AFFORDABLE LIVING
IN THE MOST OPULENT CITY CENTER
- 45 minutes’ drive to airport
- 15 minutes’ drive to Patong Beach
- 6 minutes’ drive to Central Festival Phuket Shopping Mall
- Up to 20-year selective rental agreement generating a guaranteed 8% fixed annual income for the investor

Key development situated in Dubai city center’s golden area, the last buildable plot downtown, adjoining the world’s tallest skyscraper Khalifa Tower
- 5% down payment, starting at HKD 167,000
- Free parking and visa
- Potential rental yield 7-10%

<table>
<thead>
<tr>
<th>Property name</th>
<th>Grande</th>
</tr>
</thead>
<tbody>
<tr>
<td>Developer</td>
<td>Emaar</td>
</tr>
<tr>
<td>Estimated delivery date</td>
<td>2022, second quarter</td>
</tr>
<tr>
<td>Price</td>
<td>starting at HKD 3 million</td>
</tr>
<tr>
<td>Height</td>
<td>78 floors</td>
</tr>
<tr>
<td>Unit Type</td>
<td>1 room (72 sq. m – 76 sq. m)</td>
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<tr>
<td>Parking</td>
<td>fixed parking space for every unit</td>
</tr>
<tr>
<td>Facilities</td>
<td>gym, children’s playground, barbecue area, swimming pool…</td>
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<table>
<thead>
<tr>
<th>Property name</th>
<th>Utopia Central</th>
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</tr>
</tbody>
</table>
“We may well be the sole agent marketing Dubai properties in Hong Kong,” says Anvy Cheung, Sakura Global’s founder and chief executive officer. As an affiliate of the Hong Kong Stock Exchange listed group company Eprint, Sakura has an unusual profile for property agencies. With solid financial backing, it instills confidence in buyers who are wary of fly-by-night agencies.

Amongst the many overseas property agencies in town, Sakura Global Property stands out for two reasons—a strong financial background and the ability to offer exclusive options.
Dubai – an exciting option worth studying

“Behind all the glamour, Dubai is surprisingly affordable with its properties often starting at a mere HKD 1 million,” Anvy notes. “At similar price levels to Vietnam and Cambodia, you could invest in Dubai which boasts a thriving economy, greater stability and a rosy outlook.”

As an iconic project by Dubai’s prominent state-backed developer Emaar, the 78-storey Grande is strategically located in the city centre’s golden area, adjoining the world’s tallest skyscraper Burj Khalifa and Dubai Opera House, with a grandstand view to the Persian Gulf. Notwithstanding its excellent location and exquisite presentation, this property begins at a lowly HKD 3 million, and is marketed exclusively by Sakura Property in Hong Kong.

“I bought a unit for myself because I believe it is a wise decision to build up my nest egg for future retirement,” Anvy says. With a generous 6-year payment term, it does not create much economic burden for buyers who can expect a 7 - 10% rental yield. “As a professional in the business and also as a fellow investor, all I can say is I know a good deal when I see one. Indeed, we are honored to be introducing this stunning piece of architecture to Hong Kong investors.”

Buyers can easily obtain Dubai’s Property Investor Visa which provides for unlimited residency for them and their families. Anvy notes that some buyers have already secured excellent job positions in the Middle East city. “With a Dh1 million property, which is approximately HKD 2 million, you qualify for full citizenship and can bring along your parents and children. As an international city, Dubai is brimming with high-paying employment opportunities. It is also predominantly English-speaking, with no fear of language barriers.”

Phuket – making the right choice

Thailand is a popular destination not just for travel, but also for property investment, but not every property is born equal!

“One striking impression of Phuket from our site visits is that some properties, only a few years after completion, are already looking tired and worn out. The quality of the construction is definitely going to affect their resale value,” observes Anvy. “Therefore we have chosen to partner with Utopia - an Australian developer with an impeccable reputation.”

As one of the three largest property developers in Phuket, Utopia is a member of the Melbourne-based International Property Advisory Group (IPA), which has over 30 years of experience in the field. Based on first-hand observation from her visits, Anvy is highly impressed with Utopia’s uncompromising standards in design and quality.

Utopia Central, one of Utopia’s key projects in Phuket city centre, is a paragon of downtown luxury, but very competitively priced, starting at HKD 0.5 million. Anvy also finds the all-inclusive management service immensely helpful for overseas buyers. “The developer would, in fact, pay you in the first month the rental income for the whole year,” Anvy points out. “This advance payment puts the mind of investors at ease.”

Officially established in 2016, Utopia has already won multiple prestigious national awards, including ‘Best Construction Company Phuket’ in the esteemed Dot Property Thailand Awards 2018. “It’s an achievement that reflects an independent recognition of the company’s status in the Thai market,” Anvy adds.
Le Cap

The Peak of the Peak, Kau To Shan

Name of the Street and the Street Number: 33 Lai Ping Road District: Sha Tin Enquiry Hotline: 2752 2288

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Luxury Property

Editor's Message

Two recent pieces of news deserve some special attention: firstly, local prime interest rates have finally gone up for the first time in 12 years; and secondly, housing prices have recorded its first retreat for 28 consecutive months. Not surprisingly, pundits – from developers to agents, analysts and scholars - have had a field day on their outlook for the property market. Some suggest a mild downturn of perhaps 5% for the last quarter of the year, while others have come up with postulations that the market will crash by 30% as a minimum.

Interest rates have been an overhanging threat to the market for some considerable time now. With a miniscule upward adjustment to the local prime rate of only 0.125%, the impact on mortgage rates is more nominal than material. But as Paul Chan Mo-po, Financial Secretary, has remarked, the low-interest-rate era has passed. With the promise of more rate adjustments in the US, the local market has no option but to follow, albeit at a lagged pace. So any potential property buyer must do their sums and make allowance for further hikes in the mortgage rates. As the government keeps reminding us: borrow only if you can meet the repayment.

As for the housing price index, the Rating and Valuations Department’s August data have broken a rising trend, falling by 0.08% compared with July, but it has still risen by nearly 16% in the past 12 months, and by a more modest 11.7% for the first eight months this year. Except for a small rise for units below 430 sq. ft., larger units have all registered falls from 0.1% to about 0.9%, with luxury units faring worst.

The figures should be viewed in the context of a number of headwinds that are buffeting Hong Kong. One major worry is the Sino-US trade war that looks like lasting for a while yet, and will certainly impact on the economy and investor confidence. News of an increasing number of deposit forfeitures by buyers also has a depressing effect on market sentiments.

So more so than ever, investors must proceed with caution. And of course, all eyes will be on the Chief Executive’s latest policy address which has not been delivered when this commentary is written.

Features Editor

Proceed with caution

Aigburth • Branksome Crest • Branksome Grande • Tavistock

The Home of Prestige

Laced along the stunning Mid-Level locations of May Road and Tregunter Path, a signature collection of premier properties nestled within verdant greenery. Aigburth, Branksome Crest, Branksome Grande and Tavistock - their names synonymous with luxury and distinction. From your Dress Circle elevation, view a panorama of iconic Victoria Harbour and the vibrant cityscape. A pre-eminent address in Hong Kong, with exceptional management services - the pinnacle of prestige.

TREGUNTER PATH • MID-LEVELS • HONG KONG
Your Gateway to the Refined and Remarkable

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

www.gatewayapartments.com.hk | Enquiry (852) 2119 3000

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

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Hong Kong has the dubious honor of topping the 2018 global league of cities in the UBS Global Real Estate Bubble Index Report as it has been judged to pose the greatest risk with its sky-high property prices.

The Hong Kong real estate market has defied all conservative forecasts this year in the continued steep ascent of property prices, rising for the past 28 consecutive months. But the latest official data show that it may now have reached the tipping point, finally.

The Hong Kong Monetary Authority has repeatedly warned that the property market is likely to face a number of headwinds. It never rains but it pours, as we suddenly find the market besieged with a barrage of bad news. Investor sentiments have definitely taken a turn for the worse.

First, the long-anticipated upward adjustment of mortgage rates has materialized, albeit by a smaller margin than in the US even after their multiple increases. Nevertheless, the rate-sensitive property market has immediately reacted with only lukewarm responses for new residential projects in Tseung Kwan O and Yuen Long, for instance, instead of the past euphoria.

There are also reports of deposit forfeiture by buyers, from small to medium sized units to luxury properties involving seven-digit sums. Agents point out that Mainland buyers seem to be particularly hard hit, as they suffer from the additional double whammy of a depreciating Yuan and the threat of the Sino-US trade war which affects exports.

Midland Realty discloses that in the last two to three months, the proportion of Mainland buyers for first-hand properties has shrunk from about 40% to 15%, but it says super-luxury properties are not affected.

As usual, when the market is plagued by uncertainty, most buyers and sellers adopt a wait-and-see approach, while a few who are strapped for cash may cut prices to induce a quick sale. This explains some of the sensational headlines that property prices are tumbling with sellers slashing prices to exit the market. But when these transactions are completed, supply seems to have dried up, and there is certainly no sign of a mass exodus or panic fire sales irrespective of price.

Sze Wing-ching of Centaline points out that its CCL index has stood firm mainly because of the Government’s series of cooling measure. The resultant increase in transaction costs because of increased stamp duties and taxes has meant that owners are reluctant to let go of their holdings, nor are they under pressure to sell because the majority of their properties are mortgage-free.

What potential buyers have to take into consideration is the fact that mortgage rates are certain to continue rising, so they must pass even more stringent pressure test for any mortgage loans. The other worry is the growing financial crises looming in a number of emerging countries which, if not handled carefully, could trigger the next global financial disaster, to which Hong Kong cannot stay immune.

Lastly, it remains to be seen if the Chief Executive’s policy speech contains any new measures with respect to housing, and their impact on supply and demand which ultimately determines market directions.

Property market at the crossroads

LUXURY PROPERTY

Local Overview

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Jointly presented by Wing Tai Properties and Manhattan Group, Le Cap is majestically perched on a hilltop spot of Kau To Shan, an exclusive residential neighbourhood in a beautiful natural setting. Crafted by the award-winning architect and interior designer Pierre-Yves Rochon from France, the architectural design of Le Cap is inspired by the southern France lifestyle of chic and luxury. The vantage point it enjoys affords a commanding view of the Tolo Harbour to as far as the Pat Sin Leng mountain range and Tai Po Kau Nature Reserve.

Hailed as the ‘master of grand luxe’ by Financial Times, Pierre-Yves Rochon carved his signature of palatial grandeur into the interiors of Le Cap, his first-ever luxury residential project in Hong Kong. He oversaw the design, including architecture, interiors and furnishing, imbuing the 29 houses and four apartment blocks with timeless aesthetics.

The four deluxe penthouses and eight duplex apartments arranged on the upper levels of the apartment blocks are intended for those who want more space and luxury. Comprising three bedrooms, each penthouse boasts a two-storey sky garden formed by a 680-sq ft rooftop terrace and a 350-sq ft terrace. Fitted with sliding French doors, the living room walks out to a round-cornered balcony that spans six metres in width.

As beautifully appointed as the penthouses, each of the duplexes is laid out with four bedrooms, including a spacious master suite on the upper floor with a walk-in closet. The balcony off the living room measures four metres long overlooking the lush green surroundings.

Each duplex is complete with a stunning private garden that affords panoramic views of Tai Po Kau Nature Reserve from both the rooftop and terrace.

Rochon’s aesthetics are simply palpable inside and out. From the art deco gardens that conjure up the picturesque images of the south of France, to the TGH faucets designed by Rochon himself and the handmade crystal door handles, no detail is spared throughout Le Cap.

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**LE CAP**

**Address** 83 Lai Ping Road, Sha Tin  
**No. of units** House (29 units); Apartment (40 units)  
**Area** House: 1,724 - 3,285 sq. ft; Apartment: 1,597 - 2,214 sq. ft  
**Developer** Wing Tai Properties, Manhattan Group  
**Enquiries** (852) 2752 2288  
**Website** www.lecap.com.hk
The Summit

Address: 41C Stubbs Road, Mid-Levels, Hong Kong
No. of units: 54
Size: Standard Duplex 2,375 - 2,390 sq. ft. saleable
Double Duplex 4,771 sq. ft. saleable
Developer: HANG LUNG PROPERTIES LIMITED
Enquiries: (852) 2879 1917
Email: LeasingEnquiry@hanglung.com
Website: www.thesummit.com.hk

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 measure around 3,007 square feet gross, and two double duplexes that each measure 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 unrivalled 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.

AWARD WINNING
BEST HARBOUR VIEW DUPLEX DEVELOPMENT

Leasing Enquiries: (852) 2879 1917
Address: 41C Stubbs Rd, Mid-Levels
Website: www.thesummit.com.hk
Head south for some pampered living

Burnside Villa is the personification of luxury and exclusivity.

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

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

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

Facilities in the complex include an outdoor swimming pool, plenty of outdoor space for children to play, outstanding security and a management service of proven reliability. Some units even come with a private sea-view terrace, garden front-yard and rooftop, adding an extra 1,380 sq. ft. to the already palatial quarters. Look no further for your dream home.

**BURNSIDE VILLA**

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<tr>
<th>Address</th>
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<tr>
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<tr>
<td>Size</td>
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<tr>
<td></td>
<td>4 Bedroom House 2,763 - 2,811 sq. ft. saleable</td>
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<tr>
<td>Developer</td>
<td>HANG LUNG PROPERTIES LIMITED</td>
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<tr>
<td>Enquiries</td>
<td>(852) 2879 1917</td>
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<tr>
<td>Email</td>
<td><a href="mailto:LeasingEnquiry@hanglung.com">LeasingEnquiry@hanglung.com</a></td>
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<tr>
<td>Website</td>
<td><a href="http://www.burnsidevilla.com.hk">www.burnsidevilla.com.hk</a></td>
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</tbody>
</table>

**LUXURY OF NATURAL BEACHSIDE LIFESTYLE**

Leasing Enquiries: (852) 2879 1917
Address: 9 South Bay Rd, Repulse Bay
Website: www.burnsidevilla.com.hk
Accessibility
Being a world-class five-star property, Gateway Apartments lives up to its name by acting as a gateway to bustling Kowloon side of the territory, combining convenience, connectivity and contentment. Situated within the famed retail and commercial complex of Harbour City, the most vibrant shopping mall in Hong Kong, Residents of the Gateway Apartments enjoy ready access to all means of transport within easy walking distance.

Ideal for business and leisure, the Apartments is well served by a multitude of transport links, including a nearby MTR station that provides an efficient and comprehensive linkage to all parts of the city, and a ferry pier for jetfoil journeys to Macau and the Pearl River Delta. Rising high above Tsim Sha Tsui with spectacular views over Victoria Harbour, Gateway Apartments offers unparalleled living that truly defines sophisticated comfort.

Services and facilities
A complex of 256 elegantly-appointed serviced apartments boasts a wide range of apartment types, starting from a generous-sized 712 sq. ft. Studio unit, to a spacious, elegant 3 Bedroom Penthouse apartment with 2,931 sq. ft.

Each elegant space at the Gateway Apartments shines with its own unique personality. The lavish Italian-styled furniture and warm textured fabrics come standard in each unit. The spacious marble bathrooms feature elegant mirrored vanities, cast-iron bath tubs and separated shower with massage shower heads.

Functionality and practicality have not been overlooked, as all units are fitted with a range of amenities such as LCD TVs, home theatre systems with over 100 TV channels including cable and satellite TV, a state-of-the-art air filtration system, a pillow menu and specially designed bedrooms are fitted with all amenities necessary for kids.

Further to the luxurious hardware, the seamless, impeccable services at the Gateway Apartments promise a world of sumptuous multicultural luxury. Along with the multi-lingual Concierge team and daily housekeeping services are the 24/7 top-notch security and maintenance support.

More than just an aspirational address, the Gateway Apartments affords its Residents a unique lifestyle of choice, with privileged access to the fine facilities of the exclusive Pacific Club with an array of wellness and lifestyle programmes, located within the complex. Residents have full access to the exceptional facilities including a 25-meter heated indoor swimming pool, indoor & outdoor tennis courts, state-of-the-art gymnasium, and separate Men’s and Ladies’ Spas. It also features a wide variety of dining options such as an Italian restaurant, a Chinese restaurant, a Grillroom and casual family dining.
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.

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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.

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.

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As asking prices adjust to tax changes, the volume of sales in London’s highest-value boroughs is rising. The combined number of sales in Kensington & Chelsea and Westminster above £2 million rose 9% in the year to April 2018 compared to the previous 12 months. Meanwhile, the equivalent rise above £1 million was 4%, according to Knight Frank’s latest Prime Central London sales index.

There have been some standout performers in the London market, such as Farringdon. Since the Elizabeth Line (Crossrail) was approved in 2008, the area around Farringdon station has experienced an average outperformance of 34% to its property prices within a ten-minute walk of the station. Combined with this, housing delivery in the Mid-City area is failing to keep up with official estimated need in each of the four boroughs (Islington, Camden, Westminster and the City of London). Taken together, 3,231 additional dwellings were delivered during 2016-17, while estimated annual need is 5,766.

This area has been earmarked as one to watch, with high quality residential and commercial developments taking place. Postmark, one of the Capital’s last major Zone 1 development sites, and Lincoln Square, located in the heart of London’s ancient legal land, are two best-in-class examples currently under construction. Benefiting from the best of both worlds, the projects are perfectly positioned to benefit from London’s creative, legal and technology quarters. Residents will enjoy all that each of these eclectic neighbourhoods has to offer, from dining and culture to green open space.

The appetite from Hong Kong and wider Asia Pacific countries for UK property remains strong, however we are seeing some clear trends emerging. Brexit remains at the forefront of many buyer’s minds, yet the relative uncertainty caused by the UK’s vote to leave the European Union, has been seen by many to have created pockets of opportunity. Dollar denominated buyers are making the most of the weak pound, resulting in a drive from families in Hong Kong to diversify their money into Sterling.

Education is still playing a major role as a driver for new home sales in London. According to Knight Frank research, international demand for accommodation from parents looking to place their children at private schools in the capital has led to £2 billion being invested in London’s prime housing market over the past 12 months.

Buyers are more educated on global property trends than ever, and Knight Frank continues to supply the market with the latest analyses and performance statistics. This information helps buyers to make informed decisions on their property purchases, investing in the knowledge that they are buying into a long-term opportunity. Purchasers will now look at a number of schemes before committing, and crucially invest where they see value.
The regeneration of London’s Leamouth Peninsula is one of the most ambitious development projects currently underway in the UK capital. International developer Ballymore and Hong Kong’s Kwok Family Interests are creating a vibrant neighborhood on this former industrial island, surrounded by London’s two major rivers.

Goodluck Hope is completing the transformation Ballymore started with London City Island, the new commercial district in the north of the peninsula. This new residential district to the south will feature 804 homes, shops and cultural attractions. Its most distinctive landmark will be Douglass Tower, a 30-storey apartment building at the heart of the development offering direct waterfront living on the River Thames.

Each of the tower’s spacious suites, apartments and lofts will feature full-height windows that let in natural light and offer panoramic views over the Thames to the capital beyond. Modular layouts with moving glass and metal panels can be easily rearranged when needed to create personalized winter gardens, private study spaces or open-plan dining and entertaining zones.

Private club facilities

Heading to the top of the lighthouse-inspired tower, residents will find the Lantern Room, an exclusive living and working space to socialize, create and collaborate against the twinkling backdrop of London. Douglass Tower residents will have access to a 24-hour concierge, 25-meter swimming pool, fully-equipped gym, Scandinavian-style steam room, business center, private cinema and restaurant. Residents will also receive membership to The Arts Club at the neighboring London City Island development, which includes an outdoor swimming pool, members’ club and Italian deli and restaurant.

London itself is easily reached on the road network and by rail from Canning Town station, accessible via a new pedestrian footbridge in the north of the island. Thames Clippers river boats depart from the jetty close to Douglass Tower for those who prefer the scenic route.

Welcoming investors

Douglass Tower at Goodluck Hope is estimated for completion between Q3 2021 and Q2 2022, but a number of suites, one, two and three-bedroom apartments and lofts are already available for forward purchase.

John Mahryan, Group Managing Director of Ballymore, said: “It gives me great pleasure to announce the launch of Douglass Tower. The building is a landmark feat of design and will transform Goodluck Hope in line with our work at London City Island. Ballymore is committed to preserving the unique heritage of all our development projects and we are excited to welcome new residents who value the cultural environment of the area.”

For more information about Douglass Tower and other residential properties in London, contact JLL International Residential at +442 3759 0909 or irp.hk@ap.jll.com.
Overseas Property

Malaysia

a prime destination for overseas property investment

With a strong GDP growth, well-planned infrastructure initiatives, and a young population, Malaysia is attracting capital investment from around the globe. It is little wonder that discerning investors are now turning in droves to this tropical country for its competitively priced luxury residences.

In association with Jade Land Properties (HK) Limited, The Standard has organized a series of Malaysia property seminars to introduce the favorable investment climate in Malaysia, and different options in prime property offers. The events received overwhelming response from readers, and enabled them to make informed decisions with purchases that range from city centre condominiums to apartments set in verdant environs.

Invest in the right place, at the right time

"One can't help but be impressed by Malaysia's economic performance," said Roy Kwok, Jade Land Overseas Properties (HK) Limited’s Chief Economist and Strategist - Overseas. With the government’s well-planned support, Malaysia’s GDP growth has been climbing in recent years. In 2017, it recorded a dynamic 5.2% growth in its GDP, which outperformed the UK’s 1.6%, Hong Kong’s 3.6%, or Singapore’s 2.9%, as indicated by the International Monetary Fund.

In spite of a booming economy, Malaysian properties are still comparatively affordable. In the Kuala Lumpur City Centre (KLCC), the average property price per sq. ft. is only HKD 4,492. “Kuala Lumpur’s property prices have a record of steadily rising, and the growth is anticipated to continue in the future,” Kwok noted. “When we look at Penang alone, the average price is just HKD1,800 per sq. ft, so it is a really good bargain.”

Through the government’s Malaysia My Second Home (MM2H) program, foreign buyers are granted a 10-year renewable residency, and can bring along spouse, children under the age of 21, parents over the age of 60, and domestic helpers. Children under the scheme can apply for study, and participants aged over 50 can apply for a part-time job.

"The MM2H program was very well received, and greatly facilitates living in Malaysia, whether for long-term or short-term stays,” concluded Kwok.

The stunning tropical island of Penang

Celebrity guest speaker Chip Tsao (陶傑) is fascinated by the coastal city, Penang. “On my first visit ten years ago, a sense of familiarity instantly grabbed me. It was either déjà vu or reincarnation, because Penang was just like Hong Kong in the 80s, in the process of undergoing industrialization,” he recalled. “Yet compared with Hong Kong, it boasts fresher air, seclusion, and, of course, the remarkable but inexpensive food. These are the reasons why Penang is such an appealing place for Hongkongers.”

Stephen Chan (陳志雲), another celebrity guest speaker, is also in love with the charming city. “When you mix the technology of tomorrow and the reminiscence of yesterday, topped with unchanging hospitality… this is Malaysia for me,” Stephen beamed. “The pharmacy which I always visit is run by the fourth generation in the family. Maybe it’s due to the stable cost of living and reasonable property prices that family businesses often pass down the generations.”

Penang was ranked the 8th Most Livable City in 2012 by the ECA International Report, and was considered one of the best places for retirement. The city boasts a strong tourism industry, and George Town was even conferred the UNESCO World Heritage status in 2008 for its unique colonial imprint and natural beauty.

"Building on its success, the government has been further promoting medical tourism. You can enjoy high-quality and affordable body-check service while on a family holiday, not forgetting that local residents can also benefit from the increased healthcare options,” said Khor Tze Ming, Executive Director of Hunza Properties Group.

“Besides its touristic appeal, Penang has also been named ‘the Silicon Valley of the East’, as it is a magnet for foreign investments,” Khor continued. “Nowadays, half of Penang’s revenue originates from the manufacturing industry, with the other half from the service industry.”

Allila2 - an affordable abode with a superior quality of life

Perched on the low-density Penang coastal area, Allila2 is the latest residential offer of the prestigious Malaysian developer Hunza Properties Group, which consists of two elegant twin towers rising from a 9.8-acre plot of land, said Lily Tan, Executive Director of Hunza Properties Group.

“Since 60% of Penang is made up of hills, buildable area is in high demand. Turning this into an advantage, 3 acres of nifty areas are reserved as the natural backdrop for Allila2,” noted Tan.

Fronting dainty villas and the turquoise Malaysian waters, Allila2 is nestled in a sea of greenery. According to Tan, who currently lives in the complex, the mesmerizing vista is best enjoyed at its five-star resort-grade facilities.

"The infinity swimming pool is set in verdant environs, while the yoga deck overlooks the distant hills,” she added. “You can savor the tranquility of the waiting lounge that is appointed with warm wood.”

Fully-furnished and in turnkey condition, the interior is smartly furnished with modern flair. The natural shades spread over the spacious apartment harmoniously, with sweeping windows to allow in ample sunlight. “It has really good Feng Shui!” Tan praised.

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ALILIA 2, PENANG

Jade Land Properties (HK) Limited
Website www.jadeland.hk/overseas_properties/alila2

Hunza Properties Group
Website www.hunzagroup.com/property/alila2
Overseas Property YOO8

The charismatic Kuala Lumpur City Centre

At one of the fully-packed seminars, celebrity guest speaker Sammy Leung (森美) shared his investment experience with the audience. “Generally, purchasing a property is often a much better and foolproof way to ensure stable returns, but location is the key. I once chose a seafront property near Sai Sha Road over another one on the mid-levels for a similar price. Years later, the latter one ended up appreciating by 20% more.”

At Hong Kong’s current sky-high price levels, Sammy considers it rather risky to enter the local property market. In contrast, overseas properties offer safer alternatives, with more upside potentials for price appreciation. Malaysia’s geographic proximity and cultural connections are major attractions for Hongkongers, not to mention the hospitable nature of the locals and their alluring cuisine.

The other hand, travel expert and gourmet Li Shun Yan (李純恩) pointed out that Kuala Lumpur has thrived due to strong economic growth in recent years. “I’m absolutely dazzled by such architectural wonders as the Petronas Twin Towers and the Pavilion shopping mall,” he noted. “There’re innumerable restaurants to choose from, and you can indulge in a sumptuous feast at amazing price points!”

YO08 - When exquisite design meets impeccable service

An urban oasis rising from the heart of the Kuala Lumpur City Centre (KLCC), YOO8 at 8 Conlay is the fruit of a successful collaboration between the world-renowned residential design brand YOO and Europe’s most established hospitality brand, Kempinsky.

Steve Leung, interior designer of YOO8 Tower A said, “YOO’s world-class team boasts a constellation of esteemed designers, including Kelly Hoppen, the interior designer of YOO8 Tower B. In the field of design, one plus one could be more than two, because the chemistry between masters makes magic happen,” he observed.

“The developer KSK Land does not settle for mediocrity that lays waste to this prime site,” Leung emphasized. “To be frank, we’ve had a really hard time with this project. They kept pushing us further, and will not settle for anything short of perfection.” With livability as the main consideration, YOO8 is artfully-crafted with a fine balance. “The exterior form, the interior construction, and the garden all come together in the birth of an urban oasis,” Leung added.

Timas Liu, Jade Land Properties’ Overseas Properties Business Development Director, points out that YOO8 Tower B carries Kelly Hoppen’s signature style. Known for her fondness for minimalist expressions and natural colors, she has incorporated both the harmonious ‘Spring’ theme and the sharp ‘Urban’ theme in her design concept. The former exalts at the use of natural wood and bronze metal, while the latter glistens with chrome and black marble.

Such luxury is complemented by the outstanding service by established luxury hotel group Kempinski, said Liu. While basic services such as valet parking, concierge, and shuttle bus are complimentary, residents can also request exclusive à la carte services.

Star Residence - Distinguished city living in flourishing central business district

Situated in the heart of KLCC, a coveted hub of economic activities, Star Residence neighbors the best of Kuala Lumpur. “Only 5 minutes’ walk away is the city’s most prominent landmark, the Petronas Twin Towers. The strategic location appeals to affluent tenants working in nearby Grade A offices,” said Timas Liu, Jade Land Properties (HK) Limited Overseas Properties Business Development Director.

Liu also highlights Star Residences’ incorporation of all the desirable elements of uptown living in one complex. Tower 3 has dedicated 6 stories for dining and entertainment outlets, in addition to a 100,000-sq. ft. facility deck which boasts a 50m outdoor swimming pool, reflective pool, kid’s pool, Jacuzzi, pool deck, floating cabanas, hydrotherapy shower, and sauna.

The resort-grade facilities also cater to residents’ health and fitness with its comprehensive gym, dance/yoga room, kickboxing room, and the sports lounge. For a treasured respite, there are well-groomed landscaping, rock garden, koi pond, outdoor pavilion, and Hammock Garden.

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The residential units in Tower 3 are situated on the 35th to 56th floor with views taking in the stunning Twin Towers or the distant mountains of the Genting Highlands. “Scheduled for completion in mid-2021, the apartment features a contemporary style with quality furniture and appliances, including built-in wardrobe, kitchen cabinet, electrical appliances, washer-dryer, and refrigerator,” Liu commented. “Everything is designed for a hassle-free experience for buyers.”

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Overlooking the picturesque Stanley Park, expensive view of the northern mountains and cityscape, Landmark on Robson is situated at a vantage point on Robson Street in Vancouver, Canada. The sweeping floor-to-ceiling glass walls and windows command a stunning vista, while the grand balconies and sky terraces boast architectural grandeur.

PDP London & MCM - architects
This remarkable building is created by two industry pioneers - PDP London and Vancouver-based MCM Architects. The former is often admired for its precise, uncomplicated, elegantly proportioned design which results in timeless beauty and ultimate functionality. It has worked with the world’s most discerning developers, including Grosvenor UK, Swire Properties and Asia Standard Americas.

MCM Architects is known for their ability to flawlessly interpret bold architectural visions. Their portfolio ranges from outstanding residential, commercial, health to cultural projects. Some of their most distinguished achievements include the Vancouver Convention Centre, 745 Thurlow, MNP Tower, Terminal City Club, The Vancouver Club, and Canada Place.

Atelier Ikebuchi - interior
Koichiro Ikebuchi, a masterful and internationally acclaimed Japanese designer and architect, is renowned for his attention to detail, customized kitchens, relaxing lighting, and bespoke Italian-made closets. He will be bringing unbeknown elegance and mesmerizing ambiance to every home in the property.

The apartment units are designed in two color schemes, Dark Opulent Grey and Light Fluorescent Grey. The grand lobby entries are also crafted by this Japanese master, which perfectly reflects the essence of his distinctive design concepts.

Every detail in Landmark on Robson reaches the highest standard, from engineered hardwood flooring and marble flooring in bathrooms, to custom-made closet system. The fully air-conditioned suites feature the latest Variable Refrigerate Flow technology, custom home automation system, and gas outlets on private balconies.

Gaggenau – kitchen appliances
The kitchen is equipped with revolutionary appliances by Gaggenau, a German-based brand with significant global presence. With over 300 years of experience, this company is celebrated for its sleek profiles and flawless, functional, efficient and yet simple designs. In Landmark on Robson, all Gaggenau appliances come with a 5-year warranty.

Minotticucine – kitchen design
The globally renowned Minotticucine from Italy also contributes to the form and functionality of the kitchen. Founded in the 60’s, the brand has been embracing the beauty of minimalism and essentialism. The property boasts Minotticucine’s horizontal grained wood veneer cabinets, square-edged stone slab countertops and island countertops, and its signature 45° beveled, full face drawer fronts with double interior drawers.

Landmark on Robson
Reinterpreting luxury in Vancouver

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An agency you can trust

With a healthy economy and vibrant housing demands, the UK has always been one of Hongkonger’s favorite destinations in terms of overseas investment. As Ying Wah Property’s Director Dennis Yau recalls, “Five years ago, almost every UK property was a guaranteed best-seller because everyone wanted a piece of the action.”

Unfortunately, the frenzy also gave rise to buyer disappointments and disputes, as some off-plan properties were left unfinished or did not measure up to quality. “In some cases, unprofessional agents took advantage of clients’ unfamiliarity with geography, and pitched properties in ‘Greater Manchester’ as ‘Manchester City Centre,’” Yau notes. “There is, of course, a huge difference between the two.”

I decided it was time to step in, and established an agency which clients can truly trust, and we also made a point of working only with the best developers so that clients can enjoy security as well as quality,” Yau explains.

Renaker, the developer of Deansgate Square, is one such example. As one of the most prominent developers in Manchester, Renaker has a team of professionals that deliver every project with attention to details. There are no loose ends in terms of design, construction, management, or service and aftercare, which means hassle-free experience and all-round satisfaction for buyers, says Yau.

Based on their long-term cooperation, the Ying Wah and Renaker relationship has consolidated into a great partnership. Last summer, Ying Wah launched Renaker’s Riverside project - Wilburn Basin Phase II, and achieved excellent results in Hong Kong. “Like Deansgate Square, the project was already well under construction before we started to market it.” Yau adds. “Buyers can see the progress which instills confidence in them.”

Manchester over London?

“London is losing its favor to the northern cities,” Yau says in assessing the UK’s investment hotspots. “Hometrack’s UK Cities House Price Index indicates that house prices in northern cities such as Manchester are growing at a rate of 7-8% per annum, whereas London is almost at a standstill. Meanwhile, rentals in Manchester recorded a 6.9% increase last year, and are estimated to further increase by 20.3% from 2018-2024.”

Yau points out that Manchester has, in recent years, been brimming with appeal for London businesses and professionals alike, thanks to the improvements in traffic infrastructure, ample new premium office spaces, and reasonable house prices compared to other similar properties. “Combined with the world-class facilities it has to offer, the property will fit perfectly with Manchester’s ever-rising demand for quality lifestyles. It’s an excellent investment opportunity that cannot be missed,” observes Joyce Lin, Ying Wah Property’s Sales Director.

Buyers differ in their expectations and considerations when purchasing a property. Lin says, “According to our experience, Hong Kong buyers are usually concerned with the proximity to public transport, such as train and tram. Future infrastructures are also taken into careful consideration, like the upcoming high-speed rail services (HSR) which provide Manchester with convenient links to multiple major cities.”

“Deansgate Square is, in fact, a perfect example of an ideal purchase. It is only 4 minutes’ walk to the Deansgate-Castlefield train & tram stations, and 15 minutes’ walk to Piccadilly Station which connects to the forthcoming High-Speed Rail services,” Lin explains.

“Experienced and discerning Hong Kong buyers are always price-sensitive; they have a good knowledge of price ranges and would go to great lengths to compare properties,” Lin notes. “As Deansgate Square’s price per sq. ft. starts at £400, it is very attractive compared to other similar properties, I’m sure they will find the offer very much to their satisfaction.”

Northern Powerhouse Initiative. It includes the £500 million MediaCityUK development which houses BBC and ITV services; the £800 million NOMA which boasts multiple mixed-used buildings, and the £1 billion Northern Gateway project, which is one of the largest regeneration schemes in the whole country.

“Currently, over 1,670,775 sq. ft. of Grade A offices are under construction, and the office take-up rate has risen by 20% compared with 2017. By the year 2020, over 15,100 new job positions will have been created,” Yau emphasizes. “It is crystal clear that Manchester’s property market is still going strong, and I believe prices will keep rising by an average of 5% annually in the next 5 years.”

Tallest residential building in Britain – now selling in HK

The uniqueness of Deansgate Square can be visualized in its unparalleled height and prime location. Soon to be the UK’s tallest residential building, it is situated in the center of Manchester, with quick connections to key transport, leisure, and employment hubs. “Combined with the world-class facilities it has to offer, the property will fit perfectly with Manchester’s ever-rising demand for quality lifestyles. It’s an excellent investment opportunity that cannot be missed,” observes Joyce Lin, Ying Wah Property’s Sales Director.

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Kuala Lumpur – a metropolis on the move

In the capital city of Malaysia, business activities have traditionally concentrated in the city center (KLCC zone). However, since the launch of the dynamic Greater KL Program, a new International Financial District was born and many existing businesses are starting to shift their operations there.

This new Financial District, named TRX, is estimated to create as many as 3.3 million job opportunities by year 2020, providing a strong stimulus to housing demands in the city. It is also set to raise Malaysia’s Gross National Income per capita to USD15,000, and attract USD444 billion in investments. The first phase of TRX is scheduled for completion in Q1 of 2019.

Maluri: a rejuvenated township

In association with the grand development plan, the Chinese-dominated residential region of Maluri offers tremendous growth potentials and deserves special attention for homebuyers. It is a mature community that is well-served in terms of amenities like commercial centers and shopping malls, and it also houses the Public Works Department workshops and depots. Under the Strategic Zone Development of the Government Structural Plan 2020, Maluri will benefit from a range of infrastructural improvements to become a thriving, rejuvenated township.

As a transit-oriented-development, Maluri will enjoy supreme connectivity with the construction of a number of new transport links, like the upgraded Besraya Eastern Extension Expressway and two MRT stations, enabling commuters to reach TRX in a matter of 3 minutes. Furthermore, the Maluri MRT station provides a convenient interchange with the Ampang Line LRT, allowing commuters to reach with ease a farther and wider area around town. Residents will also appreciate the provision of carparking and bus services nearby.

Maluri boasts the AEON Japanese department store which has served the community well for nearly 30 years. It comprises a supermarket, a food court, and a full range of merchandise that meet the daily needs of nearby residents. The store is undergoing an extension, and the whole refurbishment will be completed by the third quarter of 2019.

On the other hand, the Sunway Velocity Mall comprises an eclectic mix of well-known brands, delicious Chinese and Western foods, iMax Cinema and Jumpinestation, etc., together with offices, hotel, and medical centre, which combine to make life easy for the bustling neighborhood. Upon completion of its second phase re-development, the community will enjoy an even better level of community services and social amenities.

Prime property in Maluri: Lavile residence

Sited on a prime location in Maluri, Lavile is a freehold property comprising 1,278 units spread over 4 blocks, with usable areas ranging from 750 to 1,060 sqft. Residents can revel in a comprehensive range of facilities, including infinite-swimming pool, gymnasium, badminton court, yoga terrace, etc. Units are priced from RM 1.015 million, which represents great value for such a prestigious condominium.

With the 600 units in its first phase all sold out, the developer is now launching the 2nd phase, and expects the response to be equally enthusiastic.

Gear Properties is a subsidiary of Orando Holdings (www.orando.com.my)
At the recent grand opening of Sakura Global’s Tsim Sha Tsui showroom, Anvy Cheung, founder and chief executive officer, explained the background of the company’s development. “As a young brand, we know we have to work that much harder in establishing ourselves in a very competitive market,” she said. “We are very gratified that we have managed to win the heart and gained the trust of our customers through the provision of a thoroughly professional service that looks after their every need.”

Cheung pointed out that in their close interaction with clients, they were often asked whether they represented properties in other Asian countries. This is what prompted them to apply their expertise more widely. “Within Japan itself, housing in different cities have varying attributes and serve quite distinct purposes,” Cheung observes. “Therefore, we look at each case from the point of view of the client, and make sure we make the optimum recommendation that suits them.”

Established in 2017 as an agent that specialized in Japanese properties, Sakura Japan has responded to market developments and client demands, and expanded its portfolio to become Sakura Global, covering such upcoming markets as Dubai and Thailand. Properties in different countries have unique attributes, says Cheung. While Japanese housing is often favored for their stability, a newcomer like Dubai is very attractively priced, in spite of its ostentatious impression.

As one of the largest and most prestigious developers in Dubai, Emaar Properties started marketing to overseas buyers only in recent years. The representative elaborated, “While most people tend to be overawed by the many luxury buildings, Dubai’s housing is in fact surprisingly affordable. A 450 sq. ft. apartment on average costs 1.4 million HKD, and the return is quite stable.”

As the country is now transitioning from an oil-based economy to one that encompasses tourism, trading, finance, logistics and more, there are bright prospects ahead for property investors, he notes. “This is Emaar’s first official approach to the Hong Kong market, and the locals demonstrated strong interests. During today alone, we have secured 4 million HKD in contract.”

Thailand

Amid the many emerging economies, Thailand has long been of appeal to overseas investors because of its value-for-money propositions in the property market, according to Winnie Sun, Head of Australasia for the Australia-based International Property Advisory Group (IPA) which has been operating in Thailand since 2010.

Sun points out that, compared to other East Asian countries, Thailand boasts excellent leisure, medical and educational facilities and services, together with opportunities for long-term residency. IPA has set up its real estate development company, UTOPIA, in Phuket in view of the rapid growth in tourist arrivals. “We are confident that Phuket’s property market will continue to prosper,” Sun adds.

Japan

Alen Lee, Director at JAB Investment Limited, shared his insight on Japanese property investment. “Drastically different from Hong Kong where owners have the upper hand in the property market, Japan is very protective of tenants through rent regulations and long-term leases.”

“Alen Lee

“Our corporation provides professional management services for our buyers and secure handsome returns for them,” he says. “And the properties we sold through Sakura Japan have been very well received.”

Sakura Global showcases a great selection of international properties

Dubai

Known for its exuberant lifestyles and dazzling skyscrapers, the Middle-East is a bit of a mystery for most Hong Kong property investors. In developing this market, Representative from Emaar properties said there is a need to educate the public of its immense potentials.

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Is your home looking a bit dull and dreary after years of wear and tear? You could easily inject new life into your abode with some imaginative renovation and a fresh, bespoke color scheme. E-Max Home, the shopping centre devoted to home furnishing and décor, is brimming with professional interior design firms with a wealth of innovative ideas to lend you a helping hand.

With a constellation of some 40 distinguished interior design firms and trusted furniture retailers, the 150,000-sq. ft. E-Max Home is located on the 4th and 5th floor of Kowloon Bay International Trade & Exhibition Centre (KITEC), and features an array of styles in home decoration and furnishings that capture the latest trends.

The perfect solution tailored for you

Space is at a premium in Hong Kong, so judicious spatial utilization makes a world of difference to the presentation and functionality of any household. Custom-made furniture is popular for the ability to utilize every nook and cranny, and to give meaning to otherwise inaccessible space. The made-to-order items also adapt to clients’ lifestyle, creating an optimal living experience.

Looking for a full-scale renovation or just switching a few pieces of furniture and fittings? At E-Max Home, Centro and Fancy Design can come up with ingenious answers to perplexing design problems. With some 20 years of local experience, they know the market well; their interior design and made-to-order furniture service can pin-point what will or will not work in Hong Kong homes. Clients will certainly be satisfied with the services and products provided by the two well-known and upscale brands.

Centro

Centro’s simple, contemporary, and youthful design often plays with bold colors, whilst maintaining an elegant and careful balance. In its E-Max Home showroom, you will find actual products which facilitate a tactile experience. Customers can be directly involved with the design process, and be given material samples to better visualize the final outcome.

With over 22,000 sq. m. of factory floor space, Centro’s specialties range from kitchen cabinets, dining tables and chairs, sofas, storage and display cases, wardrobes, children furniture, beds, mattresses, to interior design. Customers can rely on their expertise to deliver a matching style throughout.

Fancy Design

Founded in 1999, Fancy Design has always strived for a careful balance between functionality and style. Its design team focuses on customers’ needs and preferences, and reinterprets them into classy and lasting designs. Their current portfolio ranges from smaller apartments to sizable abodes.

After the client briefing, Fancy Design will offer their professional advice and suggestions with different choices, but never forcing their ideas on clients. 3D renderings will be produced accordingly, followed by site visits and necessary adjustments. All processes are performed by specific teams to ensure continuity, efficiency and timely delivery.
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