<b>Developer</b>	Billion Development and Project Management Ltd
<b>Enquiries</b>	(852) 3122 9596
<b>Website</b>	www.thehorizon.com.hk

\*The provisional street number is subject to confirmation when the development is completed.

# LA VETTA



## On the peak of Kau To Mountain – a new chapter of boldness

Nestled high in the peak of Kau To Mountain, La Vetta is in a prestigious locale which boasts one of the most magnificent views in Hong Kong. Spearheaded by developer Wing Tai Properties, three internationally renowned teams of master including Yabu Pushelberg, Luciano Giubbilei, and P&T Group have added to the iconic depth of this prime development through carefully manicured landscaping and elegant architectural design.



Jointly developed by Wing Tai Properties and Manhattan Group, La Vetta overlooks the spectacular grandeur of Tolo Harbour and Pat Sin Leng. On the opposite side, the iconic Shatin Racecourse and the scenic Shing Mun River are in full view.

La Vetta was crafted collectively by a formidable team of international masters. World-renowned design firm Yabu Pushelberg has granted the premises design concept of boldness; Meanwhile, P&T Group and its design principal Bing Kwan brings invaluable experience to craft the project. Landscape artist Luciano Giubbilei has tailored 5 tasteful Italian gardens, which emphasizes proportion, balance, and elegance.

What distinguishes La Vetta is its no-expense-spared 'Curved Architecture' design concept. Embracing a curvy motif featuring unconventional curved glass walls, the buildings could have views to the stunning scenery from different angles. The curved glass design also serves to increase light and enhance sense of space.

The 90 apartment units and 68 houses in La Vetta come in a selection of sizes. While the former offers a minimum of 544 sq. ft. of saleable area, the latter could reach up to a generous 5,129 sq. ft. of saleable area. Furthermore, there are 6 Mansion Houses which come with private lift, swimming pool, garden, and rooftop.

The houses offer a majority of four bedrooms with two ensembles configuration. Meanwhile, the apartments' layout range from one to four bedrooms.

Uniquely crafted by Yabu Pushelberg, the kitchen and bathrooms in the units are finished to the highest standard. The aesthetically pleasing design concept is reflected through the choice of high quality stone material such as white marble. The cooking area is equipped with Miele's top-tier culinary equipment.



### *An Italian interpretation of green*

Award-winning landscape artist Luciano Giubbilei has designed a total of 5 gardens for La Vetta. Upon entering the premises, the impressive Central Garden welcomes visitors with exquisite Italian charisma. Boasting balance and serenity, the verdant garden is lined with well-trimmed cubic topiaries finished with a glistening circular water feature and interactive mirror artwork by Danish artist Jeppe Hein.

Located one level lower, the Secret Garden is hidden away from the ground floor. With a long strip of trimmed grass lawn sitting next to a lushly vegetated wall, the space is full of life and vibrancy.



### *Artistic luxury*

Yabu Pushelberg, with the name taken from its two founding partners George Yabu and Glenn Pushelberg, is a world-renowned design firm with distinguished works spanning the globe. One of its distinctive styles is the incorporation of art into living spaces, and La Vetta is no exception.

The clubhouse, 'Villa La Vetta,' is conceptualized on the theme of 'Living in Art'. Brought to the clubhouse by the glass elevator, residents will find themselves in an elongated and curved lobby, with the Secret Garden and the marble statue 'Orchid II' slowly coming into view.

Almost like navigating a scrolled painting, the garden gradually unveils itself. At the end of the walkway is the 'Gym in the crystal box' - a training area with glass walls on three sides and almost seamlessly attached to the heated swimming pool.

The clubhouse is also where you will find the sound-proofed Music Suite with a thoughtful collection of musical instruments and recording devices; the Home Theatre equipped with the latest 4K laser projector and Dolby Atmos Surround-sound audio system; two banquet rooms with professional private kitchen; and a children's playroom.

### LA VETTA

<b>Address</b>	68 Lai Ping Road, Sha Tin
<b>Saleable Area</b>	House 1,635 – 5,129 sq. ft. Apartment 544-2,306 sq. ft.
<b>Layout</b>	1-4 bedrooms
<b>Developers</b>	Wing Tai Properties, Manhattan Group
<b>Enquiries</b>	2752 2288
<b>Website</b>	www.lavetta.com.hk

Name of the Street and the Street Number: 68 Lai Ping Road District: Sha Tin Website: [www.lavetta.com.hk](http://www.lavetta.com.hk)  
The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

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**Willy Liu**  
CEO of Ricacorp  
Properties Limited



## LUXURY HOME PRICES PROJECTED TO RISE BY 7% IN 2019

After an almost 15-year bull run that saw Hong Kong home prices keep breaking new records, the property market in the past quarter has eventually taken a battering. Prices in the city have fallen for four straight months since last August, resulting in a downward adjustment of around six percent.

Since the outbreak of the Sino-US trade war last July, the local housing market has entered an adjustment phase that should continue over the coming quarter. However, the effect will be mostly on the mass market, especially for small flats in the New Territories.

The impact on the luxury market is not as pronounced, as the holding power of luxury flat owners is much stronger than in the mass market, and price-cutting in the luxury market is uncommon at this stage of the economic cycle.

For the current adjustment phase, we do not expect prices to drop drastically as in 1997. Home prices are projected to slide by 10% - 15% from the peak in last July, thus

another 5% decline is expected in the first quarter of 2019. And for the second quarter, we expect prices to stabilize gradually.

The market performance for the second quarter of 2019 will very much depend on local government policies, as well as economic and political developments elsewhere, such as the Sino-US trade war, and interest rate movements. However, with the likely resolution of the trade war and the slow pace of interest rate movements, we believe the downward trend of home price might come to an end in June 2019.

As far as the super luxury residential market is concerned, it is expected to be less impacted by the above-mentioned internal and

external shocks, due to the uniqueness of the market. With limited existing and new supplies, transaction volume has been low with prices maintaining in a tight range. The luxury residential market should still present valuable investment opportunities in the year ahead.

Hong Kong is strategically placed to play a key role in the overall economic developments in the Mainland. As a well-established global financial center, Hong Kong stands to benefit from the One Belt, One Road initiative. And in the latest Greater Bay Area (GBA) development blueprint, Hong Kong again can reap benefits as an active participant in the eleven cities involved in the grandiose plan.

The recent opening of the High-speed railway and the Hong Kong-Zhuhai-Macao Bridge bolsters Hong Kong's connectivity with the Mainland. The added convenience is a stimulus for economic growth and enhances our attraction for property buyers from all over the world, especially from the Mainland, and luxury properties will be in great demand in the foreseeable future.

We project home prices to stay soft in the first quarter of 2019, and then stabilize in the second quarter, with a rebound foreseen in the second half of the year. Home prices are projected to rise by 5% for the mass market, and 7% for the luxury market for the year.





# MANOR PARC



## Exquisite Yuen Long townhouses redefine luxury living

Developed by Far East Consortium (FEC), the newly-delivered estate of Manor Parc in Yuen Long stands to reap the benefits of upcoming infrastructural facilities. With one carport, garden, and balconies, it is a dream home for those who enjoy undisturbed serenity.



### Excellent connectivity

Situated between the two upcoming new development areas of Yuen Long South and Hung Shui Kiu, Manor Parc will be able to avail of government-funded facilities. Currently under planning, the upcoming Hung Shui Kiu train station on the West Rail Line will provide mass transport access to the airport and the new Hong Kong-Zhuhai-Macao Bridge.

Apart from easy access to Macau and Zhuhai via the upcoming railway, Manor Parc is also notably close to the Shenzhen Bay Port and the Huanggang Port, with the former within 8 minutes' drive through the Hong Kong-Shenzhen Western Corridor, quickly reaching Qianhai in Shenzhen. This strategic location allows the development to take full advantage of the rapidly growing Greater Bay Area.

King Chan, FEC's Head of HK Sales and Marketing, is optimistic on future prospects of the area. "Developments in similar circumstances show that with the addition of a train station to a community, there is often a strong positive reaction in local property prices," he notes.

### Thoughtful configuration

Hugged by lush hills, Manor Parc is situated in a secluded low-density neighborhood with only 24 exclusive units of townhouses on offer. Reaching 3 stories in height, each unit features one carport on the lower floor, together with its own private rooftop space which could be directly accessed from the garage if the unit is equipped with an elevator.

With unit sizes ranging from 1,967 to 2,622 sq. ft., Manor Parc offers a 3 to 6-room configuration with at least two en-suites. Raymond Fong, FEC's Director of Property development, notes, "With users in mind, the architects have thoughtfully come up with 6 spacious rooms nicely fitted in a 2000-sq. ft. unit."

Two fully-furnished display units are currently open for inspection in Manor Parc, previewing exciting possibilities for prospective buyers. The master bedrooms are generously laid-out, with sufficient space for wardrobe and even walk-in closet. Any surplus rooms could be transformed into offices with ample space for bookshelves. Located next to the living room, the dining room could easily fit in a round dining table for 6. Thanks to the high ceiling, a grand chandelier could hang above the table with no difficulty.

Apart from the rooftop, there are other outdoor spaces such as balconies and gardens. The floor-to-ceiling window walls, sliding glass doors, and see-through balconies maximize the view and let in natural light. To enhance privacy, there are dividers between adjacent units' rooftop spaces.

In this premium estate, a sizeable clubhouse is situated in a curved structure which boasts an excellent view of the premises. It is equipped with facilities such as a gym and a banquet room. "These are crafted in accordance with high specifications," Fong explains. "We are certain that residents will appreciate the humanistic touch we have put in."



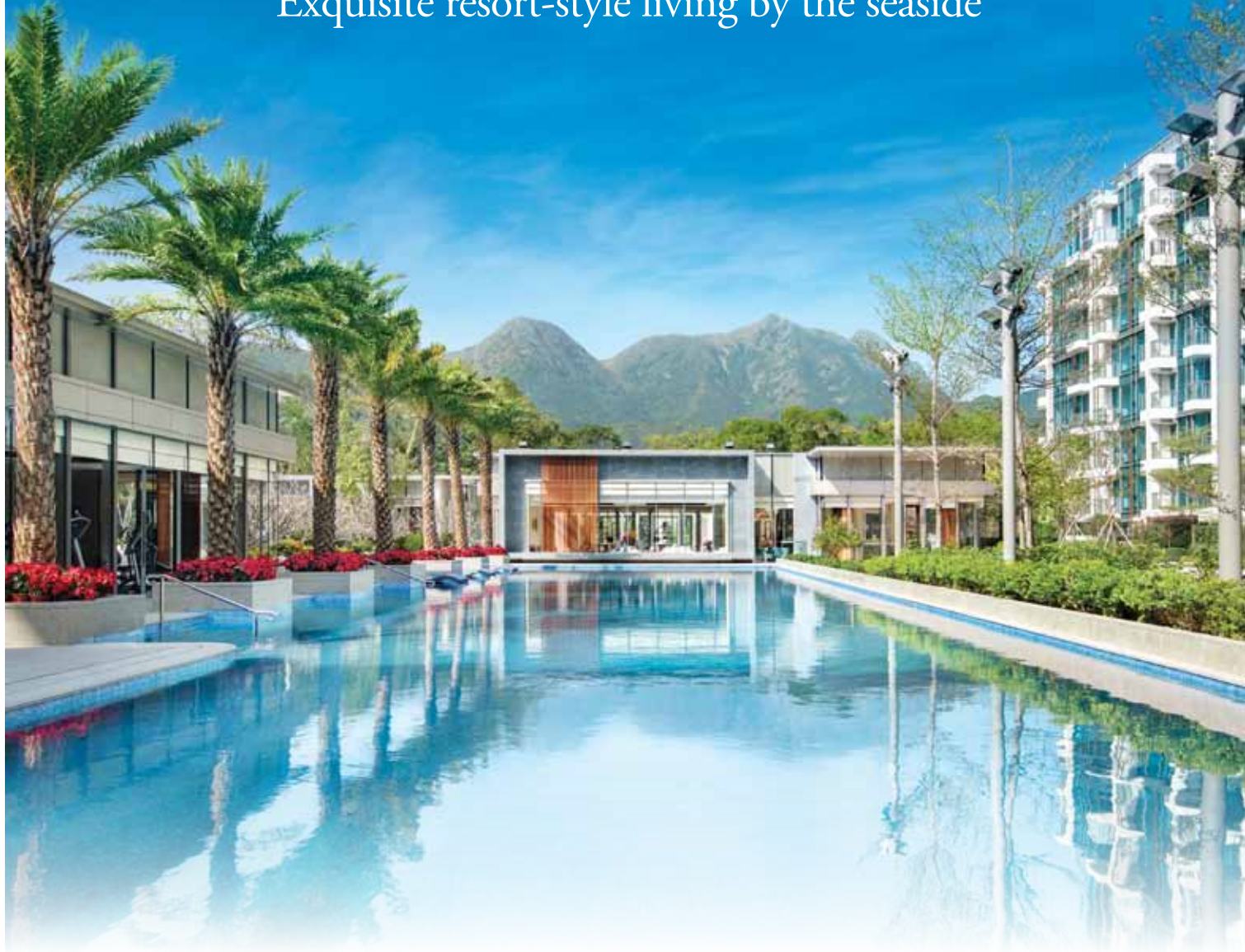
### MANOR PARC

Address	3 Tan Kwai Tsuen Lane, Yuen Long
No. of units	24
Area	1,967 - 2,622 sq. ft.
Layout	3 to 6 rooms
Developer	Far East Consortium
Enquiries	8202 8688
Website	manorparc.com.hk



# THE MEDITERRANEAN

Exquisite resort-style living by the seaside



Located in Sai Kung Town, The Mediterranean is a fusion of architecture, resort landscaping and amenity that is sure to set new standards for resort-style living the Hong Kong way. It brings together everything you need and



desire—luxury apartments, contemporary design and a relaxing waterfront lifestyle—all in this destination ideal for nature lovers and adventure seekers.

Residents also enjoy access to comprehensive clubhouse facilities, not to mention the many casual dining restaurants, bars, pubs, specialty shops, groceries, convenience stores, green parks, sports facilities, and a famous seafood street the lovely town of Sai Kung has to offer.

### *The destination for nature and water sports lovers*

Sai Kung waterfront promenade is the focal point of diverse communal activities and one of the most important waterfront promenades in Hong Kong. Known as the mecca for seafood lovers, there are many of seafood restaurants that extend out to the seafront where you can dine al fresco.

On a Saturday morning in summer, hop onto a sampan at the Sai Kung pier for an epic ride around Sai Kung's world-famous geopark and its coastline, take a ferry to the Jockey Club Golf Course to play a few holes of golf, or paddle your canoe to explore the many outlying islands. Sai Kung's country parks are at their best in autumn. You and family have access to plenty of trails designed for all levels of ability.

### *Botanical garden brings nature in*

The buildings and the residences are designed as spaces for residents to live really well, to live a really healthy life. The Mediterranean is designed to embrace beautifully landscaped spaces and recreation areas through a network of walking and jogging paths, which are directly linked to the Sai Kung waterfront promenade.

Within the complex, the open space has actually been turned into a botanical garden with a wide range of plants, ensuring residents an unlimited supply of fresh air and natural beauty. Routinely watered and maintained green lawns become an extension of your living space. The Mediterranean residents enjoy a wonderful outdoor lifestyle and a unique sense of space.

### *Something for everyone*

The Mediterranean offers a variety of unit configurations ranging from contemporary one-bedroom apartments (with store room) to four-bedroom luxury special units spread across four modern low-density blocks. Each unit has been thoroughly designed to offer space saving solutions to suit different family needs.

### *Relax and unwind at exclusive clubhouse*

Residents will be spoiled for choice with a plethora of facilities and modern indulgences offered at the complex. The Mediterranean accommodates a 45-metre outdoor swimming pool for the exclusive use of the residents. The sunlit clubhouse lounge, botanical garden, banquet room, fully equipped fitness centre, sauna and children's play area will allow residents to fulfill their lifestyle needs.

The green roof above the clubhouse complex, rainwater harvesting system, charging facilities for electric vehicles and parking facilities for bikes reinforce The Mediterranean's commitment to the environment and your overall wellbeing. Complimentary limousine service to Hang Hau MTR station is also offered on a regular basis.

## THE MEDITERRANEAN

<b>Address</b>	8 Tai Mong Tsai Road, Sai Kung
<b>No. of units</b>	297
<b>Area</b>	566-1,171 sq ft
<b>Layout</b>	Standard units from 1-bedroom with a store room to 4-bedroom
<b>Developer</b>	Sino Land
<b>Enquiries</b>	(852) 8208 8223 / (86) 136 3217 8383
<b>Website</b>	www.themediterranean.hk



## GRAND MONTEREY



### Rare water-fronting community set in verdant environ

Recently completed, GRAND MONTEREY by Wheelock Properties accentuates the serenity and exclusivity of low-density living by offering sweeping landscaped green space and thoughtful clubhouse amenities.

One of the most popular locales among homebuyers in recent years, Tseung Kwan O boasts coveted seascape with the distant Hong Kong Island in view. In this choice location, Wheelock Properties has delivered multiple properties with overwhelming popularity, including CAPRI, THE PARKSIDE, and SAVANNAH under the O'SOUTH collection.

GRAND MONTEREY, the perfect finale to the MONTEREY development in Tseung Kwan O, comprised mainly of three- and four-bedroom water-fronting apartments, was launched for sale. The whole development of MONTEREY is comprised of 926 units (approx 239-2,004 sq ft), including apartments and waterfront villas.

Rare in supply, the 22 waterfront villas (approx 1,843-2,004 sq ft), with some complete with rooftop Jacuzzi or infinity pool, will be the focal point of the market. All houses are configured with two en-suite bedrooms, separate living and dining rooms, as well as a private garden sized approx 720-1,699 sq ft, a rooftop terrace at approx 686-750 sq ft, and private balconies.

The luxury 40,000-sq ft clubhouse will be the focal point of activity. Here, residents can relax and enjoy a beautifully designed and eco-friendly space with a full range of facilities, including three swimming pools (including an outdoor pool, a 30-metre indoor pool and a rooftop private pool), a lounge, a

function room, a gym room, a yoga room, an indoor ball court, a table tennis room, a music room, a children's play area, karaoke rooms, a game room, a lounge, and other leisure facilities.

Along with the fantastic amenities, the clubhouse further boasts an extra landscaped green space of 71,751 sq ft, including outdoor facilities.

Apart from the two-storey arcade situated directly underneath, MONTEREY will be within easy walk of the shopping facilities of other developments built by Wheelock and other developers. The MTR station and major transport links facilitating convenient commutes to the CBDs of Kowloon East, Kowloon, Island East and Central, are also nearby.



### MONTEREY

<b>Address</b>	23 Tong Chun St, Tseung Kwan O
<b>No. of units</b>	904 apartments, 22 villas
<b>Area</b>	239-2,004 sq ft
<b>Layout</b>	Typical units, special units, and villas
<b>Developer</b>	Wheelock Properties
<b>Enquiries</b>	(852) 2118 2000
<b>Website</b>	www.montereyhk.com.hk



## GRAND NAPA



### Tranquility brought by coveted spacious homes

While O'South portfolio in the waterfront area of southern Tseung Kwan O is a brand-new community where you will find the urban convenience you depend on mixed with the suburban charm, NAPA is master-planned as a tranquil low-density community by the hillside of So Kwun Wat, near the Gold Coast community, with a prestigious international school and the campus of a college of higher education just nearby.

NAPA is comprised of five low-rise apartment blocks and 60 luxury villa-style houses. The latter is referred exclusively as GRAND NAPA for the opulent lifestyle it offered. Together they provide 460 homes (apartments: approx 437-1,354 sq ft; houses: approx 1,763-2,884 sq ft) laid out as two-, three- and four-bedroom floorplans, intended for those who seek to buy homes with more space and privacy, where they can go to connect to the nature. A small number of flats and houses remained up for grabs by the end of 2018.

Built to two and three storeys high, the luxury houses are configured with four types of floorplans for families with different needs. Each of them boasts an extensive private garden, a rooftop terrace, with some complete with a private pool or Jacuzzi. With ceilings soaring to 4.2 metres, the living and dining room feels exceptionally spacious, open and inviting.

Styled as a country club, CLUB NAPA provides an ideal and convenient setting for you to gather with family and socialise with friends or neighbours. It offers a variety of settings and a warm, friendly atmosphere in which to relax, unwind, entertain and workout.

Celebrate summer in and by the indoor and outdoor swimming pools, work up a sweat and drop a few pounds at the gym room or indoor ball court, or simply have fun or a relaxing break with family, kids or friends in the lounge, children play area, karaoke room, billiard room, theatre room, function room, game room, and other activity spaces.

A hillside hideout immersed in the natural surroundings, to the north NAPA is connected to Tai Lam Country Park and MacLehose Trail, one of the ten most scenic urban hiking trails named by National Geography. To its south is the Gold Coast beach, Gold Coast Piazza and Hong Kong Gold Coast Hotel.

But in spite of the proximity to Mother Nature, NAPA offers superior connectivity, thanks to its strategic location close to Hong Kong's next regional transport hub.

Within the territory, the construction of a new highway that enables a faster vehicular access to the Hong Kong International Airport is underway.

Regionally, it is close to the Hong Kong-Zhuhai-Macao Bridge, which will connect Hong Kong to Zhuhai and Macao and eventually the Pearl River Delta (PRD), while the proposed Tuen Mun Western Bypass nearby will put Hong Kong closer to Qianhai and Bao'an International Airports via the Shenzhen Bay Port.



### NAPA

<b>Address</b>	88 So Kwun Wat Rd, Tuen Mun
<b>No. of units</b>	460 units
<b>Area</b>	437-2,884 sq ft
<b>Layout</b>	Typical units, special units and houses
<b>Developer</b>	Wheelock Properties
<b>Enquiries</b>	(852) 2118 2000
<b>Website</b>	www.napahk.com.hk

# GRAND OASIS KAI TAK



From a previous aviation hub, Kai Tak is undergoing a remarkable transformation into an epicenter of business and commerce, rivaling the CBD at Central. Spearheaded by government initiatives, a plethora of high-end residential towers, grade-A offices, and retail facilities will be supported by a series of infrastructural improvements, such as the upcoming MTR station, the proposed monorail system, a 24.3-acre park, the Kai Tak Cruise Terminal, and the Kai Tak Sports Park.



## *Kai Tak, a privileged location*

Situated only one minute away from the upcoming Kai Tak MTR station, OASIS KAI TAK will be well-connected to the metropolis through the vast railway network. It will be an easy 15-minute ride to Central, while Tsim Sha Tsui East Station will be reached in about 10 minutes.

Apart from the MTR Shatin to Central Link, the planned Environmentally Friendly Linkage System (EFLS) will also bring residents to other destinations in the East Kowloon CBD2, such as Kowloon Bay and Kwun Tong. Offering over 5.4 million sq. m. of commercial floor space which doubles the numbers in Central, the East Kowloon CBD2 demonstrates immense potential for further growth.

## *A green devotion*

A well-planned locale, the Kai Tak development zone will boast a sweeping 100 hectares of recreational and green space, representing approximately one-third of the total area.

Inspired by the preciously serene neighborhood, OASIS KAI TAK is crafted on the notion of an urban oasis. Led by master architect Franklin Po, internationally renowned landscape firm TIERRA DESIGN has come up with the thoughtful concept of an urban oasis, featuring a sweeping garden adorned by tranquil greenery. With 30% of the project area devoted to landscaping, the design will work effectively against urban heat island effect.

To bring a genuine green lifestyle to every corner, the courtyard will adopt a solar-powered lighting. The clubhouse and lift lobby will also be lit up by energy-saving LED lights. Bicycle parking facilities and electric vehicle charging station will be available in the estate, facilitating environmentally-friendly means of commuting.

Shaped by the concept 'Body N Soul,' CLUB OASIS will be a hotel-grade relaxation hub reaching 4 levels with banquet room and music room. The 16,000-sq. ft. sports facilities will range from a rotational rock climbing wall, yoga studio, boxing range, indoor heated swimming pool, outdoor 50m swimming pool, to other top-tier amenities.

## *A true mansion in OASIS*

Towering among the greenery, OASIS KAI TAK's fully glassed exterior will be the center of attention. Comprising 4 high-rise and 4 low-rise buildings, the development will be an epitome of tasteful living.

Curated as a private sanctuary, the low-rise mansions will overlook either the Kai Tak River or the swimming pool while surrounded by artful landscaping. Almost all units will be endowed with a private garden or rooftop where residents could spend quality time with families and friends outdoor.

To guarantee privacy, a discreet triple-layer security system will be adopted, covering the entire premises up to the mansions' doorsteps. For garden duplexes, residents could enter through their private gardens or yard for a heightened sense of exclusivity.

The kitchen, furnished to the highest standard, will be complete with culinary brand Ernestomeda as well as globally renowned Miele. With modern appeal and cutting-edge functions, it will be a dream kitchen for all gourmands.

Smart living brings unimaginable convenience to your life, wherever you are. In OASIS' mansions, the intelligent home automation system will be fully implemented with a variety of remote controls. While submerged in the bathtub, freely connect your phone with the Bluetooth wireless speakers to play a song of your choice.



## OASIS KAI TAK

<b>Address</b>	10 Muk Ning Street
<b>No. of units</b>	648
<b>Layout</b>	Studio to 3 bedroom typical apartments, simplex units, special units in low-rise mansions
<b>Saleable Area</b>	275 - 1530 sq. ft.
<b>Material Date</b>	31st May, 2019
<b>Developer</b>	Wheelock Properties
<b>Website</b>	<a href="http://www.oasiskaitak.hk">www.oasiskaitak.hk</a>
<b>Enquiry</b>	2118 2688



# SOLARIA

Thriving and vibrant community in the sunlit area of Pak Shek Kok



### *The Future of Talent*

Pak Shek Kok, a new residential waterfront community in Tai Po, is attracting a neighbourhood of talent. Nestled in Pak Shek Kok East, SOLARIA is a low- to mid-density residence located in close vicinity to eminent research and educational institutions, including Chinese University of Hong Kong, one of Asia's top universities, Malvern College, a prominent British boarding school that has nurtured Nobel prize winners, as well as Hong Kong Science Park, Hong Kong's largest innovation and technology hub.

Lush mountains and serene waters surround Pak Shek Kok, providing a scenic backdrop to the ample leisure facilities nearby. Tolo Harbour, Hong Kong's largest natural harbour, is just a stone's throw away, and following the adjoining waterfront promenade will take you to Tai Po Waterfront Park, a popular weekend destination for outdoor activities and family retreats.

### *It's Inspiration Next*

SOLARIA offers 1,122 units in a diverse range of unit configurations that cater to different family needs, including studios to four-bedroom units, and from garden units to penthouse duplexes. Layouts are practical and optimised for useable internal area, and select units face the surrounding lush mountains or the calm waters of Tolo Harbour.



### *Twin Clubhouses*

In this neighbourhood of talent, SOLARIA champions the concept of "WE" with shared spaces. Specifically, the twin clubhouses CLUB WE and CLUB SOLARIA encompass a broad variety of well-being facilities for residents. Families with children can enjoy the kids' areas and outdoor pools; active residents can access the gym, sports court, bicycle parking area; curious and pioneering individuals can explore the hydroponic garden and 3D printing facilities; friendly folks can invite their friends and host parties at the banquet room and BBQ area. SOLARIA offers ample functional spaces for residents and loved ones to mingle and thrive in.

### SOLARIA

Address	16 Fo Chun Road, Pak Shek Kok, Tai Po
No. of units	1,122
Saleable area	225 - 2,373 sq. ft.
Developer	K. Wah International Holdings Limited
Website	www.solaria.com.hk
Enquiries	2880 8268

# THE SUMMIT



## A pinnacle of exquisite living

Composed of glamorous duplex suites located in the fashionable Mid-Levels district, The Summit commands an unobstructed 180-degree view of Victoria Harbour and splendid views of Hong Kong Island and Kowloon Peninsula.

### *Impeccable design*

Completed in 2002, the upscale residence is a modern and dramatic 70-storey tower comprising 52 standard four-bedroom duplexes that each measures around 3,007 square feet gross; and two double duplexes that each measures around 5,976 square feet gross, featuring four extra large bedrooms and a family room.

All the 54 designer duplex suites are furnished to the highest specifications and notable for their 20-foot high ceilings. Bathroom and kitchen are finished with brand fixtures and appliances. Each unit has a double car park, and a private lift lobby, with personalized lift codes that provide for unrivaled security. The LCD panel displays in all passenger lifts ensure residents are connected to business, finance and entertainment data at all times.

### *Top class amenities*

On top of its contemporary and impeccable designs, The Summit also offers an enviable range of leisure and sports facilities to cater to residents' every need.

The private children's playroom features a maritime-themed indoor playground that will keep your little ones amused, while you relax in the all-season indoor swimming pool and Jacuzzi, or enjoy a refreshing workout in the comprehensively-equipped gym room, featuring state-of-the-art Italian 'Technogym' leisure equipment.

For those who seek a unique golfing experience will enjoy the world-class golf simulator. Its USA 'Deadsolid Golf' indoor challenge will definitely help take your game to the next level.



## THE SUMMIT

**Address** 41C Stubbs Road, Hong Kong  
**No. of units** 54  
**Size** Standard Duplex approx. 3,007 sq. ft. gross / 2,390 sq. ft. saleable  
 Double Duplex approx. 5,976 sq. ft. gross / 4,771 sq. ft. saleable  
**Developer** HANG LUNG PROPERTIES LIMITED  
**Enquiry** (852) 2879 1917  
**Email** LeasingEnquiry@hanglung.com  
**Website** www.thesummit.com.hk



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**Address** : 41C Stubbs Rd, Mid-Levels  
**Website** : www.thesummit.com.hk

恒隆地產  
 HANG LUNG PROPERTIES

# SKY OASIS 金峰·名匯

## THE LUX MANSIONS



Living room, dining room and bedrooms are clearly divided by the ingenious Split-Level design.

### Luxurious residence on a new level at Cotai Strip of Macau

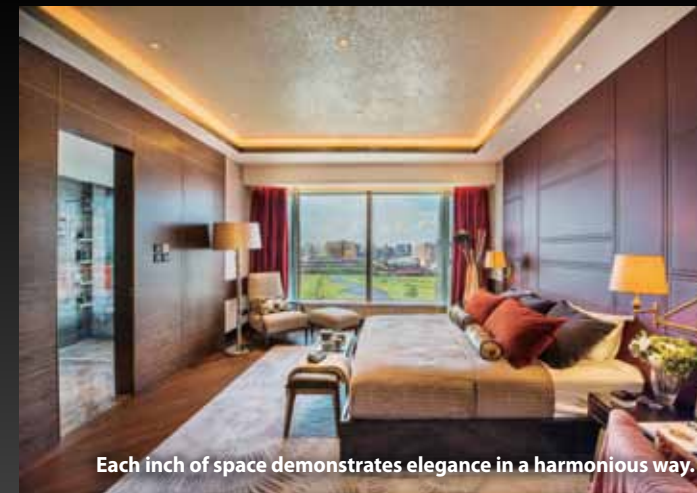


Sky Oasis The Lux Mansions wavy façade and outdoor infinity swimming pool.

Jointly invested by five renowned developers with a detailing quality exemplified by world-class professional teams, Sky Oasis The Lux Mansions is strategically situated at the south of the Cotai Strip.

The residence commands smashing views of star filled skies, unending greenery, mountainside, a blue coast and the stunning Cotai Strip. Being the most striking landmark in Macau, Sky Oasis' artistry of architecture is embellished with its wavy façade. It is a vertical sculpture that stands out from the crowd, highlighting space moving in majestic curves.

Sky Oasis The Lux Mansions provides the most sought-after 4-bedroom apartments with spacious balconies overlooking the charming view of the Cotai Strip and international standard golf course. Each apartment is approximately 3,500 sq.ft.. The zonings of the living room, dining room and bedrooms are clearly divided by the ingenious Split-Level design, which makes the apartment more spacious and practical. All apartments are characterised by the stunning 11.5-foot floor-to-floor height and spacious layout.



Each inch of space demonstrates elegance in a harmonious way.



The 24-hour Club Mansion is reserved for The Lux Mansions residents only.



Sky Oasis The Lux Mansions overlooks the Cotai Strip and International Golf Course.



A thoughtful selection list of kitchen cabinet and kitchenware with eminent international brands.

Each residence is skilfully furnished with a selection of kitchenware and bathroom facilities of eminent international brands, including Arlinea kitchen cabinet from Italy, V-ZUG electrical appliances from Switzerland, Azzurra water closet from Italy, Ideal Standard wash basin from the UK and many more. The fully equipped island kitchen consists of the top-notch V-ZUG branded appliances such as cooking hobs, oven, steamer, coffee machine, wine cooler and dishwasher. The Jacuzzi bathtub, towel warmer and thermo ventilator exemplify the private luxury in the master bathroom. The US-made Bioclimatic air purifier and Daikin VRV air-conditioner offer you a healthy, comfortable and clean living environment.

There are 24-hour attentive and considerate concierge and clubhouse services. The largest central clubhouse in Macau, Club Oasis, the 24-hour Club Mansion reserved for The Lux Mansions residents only, as well as the pioneering Oasis City Club at the heart of Macau's city centre, offer exclusive clubhouse facilities and services to the discerning residents. Indoor and outdoor swimming pools, gym, spa centre, theatre, game rooms, lounge areas, basketball court, badminton court and all other facilities enable you to experience a life of passion, vitality and contentment.

The limited units of Sky Oasis The Lux Mansions is now for sale. The approximate 3,500 sq.ft. apartment is set to be sold at price range of HK\$36 million to HK\$42 million. Visit to show flats at the completed apartments could be arranged by appointment only.



### SKY OASIS THE LUX MANSIONS

**Address** South of the Cotai Strip, Macau  
**Tel** (852) 2522 6888 / (853) 2823 2323  
**Website** www.sky-oasis.com  
**Developer** ITC Properties Group Limited,  
 Linkeast Investments Limited,  
 Nan Fung Group, Arch Capital Management,  
 Success Universe Group

# VILLA COVE



## Exclusive villas perched atop the Silverstrand

Silverstrand Beach at Clearwater Bay has always been an exclusive enclave for the rich and famous due to the special appeal of its pristine waters as well as the soft white sand. For those desirous of the finer things in life, Chinachem presents Villa Cove, a luxury development comprising only ten premium houses.



### *High standard at a prime locale*

Only a 5-minute drive to the picturesque Silverstrand Beach, the ocean-fronting villas are located in a serene neighborhood adjoining other low-density luxury properties. As the estate sits on a gentle hill, it is backed by greenery and looks out to a magnificent, unobstructed vista of the cove.

On a cul-de-sac branching from Pik Sha Road, Villa Cove's 10 residences range from 3,265 – 3,987 sq. ft. in size, each offering 4 bedrooms plus a maid room. Two parking spaces are available for each unit on the lower ground floor, thoughtfully designed with a single socket outlet for electric vehicle charger. House 11, one of the largest available in the development, even enjoys a private driveway leading right into the carpark.

Valuing residents' privacy, the development features lushly landscaped areas along its perimeter. Between different houses, thoughtfully placed planters enhance the exclusiveness of each abode. There is also one individual elevator for each house.

### *The best indoor and outdoor living*

A coherent modern design is adopted for the villas' exterior. Clad in robust natural stones in light beige color, the exterior walls extend a warm, welcoming embrace. The natural stone motif continues indoors, from the flooring in the master bedrooms to the bay window sills. Some bedrooms are also lined with engineered wood flooring and carpet.

The interior styling boasts of European flair, often adopting bronze and gold as highlights. The selection of furniture is understatedly opulent, tastefully introducing unconventional designs and colors for a visual treat. The spreading glass curtain walls introduce an abundance of natural light, and overlook the verdant landscapes outdoors.

The kitchen is a masterchef's dream. From gas hob, induction hob, oven, steam oven, fridge-freezer, built-in dishwasher, microwave oven, washer to dryer, the appliances all bear the award-winning German brand Miele. Each villa is also equipped with a Miele wine cellar for your precious collection.

A generous outdoor space is designated for all residents of Villa Cove, including the garden downstairs, flat roof, bay window, and the roof. The garden's sizes vary from unit to unit between 482 sq. ft. to 1,749 sq. ft.

Overlooking the azure coastline, the spacious rooftop is an excellent location for hosting parties and outdoor barbecues, as it is designed with weatherproof socket outlets. Meanwhile, the swimming pool adorned with stone textures allows you to relax in this elegant surrounding, with some stretching over 10 meters in length.



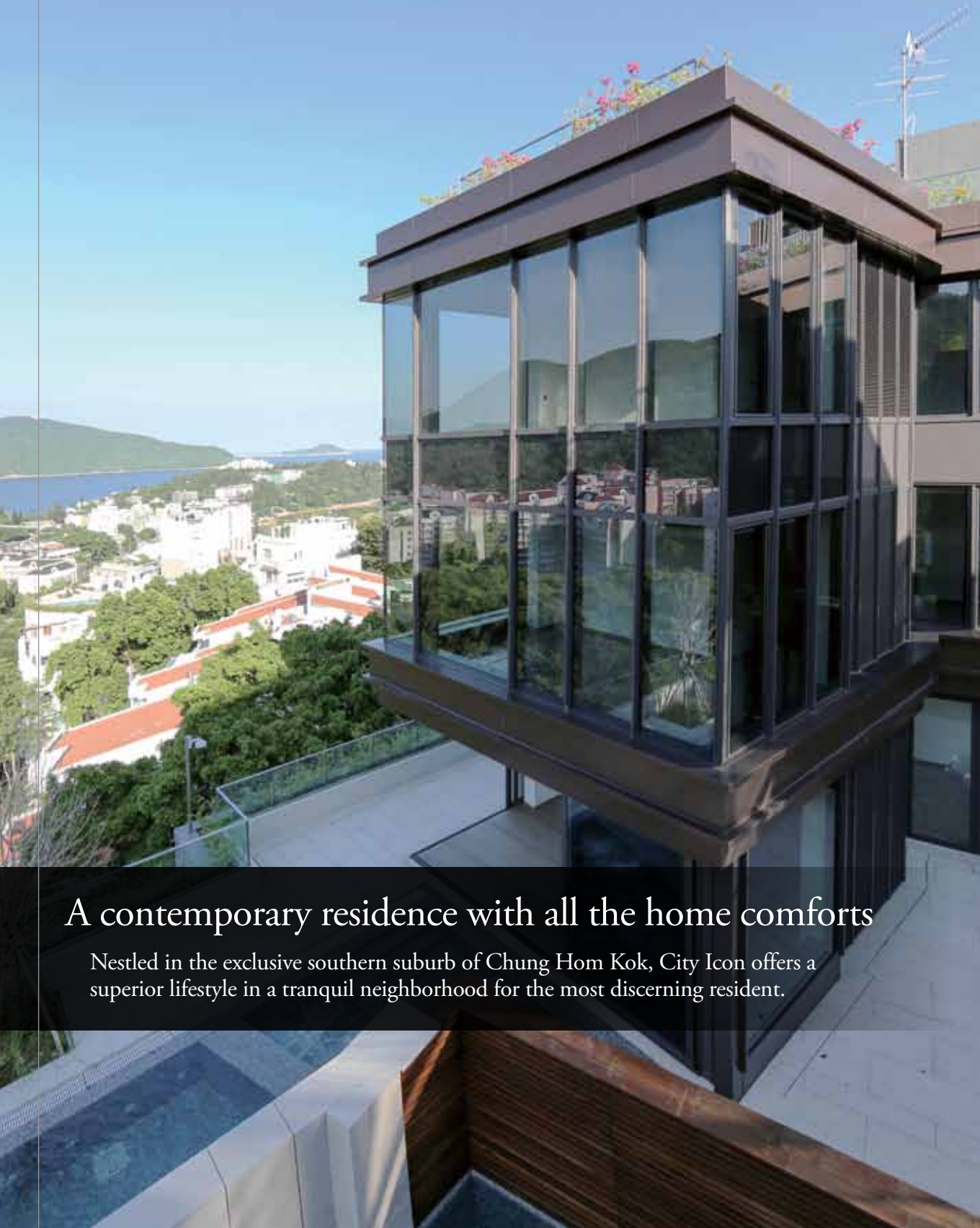
### VILLA COVE

Address	18 Pik Sha Road
No. of houses	10
Area	3,265 – 3,987 sq. ft.
Layout	3-4 bedrooms with master suites and a maid room
Developers	Chinachem Group
Enquiries	2439 1662
Website	<a href="http://www.villacove.com.hk">www.villacove.com.hk</a>





## CITY ICON



## A contemporary residence with all the home comforts

Nestled in the exclusive southern suburb of Chung Hom Kok, City Icon offers a superior lifestyle in a tranquil neighborhood for the most discerning resident.

*Revel in a contemporary lifestyle*

Perched on the scenic peninsula of Chung Hom Kok, City Icon enjoys stunning sea views with easy access to white sandy beaches.

Residents can nip down to the quaint nearby village of Stanley, one of Hong Kong's most popular areas for relaxation and rejuvenation, for some exquisite retail therapy, and some leisurely indulgence in the array of restaurants and bars.

The Central CBD is only 24 minutes' drive away, and the suburb is also served by frequent buses and minibuses that put you in touch with a host of popular destinations.

*Comprehensive Amenities*

The whole development provides plenty of outdoor place for residents. Each apartment features with different out-door spaces. Two apartments at G/F would have an exclusive private outdoor pool and terrace. The apartments at middle floor include an outdoor balcony that having summer breeze directly from the sea. Another two apartments come with private roof top area. All outdoor feature offers extra space of outdoor entrainment and relaxation.

Designed to meet resident's need, every apartment comes with a fully equipped kitchen and all necessary appliances, together with a store room area and complementary car park space.



## CITY ICON

Address	No.11 Ching Sau lane, Chung Hom Kok
No. of apartment	6
Area	1,202 -1,238 sq.ft
Contract term	2 years
Monthly rate	from HK\$70,000.00-HK\$98,000.00
Enquiries	<b>Ms. Tiff Wong</b> 2686 6331 tiff.wong@chiaphua.com.hk <b>Ms. Alison Lai</b> 2686 6372 alison.lai@chiaphua.com.hk



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PERSPECTIVE

## SINO LAND BUILDING A BRAND OF DEEP TRUST AND UNCOMPROMISED QUALITY

“Quality always comes first in our company, be it for design, construction or service. We pay astute attention to unit configuration, clubhouse design, and after-sales services,” says Victor Tin, Associate Director (Sales) of Sino Land. “Through attention to details, we are able to win customers by exceeding their expectation.”



Victor Tin, Associate Director (Sales) of Sino Land

### Grand Central

With over 94% of their Grand Central units sold out of 1535 units released, Sino Land will be releasing the remainder on a progressive basis. “Located right at the heart of Kwun Tong, this new residential project is hugely popular as the district is well on its way to transforming into a dazzling residential and commercial hub under the Kwun Tong Town Center Redevelopment Project and Smart City initiative,” Tin observes.

The largest redevelopment projects ever led by Urban Renewal Authority, Kwun Tong can look forward to welcoming hotel, retail, commerce, government, and institution floor spaces, all located in the vicinity of Grand Central.

“Kwun Tong is also well-positioned for another significant government initiative – the East Kowloon CBD2 plan,” explains Tin. “The district is expected to be brimming with premium offices and commercial spaces, offering myriad job positions in various sectors.”

“In our next phase of release at Grand Central, buyers can expect a stellar collection of large units and special units this time around,” Tin reveals.

Apart from Grand Central, Madison Park is also launched this year and about two-thirds of the units has already been sold.

### A whole year of premium offerings

“Targeting a niche market, Sino Land will answer the call of the market for top-tier abodes,” says Tin.

Recently launched by Sino Land, Mayfair by the Sea 8 neighbors the Hong Kong Science Park, and continues the Mayfair legacy. Among the 528 units, about half of the standard units will be in 3-bedroom configuration, with a selection of 2 and 4 available.

One of the most anticipated releases of the year, Kadoorie Avenue development is expected to be available for presale in the third or fourth quarter of 2019. The premium residence commands stunning scenery of Kadoorie Estates and Kowloon Tong. Targeting high-end buyers, the project will offer a limited 175 units with a majority of 3 to 4-room configuration.

“To make it truly unique, we have invited a globally-renowned master architect to give it a stunning exterior, featuring European stone slates and spreading glass wall,” says Tin. “I’m certain it will become the new landmark of Kowloon.”

In Whitehead, Ma On Shan, another upcoming project consists of 100 units with direct access to the beach. Also offering a majority of 3 to 4-room layout, the units are all blessed with panoramic sea view.

The project at Tui Min Hoi, Sai Kung will offer 33 units. 26 of which are apartments ranging from 1,100 to 1,300 sq. ft. in size, while the remaining 7 are houses are 2,500 to 3,300 in size.

“With a limited supply in the market, well-crafted and uniquely-endowed luxury properties are better placed to withstand market fluctuations,” Tin observes. “I expect the property market to remain stable throughout 2019, but luxury real estate may well outperform others.”

## WHEELOCK PROPERTIES PROMOTING THE SPIRIT OF LIVING

As envisioned by Wheelock Properties (Hong Kong) Limited, a home could be so much more than just having a space to yourself. It is also the real estate pioneer’s belief that a property developer should not only be tasked with building and construction, but also to promote ‘The Spirit of Living’.

Cello Chan, Assistant General Manager (Project Marketing) of Wheelock Properties points out that ‘The Spirit of Living’ comprises four elements: Homey, Wellbeing, Belonging and Trust. “The first two are achieved through green space, spatiality, family-oriented facilities, and a diverse collection of top-tier fitness equipment,” she explains. “The latter two result from impeccable construction quality, strict building inspection, thoughtful after-sales service, excellence in communication, and actively listening to customers’ feedback.”

### 2018: a spectacular year

Last year has been a fruitful one for the company as it launched five residential developments, meeting the favor of a wide spectrum of buyers.

The first large-scale water-fronting residential project in Tseung Kwan O East, MALIBU has notched up excellent results. Among its 1,573 units, 99% of which have already been sold, breaking the company’s sales record. Seamlessly connected to the upcoming approximately 480,000 sq. ft. shopping mall and the LOHAS Park MTR Station, the property has been very well received, especially in terms of location and convenience.

GRAND MONTEREY, the low-density residential project in Tseung Kwan O South, overlooks the charming Tathong Channel and Island East in three directions. The proximity to the Tseung Kwan O MTR Station means superb connectivity through the Tseung Kwan O Line, the Kwun Tong Line, and the Island Line.

Located at So Kwun Wat, GRAND NAPA consists of three types of villas of 2 to 3 storeys, together with private garden and rooftop. A paragon of luxury living, selected units are even equipped with private swimming pool or Jacuzzi.

Mount Nicholson is another outstanding winner, having generated \$23.2 billion of revenue. “With 8 years’ work invested in the project, its success has made all the effort worthwhile,” Chan notes. “It also demonstrates that there is always a market for premium units that promise exclusivity.”

### Kai Tak: the new epicenter of Kowloon

Overlooking Kai Tak River, OASIS KAI TAK is situated in a prestigious locale poised for significant growth and rapid development. Over 98% of the units in this property have been sold, with limited apartments and special units currently remaining. Targeting young buyers and families, Wheelock has introduced an abundance of facilities and green space, adapting to their lifestyle.

OASIS KAI TAK is, in fact, not the only Wheelock project in the district. “We are most confident in the future of Kai Tak. Currently, Wheelock is developing another site located along the Kai Tak River, and in November 2018, we participated in a consortium that successfully bid for a plot on the previous runway,” Chan added.

Chan foresees a bright future for Kai Tak with the progressive completion of infrastructural facilities. “In time, it should become the new central district of Kowloon Peninsula, and the center of the new Kowloon East CBD2,” she confidently predicts.



Ms Cello Chan, Assistant General Manager (Project Marketing), Wheelock Properties (Hong Kong) Limited

### 2019: continuous delivery of premium real estates

In the current year, Wheelock Properties will be launching a variety of projects, with middle to high-end units as the main focus.

Phase 7 of Wheelock’s signature LOHAS Park Project will be offering a total of 1,120 units, says Chan. In Kwun Tong, the upcoming Sin Fat Road Project will comprise about 1,000 units, many of which are water-fronting.

Elsewhere, the last phase (Phase 3) of Mount Nicholson will draw a perfect conclusion to the highly-regarded project with 11 apartments, topped with the remaining 6 houses.

Meanwhile, the upcoming 77/79 Peak Road project will comprise 8 exclusive houses, with sizes ranging from 6,000 to 8,200 sq. ft. “These unique houses incorporate a private garden and swimming pool, and promise excellent privacy,” says Chan. “They will be coveted targets for discerning buyers who demand nothing but the very best.”

## CK ASSET EXPERIENCE VICTORIAN GRANDEUR AT A PRIVILEGED LOCALE

A leading property developer in Hong Kong, CK Asset Holdings has always specialized in distinguished projects of which 90 Repulse Bay Road is a prime example, as it redefines luxury living with its 11 exquisite ocean-fronting units ranging from 5,347 sq. ft. to 5,915 sq. ft. in size.



Cannas Ho, Assistant Chief Manager of Sales at CK Asset Holdings Limited

### 90 Repulse Bay Road

"The uniqueness of this development begins with the unparalleled location," says Cannas Ho, Assistant Chief Manager of Sales at CK Asset Holdings Limited. "The close proximity to the shoreline makes 90 Repulse Bay Road truly unique, as Repulse Bay and Deep Water Bay have always been regarded as choice locale for the rich and famous with their coveted sea views and limited supplies."

"Properties in Repulse Bay are often passed from generation to generation," Ho explains. "Houses in this exclusive district rarely change hands, as rental is also a viable option. It therefore limits the supply of new plots in this area."

With their generously sized configurations, 90 Repulse Bay Road is definitely built for the elite market. "Our research shows that sizable units are very much in demand in this resort area," notes Ho.

With the dining room easily accommodating a sizable table, this quintessential space allows clients

to cater for business luncheons, dinner banquets, and other social events involving a large group.

To amplify the roominess, the living room, dining room, and foyer boast a ceiling height of 4.5m, finished with sweeping full-height curtain walls to introduce the magnificent sea view indoor. The two master bedrooms also front the same impeccable seascape.

Oozing Victorian charm, 90 Repulse Bay Road is an architectural masterpiece. "Weighing between the traditional and the modern, we have opted for the former," says Ho. "The Victorian era is known for its timeless designs, and this is exactly what we want to deliver in this prestigious locale - a classic and everlasting greatness."

Exhibiting meticulous attention to details, the buildings are harmoniously constructed under the same motif. Buyers have, in fact, been favorably impressed by its presentation when they were just driving by.

With the first phase launched in June last year, only limited units are made available at a time. By December 2018, 5 units among the 11 have

already been sold. As two groups of buyers have both purchased connected units, Ho believes this demonstrates the market's strong demand for large adjacent units. "It's a niche market that fits in well with our strategic plans and portfolios," she says.

### Positive market outlook

Looking at Hong Kong's property market, Ho believes the luxury segment will continue to fare well in response to strong demands from both owner-occupiers and investors, both locally and from the Mainland.

"Hong Kong also holds strong attractions for overseas buyer because of its political stability, geographic location, low tax regime, and a comprehensive social, communications and transport infrastructure," she analyses. "Our plethora of quality international schools is also a notable plus in buyers' consideration."

"Deluxe properties like 90 Repulse Bay Road are a rare find," says Ho. "It's the jewel in the crown of a prestigious locale that comes around only once in a blue moon."

## WING TAI PROPERTIES SCULPTOR OF THE IDEAL LIVING ENVIRONMENT

Serving the market under the motto of 'We don't just build. We craft,' Wing Tai Properties has, over the years, come up with distinguished developments that win market recognition.

"We are dedicated to sculpting the ideal living environment in all our projects, and in the process, we apply creativity and adapt to local conditions," says Chung Chi Lam, Executive Director of Sales and Marketing of Wing Tai Properties Development Limited. "We also make a point of cultivating collaborations with international design masters, such as Yabu Pushelberg, Pierre-Yves Rochon, and many others."

### Le Cap & La Vetta

At the prime locale of Kau To Shan, Wing Tai has recently unveiled two iconic projects delivered in collaboration with Manhattan Group. "Even prior to the land auction, our research shows that the potential of this locale is manifestly immense," Chung explains. "Hugged by lush hills with stunning views to the sea and the Sha Tin Racecourse, it is unquestionably one of the most coveted locations for luxury properties."

Launched in mid-2018, Le Cap was the first project to be released by Wing Tai at Kau To Shan. "We invited award-winning interior designer Pierre-Yves Rochon to give Le Cap a distinctive French flavor," says Chung. The designer of Paris and London's Four Season Hotels, Rochon opted for a modern art deco approach, shaping Le Cap into an opulent residence which oozes grandeur.

"Having only one master designer to work on the architecture, interior, as well as the landscaping is not a common practice, but this provides the benefit of consistency throughout the overall design," he adds.

Following the success of Le Cap, Wing Tai launched La Vetta in late 2018. With a fully integrated design by three internationally acclaimed design masters, Yabu Pushelberg, Luciano Giubbilei and P&T, the luxury residence has become a contemporary landmark of Kau To Shan.

La Vetta has incorporated curvy elements into the sharp design. The curved glass walls do not only encourage seamless outlook of the sweeping scenery from different angles, but also better introduce sunlight. "I believe La Vetta is a unique and truly eye-opening masterpiece," says Chung. "From the formation of the world-class design team, the conceptualization of the architectural style, to landscaping and more, the project has exceeded our high expectations on so many levels."



Chung Chi Lam, Executive Director of Sales and Marketing of Wing Tai Properties Development Limited

### Other impending launches

Another brand-new development from the Group is The Carmel located on Castle Peak Road near Hong Kong Gold Coast. Sitting on a hill, the project embraces European hilltown architectural design and exudes a low-density living style. "The Carmel is conceptualized on the theme of 'Into the Athluxury,' a new word born in the fashion industry," Chung explains. "Marrying athletic spirit and luxury living, we want to bring this interpretation of the modern millennial lifestyle into the luxury real estate market."

Wing Tai also expects to launch another project situated at So Kwun Wat, Tuen Mun, offering around 470 units.

### Positive outlook

Commenting on the local property market, Chung notes a sustained market demand. "I believe the first-hand real estate market will continue growing at a steady pace, especially for luxury homes," he observes. "Even though there are isolated cases of second-hand property price markdown, it is unlikely to occur on a large scale."

"Lately, some banks have raised the mortgage rate for new borrowers, but the market seems to have taken it in its stride. With an anticipated slowdown in the pace of rate hikes in the US for the new year, investors are slowly regaining confidence in entering the housing market," he continues. "Some recent sales in the luxury property market have broken new records. With limited supply in this segment of the market, I remain optimistic for the year ahead."

## K. WAH INTERNATIONAL HOLDINGS PIONEERING HUMAN-CENTERED THOUGHTFULNESS

In reviewing K. Wah International Holdings' performance for 2018, Tony Wan, General Manager of Sales & Marketing, Hong Kong Properties, considers it to be a landmark year with outstanding results. He believes the key to their success is the dedication to curating a second-to-none user experience.



Tony Wan, General Manager (Sales & Marketing, Hong Kong Properties) of K. Wah International Holdings

Wan points out that as residential properties span a wide range of audiences from premium luxury real estate to starter homes, developers must address different specific buyer demands. With a view of human-centric design, the company's architects not only apply their expertise and experience, but also incorporate feedback from customers and consultants when crafting a comfortable abode for a market with ever-shifting needs.

### Solaria

One of K. Wah's best-selling projects last year, Solaria is well-received due to its privileged location. "We expect Pak Shek Kok to be even more attractive to first-time home buyers as its social amenities become more established over time," Wan notes. "Units with more compact but functional layouts would appeal to buyers with limited budgets."

Solaria is more popular than other developments in Pak Shek Kok, as K. Wah leaves no stone unturned in aiming for practicality, says Wan. "For example, we've opted for home appliance brands which have been positively received in previous projects for their superior user experience."

The clubhouse is another highlight appeal of this project, Wan explains. "The sense of spaciousness is what we set out to achieve. The full-length outdoor swimming pool, for example, is a heavily requested water feature which adds a sense of openness."

One of the first pioneers to introduce co-working elements to residential space in Hong Kong, K. Wah makes a point of including this facility in Solaria due to its favourable response among young adults. A half-court basketball court has also made an appearance in this development for the same reason. In terms of innovation, Solaria features 'We Plant,' a hydroponic garden that lets

residents explore indoor farming and concepts as sustainability, as well as 'We Craft,' a makerspace with 3D printers for creative-minded children to explore the latest technology and come up with innovative ideas.

### Injecting inspiration into new projects

K. Wah will be launching its second Kai Tak development in mid-2019, offering about 1,000 units with 1 to 4-room configurations. Another exciting project this year will be the development located in Grampian Road, Kowloon, with less than 10 premium houses starting from 4,000 sq. ft. in size.

K. Wah strives to distinguish itself from other property developers in Hong Kong with refreshing choices. "Under the new corporate concept of 'K. Wah Plus', we will always build new inspirations into each of our projects," says Wan. "For the Kai Tak project, for example, buyers can prepare for some pleasant surprises!"

Wan points out that in Hong Kong, over 80% of residential units are taken up by locals. "They tend to be influenced by prevailing market sentiments," he observes. "When there is a lot of negativity in the market, they tend to be cautious and curb their investments."

Looking ahead for the year, Wan believes Hong Kong is in a pretty good shape. "There is a very low unemployment rate, while pay rises by an average of 3-4% per annum, and there has always been a high level of saving in the community," he states. "Whilst rising interest rates may be a cause for concern, the pace of upward adjustment pace is very mild, and the money market continues to enjoy a relatively low interest rate. I believe there will not be a lasting adverse effect on the local property market."

## CHINACHEM SOLID DEMANDS AND LIMITED SUPPLIES BOOST THE LUXURY PROPERTY MARKET

Serenity Point, a Chinachem premium development launched last year, has broken the record of Sai Kung property prices on a square footage basis. With similar stellar developments on its way, Chinachem's Sales Director Ng Shung-mo is in most confident of further successes.



Mr. Ng Shung Mo, Sales Director of Chinachem Group (Right)  
Ms. Connie Chan Mo Lan, Senior Sales and Marketing Manager of Chinachem Group (Left)

"In this day and age, the luxury property market in Hong Kong has a huge growth potential due to the sheer lack of top-tier plots," Ng observes. "When we look at traditionally high-end districts such as Kowloon Tong and Clear Water Bay, it is obvious that land supply in these areas is extremely limited."

Ng points out that when well-off buyers take a liking to a particular unit, they are willing to pay top dollars for it. "This is why sizable units are likely to appreciate more and potentially outperform the market," he says.

### From Clear Water Bay to Long Ping

After successfully launching multiple projects in 2018, Chinachem is not about to rest on its laurels for the new year, but Ng makes the point that their new offerings are never a replica of the last, as they are attuned to changing market needs.

Situated on top of Long Ping Station in Yuen Long, apartment complex Sol City enjoys the obvious advantage of excellent public transport connectivity through the West Rail Line. It is also designed with a wide range of diversified unit types which provides highly versatile options for owner-occupiers and investors alike.

On the other hand, Serenity Point and Villa Cove, both located in the Clear Water Bay peninsula, offer a limited number of 3 and 10 houses respectively.

Serenity Point adopts a modern architectural style which features grey stone slabs, warm wood paneling, and floor-to-ceiling glass walls. "The three units are all unique in appearance and configuration, allowing buyers to settle on the one which is the most compatible with their lifestyles," Ng explains.

While Serenity Point sits on a hill, the nearby Villa Cove is slightly closer to the seaside. The 10 units are all equipped with private elevator and two covered parking spaces. "With vehicle waiting right at your front steps, this is luxury living at its finest," Ng enthuses. "The development also comes with a well-equipped clubhouse, and each house has its own exclusive private garden and rooftop pool."

In November last year, Serenity Point's House C was sold for an impressive HKD 188 million. In terms of price per sq. ft., the two-storey home fetches HKD 69,837, effectively breaking the price record of Sai Kung District. "Due to the limited

supply of new developments in this prestigious locale, I believe the thoughtfully crafted Villa Cove nearby would also do very well," Ng predicts.

### Looking into 2019

Ng reveals that one of Chinachem's key offerings in 2019 is a project located at Bisney Road, a conventionally high-end district in Pok Fu Lam with great access to highly acclaimed educational institutes. Offering apartments in conjunction with duplexes and houses, all units enjoy unobstructed views. Meanwhile, Sol City at Long Ping will also be launching another round of sales soon.

Looking at the year ahead, Ng foresees declining popularity in the so-called nano flats despite the appeal for first-time homeowners, while small units with practical configuration and separate kitchen should gain favor with buyers. As for the luxury property market, Ng notes that duplex has always been on the expensive side, but very limited in availability. "They lend themselves to more creative designs and styling, thereby attracting buyers with specific preferences," he observes.

## BILLION INFUSING THOUGHTFULNESS INTO EXQUISITE HOMES

“This year marks a major milestone in our history as we celebrate our 25th anniversary in property development,” says Anthony Poon, Billion’s Director in Project, Sales & Marketing. “Over this quarter-century, we have strived to establish our reputation as we build on our expertise and experience, and our portfolios now span office towers, factory buildings, and residential apartments.”



Anthony Poon, Billion’s Director in Project, Sales & Marketing

### *The Horizon*

Citing The Horizon as example, Poon points out that it is one of the flagship launches by Billion in 2018, and it has been received favorably by the market.

‘Location, location, location!’ is the inalienable golden rule in property development, emphasizes Poon. “As we are all keenly aware, building sites are scarce in Hong Kong,” he says. “So when an ocean-fronting residential locale comes up, and especially one with a sizable area that lends itself to creative designs, it instantly becomes the focus of attention in the property market.”

Pak Shek Kok is, as Poon points out, a mature neighborhood. While highly regarded for its scenic beauty and serenity, it is also well served in terms of community services and facilities. For instance, the Chinese University of Hong Kong and the Science and Technology Park are both in the vicinity, while the seaside promenade is a stellar attraction where people can hang out and relax.

Offering a majority of three-room units, The Horizon is especially popular with family

buyers. “When people purchase properties in this prime locale, it is only natural to have higher expectations, and they find this low-density development meets their every need,” he notes. “For those looking for a bit more luxury, there are also limited houses and penthouses available.”

Boasting a 35,000 sq. ft. clubhouse, The Horizon is equipped with an outdoor swimming pool. Compared to other developments, there are also more parking space, he adds.

### *Showcasing 2019 plans*

With The Horizon selling quickly, Billion will soon be launching the second project in Pak Shek Kok which comprises 1,408 units in all. “In view of the geometric layout of the site, we have opted for a more versatile approach, delivering a good collection of studios, and one to three-room units. Just like the first project, landscaping and clubhouse facilities will be one of the main focuses of this property,” noted Poon.

In 2019, Billion will also be launching a project on Yeung Uk Road, Tsuen Wan. Comprising of over 800 units, the development is situated in a

bustling district with limited new property supply. Poon revealed, “Compared with The Horizon, this project will offer smaller units, including studio and one to three-room units.”

### *Market adjustment “is normal”*

Commenting on the local property market, Poon said, “Currently, the market is believed to be adjusting, yet this adjustment is perfectly normal and will result in a healthier prospect in the future.

“Take the rising interest rate for instance, this occurrence has actually been discussed for over a year; therefore, homeowners are mentally prepared for its occurrence, and some may even have taken action in advance. Moreover, Hong Kong buyers tend to be more cautious.”

On supply and demand, Poon pointed out that Hong Kong’s land supply remains insufficient, and this rigid demand will not simply vanish or be solved in a short time. “Basically, we believe the demand still exists, it is simply a matter of whether buyers believe it is a good time to enter the property market.”

## FEC ‘LISTENING AND LEARNING’ LEADS TO EXCELLENT SALES RESULTS

In reviewing his company’s status in the market, Raymond Fong, Far East Consortium International Limited’s Director of Property Development, believes that it is well positioned and widely recognized, as it has over 45 years of experience of operating in the Asia Pacific, and has been publicly listed on the main board of the Hong Kong Stock Exchange since 1972.

Boasting a comprehensive business portfolio that encompasses property development, hospitality, car parking ventures, gaming and entertainment, FEC currently operates in Mainland China, Hong Kong, Malaysia, Singapore, Australia, New Zealand, the United Kingdom, and Continental Europe.

***FEC’s Strategic Positioning:  
To become a pre-eminent  
international real estate  
specialist with a strong  
hospitality DNA targeting  
the ‘Asian Wallet’***

“Client satisfaction is our first and foremost consideration in property development,” emphasizes Fong. “Through our concierge and property management staff, we are in sync with customers’ thoughts which are taken very seriously by our project team. As an avid learner, FEC also actively applies cutting-edge technology and keeps abreast with new design trends on a global scale in any project we undertake.”

### *Excellent sales record*

In December 2017, FEC, in collaboration with the Urban Renewal Authority, launched Astoria Crest which was sold out within 5 months. In July 2018, over 95% of the units in The Garrison were sold soon after becoming available on the market. The 5 remaining special units will be put on the market after completion.

“Since the end of November last year, we have initiated a soft-sell promotion for Manor Parc. Within 3 weeks, we have recorded over 800 groups of potential buyers visiting on-site,” says King Chan, FEC’s Head of HK Sales and Marketing.

Fong expresses satisfaction with their overseas performance in 2018, having launched West Side Place Tower 3 in Melbourne, Hornsey Town Hall in London, Perth Hub in Australia, and Royal Riverside Tower 5 in Guangzhou.

“When developing overseas properties, our



King Chan, FEC’s Head of HK Sales and Marketing (left); Raymond Fong, FEC’s Director of Property Development (right)

strategy is always to target the ‘Asian Wallet’, selecting locales with a prominent Chinese presence,” he explains. “While our target audience remains globalized, there tends to be a stronger emphasis on the Asian and Chinese market.”

### *A stable year ahead*

In reviewing the luxury property market in Hong Kong, Chan notes the limited supply in this category while demand persists. “Mansions are very attractive for customers who like spacious living and demand high specifications,” he says.

On the overall property market, Chan believes the outlook remains stable. “Some recent new releases only offered limited discounts, but they were quickly sold out anyway. Therefore, I remain optimistic.”

In Q4 2019, FEC will be launching a low-density residential development on Shatin Heights,

offering 66 (under planning) apartments and houses with size starting at 1,000 sq. ft with a minimum of 3 rooms.

As for overseas developments, FEC is currently working on a large-scale project in Brisbane which involves an iconic world class integrated resort and entertainment precinct with over 1,100 premium hotel rooms and residential development. The first phase of the residential component is expected to be launched in 2019. Meanwhile, the company has purchased 3 plots of prime land in Singapore this year, which are located on Holland Road, Cuscaden Road, and Anderson Road respectively. There are also land purchases on Manchester’s Dantzig Street site, and Northern Gateway.

With their emphasis on quality and value-for-money, FEC is committed to delivering a range of properties that meet buyers’ rising demands in the years to come, Fong pledges.

# NEW WORLD DEVELOPMENT THE ARTISANAL MOVEMENT – A NEW ERA OF BESPOKE ARTISANAL LIVING

“In this age of modernity, we look back at humanistic artisanship, and begin to appreciate it as a priceless legacy lasting through the continuum of time,” says Akan Wong Ho Yin, Director in Sales & Marketing of New World Development, as he explains ‘The Artisanal Movement’ envisioned by the group as a bespoke lifestyle realized by imagination and craftsmanship.

The PAVILIA COLLECTION and BOHEMIAN COLLECTION, two iconic series curated under The Artisanal Movement, have allowed some of the world’s best designers and architects to ‘Collect, Connect, and Collide’, igniting inspiration.

## *FLEUR PAVILIA – Japanese composure*

FLEUR PAVILIA, one of the signature projects under the PAVILIA COLLECTION, was graced with authentic Japanese flair by award-winning native designer Shigeru Uchida and his team in collaboration with internationally renowned landscape design firm Ohtori Consultants Co. Ltd.

Crafted by Uchida, clubhouse FLEUR PAVILION takes the shape of a contemplative Japanese tea room adorned by interwoven wooden and bamboo strips, allowing secluded space to flow seamlessly to another. In FLEUR ISLAND, a multi-layered waterscape surrounded by rich flora is the center of attention. “The serenity allows you to relax in nature’s embrace,” Wong enthuses.

## *MOUNT PAVILIA – a cultivated family life*

MOUNT PAVILIA is a distinctive low-rise residential project located in Clear Water Bay. “This ambitious project meticulously incorporates two elements – art and family life,” Wong explains.

As master architect Minsuk Cho’s first project in Hong Kong, the WHITE YARD CLUB and WHITE YARD GALLERY are resplendent with architectural grace featuring streamlined elements and basic colors. Through the use of curvilinear glass panels, the boundary between outdoors and indoors is diminished,” says Wong.

“The gallery incorporates art, F&B, and leisure elements, with exhibitions held from time to time,” adds Wong. In the sculpture park, four esteemed artists, Gao Wei Gang, Kum Chi Keung, Tatiana Trouvé and Jean-Michel Othoniel, have each interpreted the theme ‘Home & Family’ through their bespoke sculptures, adding more to the project’s unique artistic appeal.



Akan Wong Ho Yin, Director – Sales & Marketing, New World Development

In a sweeping 17,000-sq. ft. space, the Amsterdam-based studio has created an inspiring children’s playground. “The minimalistic yet thoughtful equipment is the perfect canvas for children to explore their creative boundary while developing essential mental and motor skills,” he observes.

## *Stepping into 2019*

Celebrating the success of the ‘The Artisanal Movement’, Wong reveals that over 80% of the units in FLEUR PAVILIA have already been sold, and only very limited apartments, duplexes and triplexes are still available in MOUNT PAVILIA.

A continuation of the bespoke philosophy, the ARTISAN GARDEN situated in To Kwa Wan will soon be launched, offering almost 300 units in proximity to the upcoming To Kwa Wan MTR station and Kai Tak development. Parents will be particularly pleased with its Kowloon City school network.

In the prestigious locale of Ho Man Tin, the Waterloo Road development with approximately 240 units will also benefit from the same school

network. It also boasts excellent connectivity through four MTR lines – the Tsuen Wan Line, Kwun Tong Line, East Rail Line, and the upcoming Shatin to Central Link.

After delivering multiple well-received projects in Tuen Mun, New World Development will be launching another development in Lung Tin Tsuen, next to the planned Yuen Long South and Hung Shui Kiu New Development Area.

In appraising the outlook for the property market, Wong points out there is still a very strong demand. “On top of the long queue of 260,000 applications for home ownership scheme flats, recent private real estate launches have also been very well received,” Wong notes.

“The upward rate adjustment is no more than a return to normalcy in the money market. It’s a periodic movement that the market has already taken in its stride,” he concludes. “With the inherent strength in Hong Kong’s economy and a low unemployment rate, I expect the market to continue to fare well in the year ahead.”

# SKY OASIS THE LUX MANSIONS MACAU 2018: THRIVING ECONOMY AND HIGH HOUSING DEMAND

Macau’s economic performance has been steadily improving in 2018, with gaming revenue and number of residential unit transactions exceeding the previous year. Looking at the supply and demand, Wilson Chung, Marketing Director of Sky Oasis THE LUX MANSIONS, believes Macau’s property market still has a lot of potential in the future.



Wilson Chung, Marketing Director of Sky Oasis THE LUX MANSIONS

“Following the growth of multiple sectors in the past years, especially the gambling industry, Macau’s GDP, economy, and number of visitors have also been rising steadily,” said Chung. These are key factors influencing the city’s property market.

## *High housing demand faces limited supply*

In 2018, Macau’s gaming industry boasted 14% higher income than the previous year. There will also be approximately 15,000 additional hotel rooms being delivered, adding to the current 39,000 units. The tourist count in 2018 also increased from 32 million in 2017 to 35 million. Chung said, “Driven by the economy, homeowners would be encouraged to upgrade their properties due to the wealth effect.”

The rigid demand of the population distribution of Macau is also worth noting, according to Chung. With the population at

663,400, among which 186,000 are foreign employees, there are approximately 4,000 pairs of newlyweds and 6,000 newborns per annum in Macau. The branching of families does not only drive the number of first-time home buyers, but also creates demand for upgrading to better apartments and houses.

Apart from local buyers, foreign buyers also constitute a considerable demand, said Chung. After the completion of Hong Kong-Zhuhai-Macao Bridge and the announcement of the Greater Bay Area plan, traveling to-and-from Hong Kong and Macau is notably more convenient. Encouraged by this situation, there are Hong Kong buyers who have hence decided to purchase properties in Macau. Chinese buyers have also entered Macau’s property market, purchasing units for holiday homes and as investments.

“Despite the rising demand, Macau, in fact, faces a shortage of land supply, as the local government has ceased auctioning land for a few

years. As a result, there are only a few thousand units being delivered each year,” Chung said.

## *A consistent trend*

Macau’s latest figures are already indicating a favorable circumstance for its property market. From Q1 to Q3 in 2018, Macau’s residential property transaction volume was already 14% higher than those during the same period in 2017. The general transaction price per buildable area has also risen from MOP 9,400 (around HK\$9,176) to MOP 11,000, marking an 18% increase.

Looking at Macau’s property market in 2019, Chung predicts a constant and stable development spurred by the thriving economic and housing demand. “While the economy prospers and the demand remains high, the market should welcome a stable development. It is also worth noting that, due to the limited supply, the luxury real estate market has an even better potential in value preservation.”





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# D'HOME



## There's no place like home

D'HOME understands its residents' desires for homely comfort, attentive service and convenience, and meets their requirements with a choice of two well-appointed apartments in town.



### Cozy and convenient

Nothing can match the feeling of contentment when you return to a welcoming home at the end of the day. And fortunately for guests of D'HOME, this is exactly what awaits them in their cozy and comfortable accommodation.

Developed by Nan Fung Group, the apartments at two of the most prestigious locations on Hong Kong Island are available for both short and long-term leasing.

City dwellers will appreciate the accessibility and vibrant lifestyle at D'HOME Wan Chai. The neighbourhood abounds with dining, entertainment and cultural hot spots, while the MTR station and the extensive transportation network on their doorstep provide convenient access to wherever one wishes to go.

### Well-rounded facilities

For those who prefer a quieter environment, the two sleek, high-rise towers of D'HOME in Mid-Levels provide the perfect solution. Located on Robinson Road, residents can enjoy the best of both worlds: a peaceful setting with stunning views of Victoria Harbour, yet still within a stone's throw of the city's financial centre.

From home entertainment system to fully-equipped kitchens and a wealth of impressive in-room facilities, all these spacious residences come with high-specification fittings to cater to every need. Selected apartments come with a 3D LED TV with paid channels, a surround-sound entertainment unit and iPod docking so that residents and their guests can enjoy the pleasures of top flight entertainment in a home setting.

The health conscious will delight in the indoor thermostatic pool with Jacuzzi and sauna, world-class gym, bowling alleys, squash court and billiard room. Leisurely moments can best be spent in the reading room or in the landscaped garden, while children have a playroom to meet their needs.



### D'HOME

<b>Address</b>	239 Queen's Road East, Wanchai	<b>Address</b>	80 Robinson Road, Mid-levels
<b>Contract term</b>	1 month minimum	<b>Contract term</b>	12 months minimum
<b>Size</b>	401-582 sq. ft. (GFA); 270-380 sq. ft. (SA)	<b>Size</b>	1,136-1411 sq. ft. (GFA); 841-1,052 sq. ft. (SA)
<b>Monthly rate</b>	HK\$22,000 - \$37,000	<b>Monthly rate</b>	HK\$60,000 up
<b>Enquiries</b> (852) 3108 3636   <b>Email</b> info@dhome.com.hk   <b>Website</b> www.dhome.com.hk			



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D'HOME



# KAZA



## A home style living in the hustle

For those looking for a home of style in the hustle and bustle, KAZA offers a due of cozy nests tucked away out of the limelight, yet remains conveniently connected to the urban scene. The stylishly fast-paced would be delighted by KAZA's great locality and tasteful interiors, which ideally exemplify a work-live-play environment.

Located just minutes from Central, yet far enough to provide tranquility and a true neighborhood vibe, KAZA Sai Ying Pun is nestled between vibrant commercial areas and the localized Western District, perfect for those who prefer not to dive straight in to the hectic city, but still enjoy the urban vibe with a quieter side.

KAZA Wanchai, meanwhile, enjoys a prime spot at the heart of the bustling city just steps away from Star Street and Queen's Road East. The area is filled to the brim with upscale shopping, dining and entertainment options. Commuting from the residence is a breeze via various transport modes in convenient proximity.

Measuring from 500 to 980 square feet, all homes at KAZA Sai Ying Pun and KAZA Wanchai are beautifully appointed in a neutral palette to create a cozy ambience. Featuring contemporary interiors that blend perfectly distinctive architectural details with nuances of comfort, the residences boast a suite of quality fittings to guarantee that every day-to-day need is met, meanwhile offering ample space to dine and relax. Selected units even come with a private terrace that spans a whopping 500 square feet, which makes for an ideal al fresco dining venue complemented by breathtaking open views.

Comprehensive in-room amenities comprise

local telephone calls and complimentary internet access to keep guests connected. In-house entertainment includes a flat panel television with an amazing selection of over 89 NOW broadband channels, DVD player, iPod docking system and hi-Fi audio system. On top of the scheduled housekeeping service, each unit comes with an individual washer-dryer to facilitate tenants who wish to do their own laundry, towel and linen changes take place twice a week to guarantee a comfortable and pleasant stay for all guests.

Living amidst Hong Kong's bustling urban jungle, we often lose touch with nature and serenity, but with KAZA's stunning seaside homes in Stanley, one is able to regain this beautiful connection.

Located at the exceptional neighborhood of Island South, KAZA Stanley is a mere three minutes away from the main bus terminus at Stanley and under ten minutes from the newly refurbished Stanley Plaza. Surrounded by a plethora of delightful restaurants, bars and cafes, life is never mundane.

As with most KAZA addresses, the Stanley property is a walk-up building with many unique aspects incorporated into it. The staircase has been fitted with sensor switch lighting and decorated with murals along the walls depicting flocks of

seagulls to create a soothing seaside ambience even before entering the apartment, an ideal home for those who are looking to attain true work life balance.



### KAZA

**Size** 550- 980 sq ft  
**No. of Rooms** 10 / 10 / 5  
**Contract term** 1 month minimum  
**Monthly rate** \$22,000-\$33,500  
**Address** a) 255 Des Voeux Rd West, Sai Ying Pun  
 b) 1-3 Sik On Street, Wanchai  
 c) No. 120 Stanley Main Street, Stanley  
**Enquiries** (852) 9303 5350  
**Website** www.kaza.com.hk  
**Email** info@kaza.com.hk

# KAZA WAN CHAI

Situated steps away from Star Street and Queen's Road East, Kaza@Wanchai on Sik On Street is minutes away from the shopping, dining, entertainment and transportation options that provide a great deal of convenience living in the area.

Discover our apartments located in the serene area, just a step away from Star Street and Queen's Road East; with a comfortable 5 minutes walk to restaurants, café, bars and shops – a perfect location for savouring all the delights that Wanchai has to offer.



Rent Range  
 GFA : 650 sq.ft.  
 SA : 520 sq.ft.  
**HK\$26,500<sup>up</sup>**  
 Per month



Rent Range  
 GFA : 550sq.ft.  
 SA : 440sq.ft.  
**HK\$22,000<sup>up</sup>**  
 Per month

# KAZA SAI YING PUN

Conveniently located for an easy access to Central yet far enough away to provide tranquillity and a true neighbourhood vibe. Moreover, with the new MTR stop just a few minutes away when the Western Island Line is completed in two years' time.

Situated between the vibrant commercial areas of Central and the localized Western District; we offer accommodations that is tranquil in the local neighbourhood, yet within close commute to indulge in the night-life of Hong Kong.

# KAZA STANLEY

Located a scant three minutes away from the main bus terminus at Stanley and under ten minutes from the newly refurbished Stanley Plaza as well as Murray House and all of its delightful restaurants, bars and cafés, KAZA Stanley could be in the perfect spot. Although we are situated directly on Stanley Main Street, the property remains a peaceful little corner of Stanley.

KAZA Stanley is more to a home than prestige neighbourhoods — and more to "prestige" than simply sprawling flats. The sense of having a space to unwind in has very much been integrated into KAZA Stanley's fundamental personality affording tenants the ability to truly relax and reconnect with the sea.



Rent Range  
 GFA : 420sq.ft.  
 SA : 336sq.ft.  
**HK\$18,000<sup>up</sup>**  
 Per month

For Enquiries:  
 9303 5350

info@kaza.com.hk

www.kaza.com

# GARDENEast



Situated in the thriving hub of Wan Chai, GARDENEast Serviced Apartments, with 216 fully furnished units in 28 storeys and landscaped gardens, promises superb connectivity matched with peace and serenity.

### *Transport and entertainment hub*

The premium location of GARDENEast means residents are close to everything the city has to offer. As one of the business and entertainment hubs of Hong Kong, Wanchai is a flourishing neighborhood that combines historical charms with a vibrant mix of fine-dining and nightlife offerings. It also offers convenient access to other business districts, shopping hotspots and entertainment venues such as Causeway Bay, Central and Tsim Sha Tsui, as the Wanchai MTR station is only a short stroll away. Alternatively, hop on a classic tram for a kaleidoscopic tour of the Island in all its splendor.

### *Impeccable amenities*

GARDENEast accommodates a wide spectrum of needs, with room configurations ranging from spacious studios and deluxe bedrooms to plush executive suites and twin beds in selected rooms. All units are well-appointed with a private balcony and a state-of-art kitchen. Tasteful designer furniture aside, in-suite amenities include iDTV with Cable/Now & Satellite TV channels, DVD player, complimentary broadband internet and wi-fi services, and split-type air-conditioning system with heating function.

There is also a well-equipped gymnasium complete with massage chairs to cater for wellness pursuits. Enjoy the tranquility of the lush gardens. Business travelers will be inspired by the business center and the multi-function room with a reading corner. To make the stay a carefree comfort, the property provides a thrice weekly maid service, while linen & towels change is twice weekly.



### **GARDENEast**

<b>Gross Size</b>	395 – 672 sq. ft.
<b>No. of rooms</b>	216
<b>Contract term</b>	1 month minimum
<b>Address</b>	222 Queen's Road East, Wan Chai
<b>Enquiries</b>	(852) 3973 3388
<b>Email</b>	enquiry@gardeneast.com.hk
<b>Website</b>	www.gardeneast.com.hk



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# THE STAUNTON

## Contemporary home comforts

Located at the heart of Central, The Staunton offers unrivaled convenience caters to the needs of discerning residents.



### *Excellent accessibility and all-inclusive amenities*

The Staunton stands amidst one of Hong Kong's most well-connected and vibrant areas, Central, providing residents with unparalleled convenience. It is only a 10-minute stroll from Central Station and connected by the Central-Mid-Levels escalators. Designed with residents' comfort and needs in mind, each suite features a comprehensive range of amenities, including a 2-in-1 washer and dryer. Maid and linen services is also offered twice a week, plus the handy support of a business center service. For relaxation, residents can unwind at the clubhouse with its outdoor terrace and gymnasium.

### *Peace of mind*

Residents can choose from three apartment types. Units A and C are 614 square feet (M. F. A.), whilst unit B is 471 square feet (M. F. A.). All suites consist of a living and dining room, a bedroom, a bathroom, a kitchen and a balcony. For a hassle-free rental experience, property management fees, services charges, government rates and taxes, utility bill, Wi-Fi, Now TV channels, and local phone calls are all included in the rent, saving you time for all the exciting happenings in the neighborhood.

### *Fascinating Neighborhood*

There are very few areas in Hong Kong that match the heritage and diversity of Central, endowing the neighborhood with a unique character. From having a jog along the Central harbor front to getting your culture fix at the art galleries at the newly-opened White Cube; from buying quirky presents

at PMQ to enjoying the lively nightlife at Lan Kwai Fong; from exploring the classic Hong Kong street food culture to savoring haute cuisine, the dining and hotspots right at your doorstep will keep your weekends busy!



### THE STAUNTON

Address	22 Staunton Street, Central
No. of rooms	57
Area	471 & 614 s.f. (M.F.A.) / 306 & 399 s.f. (S.F.A.)
Contract term	From 1 month
Monthly rate	From HK\$ 32,000
Enquiries	(852) 8107 0038
Website	<a href="http://www.thestauntonsuites.com">www.thestauntonsuites.com</a>
Email	<a href="mailto:thestaunton@sino.com">thestaunton@sino.com</a>



# YI SERVICED APARTMENTS



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

### Accessibility

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

### Services and facilities

Designed exclusively for executives with tight schedules, all Yi apartments are fully furnished for ultimate convenience combined with a personalized touch. Luxurious Bellora bedding and Simmons mattress ensure quality, undisturbed sleep vital for busy individuals. An iDTV complete with international channels, DVD player and audio system with iPod dock, combined with free WiFi keep guests entertained and connected at all times. Yi provides daily maid services on top of biweekly linen and towel change. Residents also enjoy special access to a comprehensive in-house gym and a lounge with coffee corner and business center.

## YI SERVICED APARTMENTS

<b>Address</b>	10-12 Chatham Court, Tsim Sha Tsui		
<b>No. of rooms</b>	33	<b>Gross Size</b>	368 - 755 sq. ft.
<b>Contract term</b>	1 day minimum	<b>Monthly rate</b>	HK\$18,000 - \$30,800
<b>Enquiries</b>	(852) 2846 5777	<b>Website</b>	leasing@xin.com.hk
<b>Email</b>	www.xin.com.hk/yi-serviced-apartments		

# YIN SERVICED APARTMENTS



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

### Accessibility

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

### Services and facilities

All quality suites are generously laid out and superbly furnished. The luxurious Garden Suite comes with an exclusive wooden decked podium, ideal for residents desiring additional space to unwind. In-room entertainment comprises an iDTV with international channels, DVD player, and audio system complete with iPod dock. A fully-equipped kitchen with quality appliances and utensils makes home cooking a breeze. Deluxe Bellora bedding and Simmons mattress ensure quality and restful sleep. Daily housekeeping is complemented by biweekly linen change services. Free WiFi combined with complimentary mail and message delivery helps to keep residents connected. Residents also enjoy exclusive access to a state-of-the-art gym and a cozy lounge featuring a coffee corner and business center.

## YIN SERVICED APARTMENTS

<b>Address</b>	97A Wellington Street, Central		
<b>No. of rooms</b>	42	<b>Gross Size</b>	740 - 862 sq. ft.
<b>Contract term</b>	1 day minimum	<b>Monthly rate</b>	HK\$32,000 - \$50,000
<b>Enquiries</b>	(852) 2846 5777	<b>Email</b>	leasing@xin.com.hk
<b>Website</b>	www.xin.com.hk/yin-serviced-apartments		





MACAU  
&  
OVERSEAS

## MACAU 2018 – A GAME-CHANGING YEAR

2018 is a year of prosperity for Macau, both for the economic and the gaming sector. However, the property market has not shared the same enthusiasm. “For many years, the city’s housing market is directly correlated to the economic and gaming revenue, but the long-standing coefficient does not apply anymore,” said Franco Liu, Managing director of Savills (Macau) Limited.

### *A stably positive economy, a disturbed housing coefficient*

Beginning in 2016, Macau has already been recovering from the economic downturn which occurred a few years prior. By 2017, Macau had already seen significant improvements in its economy. In 2018 Q1 to Q3, the revenue of the city’s gambling industry had also increased by 16% compared to the same period in 2017.

In the past, there was a strong correlation between Macau’s economy, the gambling industry, and the housing market, since the two former factors contributed to locals’ desire in property purchase through means of salary rise and bonuses, said Liu. However, with the government’s new stamp duty tax rule imposed last year as a measure to tackle the city’s rising residential property prices, the housing market has ceased to follow the usual patterns.

Under the current policy, house buyers purchasing a second home need to pay an additional 5% of the property price as well as other existing taxes. For the third and subsequent properties, the number rises to 10%.

In an attempt to evade the harsh policy, Macau welcomed a notable number of 2,801 residential property transactions in January and February, 2018 before the new tax rule was implemented, Liu analyzed. Yet this rare occurrence proved to be short-lived, as from April onwards, the luxury property market remained stagnant.

However, the local government’s revised mortgage-lending rule, which has been announced at the same time, breathed new life into the affordable housing market. “In Macau, apartments starting at 2 to 3 million are widely available,” said Liu. Aided by the new policy, local citizens aged from 21 to 44 purchasing their first properties could take out a minimum of 80% mortgage, making them more inclined to purchase homes.

The Hong Kong-Zhuhai-Macao Bridge has been recently completed, yet Liu believes it is unlikely to benefit the local property market. “Over 95% of Macau’s properties are purchased by locals during the past 4 to 5 years. Even when the bridge lowered the cost of commute, it is still unlikely to attract buyers to reside in Macau while still working in Hong Kong.”

In recent years, Macau has been performing 4 land reclamation projects with Zone A and B already completed, providing new land for development. However, Liu noted, “Zone A is much more focused on providing public housing; therefore it is unlikely to bring much impact to the private market”.

### *A potential influx of commercial units*

As Macau has never been a commerce-focused city, currently, there are only about 5 to 6 graded office buildings in the city center. Liu recounted a few office buildings in Macau which have changed into hotels, and new office buildings are almost non-existent. Affected by the launch of one grade A office building, the price per sq. ft. of office units has even risen for over 570% in 10 years. Although there are new supplies available, the sizes are nonetheless limited.

Yet, Liu pointed out that Zone B of the land reclamation project may hugely impact the status quo, as the government has already announced plans for the construction of governmental structures in this area. It is likely that a large number of government offices currently renting private office towers will be relocated in the future.

With reference to official figures published in 2015, Liu projected this move could potentially free-up over 4.5 million sq. ft. of private office spaces, significantly increasing the supply in the market. In Hengqin, an area in China adjoining Macau, there will also be a considerable number of premium Grade A offices being completed in the future, providing even more supply.



■ Franco Liu,  
Managing director of  
Savills (Macau) Limited

### *The best approach in 2019*

However, Liu still believes Macau’s offices are worth investors’ consideration as a medium-term investment. “The average rental yield of Macau offices is about 3%, which is still a pretty good return.”

As for residential properties, Liu remarked that it is potentially the best time for end users to enter the city’s luxury property market. “Affected by the new policy, some units have already marked down for 20%-30%, so it is definitely the right moment.” Investors, on the other hand, are encouraged to look into smaller residential housing, as they could ride on the wave triggered by the government’s revised mortgage policy.

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## "WITH INCREASED MARKET UNCERTAINTIES, COULD BUYERS END UP AS THE ULTIMATE WINNERS IN THE UK PROPERTY MARKET?"

### Mei Han Wong

Head of International Residential Sales,  
at Knight Frank Hong Kong Limited



The word on everyone's lips at the moment is Brexit. The national debate around the UK's departure from the European Union is reaching a crescendo as we draw closer to a verdict on the final deal.

The uncertainty around the UK's housing market remains high with many unclear on what Brexit will mean in real terms. Buyers, both from the UK and overseas, have been discouraged by the perceived risk and negative sentiment, prices in many UK towns and cities have fallen and transaction volumes are down.

However, this has created pockets of opportunity, especially when looking at the weakness of the Pound vs the Dollar. We have seen buyers denominated in US Dollars taking advantage of the currency play and relative discount this offers them when buying an investment property in the UK. Long term growth prospects

are still positive, according to Knight Frank's latest residential property forecast, the UK (over the next five years) is set to see 10.3% growth to house prices nationwide and 13.7% growth in prime central London. And the UK, fundamentally, remains a stable and mature market in a global context, proven to be robust to change and geopolitical fluctuations.

Originally there were concerns that the UK's big financial institutions would look to relocate staff outside of the City of London as a result of Brexit. However, to date, this has not been the case, with some of the biggest companies in the world (Apple, Google, Amazon, etc. all in fact committing to London by taking Grade-A office space in the capital. As such, we have seen institutional investment into commercial asset classes remaining strong. Central London office take-up for the whole

of 2018 reached 14.61 million sq ft, which is 14 per cent higher than the long-term average, and the highest level since 2014, according to the latest research from Knight Frank.

In the residential lettings market, Knight Frank's most recent analysis based on mortgage lending data suggests that the growth of buy-to-let lending has slowed sharply over the last two years, but at present, there was still net growth in the sector of around 18,000 units last year, with more landlords entering the market or taking out additional new mortgages than those exiting the market.

The private rented market is likely to be characterised by falling overall supply over the coming years, which will put upward pressure on rents within the limits of rising household disposable income. In urban centres, such as London, Birmingham and Cambridge, there is a real opportunity

for localised rental outperformance, especially near transport hubs in towns and cities where the local economy is outperforming

Overall, there are deals to be done, as currency is currently on the side of the international buyer, and the long-term forecast and outlook for the UK's property market looks positive. Considering the UK's unique position, with increased uncertainty and developers looking to sell stock, is now the opportune time to take advantage and buy?





## 125 GREENWICH – LIVING IN A MASTERPIECE



Designed by world-renowned architect Rafael Viñoly, 125 Greenwich stands at 88-storeys high and offers 273 residences ranging from studios to three-bedroom and penthouse residences. Net sizes range from 418 – 3,018 square feet, with prices starting from HKD9.4M (USD1.2M).

Investors can expect a rewarding rental yield of 4% per annum with up to 70% financing. It offers future residents an exclusive chance to see the city from a new perspective and enjoy a pampered and lavish lifestyle – 15,000 square-foot amenities including sophisticated concierge services, sky pool with panoramic views of the bustling city, theater, private dining, sky lounge, spa & sauna and gym etc. It is expected to be completed by Q4 2019.

### *Prime CBD location*

Nestled at Manhattan's financial district, 125 Greenwich is the neighbor to a cluster of soaring skyscrapers such as One World Trade Center, which is comparable to "Central" in Hong Kong. The area comprises of offices and headquarters of multinational corporations and major financial institutions, including the New York Stock Exchange, Wall Street and the Federal Hall.

125 Greenwich offers residents a unique opportunity to experience life in the most sought-after locations and communities. Residents can discover the electric vibrancy of Manhattan downtown at this lively intersection of business and leisure – with the dynamic dining scene, luxury retails, architecture and proximity to Central Park. Its unrivalled location allows easy access to subways, ferries and other public transportation.

### *Internationally renowned developer – Bizzi & Partners Development*

The pristine 125 Greenwich is the creation of the acclaimed U.S. developer Bizzi & Partners Development. With offices in Milan, New York, San Paolo and Tallinn, Bizzi & Partners Development is a global high end real estate developer focused on the development of premier commercial and residential properties in Europe and the Americas.

Ms. Michele Cheng, Director & Partner of Ashton Hawks said: "With the opening of a vast array of high-end restaurants and retail outlets in Manhattan's financial district, this neighborhood has become one of the most desirable places to live and work. By hiring the world-renowned Rafael Viñoly to redesign the building, we are confident that 125 Greenwich shall be an iconic skyscraper in the heart of New York and be popular among local and foreign investors as it is expected the redevelopment of the financial district will continue for another 10-15 years."

Mr. Frederick Ho, Director & Partner of Ashton Hawks commented, "Real estate in Manhattan's financial district has also been a popular choice with occupancy rate over 98% in its rental market as demand for housing for locals and expats is huge. In terms of sales volume, condos in the financial district is one of the best performing districts within Manhattan. All in all, 125 Greenwich is the perfect choice for investors who wish to have a stable rental yield and capital gain of their property investment."

### 125 GREENWICH

**Address** 125 Greenwich Street, New York  
**Developer** Bizzi & Partners Development  
**Website** [www.ashtonhawks.com](http://www.ashtonhawks.com)  
**Enquiry** Becky Tam [rsvp@ashtonhawks.com](mailto:rsvp@ashtonhawks.com) +852 5226 1138



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# INVEST IN OVERSEAS PROPERTIES WITH A TRUSTWORTHY EXPERT



## Our Vision

Jade Land Properties (HK) Limited is an award-winning boutique real estate consultancy in Hong Kong with a vision of global real estate, where investing in overseas properties is simple, transparent and easily accessible. We identify auspicious markets abroad and handpick quality developments to assist our clients in building their international property portfolio.

## Our Company Background

Established in 1993, Jade Land Properties was founded by our Managing Director, Theresa Fok, a reputed real estate visionary in Hong Kong with experience in both real estate investment and property management across the Asia Pacific region.

Jade Land Properties started as one of the few industry practitioners involved in upscaling otherwise aged and unappealing apartments to chic homes in the Mid-Levels, a traditionally prestigious district in Hong Kong. It has now grown to be a cross-national and multi-disciplinary firm, building lasting networks with buyers, sellers, property developers and the local real estate community.

Since then, our company has expanded its scope to be at the forefront of marketing overseas developments in Hong Kong. We were among the first to sell Canadian properties in 1995 in anticipation of the colonial handover of Hong Kong and the Asian financial crisis in 1997. The year 2016 marked our grand foray into the emerging economy of Malaysia, sparking public interest as well as industry-wide recognition. Over the years, we have secured our position as a purveyor of overseas properties with an emphasis on developing our clients' global real estate investment portfolios.

From outstanding results gained from our existing developer-agent partnerships, we are gaining widespread interest from other world-class developers. New additions to our international portfolio this year include the Kuala Lumpur City Centre project "YOO8 Serviced by Kempinski" by KSK Land and the London Zone 1 project "Goodman's Fields" by Berkeley Group.

## Our Unique Perspective

Committed to a hassle-free experience, we aim to make purchasing quality properties abroad a simple and enjoyable process. We engage with our prospective purchasers on a multitude of levels, through social media, radio, television, private dinners, public exhibitions and even taking the step further in organising overseas site visits. By finding effective avenues to establish our ideas, we create optimal conditions for people to experience new markets, allowing us to advance new trends in real estate.

## Our Very Own Radio Programme

Tune in to Metro Finance 新城財經台 and Metro Info 新城資訊台 to listen to our company's three weekly radio programmes in Cantonese: 1) "大馬生活好快樂" translated as "Happy Living in Malaysia" on FM997 on Friday from 9:30 to 10am; 2) "大馬揀盤" translated as "Finding Properties in Malaysia" on FM104 and 3) "環球置富方程式" translated as "Superior International Property Investment" on FM104 on Saturday from 12 to 1pm. The programmes are positioned as a spirited discussion between our team members, offering new industry perspectives to benefit new listeners. We have guest speakers from numerous industries while reputed developers are given the opportunity to showcase their work.



**SALICE SALICE SALICE**

## JADE LAND PROPERTIES (HK) LIMITED

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- Official Representative for Select Property Developers
- Corporate Leasing and Sales
- Tenancy and Property Management
- Interior Design and Renovation
- Relocation Service

For inquiries, please contact us at 2869-6683 or [info@jlggroup.hk](mailto:info@jlggroup.hk)

# PENANG INTERNATIONAL COMMERCIAL CITY (PICC)

## Pulse of Penang

A world-class smart city in the making, Hunza's Penang International Commercial City (PICC) in Bayan Lepas heralds a new age of urban living and development.



Central Park



Proposed LRT

Penang International Commercial City (PICC), proudly carries the name of Penang. This 43 acre land is strategically located in the heart of Southern Penang, a stone's throw away from two Penang Bridges, International Airport.

One of the most highly anticipated, multi-billion ringgit mixed developments in Penang, it will be built on strong infrastructure yet remain sustainable. This city with intelligent living spaces, intuitive work areas and interconnected ecosystems sprawls over 40 acres of prime land.

PICC will house commercial components such as lifestyle shopping mall, medical centre, BPO office, 5-star hotel, F&B Boulevard and Central Park alongside residences. Components will be developed in phases, with the first phase, Muze which will be launched very soon, having 846 condominium units with indicative built-ups of 1,047 sq ft to 3,399 sq ft.

PICC is a vision that claims leadership for continuous improvement and better living. Upon its completion, it will provide new infrastructure like a Light Rail Transit (LRT), innovate smarter living features for enhanced lifestyle, incorporate greenery and wellness facilities, nurture a vibrant local and international community, and attract big commercial opportunities. PICC is set to revitalize and serve as a vibrant commercial centre for the island - a new integrated hub that represents the "Pulse of Penang".

### PENANG INTERNATIONAL COMMERCIAL CITY (PICC)

**Address** Bayan Lepas, Penang, Malaysia  
**Size** 1,047 sq.ft.  
**Layout** 3 to 5 bedrooms  
**Developer** Hunza Properties Group  
**Website** www.picc-penang.com

Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for PICC. For inquiries, please contact 2869-6683 or info@jlggroup.hk



# YOUR DREAM HOME AWAITS YOU AT ALILA2

Alila2 by Hunza Properties Group is a high-end freehold residential development in Penang's prestigious district of Tanjung Bungah. Only a ten-minute shuttle bus ride to Gurney Paragon Mall in the city centre, this development is favoured by investors and wealthy locals alike for its vicinity to an abundance of international schools, medical facilities, retail outlets and dining choices. Alila2 is a low density development occupying 9.8 acres of land with 47% reserved for green space; an impressive feat for any prime real estate development. It boasts spacious layouts from 1,905 to 3,235 sq.ft. all with large balconies overlooking a breathtaking panoramic sea & lush green open view.

In addition to the luxuries and amenities of a modern resort-inspired condominium, purchasing a unit comes with a renovation and furnishing package, at least two parking spaces and a storage locker. The development is completed, and the apartments come in ready to move-in condition.

### More on Living and Investing in Penang

Known as the "Silicon Valley of the East", Penang boasts a mature economy within the region with a continuous influx of multinational companies. Currently, over 300 multinationals have chosen to operate manufacturing and biotechnology facilities in Penang including Dell, Sony, Intel and more. Penang's growth prospects are bright, supported by upcoming large-scale infrastructure developments, notably the 27 billion Ringgit (HK\$51.3 billion) Penang Transportation Master Plan.

Those who regard Malaysia as their second home cite its favorable weather and quality but inexpensive living standards as major reasons for investing in a second home. Penang's traits also strike a chord with Hong Kong buyers. After all, Hong Kong and Penang were both former colonies of Britain and share a common colonial heritage. George Town, the city center, is a UNESCO World Cultural Heritage Site with well-preserved heritage buildings alongside Chinese storefronts. Foreign investment is also very much welcome in Penang with the "Malaysia My Second Home" residence programme.

Theresa Fok, Founder and Managing Director of Jade Land Properties, reveals that steady economic growth in Malaysia is elevating the real estate market of Penang. "Compared to mature markets such as Australia or the US, Penang's properties have registered a relatively higher 7 to 10% capital appreciation per annum over the past 5 years" she says. "Similar to Hong Kong Island, land on Penang Island is scarce and both locals and expatriates are property-buying for self-use, rental yield, holiday homes and investment

purposes. Given the supply of expansive condominiums is low, the higher-end property market in Penang is poised for steady appreciation over the next three to five years" said Lily Tan, Executive Director of Hunza Properties Group, a multi-award winning property developer in Malaysia. With the exchange rate for the Malaysian Ringgit at an attractive 1 MYR to 1.9 HKD, this is surely a golden opportunity for investors looking to diversify their property holdings overseas.



Project

**Alila<sup>2</sup>**  
 BY HUNZA GROUP  
 PENANG MALAYSIA

Developer

A Multi-Award Winning Property Developer  
 with close to 40 years track record  
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### ALILA2

**Address** Persiaran Lembah Permai, Tanjung Tokong, 11200 Tanjung Bungah, Pulau Pinang, Malaysia  
**Size** 1,905 to 3,235 sq.ft. plus larger penthouse units  
**Layout** 3 to 4 bedrooms  
**Developer** Hunza Properties Group  
**Website** [https://jadeland.hk/overseas\\_properties/alila2/](https://jadeland.hk/overseas_properties/alila2/)  
**Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for Alila2. For inquiries, please contact 2869-6683 or info@jlggroup.hk**



# MALAYSIA BECKONS WITH ICONIC BRANDED RESIDENCES IN THE HEART OF KUALA LUMPUR CITY CENTER

The collaboration between world-renowned residential design brand YOO and Europe's most established hospitality brand Kempinski has resulted in a top of the line mixed integrated development in the Central Business District of Kuala Lumpur – YOO8 Serviced by Kempinski at 8 Conlay.

YOO8 Serviced by Kempinski is the branded residence component of 8 Conlay. It is a freehold project situated in the heart of Kuala Lumpur City Centre (KLCC), Kuala Lumpur's most prestigious neighbourhood. 8 Conlay consists of two residential towers, a five-star Kempinski Hotel, and a lifestyle retail quarter. It is notable to highlight that YOO8 Serviced by Kempinski sets a new record as the world's tallest spiraled twin residential towers upon completion. A covered pedestrian walkway gives residents direct access to the Pavilion shopping center at the famed Bukit Bintang shopping street as well as the Conlay MRT station within 5 minutes. The Petronas Twin Towers is within 10 minutes walking distance.

In 1999, the world's most celebrated designer Philippe Starck and property entrepreneur John Hitchcox founded the revolutionary lifestyle brand, YOO, enlisting a mix of visionary design talent with the goal of creating original communities that respect the way individuals

choose to live. YOO8 Serviced by Kempinski offers a sleek exterior matched by the modern, artfully crafted interior and furnishings by Kelly Hoppen. Hoppen is famed for drawing inspiration from Eastern cultures, applying a neutral color palette on minimalistic forms to induce tranquility and create balance. Being a Member of The Order of the British Empire in recognition of her distinguished service to interior design, Hoppen has designed outstanding hotels, restaurants and offices across the globe.

Residents can look forward to the impeccable service by legendary luxury hotel group Kempinski. Founded in 1897, Europe's most established hospitality brand is bringing their signature "Lady in Red" hotel ambassadors to YOO8 Serviced by Kempinski. On top of basic services such as valet parking, concierge, and shuttle bus, special à la carte services such as a butler on call, private chef service, housekeeping, and emergency maintenance service are available upon request.

There are also an abundance of facilities for residents to indulge in. The 26th floor features the Water Lounge, an opulent pool and spa area with curvaceous form inspired by the vast Malaysian rainforest. Jacuzzis, wading pools, and pod-shaped cabanas serve as the recluse needed for a lazy afternoon, while the 25m sky pool is a pleasure for those with an active lifestyle.

The 44th floor features the Green Refuge, a multi-tiered park suspended midair with magnificent views of the city. There are many more amenities included, such as an elevated jogging path, gymnasium, multi-purpose room, yoga deck, library, games area, and resting nooks - all thoughtfully engineered for the residents' enjoyment.

As in any other Central Business District around the world, commercial units in KLCC are plentiful. Residential projects situated in this prime location aim to support the increasing demand from professionals who value a convenient home near their workplace. The apartments range from 705 sq.ft. to 1,328 sq.ft. available in one to three bedroom layouts with den options. They are furnished with notable brands, including Gaggenau and Bosch kitchen appliances, Crosswater sanitary fittings and Duravit sanitary wares. YOO8 Serviced by Kempinski is the embodiment of contemporary city living in terms of convenience and chic architectural design.

Looking at the Asia-pacific region, investors are confident that Malaysia is on the right course for continuous growth and prosperity, with Malaysia registering an impressive GDP growth rate of 5.8% in 2017. The country is currently undergoing numerous government reforms including the RM172 billion Greater KL Economic Transformation Program. With the addition of new transportation lines, the KLCC area is the hub where the MRT and LRT systems will connect. Pedestrians are also able to conveniently commute from Pavilion shopping center to the Petronas Twin Towers via covered passages. Scheduled for completion in December 2020.

## YOO8 SERVICED BY KEMPINSKI

<b>Address</b>	8 Conlay, Kuala Lumpur City Centre (KLCC), Malaysia
<b>Size</b>	705 to 1,328 sq.ft.
<b>Layout</b>	1 to 3 bedrooms plus den options
<b>Developer</b>	KSK Land
<b>Website</b>	<a href="https://jadeland.hk/overseas_properties/yoo8-8-conlay/">https://jadeland.hk/overseas_properties/yoo8-8-conlay/</a>

Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for YOO8 Serviced by Kempinski. For inquiries, please contact 2869-6683 or [info@jlgrouphk.com](mailto:info@jlgrouphk.com)



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## EXEMPLARY CITY LIVING IN PRIME LONDON RESIDENCE

At the Heart of the capital city of London is the Zone 1 district which boasts unparalleled economic and cultural significance. With the second phase now launching, the mixed-use development of City Road is well on its way to enlivening the city center with its combination of residential towers, a brand-new hotel, retail and dining spaces, Grade-A offices, and a central plaza.



### *The vibrant hub of London*

Developed by renowned Berkeley Homes, City Road meets high expectations, from strategic location to all-encompassing facilities. Within short walking distances, residents can reach the eminent tech hub of Silicon Roundabout and the bustling employment market of Square Mile. Nearby Old Street, Islington and Shoreditch are where the most fashionable bars and restaurants in the city congregate, promising a vibrant nightlife.

Through public transport, King's Cross St Pancras railway station is only 4 minutes away, while London Bridge Station is reachable in 5 minutes. The major Shopping attraction of Bond Street is 20 minutes by train, and after the completion of the Crossrail train line in 2019, Heathrow Airport will be reached from the close-by Farringdon station in 31 minutes.

### *Be one with nature*

City living, even at the most central part of London, does not mean distancing yourself from nature. With this in mind, City Road has allocated two generous acres for landscaped gardens and courtyards.

The peacefully-crafted and privately enclosed green spaces are meticulously adorned with mature trees, water features, and wildflower beds. Most importantly, the area is fully WiFi-enabled, allowing you to be connected wherever you go.



### *Valencia Tower*

The second phase of City Road brings the Valencia Tower and the Aurora low-rise phase to the global market, providing 197 apartments in total. The 4-star hotel will also be delivered at the same time.

Uniquely crafted, Valencia Tower's iconic building is designed by Foster + Partners, an award-winning global architectural practice based in Britain. Reaching 36 levels, the building is carefully aligned for the best viewing angle of the city. On the north-west side, it overlooks the charming Angel district, while the opposite side faces the Old Street lined character townhouses.

Residents have access to the well-equipped gym, open terrace, and the exclusive lounge surrounded by magnificent cityscape. There is also a 20m indoor pool, a spa, and round-the-clock concierge services for high-end living.

The interior is laid out to create a spacious and comfortable living, finished with a thoughtful selection of design palettes, and floor-to-ceiling windows allow plentiful sunlight.

The apartments are fully-fitted, finished with Siemens integrated appliances, underfloor heating and comfort cooling throughout, and luxuriously finished bathrooms. The Platinum residences enjoy natural stone worktops and a tailored surround sound system.

The generous outdoor space extends to each unit in forms of well-designed balconies, terraces, and/or winter gardens. Prices in the Valencia Tower start from £655,000. Completions from 2023 Q2/Q3. For further information, please contact CBRE at 2820 6553.



### VALENCIA TOWER, CITY ROAD

<b>Address</b>	Valencia Tower, City Road, London EC1
<b>Size</b>	468 -1,496 sq.ft.
<b>Layout</b>	Studio, 1, 2, 3 bedroom apartments and penthouses
<b>Developer</b>	Berkeley Homes
<b>Inquiries</b>	CBRE Limited 2820 6553
<b>Email</b>	ipm.hongkong@cbre.com.hk

# CONTEMPORARY FAMILY LIVING IN NORTH LONDON



A mere 25-minute drive to West End, and a 10-minute walk to Middlesex University, this new development will eventually be home to 2,900 units, nine acres of parkland and a host of community facilities, ideally suited for those seeking modern lodgings.



Colindale Gardens, set across 47 acres, is the £1 billion new community being created in North London on the site of the former Peel Centre Metropolitan Police training college. Contemporary and spacious family homes and apartments are among the latest properties to launch at The Family Quarter, an area of Colindale Gardens dedicated to exceptional family living.

The Villas offer superb open plan living ideally suited to modern life. Spacious kitchen, dining and living area is ideal for entertaining or social family living, while private rear gardens with bi-fold doors as well as an upper deck from the first floor living room offer the perfect solution to indoor-outdoor living. Upstairs is a perfectly appointed living room and either three or four bedrooms with a modern bathroom and en-suite adjoining the master bedroom. All of The Villas offer one dedicated undercroft parking space with charging facilities.

Maple House and May House feature spacious and bright open plan kitchen and living areas, perfect for eating and entertaining, as well as an en-suite bathroom to the master bedroom. Reflecting the ethos of Colindale Gardens and the emphasis on delivering public and private outdoor space and every resident will benefit from access to acres of parkland, play parks and sports pitches across the site.



Buyers at Colindale Gardens benefit from a number of options to personalise their home, with colour choices for kitchens, bathrooms and floorings available along with optional upgrades.

James Holmear, Sales Director at Colindale Gardens, comments: "Since launching in 2016, we've received an overwhelming response from potential buyers. 45% of our domestic buyers coming from within 5 miles of the site. This highlights the growing desirability of Colindale and the recognition that once complete, Colindale Gardens will offer everything they could possibly want and need.

"Colindale is accurately viewed as a leafy London suburb it has excellent transport links to central London, while still offering outstanding value for money compared to the surrounding neighbourhoods."

Despite its green surroundings Colindale is superbly connected. From Colindale underground station, located adjacent to the site, residents can reach central London in under half an hour. The Northern Line provides 24 hour connections from Colindale to central London stations Tottenham Court Road, Embankment and Waterloo at the weekend. Redrow is investing £11 million into transport including significant improvements to Colindale Station.



## COLINDALE GARDENS

<b>Address</b>	Colindale Gardens, Colindale, London NW9
<b>Size</b>	579 - 1422 sq.ft.
<b>Layout</b>	1, 2 & 3 bed apartments, 3 & 4 bed villas
<b>Developer</b>	Colindale Gardens
<b>Inquiries</b>	6291 4765
<b>Email</b>	ip.hongkong@colliers.com

# HIGH-END LUXURY APARTMENTS IN THE HEART OF BIRMINGHAM



Fraser & Co present Galliard Homes Scheme Timber Yard in Birmingham's City Centre. The UK's most investable city 2nd year running! An all private development offering brand new luxury apartments into the heart of Birmingham, the new growth capital in the UK, with unrivalled connectivity, culture, economy and investment potentials.



This all private development offering brand new luxury apartments into the heart of Birmingham, the new growth capital in the UK, with unrivalled connectivity, culture, economy and investment potentials. The communal areas of Timber Yard include a 24 hour concierge with communal foyer, fully equipped gymnasium, residential club and lounge, concierge desk and undercroft parking. There is also secure cycle storage, landscape communal gardens and carpeted lift lobbies, stairs and common corridor. The courtyard is private for residents only.

Timber Yard is located in Birmingham's Chinese Quarter "Chinatown" where there are restaurants and cafés offering authentic menus from Northern China all the way to Malaysia, with some of the city's hippest nightspots in between. Chinatown is located just five minutes' walk from New Street Station and is adjacent to the Bullring. Local landmarks include a stone pagoda, donated by a prominent local Chinese business as well as Chinese architectural flourishes around the Arcadian and surrounding area. Also across the road from Timber Yard is Birmingham Smithfield, a 14 hectare regeneration site. Plans for this £500m development include: new homes, office space, retail markets, new public space and a new family leisure quarter. It is one of the largest city centre development sites in Europe. Birmingham will also be the UK's first 5G city; the infrastructure should start going live from next year.



Birmingham is home to many attractions which include museums, shopping centres, parks, concert halls, and eateries. Birmingham will also be home to the commonwealth Games in 2022. Birmingham is also home to 5 top universities, along with well-established schools and colleges. The closest airport is Birmingham Airport. This airport is potentially becoming an international gateway by 2026 due to regeneration programme.

The HS2 transport link will be up and running in 2026 which will enable transport to London Euston station. This will also extend to the North-West of England. As Birmingham is located in the centre of the UK, this means it will take approximate 49 mins to get from Birmingham to London and Manchester.

Stephen Conway, executive chairman of Galliard Homes, said: "We're thrilled The Timber Yard is now one step closer to its groundbreaking. Birmingham offers great growth potential and with its lively cultural and social scene it's the perfect place for young professionals looking for a new home.

"The mixed-use scheme will combine Galliard Homes' signature design aesthetic within the residences, plus new, green spaces providing quality homes to the Birmingham market."



## TIMBER YARD

<b>Address</b>	Pershere Street, Birmingham B5 6NU
<b>Size</b>	473-1,030 sq.ft.
<b>Layout</b>	Studio, 1, 2 & 3 Bedrooms
<b>Developer</b>	Galliard Homes
<b>Inquiries</b>	Fraser & Co. 9750 6478
<b>Email</b>	info@fraser.hk.com



## LUXURIOUS RIVERSIDE PROPERTY – WATERFRONT III AT ROYAL ARSENAL RIVERSIDE

Berkeley Homes' Royal Arsenal Riverside in Woolwich, the Royal Borough of Greenwich, is a unique London riverside development. Throughout the site, sit new apartments and penthouses, and historic conversions dating back to the 17th century, all sitting seamlessly together and a wealth of retail, leisure and cultural spaces.



There are one, two and three-bedroom homes available to buy in Waterfront III at Royal Arsenal Riverside, an elegant 20-storey building designed by award-winning architects Allies and Morrison, with properties starting from £440,000. Internally, apartments are spacious and light-filled, whilst contemporary interiors by CID Interiors blend natural limestone and textured wood finishes with a muted colour palette and highly reflective surfaces to be reminiscent of luxury yachts on the water.

Waterfront III is the first in Royal Arsenal Riverside's Waterfront series of homes to have balcony and terrace views not only of the River Thames but also of the new Waterside Park. The four-acre space, which is adjacent to the building, is designed around a meandering waterway which will connect the nearby Woolwich town centre to the river path and will become the perfect starting point for cyclists along the River Thames.

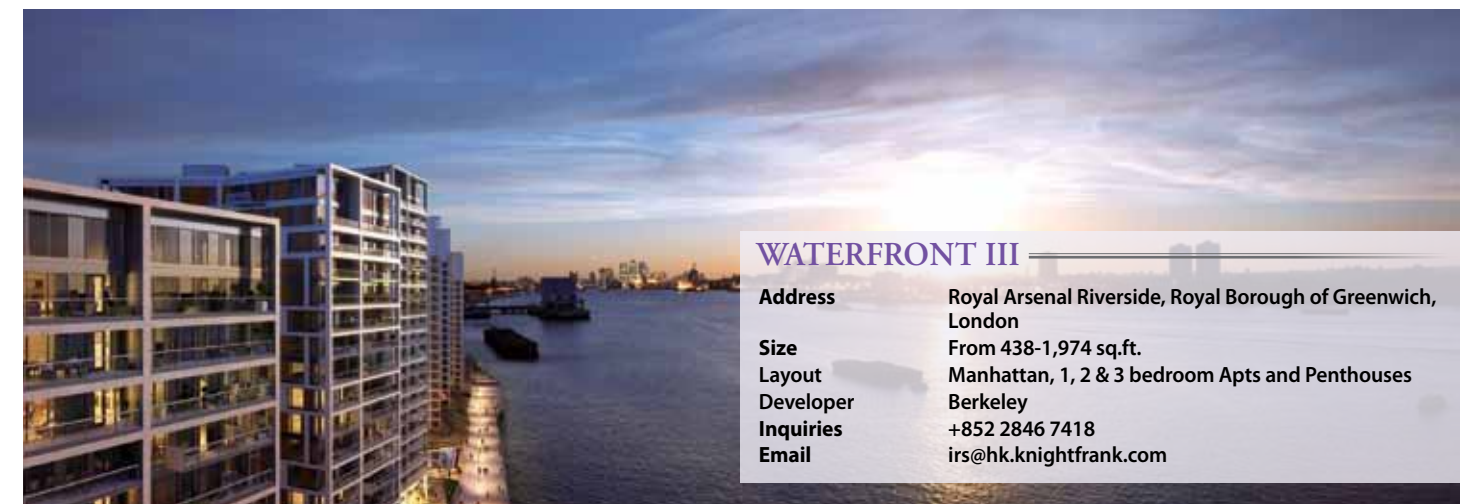
Residents at Waterfront III will gain from exclusive access to an impressive new spa facility, The Waterside Club. Amenities will include a 20-metre swimming pool,

sauna and steam room, treatment room and gymnasium, and will be one of the largest facilities of its kind in a London residential development. Additional benefits to residents include a private, architecturally-designed courtyard, cinema room and 24-hour concierge service, allowing residents to make the most of their personal time.

Waterfront III residents will be served by unrivalled transport connections, including the on-site Elizabeth line (Crossrail) station which is due to open in 2019, as well as the nearby DLR and National rail links in Woolwich town centre. Perfect for those working or spending time in central London and its financial districts, journeys will take travellers to directly to Canary Wharf in just eight minutes, Bond Street in 22 minutes and Heathrow Airport in less than an hour. As well as its excellent rail links, Waterfront III will also be accessible via boat, with the Thames Clipper collecting passengers from nearby Woolwich Arsenal Pier and travelling to Greenwich, Canary Wharf and London Bridge all in less than 30 minutes.



Mei Wong, Head of International Residential Sales, Knight Frank Hong Kong Ltd, said: "With Crossrail opening on site in 2019, Royal Arsenal Riverside will become one of the best-connected riverside developments in London. Residents will enjoy incredible on-site facilities and will also be able to take advantage of the new Creative District which is being developed by the Royal Borough of Greenwich and will rival Southbank for arts and culture in the future. The range of shops including Marks and Spencer, Sainsbury's, Mini BMW as well as the bars and eateries, and award winning Italian restaurant 'Con Gusto', makes Royal Arsenal Riverside one of London's most in-demand developments".



### WATERFRONT III

<b>Address</b>	Royal Arsenal Riverside, Royal Borough of Greenwich, London
<b>Size</b>	From 438-1,974 sq.ft.
<b>Layout</b>	Manhattan, 1, 2 & 3 bedroom Apts and Penthouses
<b>Developer</b>	Berkeley
<b>Inquiries</b>	+852 2846 7418
<b>Email</b>	irs@hk.knightfrank.com

# LUXE, DESIGNER CONDOMINIUM IN CHICAGO



Luxury Property Sector Booming in Chicago, Illinois, America's Third Largest City  
1000M, a Sleek Tower Designed by Renowned Architect Helmut Jahn.



Jan 2019 — 1000M, a new ultra-luxury condominium tower in Chicago, America's third largest city, will be an opportunity for overseas property investors to purchase condominiums in the 74-story tower designed by internationally-renowned architect Helmut Jahn, whose other works include the Shanghai International Financial Center, Leatop Plaza in Guangzhou, and 50 West Street in New York City. 1000M is being developed by a partnership of New York-based Time Equities Inc. and JK Equities, and OAK Capitals of Chicago. Savills is conducting the international sales program for 1000M.

Buyers will also have exclusive access to 1000M's new International Collection, a series of condominiums starting on the building's 41st floor, featuring highly-efficient studio, one-, two- and three-bedroom layouts ranging from 325 to 850 square feet and priced from \$350,000 USD.



"Savills was instantly attracted to 1000M – it provides buyers with the full luxury package of renowned architecture and interior design, lavish finishes, views and the best amenities," said Mark Elliott, Director and Head of International Residential at Savills Hong Kong. "We are confident that the China market will be attracted to the world-class offerings of 1000M in a thriving neighborhood."

Centrally located along Chicago's Cultural Mile and the Historic Michigan Boulevard District, 1000M is within walking distance of countless neighborhood amenities – including Grant Park, Maggie Daley Park and Millennium Park, the lakefront, restaurants, transportation, schools and of course world class cultural institutions such as the Art Institute, Field Museum and Soldier Field. South Michigan Avenue, formally referred to as the Historic Michigan Boulevard District, defines the western edge of Grant Park and represents one of the most distinguished images of Downtown Chicago.



1000M, located at 1000 South Michigan along Chicago's iconic Cultural Mile, features 421 residences and will stand at 74-stories tall. The curving, cantilevering, 832-foot-tall, glass tower will make a dramatic impact on Chicago's world-famous skyline as one of its tallest towers.

"We are excited to bring 1000M to Hong Kong. Prospective buyers will have the exclusive opportunity to have a first look at our new International Collection, along with learning more about the incredible offerings of 1000M," said Francis Greenburger, chairman and CEO of TEI.

With interiors by acclaimed designer, Kara Mann, 1000M will have a contemporary design combined with 40,000 square feet of indoor and outdoor amenity spaces, and unobstructed views of Lake Michigan and Grant Park. Level 11 is dedicated to world class amenities including a state-of-the-art fitness center; concierge service; a spa featuring hot

and cold plunge pools, steam room and sauna and Himalayan salt therapy room; library lounge with outdoor terrace; theater; music conservatory; golf simulator; children's playroom; and game room. Outdoors is a 52-foot swimming pool and sun deck with cabanas. On the building's 72nd floor is Club 1000, which includes a full-service bar and lounge; a winter garden; wine tasting room with private wine storage; private dining room; and an observation deck. Additional amenities include a 24-hour staff, porte-cochere, parking garage and personal car and driver service.

"This building redefines luxury and sophisticated living and is an unrivaled product. We expect buyers that are interested in purchasing a pied-a-terre or investment property to be drawn to our new International Collection for its price points and efficient layouts," said Jerry Karlik, President of JKE.

Additional homes at 1000M range from 926-square-foot, one-bedroom residences to ultra-luxurious, 5,491-square-foot penthouses. Pricing for these residences range from approximately \$557,000 USD for a one-bedroom.



## 1000M

<b>Address</b>	1000 South Michigan
<b>Size</b>	325 - 850 sq.ft.
<b>Layout</b>	Studio, one-, two- and three-bedroom
<b>Developer</b>	Time Equities Inc. / JK Equities / OAK Capitals
<b>Inquiries</b>	2842 4472
<b>Email</b>	IRS@savills.com.hk





## UNDERVALUED CONDOS SET TO SOAR IN SEATTLE

First Light is a 47-story, 459-home luxury condominium in one of Seattle's hottest urban neighborhoods, right beside the downtown business district and barely three blocks from the rapidly redeveloping waterfront promenade.



Standing out on the Seattle skyline, the latest project from international art-in-architecture developer Westbank is right in the largest and most economically prosperous city in the northwestern US.

While the city of Seattle is a dramatically undervalued real estate market, it is not only the fastest growing big city in America, but it's also home to two of the biggest and fastest-growing technology firms in the world: Microsoft and Amazon.



Even with these impressive neighbors, current home prices are only at one-half to one-third those of other West Coast gateway cities, such as Vancouver, San Francisco and Los Angeles. First Light, then, has set itself up for a prosperous future.

As Westbank is a world leader in incorporating art into its architecture -- as seen in their attractive, innovative and luxurious properties in Vancouver, Toronto and Tokyo -- it has tasked internationally acclaimed James KM Cheng Architects to design the soaring form of First Light, topped by a long, broad Sky Pool cantilevered off the 46th floor.

The artistry of the building is further enhanced thanks to a collaboration with Seattle glass artist, John Hogan. Hogan designed the beaded glass veils that drape around the building's seven-story podium and glitter atop the three-story amenity space from the 45th to 47th floors.

The amenities and services available at First Light reflect the opulence of its outside facade. There is a Residential Gallery with 24-hour concierge and security services, set in a space with a custom-designed and Italian crafted Fazioli piano designed by Hogan.



There is also the Residents' Lounge, which comes with sliding door access to the pool deck as well as a full kitchen with an expansive stone topped island. The multifunctional, fully appointed space is perfect for everything from daytime gatherings, meetings or collaborative work events to evening celebrations.

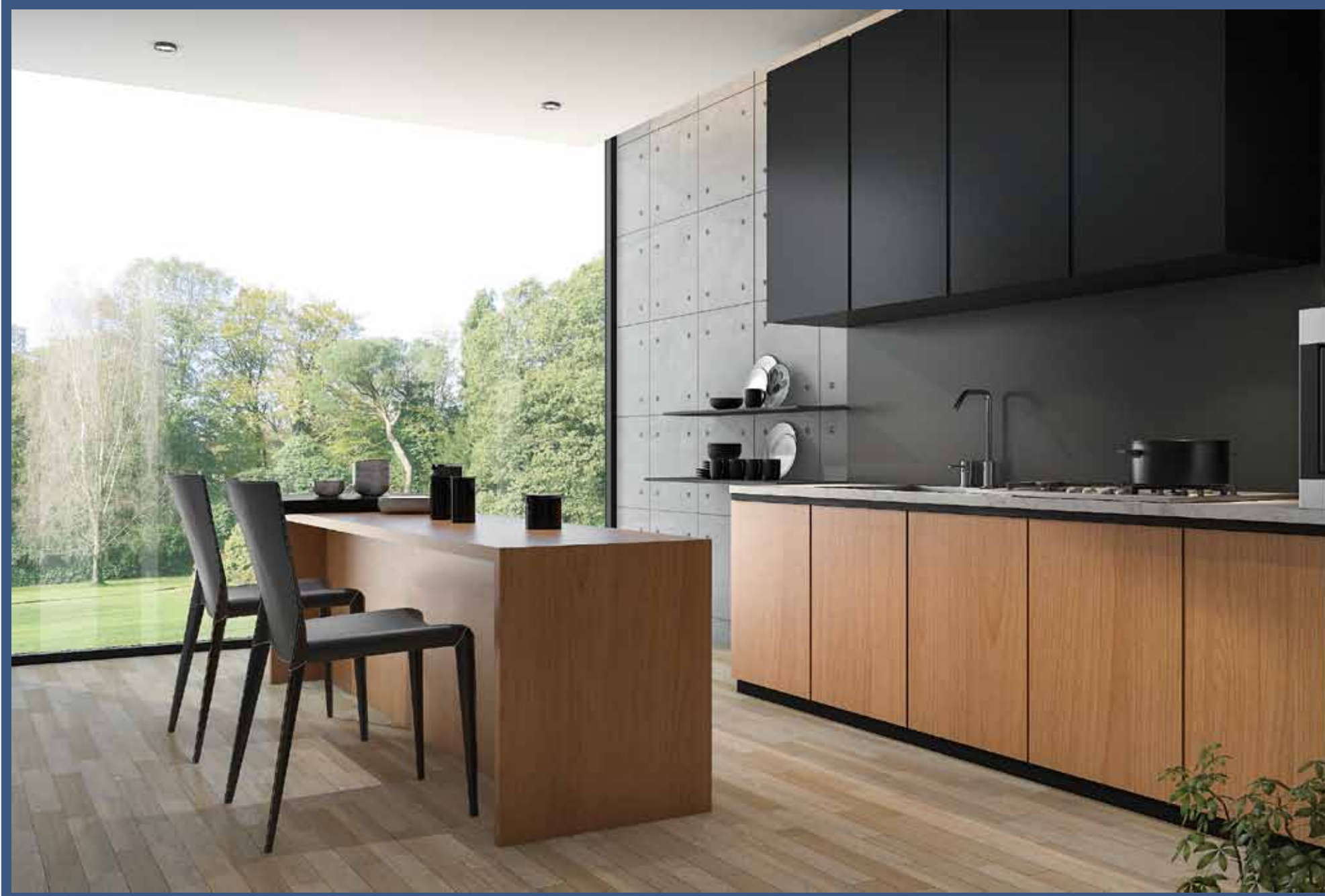
Glass pieces by Hogan will also be permanently installed at First Light's Secret Garden on the 47th floor, which can only be accessed by a single, private lift. Given the level of Seattle's other buildings, this affords a stunning, largely unobstructed view of the city.

First Light's suites, however, are the crowning feature: from bright, open studios to spacious three-bedroom penthouses, they are all works of art, with kitchen cabinetry curated by leading international furniture designer B&B Italia and appliances by Miele. B&B Italia has also designed a full range of custom furnishings that can be purchased to finish the space with convenience and precision.

### FIRST LIGHT

**Address** 300 Virginia Street, Seattle, WA 98101  
**Size** 393-2755 sq.ft.  
**Layout** Studio - 37; Urban 1 Bedroom - 138; 1 Bedroom - 77; Urban 2 Bedroom - 74; 2 Bedroom - 107; 3 Bedroom - 14; Sub Penthouse & Penthouse - 12  
**Developer** Westbank  
**Inquiries** 2509 3339 / Mr. Lam 5938 9385  
**Email** infohk@westbankcorp.com





ART OF  
LIVING

## Looking after aesthetics and practicality at the same time

Enrich your lifestyle in the new year with state-of-the-art kitchenware

Kitchen is the heart and soul of one's home. To add a sparkle to your lifestyle with tech-savvy functional arts, here are some scintillating examples for your reference.

Gaggenau, the luxury professional-grade kitchen appliance manufacturer is setting high standard for kitchenware with its revolutionary Vario cooling 400 series. It helps you make your own statement by forming an impressive cooling wall that integrates into the overall kitchen structure, together with its handleless doors with individual furniture fronts, complete stainless steel interior and dark anthracite anodised aluminium elements.

Gaggenau debuts an exceptional opening assist system throughout the Vario cooling 400 series. By an effortless push on the handleless door, the mechanism will automatically open the portal for you and activate automatically the light and touch keys as you approach.

The Vario wine climate cabinet 400 series and the newly installed intuitive TFT display are designed to give your wine collection the gentlest care.

Upholding the finest traditional craftsmanship while led by innovation and humanistic touches, ARAN World soared in popularity. Founded in Italy, a country deeply in love with food, the brand has expanded its business across more than 120 countries.

Respected globally, ARAN World has brought genuine Italian flair to brand-new landmark buildings in major cities. In New York alone, there are already two iconic residential projects - 432 Park Avenue and 125 Greenwich. To give the prestigious units a makeover worthy of its status, ARAN World has offered its Lab13 collection, one of the brand's American inspired kitchen series. Its 'extra-storage' system boasts 15% more storage capacity for wall units and 30% more for base units.

The new kitchen series OASI, the collaboration between ARAN World and Stefano Boeri Architetti has marked an unmistakable appearance by resembling a miniature interpretation of 'Vertical Forest' at a household scale.

With a thriving tree deeply rooted in the middle, the square-shaped, free-standing, multi-tasking kitchen island supports all the phases of the food cycle, from storage, washing, preparing, cooking, serving, dining, and recycling. Then the cycle repeats itself.

By incorporating different equipment in one component, including the fridge, dishwasher, oven, and garbage compactor for recycling, the concept has made it possible to perform multiple functions in one single unit.

Not only blurring the boundary between interior and nature, OASI also reinterprets human interactions in the kitchen, by allowing multiple tasks to be performed together at the same space.



Sub-Zero and Wolf, American kitchenware specialist, have now opened their brand new flagship showroom at the Lee Garden 3, Causeway Bay, illustrating what two specialists, one extraordinary kitchen is about.

The 2,000-sq. ft. showroom, designed by Terre Studio Singapore, features more than 50 premium Sub-Zero and Wolf products, including the newly-launched Wolf Gourmet collection.

The new showroom demonstrates the potential and harmony between Sub-Zero's food preservation and Wolf's precision cooking by featuring different settings to inspire customers to design their dream kitchen.

Towngas' premium kitchen brand, Mia Cucina has designed a series of intelligent kitchenware to make your culinary experience joyful and easy. Its display of the black cabinet and white island along with a natural wood breakfast bar refines modernity and practicality by using FENIX nanotechnology material (NTM), while its thermal repairing ability frees the sleek surface from bacteria, scratches and fingerprints.

The smart multipurpose 'Magic Mirror' touchscreen system allows users to watch programs, cook and control lighting, cabinets, and cupboards all at the same time.

The adjustable motorized lift-up island, 'Climber' top-mounted cabinet, motorized lift-up shelf, seamless Silestone countertop with integrity sink, lifting dual rack and more make for a stylish as well as a practical kitchen.







## GIVING YOU A DREAM-COME-TRUE SHOWERING EXPERIENCE

GROHE Euphoria SmartControl brings you a new and exceptional dimension of showering pleasure.

The experience of GROHE SmartControl's 'Push, Turn, Shower' is becoming even more multifaceted with their new design line – GROHE Euphoria SmartControl. The significantly slim form of the SmartControl control unit as well as the savvy-tech GROHTHERM thermostat that leads to convenient temperature regulation will reward you with a relaxing and personalised showering experience.

Brimming with "Made in Germany" technology and quality, GROHE Euphoria SmartControl features multi-jet shower heads. The smart shower system's centrepiece is the combined, front-mounted push and turn control unit. With GROHE EasyLogic, its unique pictograms provide intuitive operation allowing knobs to regulate the amount of water, depending on your mood, from a gentle shower to vigorous refreshment.

By pushing a button, the spray types can be selected, from the powerful jet that offered by the new ActiveRain jet version to a gentle PureRain spray that brings you ultimate relaxation. With the new ActiveRain jet version, you can choose between a powerful jet spray that flushes out the shampoo or a concentrated jet spray that massages away everyday life stress.

Simply by pressing buttons, you can activate Euphoria handshower for precise water streams or to have full SmartControl power. After switching off the water, the system automatically saves the selected flow rate until the next shower.

GROHE Euphoria SmartControl also enhances your showering experiences by their latest technology. With GROHE QuickFix, individual adjustments can be made to the upper bracket of both models. Users no longer have to drill additional holes, and they can as well swing the arm of the head shower 180 degrees. With GROHE CoolTouch technology, the chrome surface of the control unit does not get too hot, while the GROHTERM SmartControl thermostat with GROHE TurboStat technology ensures the highest precision in temperature regulation.

Operated by exceptionally slim control unit using push and turn technology, the new GROHE Euphoria SmartControl model for surface-mounted installation features a very slim, minimalist design with compact dimensions which makes it well suited for all types of bathrooms. Especially in smaller bathrooms, be ready to be mesmerized by the soothing sensation offered by the model's elements.

Available in round and square designs, the generously sized 310mm shower head offers high-gloss and durable GROHE StarLight chrome finish as well as elegant MoonWhite acrylic glass that harmonize with your contemporary bathroom. Meanwhile, the practical GROHE EasyReach shower shelf provides a convenient storage solution for shampoo and body wash.

### GROHE

**Address** 369 Lockhart Road, Wanchai  
**Enquiry** 2806 0611  
**Website** [www.grohe.com](http://www.grohe.com)

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### AVAILABLE AT

GROHE FLAGSHIP STORE BY CHAN YEE KEE BLDG. MATERIAL CO. LTD. - 369 Lockhart Road, Wanchai

CHAN YEE KEE - 258 Lockhart Road, Wanchai

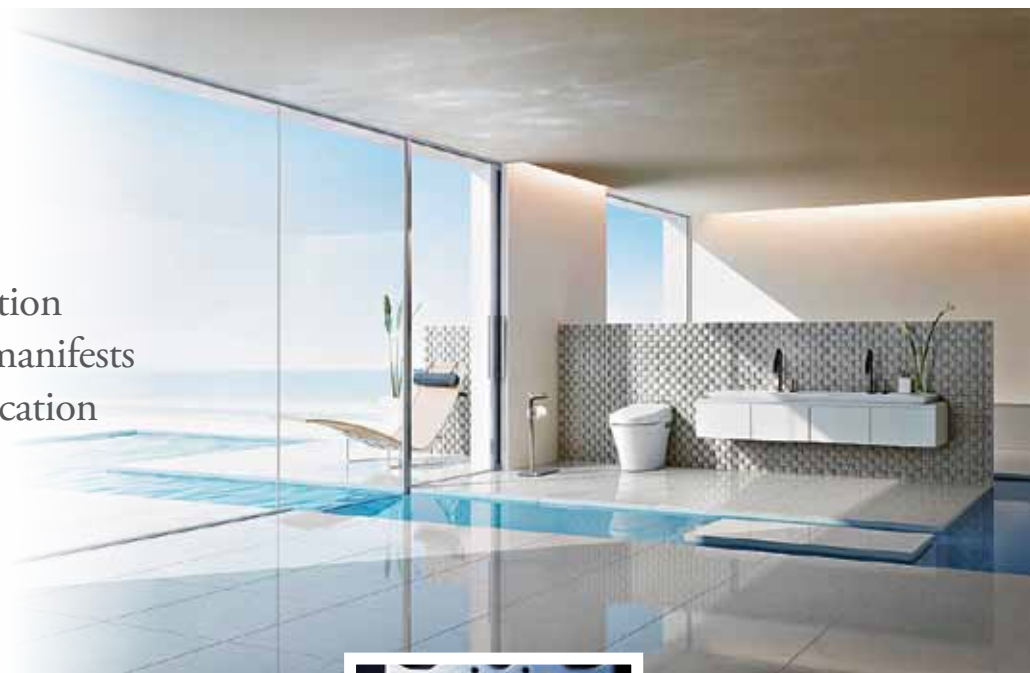
HOP LUNG - 293 Lockhart Road, Wanchai | 298 Lockhart Road, Wanchai | 300 Lockhart Road, Wanchai | 299 Portland Street, Mongkok | 327 Portland Street, Mongkok |

LUEN HING HONG - 236 Lockhart Road, Wanchai | 352 Portland Street, Mongkok | 682 Shanghai Street, Mongkok | 31A Hop Yick Road, Yuen Long

NGA FUNG - 33-36A Estrada de Coelho do Amaral. Macau

# SATIS S – A NEW ALTITUDE OF SATISFACTION

Inax's latest fifth-generation tank-less shower toilet manifests innovation and sophistication



With a vision to provide products of the highest quality that are culturally rewarding, elegant, comfortable, and mindful of the environment, Inax's latest fifth-generation tank-less shower toilet – SATIS (S type) is re-engineered to provide ultimate satisfaction through significant improvements in both functions and design.

Cleanliness is paramount when it comes to shower toilets. Aqua Ceramic is a revolutionary technology in sanitary ware developed by INAX to resist stains, and is the first solution in the world to address the four main issues that affect cleanliness of toilets – scratch marks, marks from waste, water scale stains and the build-up of bacteria. The technology features super-hydrophilicity performance on the unique ceramic surface of SATIS S, which allows water to penetrate any waste attached when flushed, ensuring complete removal.

A champion for sustainability, Aqua Ceramic is tested and proven to resist waste and stains, and also utilizes a structure without exposed hydroxyl groups, preventing water scale stains which are common on surfaces of regular toilet wares. The amazing implications of this technology have won the Gold award for Japan's Good Design Award program in 2016, out of over 4,000 entries submitted to a panel of 76 international jury members.



SATIS S also features the industry-first Triple Vortex Flushing System, which ejects powerful water stream from three water outlets (2 from the top and 1 from the bottom). The smartly shaped bowl-top edge effectively controls water flow, resulting in full removal of waste with less water.

Odor is a nauseating issue for many when it comes to toilets, which is why SATIS S incorporates ingenious functions to keep your toilet smelling fresh at all times.

The Air Shield Deodorizer function adopts an air curtain technology that uses air flow to dispel odors from the toilet bowl, preventing about 43% of odors leaking out compared to conventional toilets. The Room Refresh function also automatically opens the lid at a preset time to deodorize air which works perfectly with sterilizing plasmacluster ions in every corner of the bowl, including the nozzle area, to guarantee minimal odor.

Whether we like it or not, we use the toilet every day, which is why SATIS S is also designed to enhance comfort. Its posterior cleansing technologies thoroughly clean the posterior with sprays that can move back and forth between strong and mild modes by controlling the volume and speed of water ejected from the nozzle, resulting in refreshing comfort. It even comes with a wall-mounted remote controller to bring you the most pampering experience.

**INAX**

**Address** G/F, 258 Lockhart Road, Wan Chai, Hong Kong  
**Website** [www.inax.com](http://www.inax.com)

**INAX**

For Precious Life

浴室空間將產生革命性的變革、  
設計的蛻變、

トイレよ、  
変われ。

**SATIS S** TYPE



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変われ。

100年<sup>\*</sup>之潔淨  
新素材「AQUA CERAMIC」  
總是潔白光亮。

水のチカラで、ずっと輝く

**AQUA  
CERAMIC**

MADE IN JAPAN

\* 同一位置一年365天來回重複磨擦清潔兩次，經過測試AQUA CERAMIC 可使用約七萬次，故相對換算約為一百年的使用期。

INAX SHOWROOM BY CHAN YEE KEE - 258 Lockhart Road, Wanchai | **Glamour** - 160 Lockhart Road, Wanchai | **Home Savoy** - 151B Lockhart Road, Wanchai | **FEI Concept** - Shop 2, 177 Lockhart Road, Wanchai | **LS3** - Shop 5, 183 Lockhart Road, Wanchai | **La Maison** - Shop 8, 189 Lockhart Road, Wanchai | **Luxe** - 282 Lockhart Road, Wanchai | **RBMS** - 284 Lockhart Road, Wanchai | **My Habit** - Shop A, 308 Lockhart Road, Wanchai | **Casa 88** - 338 Portland Street, Mongkok | **My Shop** - 314 Portland Street, Mongkok | **Futura** - 300 Portland Street, Mongkok | **Uptown** - 290 Portland Street, Mongkok | **R & B** - 286 Portland Street, Mongkok | **Dolce Vita** - 280 Portland Street, Mongkok | **Tile Concept** - 285 Portland Street, Mongkok | **Heritage** - 69 Fung Cheung Road, Yuen Long | **Mira** - Shop 5, 30-36 Hop Yick Road, Yuen Long



## TWO SPECIALISTS, ONE EXTRAORDINARY KITCHEN

American kitchenware specialists, Sub-Zero and Wolf, for over 70 years, continuously strived for excellence, creating professional-grade refrigeration, wine preservation and cooking equipment with superior craftsmanship, reliability and performance. They have now opened their flagship showroom in the heart of Hong Kong at the Lee Garden 3, Causeway Bay.



### SUB-ZERO AND WOLF

**Address** G17-20, Lee Garden 3, 1 Sunning Road, Causeway Bay, Hong Kong  
**Enquiry** 2239 5018

Designed by Terre Studio Singapore, the Sub-Zero and Wolf showroom measures a spacious 2,000 sq. ft., and features more than 50 premium Sub-Zero and Wolf products, including the newly launched Wolf Gourmet collection, which is only available in the US, UK and Hong Kong.

A never been seen monumental façade, designed by famous architect Uli Blum, highlights how Sub-Zero and Wolf complements each other. Blum has worked for several well-known international architecture firms, for example, OMA Asia, Gehry Technologies and Zaha Hadid Architects. He has also taught design studios at various universities and colleges.

The brand new showroom demonstrates the full potential and singular harmony between Sub-Zero's food preservation and Wolf's precision cooking. The showroom not only helps products stand out and interact with customers, but also seamlessly features different settings to inspire customers to design their dream kitchen.

The façade creates a balance between the central brand elements of Wolf's fire and Sub-Zero's ice, while stainless steel represents the DNA of both brands, creating a gradual transformation from a crystalline, ice-like pattern to an undulated, fire-like pattern.

Perforations across the surface as well as the use of the latest computational design tools and digital fabrication technologies like CNC laser-cutting resonate with the sophisticated production of Sub-Zero and Wolf products.

Creating a cozy and homely atmosphere, a 'ribbon wall' is used to extend the overall wall surfaces, creating a semi-enclosed space. Unique materials and lighting are also used. Sandblasted wild Teak wood and highly polished Cherry wood panels create distinct zones for Sub-Zero and Wolf. Paulownia wood panels are used in the area which both brands are presented. To bind and separate the space, glass lit structure is created.

With three standout islands that feature contrasting marbles with finely-crafted metal details, the brand new flagship store brings you an eye-opening and unique shopping experience.

With the different design features, well curated styling, and some never seen before products, the new Sub-Zero and Wolf showroom serves as a gathering hub for creative and culinary explorers.

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In craftsmanship and technology, Wolf stands alone. Its professional performance helps you make the most of every meal.



subzerowolf.com.hk



## REPLENISH YOUR BODY; REBALANCE YOUR SOUL

Indulge in TOTO's new dimension of the ultimate bathroom experience

### *NEOREST washbasins*

The TOTO NEOREST auto faucet and washbasin elegantly use built-in sensors for a hands-free experience. With a single hand wave, you can easily switch between hot and cold water and enjoy the water stream that flows smoothly and gently to your hands, giving you an enriching and hygienic splash-free hand washing experience. The amount of water spouting from the faucet is only 3L/min, achieving a water-saving capability that is much higher than traditional faucets.

TOTO's NEOREST washbasin is the winner of the gold award at the iF Design Award 2017. It is packed with Japanese technology and manufactured to the highest standards of Japanese craftsmanship.



At its heart is the combined LINEARCREAM with CEFIONTECT technology. LINEARCREAM makes the washbasin not only eye-catchingly thin, but also extremely strong, while the CEFIONTECT gives the washbasin a dirt-repellent character. Along the thinnest part of the ridge, LINEARCERAM is approximately half the depth of a conventional basin without sacrificing its tensile strength.

### *Flotation Tub*

The design of TOTO's dream-like Flotation Tub is based on ergonomics, and benefits from the LED lighting at its base and its outstandingly durable and smooth GALALINE artificial marble.

The simple look of the Flotation Tub belies its multitude of wow factors. Imitating the sleeping posture of an astronaut, the cradle-shaped tub highlights its ZERO DIMENSION technology which brings freedom from gravity and releases stress on joints. According to research, the ZERO DIMENSION bathing posture brings users tranquility by reducing activity in the part of the brain that houses the language function.



Featuring the tub's dynamic water massage, HYDROHANDS, constantly-moving water stream flows randomly around targeted muscles to release tension. Powerful water currents propel a firmer 'touch' to the body, targeting low back muscles that commonly fatigue from daily activities as well as foot to give users a deep sense of relaxation.

The synergic effect of ZERO DIMENSION and HYDROHANDS eases deep tension, muscle stress and strain, and creates a one-of-a-kind intimate sanctuary. Additionally, a warm waterfall gushes from the adjustable neck pillow and gives you a relaxing sensation, while fluctuating streams of air bubbles rise from below to soothe the body. With an electrostatic CONTROLLER, you can operate the tub with a slight touch.



### TOTO ARCHITECTURAL AND DESIGN CENTRE

**Address** 1/F, East Town Building, 41 Lockhart Road, Wanchai, Hong Kong  
**Enquiry** 2238 2628  
**Fax** 2169 2980  
**Email** showroom@vschk.com

TOTO Architectural and Design Centre

1/F, East Town Building, 41 Lockhart Road, Wanchai, Hong Kong | tel : 852 2238 2628 | hk.TOTO.com

**TOTO**

Life Anew



## A STATE-OF-THE-ART CULINARY EXPERIENCE

Aiming at converting the latest technology into a better cooking experience, Towngas' premium kitchen brand Mia Cucina has looked into every aspect of the kitchen from the user's point of view.

Mia Cucina redefines minimalism with an ingenious display of the black cabinet and white island to create an artistic touch of modernity. Meanwhile, a hint of rustic charm is blended in it with a natural wood breakfast bar. The combination makes a chic indoor design that oozes a harmonious charm.

The sophisticated FENIX nanotechnology material (NTM) is applied to the island and tall cabinet giving them an elegant and sleek surface which resists scratches and fingerprints. With the thermal repairing ability of FENIX, slight scratches on the surface can be easily wiped out to resume the original intact appearance.

The tech-savvy kitchen appliances elevate your kitchen experience by their superior quality and multifunctional cooking programs.

With Mia Cucina's multipurpose 'Magic Mirror', users will not have to worry about untoward events. The tech-savvy 'Magic Mirror' touchscreen system allows users to not only watch cooking videos, real-time news and more at will whilst keeping an eye on their cooking, but also handle various intelligent tasks, such as remote cabinet lock and kitchen light setting as well as motorized lift-up cabinet all at ease, bringing an unprecedented kitchen experience to users with its ingenious technology.

The motorized lift-up island is a perfect platform for all ages with its adjustable height, giving children a chance to enjoy the fun of cooking with this considerate function. To loosen up and enjoy a private moment, users can adjust the height of the island and have their own mini bar table.

With Mia Cucina's 'Climber' top-mounted cabinet, pots and pans can be hidden behind the glass slats. With a single touch, the cabinet allows you to hide your clutter-filled shelves with glass slats that add to the ambience of the kitchen.



The motorized lift-up cabinet allows users to store small items by touching a button to raise it up, and lower the clutter down for storage, bringing minimalism to daily life.

Adopting a seamless design, the countertop with sink has a high resistance to scratch. Users will be amazed by the smart change of colour due to the temperature of water tap.

To create more vertical space inside a cabinet for users' kitchen, lifting dual rack allows users to effortlessly fetch things at the top.

Additionally, Mia Cucina has introduced a smart concept to the kitchen with its pop-up power socket which can be raised to the desktop when needed for charging all sorts of devices.

The premium built-in gas dominos make an elegant enhancement to the kitchen with its modish designs and sensible functions.

Mia Cucina understands the importance of storage in the kitchen, and has come up with smartly placed drawers with various sizes, enabling users to organize their cooking equipment with ease.



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## YOUR BATHROOM IS YOUR STATEMENT

### *Transfigure your bathroom into a place that exudes personal style and intelligent beauty*

Kohler offers one of the largest selections of faucet finishes that allow one to fully incorporate their personal style with the bathroom design. Using a unique hand-brushing technique, Kohler Vibrant Finishes are available in a wide variety of colors and textures to match a profusion of styles, ranging from warm brushed tones to brilliant polished hues.

A striking appearance is not the only upside. Kohler Vibrant Finishes resist corrosion twice as much as the industry standard. The underlying chrome-placed finish has also passed a 96-hour acidic salt spray test, which is four times the industry standard. Fashioned at a thermonuclear level, the stunning finishes further enhanced by a nickel undercoating possess an incredibly strong surface that is scratch and tarnish-resistant.



### *Eir, the brand new intelligent toilet that combines intelligence and beauty*

Eir toilet's sleek, futuristic design benefits from the hidden power cord and water supply pipe. In a pristine white with luxurious chrome finish, it completely shifts the traditional perception of toilets.

As simple as it looks, Eir has a variety of state-of-the-art hidden functions that will wow every user. Water sprayed from the wand is purified and filtered with no residual chlorine and heavy metals for a healthier bidet experience which also helps protect the bidet system against clogging from sediment and mineral build up, giving Eir much greater longevity.

Featuring The French Curve Seat Ergonomic Design, Eir also reduces pressure points for optimal sitting and unparalleled comfort. It has a built-in anti-bacterial seat, built-in deodorizer that automatically activates after use, neutralizing bathroom odors, and a one-click sanitizing button which activates both E-water and UV light functions to clean the bowl and wand, ensuring impeccable hygiene and an unrivalled toilet experience.

Available with 2.6/3.8 liters dual flush and compliant with LEED certification, it is incredibly water-saving. Even better, microwave sensors automatically open and close the seat by detecting movement with 3 adjustable detecting distances for enhanced user experience.







### KOHLER SHOWROOM

Website [www.kohler.hk](http://www.kohler.hk)  
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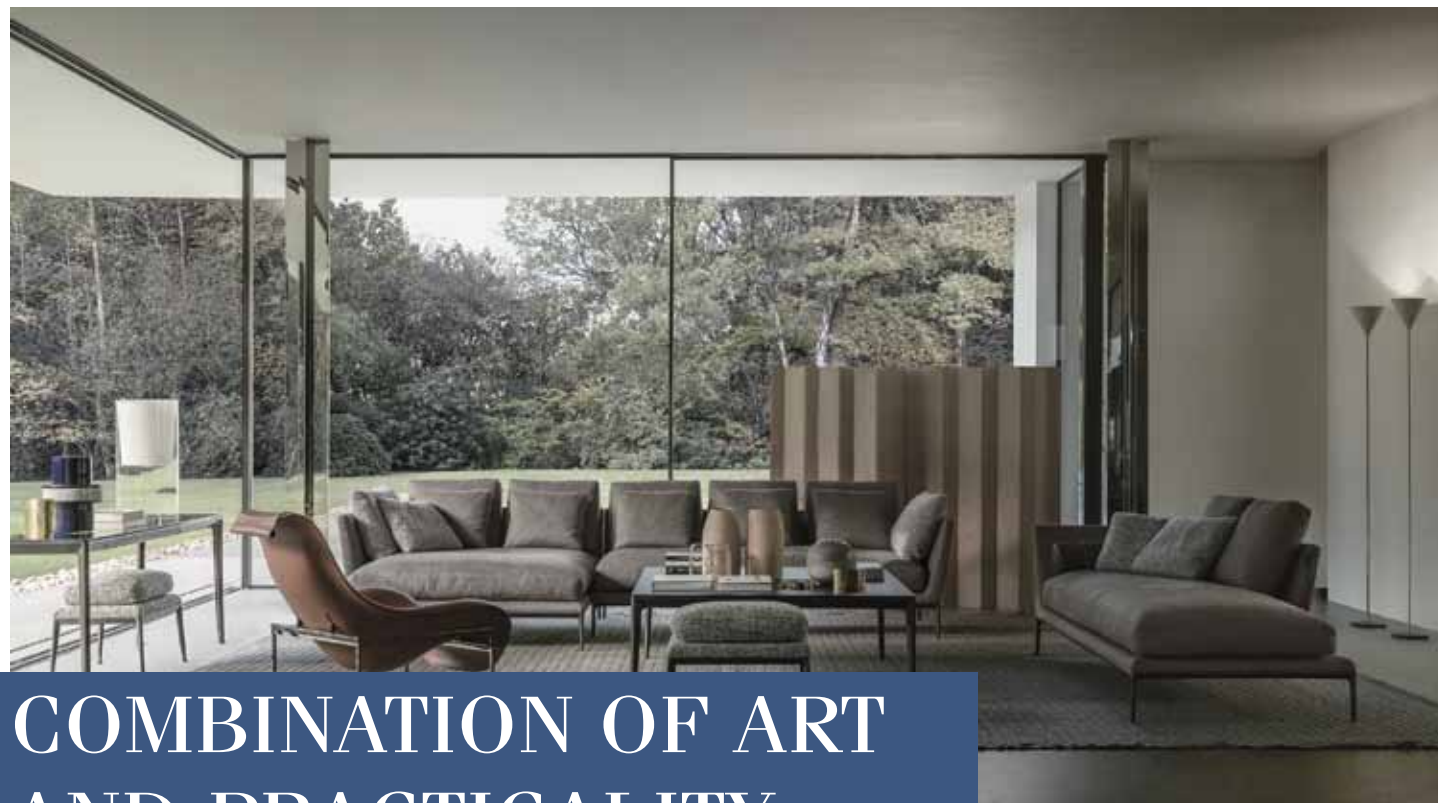
With features such as one-click sanitation and water stream experiences, the Eir™ intelligent toilet provides a higher level of personal cleanliness. This sleek toilet can be installed into any wall and pairs nicely with contemporary bathroom settings.

-  Filtered Water
-  One-Click Sanitization
-  Water Stream Experiences
-  Installation Flexibility



# KOHLER®





## COMBINATION OF ART AND PRACTICALITY

Want to integrate your home with rejuvenating elements and modernity? B&B Italia Hong Kong offers a range of home appliances that allows you to fully incorporate your personal style with interior design.



### B&B Atoll Sofa

The B&B Atoll sofa system is a versatile collection named after coral formations. Designed in 2018 by Antonio Citterio for B&B Italia, the sofa reinterprets traditional elements, resulting in a sleek, refined structure that exhibits a decisively contemporary style.

The collection has been awarded the 2018-2019 German Elle Decoration International Design Awards (EDIDA) for the seating category.

The elegant modular seating system is built on three basic platforms of 190 cm and 240 cm, both with 90 cm depth, and 130 cm with 140 cm depth, which are complemented by armrest and backrest elements to form various types of seats, including sofas, dormouse, corner-end modules, single or modular elements with chaise longue and ottomans.

With light and slender lines, the frames are applied on high die-cast supports with metal profile emphasising the line between the structure and upholstery. Two graceful colours in pewter and black chrome finishes are available.

Users can add their own style to the modules by placing a supporting element wherever desired. The supporting element is a bolster, available in two sizes, 65 cm and 90 cm. It is attached by leather straps to a die-cast structure. This accessory can be inserted between the seat cushion and the base structure to provide an additional support or become an armrest or backrest at will.

B&B Atoll is a dynamic project, offering users a distinctive seating experience, from informal relaxing versions to the most formal version, thanks also to complementary back cushions.



### B&B Italia Backstage

Designed in 2013 by Antonio Citterio, Backstage is a wardrobe system that offers incredibly innovative and all-rounded solutions to storage problems of traditional wardrobes. The door opening system, developed and patented by B&B Italia, is inspired by contemporary architecture and allows to open the full height doors with simultaneous rotation and rototranslation. This offers a revolutionary solution to reduce bulk and allow users to have a better accessibility to internal compartments. Backstage also proposes an exclusive choice of accessories and fittings that underscore expert craftsmanship and the quality and purity of materials: painted metals, lacquered finished, woods and many others. The use of precious materials, the exclusive finishing details, the wide range of variants, the boiserie effect of surfaces, the refined and sophisticated image make Backstage perfect to be used not merely into bedrooms, but in any area of the home.

### Flos Arrangements styled by COLOURLIVING

Flos Arrangements created by Michael Anastassiades is offering an art and culture indulging lifestyle to its users.

Arrangements is a modular system of diffuse light suspended lighting device with geometric light elements that can be combined in various multiple compositions into individual elegant jewel-like chandeliers. Each unit minimally attaches onto the previous one as if resting to create a perfect balance as part of a glowing chain.

"I have always been fascinated with the parallel that exists between jewelry and lighting. Starting from the simple fact of how each piece relates to the human scale: one is designed to be worn on the body, whereas the other is made to decorate the space someone occupies," says Anastassiades. "I'm challenged in how the delicate nature of something small can be translated spatially and still manages to retain its preciousness in the way materials are presented. It is no coincidence that the word 'pendant' has a double meaning. Existing both a piece of jewelry that hangs from a chain worn round the neck, and a light designed to hang from the ceiling."

A dovetail joint allows intersection of one element into the other effortlessly. Units are connected electrically and mechanically through a specially customized and certificated cutting edge technical component. It allows power source to run throughout the entire chain of any order, type or quantity.

Available with lamps with power under 70W and 190W, rose includes a system that adjusts the positioning and orientation of the lamp, as well as a special custom circuit able to control four different dimmer scenarios.

To create one's dream-like combinations of Arrangements, 'Make your Arrangements' is currently available on flos.com, allowing users to create and save their own desire combination.



### COLOURLIVING

**Address** 333 Lockhart Road, Wan Chai  
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# LAUFEN,

stands for Swissness, quality and design, offering complete bathroom solutions to the world.



For over 125 years, Laufen's time-tested commitment to the finest European-made sanitaryware has never changed. As one of the most internationally recognized luxury fixture brands, it excels on both design and technology, revolutionizing every aspect of your bathroom experience.



## Over 125 years of Swiss Bathroom Culture

At the time of the brand's establishment in Switzerland in 1892, Laufen was the only sanitary ceramics producer that exclusively manufactures in Europe. Up till now, the brand's 7 factories are still located in central Europe. Even the acrylic and mineral cast materials for bathtubs are sourced in Poland to ensure quality.

### A clientele that spans the globe

With 44 global sales offices demonstrating its wide-spread popularity, Laufen products can be found in many significant buildings worldwide, including Tate Modern art gallery in London, Changi International Airport in Singapore, Olympiastadion sports stadium in Berlin, and Hungerburg Funicular in Innsbruck, Austria.

In Hong Kong, Laufen products are also adopted in notable buildings such as International Commerce Centre (ICC), the tallest skyscraper in Hong Kong, and landmark residence The Lily in Repulse Bay.

### A historical brand honoring innovation

Guided by the brand's motto, 'to lead on technology, service, and design,' Laufen effectively excels in all three perspectives. Its strong and efficient global team ensures the products receive the very best customer service and support, no matter the location.



Wafer-thin with a width of 3-5mm and a tight-edge radius of just 1-2mm



Embracing the simplicity and fluidity of European design while focusing on expressive forms, Laufen has been collaborating with internationally acclaimed designers to create new meanings for the classic material – ceramic. The unique designs crafted by the masters have won the brand multiple prestigious awards, including iF Design Award Gold, Red Dot Design Award, and Design Plus Award.



### The vanguard who recreated ceramics

Ground-breaking innovations often adorned Laufen's century-old glory. This emphasis on technology, in return, has secured the establishment's leading position to this very day.

In the 1980s, Laufen's engineers invented the most efficient high-pressure injection molding technology for ceramic production. This revolutionary breakthrough has brought a radical change to the industry and created lasting impact.

Continuing their persistent pursuit on the latest inventions, Laufen successfully created, in 2013, SaphirKeramik, an unprecedented material which changes the design language of

sanitaryware worldwide, and was perfected after 5 years of intensive research and development.

Wafer-thin with a width of 3-5mm and a tight-edge radius of just 1-2mm, SaphirKeramik is incredibly robust and sturdy. With game-changing strength, the material could be manipulated to achieve previously unimaginable forms, and is applicable on washbasins and even sizable bathtubs.

Made with high-pressure casting technology, SaphirKeramik can be manufactured on an industrial scale with precision and efficiency. The first SaphirKeramik collection created by Laufen features a basin stretching over 90 cm, but with the advancement of technique, the number has increased to an impressive 120 cm.

This malleable material has allowed designers to express a weightless impression, whether they opt for linear and sharp geometries or sinuous with fluidity. This is also a perfect canvas for the minimalist trend which is overwhelmingly popular in homes.

Toan Nguyen, the designer of Ino Series, commented, "It was a great opportunity to work with a new material, which hardly ever happens. SaphirKeramik is dense and strong yet very fine, its lines very precise. It's like traditional ceramic in that it's hygienic and shares the same production process. But, while it's made of ceramic, it's also modern, very high-performance. The material is like a fruit with a thin skin: when you unpeel it, there's a lot of the fruit inside."



# LAUFEN'S signature collections



■ Konstantin Grcic

## VAL

When given the rules-breaking ceramics to ponder with, Munich designer Konstantin Grcic gave birth to this series of sleek, geometric, and minimal bathroom offerings, which won the iF Design Award 2016 Gold. It would never have been possible if not for SaphirKeramik.

The wall-mounted rectangular washbasins, with widths ranging from 45 to 120 cm, have rounded corners to soften the razor-sharp impression.

The other asymmetric basins show more of a playful character, experimenting with lines and textures. The raised areas contrast with the indentations, and provide dry area for storage and placement.

An eye-catching new addition to the VAL series is a 130cm free-standing circular bathtub, which resembles the traditional

Japanese wooden soaking tubs but is designed with a strong contemporary style.

As an all-inclusive bathroom series, VAL's elegant design also covers toilet and bidet, making matching your bathroom a breeze.



## KARTELL BY LAUFEN

From colors to forms, the two esteemed Italian designers Ludovica + Roberto Palomba tested SaphirKeramik's limits to the fullest extent. Injecting vibrant colors to the angular designs, this series is best known for its intense tangerine palettes which frame the pristine ceramic components, and in turn emphasizes the material's razor-sharp property.

Taking full advantage of SaphirKeramik's sturdiness, the series' rectangular washbasins stretches up to 120cm in length, and is also available in other widths with shelf arrangements. The comprehensive series also includes two bathtubs, easy-to-clean rimless toilet, and space-saving vanity units.

With one of the most interesting visual combinations in Laufen products, this series is best known for the combination of acrylic and ceramics, which is versatile and adapting to the desired effects.

The most recent update to the series has brought a new range of surprising finishes for added customizability. Ceramics is now available in matte as well as glossy, and could be black, gray, or white in color. Faucets now come in chrome, anthracite, gold, or copper finishes.



■ Ludovica + Roberto Palomba



■ Toan Nguyen



## INO

Before the invention of SaphirKeramik, Toan Nguyen's previous collaboration with Laufen has already won them a Red Dot Award. With the new material in hand, he has given the classic washbasins a unique reinterpretation which perfectly balances design and practicality, in turn winning the coveted Design Plus Award 2015.

Built upon the classic bowl shape, Ino's washbasin is soft and streamlined. For an unexpected twist, a seamless shelf extends

underneath the basin, and forms a clean and robust surface for bathroom items.

To provide an aesthetically pleasing and functional space for storage, the washbasins could be installed with a drawer or a slender cupboard, finished with ultra-thin panel made from real wood veneer, or mirrored aluminum for a seamless impression.

The shape of Ino bathtub almost resembles fluid itself. The gently extending edge is not present solely for aesthetic reasons, but doubles as a subtly integrated headrest to ensure undisturbed relaxation.



## SONAR

Created by internationally renowned Spanish designer Patricia Urquiola, the latest SaphirKeramik series, Sonar, originates from the visualization of soundwaves, and has won the iF Design Award 2018 in the product category.

Expressing her concept, Urquiola said, "As a metaphor, the name Sonar is linked to water: in this form of echolocation, acoustic pulses are emitted to identify items under water. I liked the idea of using the little waves generated by sound. The texture on the outside of the washbasin bowls was modeled on these waves. I not only wanted to work with the lightness of the ceramics, I also wanted to find a way to design its surface."

While the floor-standing and wall-mounted standalone washbasins are only available in smooth surfaces, the two washbasin bowls and the double washbasin

bowl sitting on specially designed cabinets could be ordered with textured exterior. The series is finished with an equally sleek and elegant bathtub, which has an integrated storage tray and is made of Laufen's high-tech Sentec material.



■ Patricia Urquiola

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PACECO IV

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Specialized in high-level customization, Kelvin Giormani helps your home shine with your personal style. With diverse designs; 9 grades of leather; over 200 colors, sizes, configurations, mechanics, sofa legs; and 7 levels of softness, the brand will offer you an unprecedented personal experience with their exquisite leather craftsmanship, freedom of choice and professional expertise.



SNELLO

### SNELLO

This model won the ASFD Pinnacle Award 2014 in the category of Leather Upholstery for its leather weaving effects.

You will be captivated by the two available options of back cushions designed for SNELLO, not to mention its diamond shape weaving effect. Model SNELLO V comes with back cushions with a wide genuine leather edging.

Model SNELLO's relatively slim sofa frame and its exceptional V-shape tall legs form a perfect balance with each other. Oriented at two different dimensions, the 'V' is visible from all angles. The diamond-shape weaving effect with genuine leather is featured at the sofa base front and both arm sides.



DESE

### DESE

Combining style and practicality, the model offers a wide range of materials, from exquisite VINTAGE leather with subtle texture to choices of 200 types of leather colors to match with your own style, whilst allowing you to adjust the armrest to create your own comfy day bed.

The special on-fixed-arm sofa gives the sofa itself a good design proportion and space efficiency when there is an adjustable arm at the other side of the sofa.

### PACECO IV

For users who opt for motion sofa set with a slimmer and lighter look, Model PACECO is a perfect choice for them.

The convenient and intelligent model has won numerous awards with Kelvin Ng, its Hong Kong designer. The model was also the finalist in the ASFD Pinnacle Award 2017 under the category of Motion Upholstery. It is now being marketed in a host of countries, including Japan, Korea and the United States.

Model PACECO features an individual electrical switch on each seat to meet different seating preferences, while the back cushions can be adjusted for comfort while you lie down and watch your favorite movie or series on television.

Kelvin Giormani is immensely popular all over the world for creating highly customized and best fitted European sofa to cater to each customer's preference. Since 2008, the brand's sofas have been marketed in over 20 cosmopolitan cities, including Tokyo, Brisbane, Toronto and more, with showrooms to allow customers to pick and customize their sofas.

### KELVIN GIORMANI

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Kelvin Giormani - Hong Kong

# AXOR – MAKE YOUR OWN STATEMENT



A world-renowned designer brand of the Hansgrohe Group, AXOR creates to perfection exceptional taps, showerheads and accessories for luxurious bathrooms and kitchens.

### *AXOR MyEdition*

Developed in cooperation with the awarding-winning Phoenix Design, AXOR debuts its 25th anniversary collection, AXOR MyEdition. The linear, monolithic, architectural collection comprises nine products for washbasins, bidets and bathtubs.

The taps consist of two product parts which are body and plate. They are available in two standard finishes chrome with mirrored glass and chrome with black glass. To satisfy personal preferences, the taps can be tailor-made with more than 225 design choices.

“Making a personal statement through customized interiors is the essence of luxury,” says Andreas Diefenbach of Phoenix Design. “With the AXOR MyEdition collection, we have set the stage for personal creativity – colors, materials and patterns create the point of departure for a unique and personalized tap.”

Its innovative spray, PowderRain enhance users’ satisfaction by providing a silky, soft moistening experience on skin. It is well loved by visitors at the Milan furniture fair with its delicate feel and soothing acoustics. The spray is nearly noiseless with the sensation of droplets caressing and moistening the skin without bouncing off. A visitor at the Milan furniture fair says he will never want to separate from the cocoon of water.

### *Individualization with AXOR FinishPlus*

AXOR FinishPlus is a dream come true for customers who long for a tailored interior. Through offering 15 exclusive surfaces, AXOR FinishPlus service is setting new standards.

From Polished Gold Optic to Brushed Black Chrome, all of the brilliant surfaces are tremendously robust and durable. Each and every color is the result of intensive development and finishing in the AXOR vacuum chambers. The sophisticated technology has not only created the state-of-art faucets, but also makes them more resistant to scratches, cleaning agents, and salty sea air.

### *AXOR Signature*

AXOR transforms unique taps into one-of-a-kind works of art. With AXOR Signature, users can have taps and accessories finished with colors beyond the standard AXOR FinishPlus range, special materials and inscribed according to individual specifications.

The AXOR customization service can even handle the application of your own initials to the faucet, allowing users to create distinctive and personalized pieces. Users can make their own statement in their bathroom with AXOR Signature’s high-precision craftsmanship and cutting-edge technology.



## HANSGROHE

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G/F, Cubus, 1 Hoi Ping Road, Causeway Bay, Hong Kong  
2890 1522/ 2890 9111



*William Tell*

OASI

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eat, recycle, transform, share, listen..

5 & 5A Hoi Ping Road, Causeway Bay  
HONG KONG



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ARCHITETTI

30 YEARS & BEYOND  
KITCHENINFINITY

# MAKING A STATEMENT IN YOUR OWN KITCHEN

Believing that kitchen is the heart and soul of one's home, Gaggenau is designing functional art that fits into everyone's lifestyle.

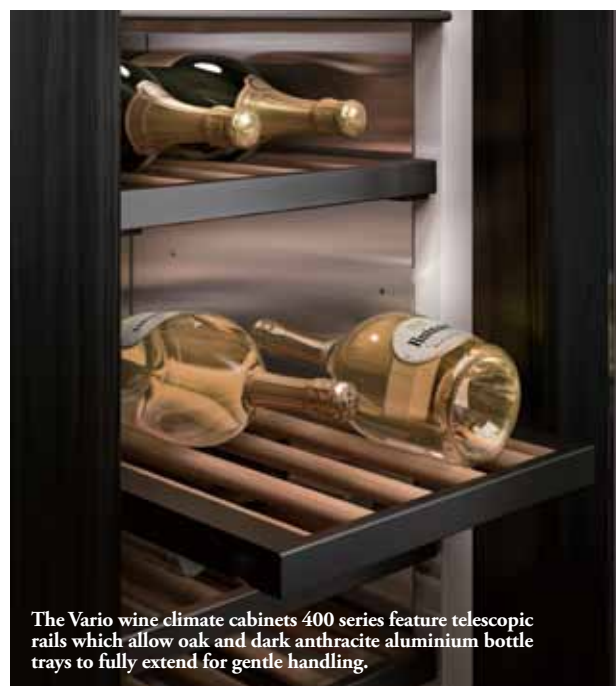


**The Vario cooling 400 series – cooling wall concept.**

The Vario cooling 400 series variations blend effortlessly into a cooling wall concept, that integrates into the overall kitchen structure.



The shelves and door racks can be perfectly aligned in their height and, combined with the near-invisible rail system, to produce a reduced, clean appearance.



The Vario wine climate cabinets 400 series feature telescopic rails which allow oak and dark anthracite aluminium bottle trays to fully extend for gentle handling.

Dating back to 1683, Gaggenau, the luxury professional-grade kitchen appliance manufacturer, is constantly striving to create revolutionised domestic kitchen products with their innovative design and technology 'Made in Germany'. The brand has now made an architectural statement with its pioneering kitchenware, the Vario cooling 400 series.

The refined Vario cooling 400 series features fully integrated, built-in modular range of refrigerators, freezers, fridge-freezers and wine climate cabinets which can be partnered to meet an array of interior needs. The imposing, progressive design of this range commands visual admiration, whilst maintaining integral professional capabilities.

Inspired by grand architectural structures, the Vario cooling 400 series is designed for those who appreciate the aesthetically advanced. Fusing modularity and the smooth lines of seamless integration, these

sculpted appliances redefine the landscape of the functional kitchen.

You will be impressed by the series especially when it combines to form an imposing cooling wall that integrates into the overall kitchen structure, and presenting your own statement in any private kitchen by an expanse of handleless doors with individual furniture fronts, stainless steel or glass doors for wine climate cabinets.

The door opens to reveal a complete stainless steel interior and dark anthracite anodised aluminium elements, while imperceptible clear glass shelving and solid aluminium door racks are further complemented by a stunning atmospheric glow from the warm white, glare-free LED lights.

Gaggenau debuts an exceptional opening assist system throughout the Vario cooling 400 series. Simply with a single push on the handleless door, the mechanism will automatically open the portal for you.

Thanks to the ingenious proximity sensor, the door's ice and water dispenser anticipates your needs and activates automatically the light and touch keys as you approach.

Inspired by the oak barrels used to age wine, the Vario wine climate cabinets 400 series features telescopic rails, allowing oak and dark anthracite aluminium bottle trays to fully extend for gentle handling. The cabinet's low vibration and humidity regulation provide further safeguards, while the activated charcoal air filter protects the wine from odour contamination.

Thanks to the newly installed intuitive TFT display, up to three independently controlled climate zones can be adjusted. Your wine collection can now be nicely stored in cellar-like conditions. Not to mention bottles that should be enjoyed now, can be served on demand.

"This new range for Gaggenau is the very essence of refinement in the luxury kitchen appliance market. We see extraordinary interior aesthetics as something that should be seen in all spheres of life, including the kitchen," says Sven Baacke, Head of Design of Global Brand Gaggenau. "With the new range, every wish for an extraordinary interior space can be fulfilled. Staged beautifully and with perfect illumination, you are no longer simply storing wine or refrigerating, you are making a statement."

## GAGGENAU

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Kitchen Infinity Holdings Limited



The Vario wine climate cabinets 400 series include five preset lighting scenarios, perfect for showcasing prized collections that deserve to be admired.



Imperceptible clear glass shelving is further complemented by a stunning atmospheric glow from the warm white, glare-free LED lights.



The doors open to reveal a complete stainless steel interior and dark anthracite anodised aluminium elements.



## A CULINARY ODYSSEY- FROM ITALY TO THE WORLD

Founded in 1962, ARAN World has been a pioneer in Italian kitchens, bathrooms, laundries, wardrobes and more, pampering every household moment. Its 50 years of rich history is littered with stories of success and award-winning innovations, which laid the ground for its prominent status today.

### *An Italian tale for global users*

At the young age of 20, Renzo Rastelli was still known as a footballer. Yet his life-changing moment began when he founded Newform Cucine, the precursor of ARAN World.

Upholding the finest traditional craftsmanship while staying true to its promise of '100% Made in

Italy', the brand is combining a precious talent and an inheritance to cultivate everyday with extreme passion. The brand's innovations are more than kitchenware, but also a place for you to share your moments of happiness with your family.

Led by innovation and humanistic touches, the brand soared in popularity for its set of values, including solid, well structured and recognizable.

Immensely inclined toward empathy, ARAN World identifies customers and their needs through a varied, attractive and colorful offer. By providing pleasing experience that oozes the charm of each individual's personality, ARAN World has expanded its business across more than 120 countries.

### *Signature collection for iconic buildings*

Respected globally, ARAN World has brought genuine Italian flair to brand-new landmark buildings in major cities. In New York alone, there are already two iconic residential projects - 432 Park Avenue and 125 Greenwich.

Situated in Manhattan, the 432-m high 432 Park Avenue is of unprecedented height in New York. To give the prestigious units a makeover worthy of its status, ARAN World has offered its Lab13 collection, one of the brand's American inspired kitchen series. Its 'extra-storage' system boasts 15% more storage capacity for wall units and 30% more for base units.

The height of the worktop could be freely adjusted, offering a customized experience for every user. Adapting to the units' configuration, a bespoke approach has been adopted when implementing the amenities to take full advantage of the sweeping windows and gracious interior design through the selection of hardwood oak finishes and marble materials.

Committed to the environment, the brand never ceases to create astonishing products whilst upholding social and ethical values. The brand collaborates with various brands with shared beliefs, including Italian architect and urban planner Stefano Boeri Architetti, to contribute to the protection of the environment.

### *Fruit of mastery collaboration*

ARAN World's never-tiring endeavors have ushered in a new fruitful addition to its kitchen offerings.

Esteemed Italian architect and urban planner Stefano Boeri Architetti was perhaps best known for his 'Vertical Forest', a pair of towers in Milan, Italy. Coated by a dense layer of living and breathing vegetation, the modern but organic twin structures pay tribute to Ecology – a study of the interaction between organisms and the environment.

Both deeply fascinated by the subject, a stellar success was born from the collaboration between ARAN World and Stefano Boeri Architetti. Resembling a miniature interpretation of 'Vertical Forest' at a household scale, the new kitchen series OASI has an unmistakable appearance.

With a thriving tree deeply rooted in the middle, the square-shaped, free-standing, multi-

tasking kitchen island supports all the phases of the food cycle, from storage, washing, preparing, cooking, serving, dining, and recycling. Then the cycle repeats itself.

By incorporating different equipment in one component, including the fridge, dishwasher, oven, and garbage compactor for recycling, the concept has made it possible to perform multiple functions in one single unit.

Not only blurring the boundary between interior and nature, OASI also attempts to reinterpret human interactions in the kitchen, by allowing multiple tasks to be performed together at the same space.

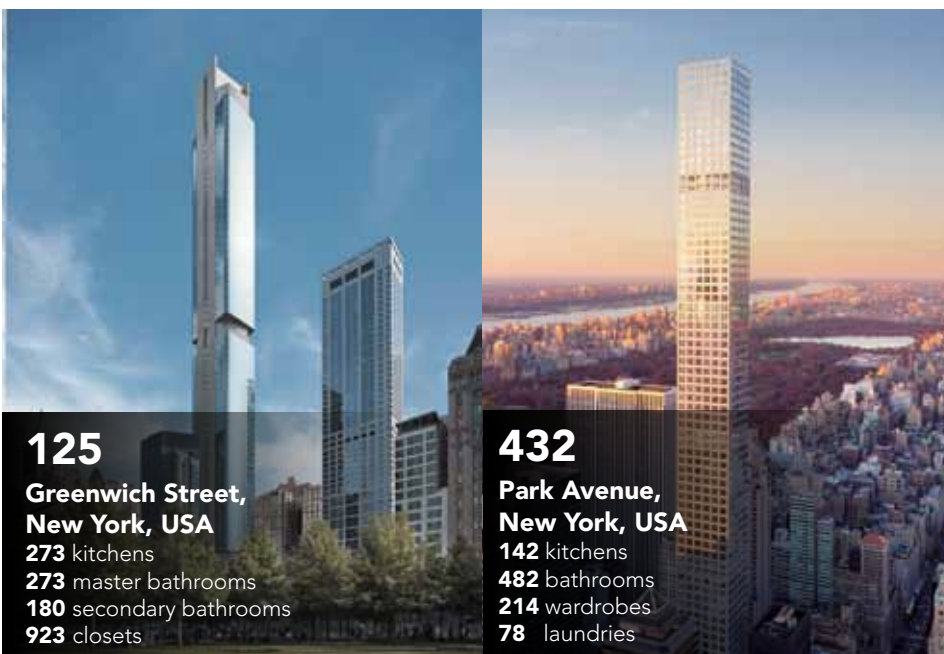
In order to be a long-lasting family centerpiece, prime material has been selected for OASI, contributing to its robust nature. The worktop is clad in one solid surface made by extremely resistant material. The natural wood cabinet doors are recycled from original Venetians bricoles, echoing ARAN World's artisanal philosophy. Even the garbage compactor is built with cutting-edge technology for a compact design.

Impressed by the thoughtful collection? Make sure you visit the upcoming ARAN Hong Kong Showroom at 5 & 5A Hoi Ping Road, Causeway Bay, Hong Kong for an authentic Italian immersion.



### ARAN HONG KONG SHOWROOM

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 www.arancucine.it



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**New York, USA**  
 273 kitchens  
 273 master bathrooms  
 180 secondary bathrooms  
 923 closets

**432**  
**Park Avenue,**  
**New York, USA**  
 142 kitchens  
 482 bathrooms  
 214 wardrobes  
 78 laundries



