Luxury Property

The Carmel
The Upper Gold Coast Collection peacefully tucked away off Castle Peak Road
THE CARMEL
EXCLUSIVE HILLSIDE GARDEN HOUSE. UNVEIL NOW.

#LuxuryReimagined
#UpperGoldCoast
#LushLiving
#HarmonyWithNature
Against a beautiful mountain backdrop and bathed by the coastal breeze, you will find the most spectacular example of luxury residences at The Carmel. A superior concept of security and comfort, offering an excellent quality of life for your nearest and dearest. Strategically located between the sea and the mountains, and just a short walk to local shopping and dining facilities, this brand-new residential resort stands out thanks to its offerings of indisputable quality and a perfect location. Something unlike anything else in the area.
The Carmel truly offers an enviable "Best of both worlds" location. Its beautiful suburb setting provides the ultimate idyll for those who enjoy the outdoors. With an array of outdoor spaces on your doorstep, you have a choice of exploring along hiking trails overlooking the Tai Lam Chung Reservoir, also known as Hong Kong's "Thousand Island Lake", jogging along the Gold Coast beach, or sailing sail for an epic adventure. Yet, the development is far from secluded with many local amenities close by.

Just off the artery highway of Castle Peak Road, the development enjoys easy access to northwest New Territories, west Kowloon, the Hong Kong International Airport via Route 6, and to Shekou via Hong Kong-Shenzhen Western Corridor.

**Luxury hillside living**

Arranged in a low-density setting, the magnificent houses are configured with spacious living spaces, ranging from 1,082 to 4,144 square feet in saleable floor area. Most of them have their own private gardens and garages. Houses No. 1 to No. 6 are signature houses with private garden, pool, whilst House No. 1 is the largest property, amassing a total saleable area of 4,144 square feet with four-bedroom suites, as well as a private lift accessing its every level. The two penthouse units with rooftops offer four bedrooms including two en-suites while connecting an extra large flat roof. The stairway leads to the rooftop terrace, where a rare and generously open view beckons. You can choose between excellent panoramic sea views or sweeping mountain views. 1. There is an instant wow factor as soon as you step foot in this tranquil, scenic hillside community.

**Enchanted gardens beckon**

Internationally renowned landscape architect Jean Mus and his team have invested copious efforts in crafting The Carmel's grounds, creating garden greenery that complements seamlessly with the development's modern architecture, resulting in a spectacle that accentuates the hillside resident's prestigious stature. Paving through the stone arch marks The Carmel's entrance, where residents and guests are greeted by a spectacular waterfall with lively water cascading down. Further into the development is a garden featuring upland, where meticulously arranged townhouses stand interspersed with trees.

**Comfort and care**

Exclusivity, privacy, sustainability and technology, all with the highest quality finishes. From your new home, you will be able to enjoy an excellent range of amenities and services. The Carmel boasts the highest degrees of security with safety. Everything you need is right on your doorstep, and your doorstep extends right into the beautiful nature.

**Best-of-both-worlds location**

The Carmel offers convenient access to several MTR stations, including Tai Po Industrial Estate MTR Station, Tai Po East MTR Station and Hung Hom Station. This location is in close proximity to many, many, many amenities.

**The Carmel**

Address: 168 Castle Peak Road – Tai Lam

Enquiry: 2752 2288

Website: www.thecarmel.com

Developer: Wing Tai Properties

**Luxury Property**

The Carmel

4 October 2019

Conceptual design drawing of clubhouse of The Carmel

www.thecarmel.com

Wing Tai Properties

**Conceptual design drawing of clubhouse of The Carmel**

Contact: Mr. chau tak Ho kenneth of cYS Associates (HK) Limited

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1. This photo was taken in mid-air above Tai Lam Chung Reservoir by drone camera on 10 August 2018.
2. This photo was taken in mid-air above Castle Peak Road by drone camera on 10 February 2018. These photos were not taken in the development and does not reflect the actual view of the development and have been edited and processed by computerized imaging techniques, which are for reference only.
Obtain Portuguese Residency Through Property Investment

Aside from the country’s obvious beauty, vibrant culture and relaxing lifestyle, Portugal has been one of the most popular European investment destinations for investors due to its competitive pricing, favourable tax system and Golden Visa Program to obtain EU residency and citizenship through property investment.

For enquiries, please contact
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Your Property Expert for the UK Market

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PRESENTING MIDDLEWOOD PLAZA

Middlewood Plaza is an exciting new development in the heart of the Middlewood Locks regeneration zone, just 10 minutes’ walk from Manchester city centre.

Consisting of stylish apartments, townhouses and duplexes and located in the popular Salford area, Middlewood Plaza is the ideal investment property for those looking to be a part of North West England’s bright future. The impressive development features split-level blocks of six and nine storeys, with a total of 125 homes across the site, in the largest of Manchester’s three main regeneration corridors.

The contemporary Middlewood Plaza development has been designed to suit the needs of urban professionals working in both Salford and Manchester city centre. The mix of apartments, townhouses and duplexes will offer an appealing, family environment to those wanting luxurious city centre living in an outstanding location.

With high quality kitchens and bathrooms fitted as standard, Middlewood Plaza will present a superior quality apartment to the Manchester rental market, offering investors an exciting and unique development with broad appeal. The bright, spacious apartments are complemented by a superb roof terrace, with views over the city, to which all residents enjoy private access.

Middlewood Plaza also benefits from secure, underground parking, cycle bays and smart technology. All apartments are wheelchair accessible in order to accommodate as diverse a group of residents as possible.

Official partners:

MIDDLEWOOD PLAZA

Address: 28 Liverpool Street, Manchester, M5 4LE
Developer: High Street Group of Companies
No. of units: 1-3 bed apartments, townhouses and duplexes total of 125 homes
Price: from £157,281 - £411,480
Estimated return: 6%
Enquiries: HK: +852 3708 4302
UK: +44 (0) 121 328 2388
世界級濱海生活盡在

Corals

位於花園城市新加坡

充滿活力的南部海濱——吉寶灣。

它將海濱的壯麗和都市的魅力相結合。

South Beach Residences

風華南岸府

盡覽新加坡最美景致

發展商提供多種

優惠付款辦法，

包括『先住後付』計劃，

適合客戶不同需要。

居高臨下的地理位置 讓你以王者之姿俯瞰整個城市地標
Coming to grips with the problem

At the time of writing, the Chief Executive has yet to deliver her annual Policy Speech, but all eyes are already focussed on whether government could come up with new initiatives in tackling the vexing problem of housing in Hong Kong.

There is a widespread consensus that while the proposed extradition bill triggered the current social unrest, one of the root causes for dissatisfaction in the community is the non-affordability of housing, especially for the younger generation. Frustration is building over government’s inability to come up with effective solutions as property prices continue to soar.

The public expects government to take an aggressive stance and come up with bold, resolute measures. There are already suggestions that government might invoke the powerful Land Resumption Ordinance extensively to recover private land for public housing. Another mooted move is to reactivate the ruling for new private buildings to be sold only to Hongkongers.

Meanwhile, a developer has taken the lead to donate 3 million square feet of farmland for public and social housing, a laudable move that helps shorten the ever-lengthening queue of applicants, and also one that hopefully other land-rich developers would follow.

There is no denying that this inexorable rise in property prices is an unhealthy development for the real estate market, the overall economy and the community as a whole. Housing is meant to accommodate people, and not meant for reckless speculation.

Features Editor

RESIGLOW

From artisanal wonders to gastronomical delights, Happy Valley beckons with an eclectic mix of cultures and experiences. Ascending to your private sanctuary in a spectacular glass lift, you are home: a New York city-inspired, loft apartment bathed in natural light, an ambience which makes the heart soar. For those who aspire to rise above, Resiglow is your perfect abode.

7A Shan Kwong Road,
Happy Valley, Hong Kong
WWW.RESIGLOW.COM.HK
RESIDENTIALLEASING@KERRYPROPS.COM

LEASING INQUIRY: 2967 2200

Saleable area: 619 SF • 2 bedrooms | 698 SF • 2 bedrooms (1 ensuite) | 1,249 SF • three-bedroom special units

Viewing by appointment only • All information and particulars contained herein are for reference only
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
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 which will definitely help take your game to the next level.
Head south for some pampered living

Burnside Villa is the personification of luxury and exclusivity.

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

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

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

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

Look no further for your dream home.

**LUXURY OF NATURAL BEACHSIDE LIFESTYLE**

**BURNSIDE VILLA**

**Address**
9 South Bay Road, Repulse Bay, Hong Kong

**No. of units**
44 houses and 12 apartments

**Size**
- 3 Bedroom House: 2,098 - 2,143 sq. ft. saleable
- 4 Bedroom House: 2,763 - 2,811 sq. ft. saleable
- Simplex and Duplex: 2,319 - 2,510 sq. ft. saleable

**Developer**
HANG LUNG PROPERTIES LIMITED

**Enquiries**
(852) 2879 1917

**Email**
LeasingEnquiry@hanglung.com

**Website**
www.burnsidevilla.com.hk
Luxury Property
Kornhill Apartments

All the comforts of home – and more

A popular choice for those looking for a homey abode on Hong Kong Island, Kornhill Apartments provides top-notch resort facilities, together with attentive service, relaxing atmosphere, and contemporary decor.

Accessibility

A prime attraction of Kornhill Apartments is its convenient connections through an extensive and efficient transport network, as the adjacent Tai Koo MTR, bus, and tram stations provide excellent public transport coverage, while the Island Eastern Corridor and the Eastern Harbour Tunnel put you in touch with other parts of the city with ease.

Those on business will be in close proximity to the modern office complex on Island East. Kornhill Plaza is loaded with a plethora of dining, shopping, and recreational ideas, including a MX4D Cinema.

Services and facilities

At Waterfall on the 9th floor, residents can unwind in the indoor swimming pool, sauna, steam room, and jacuzzi. Other sporting facilities include a gym, ball courts, and table tennis area.

Residents enjoy scheduled room cleaning service, and 24-hour concierge service. There is a self-service laundry room with ironing facilities and car parking spaces.

Designed for singles as well as family, the 450 units in Kornhill Apartments range from studio to three-bedroom suites and specific layout for handicapped patrons.

For many, a kitchen is fundamental for a homey stay. Even for the 400 sq. ft. studio flat, there is a handy, fully-equipped kitchenette. Other appliances include microwave oven, a refrigerator, and electric kettle, and a basic dining set.

All units feature a widescreen LCD TV, with access to local, satellite, and TV channels. Complimentary Wi-Fi provides excellent connection, as well as IDD telephone and direct-dial-in telephone with voice mail system. There is also an electronic safe for added security.

KORNHILL APARTMENTS

Address 2 Kornhill Road, Quarry Bay

No. of units 450

Gross Size 400 - 1,250 sq.ft.

Contract term 1 month minimum

Monthly rate HK$19,500-HK$77,000

Enquiries (852) 2137 8101

Email kornhillapts@hanglung.com

Website www.kornhillapartments.com

Leasing Enquiries
(852) 2137 8101
Viewing for appointment only

2 Kornhill Road, Quarry Bay
kornhillapts@hanglung.com
www.kornhillapartments.com
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 and a surround-sound entertainment unit 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.

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**Address**

239 Queen’s Road East, Wanchai

80 Robinson Road, Mid-levels

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**Contract term**

1 month minimum

12 months minimum

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**Size**

401–582 sq. ft. (GFA); 270–380 sq. ft. (SA)

1,136–1,411 sq. ft. (GFA); 841–1,052 sq. ft. (SA)

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**Monthly rate**

HK$22,000 - $37,000

HK$65,000 up

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**Enquiries**

(852) 3108 3636

Email info@dhome.com.hk

Website www.dhome.com.hk

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**A TREASURY OF THE FINEST HOMES FURNISHED APARTMENTS**

**WANCHAI MID-LEVELS**

ENQUIRY: www.dhome.com.hk | info@dhome.com.hk

852 3108 3636
The epitome of luxurious living

The appeal of Gateway Apartments begins with the stellar location. Perched on top of Tsim Sha Tsui's landmark shopping center, Harbour City, the residence is linked to the rest of Hong Kong through an established transportation network, including the nearby MTR stations, the Star Ferry Pier, and a bus terminus.

The largest shopping mall at the bottom floors also provides for residents’ everyday needs, from supermarket, dining, to a constellation of international fashion, beauty, and lifestyle brands.

The key to a perfect stay

To curate a second-to-none exuberant lifestyle for all Residents, the Gateway Apartments is equipped with a thoughtful collection of amenities geared to both families and individuals.

At the Pacific Club, 3 outdoor and 2 indoor air-conditioned tennis courts are at Residents’ disposal. From beginners to experts, professional classes and coaching service are readily available, as well as activities like ladies’ tennis mornings and inter-club league competitions.

The state-of-the-art gymnasium is constantly updated with a selection of the latest fitness equipment, including the Life Fitness cardio and strength circuit equipment, Technogym’s Kinesis System, as well as weight equipment from Hammer Strength and cutting-edge stretching equipment. Personal trainers can also provide tailored programs to help Residents reach their individual fitness goals efficiently.

Whatever your needs are, the multi-lingual Concierge team, daily housekeeping services, and the 24/7 top-notch security and maintenance support will gladly assist you.

A place you call home

Gateway Apartments is dedicated to delivering a unique hospitality experience. The 256 units come with a selection of studios to 3-bedroom penthouses, with sizes ranging from 712 to 2,931 sq. ft. While all are wisely planned to offer an optimized and spacious layout, most units even come with a closed kitchen space with gas stoves, which is a rarity among its peers.

Benefitting from the superior geographical location, the majority of the units have stunning views to Victoria Harbour optimized by sweeping floor-to-ceiling windows.

To elevate the living experience, the apartments are contemporarily adorned with bathtubs, LED TV, home theatre systems, and other amenities. Apart from the spacious beds, the pillow menu helps guarantee a night of good sleep at Gateway Apartments.

Whatever your needs are, the multi-lingual Concierge team, daily housekeeping services, and the 24/7 top-notch security and maintenance support will gladly assist you.

To entertain large groups, visit the club’s Bar & Bowling Alley as well as its exclusive dining options featuring international, Chinese, fine-dining, and family-friendly restaurants.

A place for children to play and make friends, Children’s Playroom at the Pacific Club offers a vast array of facilities and activities, including wave slides, daring drop-slides and a climbing wall, not to mention the full schedule of exciting sports, arts, and educational activities.

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Old-school Flair

Offering an unparalleled living experience – combining serious style with convenience in vintage-inspired apartments that take you back to the elegance and charm of 1930s Hong Kong and Shanghai – a stay at Apartment O is akin to time travelling.

Borrowing from the luxurious style of yesteryear’s most fashionable Chinese cities, Apartment O is also equipped for modern-day guests. All apartments come with wireless internet, cordless phone, Hi-Fi. Residents can choose from over 100 international TV channels on a 42-inch smart TV (Netflix included).

With pet-friendly apartments ranging from one to three bedroom options which include a terrace or balcony, each unit also an en-suite master bathroom with Jacuzzi, a fully functional Kitchenette and separate dining area. Apartment O also offers a lounge, cigar room, business centre and rooftop BBQ facilities to suit all of your leisure and business needs.

Situated in a quaint area in the midst of bustling Causeway Bay and comprising just 16 units, the rooms are themed in two styles: Classic Shanghai and Old Hong Kong, where architecture used by the affluent are preserved and represented by a combination of the finest quality furnishings and art work.

The decor includes hand-painted tiles, paintings from the Qing dynasty, traditional Chinese wooden furniture, Western leather sofas, wooden louver doors, lace curtains and more.

Conveniently located to Causeway Bay MTR and some of the city’s top-notch shopping centres – Hysan Place and Times Square – Apartment O provides just the right amount of modern-day conveniences with historical luxe.

APARTMENT O

Address 5 Hoi Ping Road, Causeway Bay

No. of units 16
Area 1,020 - 1,500 sq. ft.
Layout 1 - 3 bedrooms

Enquiries (852) 2830 1383
Website www.apartmento.hk
Email info@apartmento.hk

www.apartmento.hk
Luxury Property Walden Thonglor

Low Rise, High Life
At Walden Thonglor 8 & 13

List Group, a leading Japanese real estate group, has created a joint venture with Thai property developer Habitat Group for two condo projects in Thonglor worth a combined 2.8 billion baht, Walden Thonglor 8 & Walden Thonglor 13. List Sotheby’s International Realty will be the sole and exclusive agent for these two projects in Hong Kong.

Walden Thonglor 8, a luxury low-rise condo development that comes with a deep tradition, offering the utmost privacy, surrounded by the beauty of nature with an added touch of flare. Located at Soi Thonglor 8, it is a unique 8-storey luxury low rise condominium, with a total of 117 residential units with sizes from 350 to 764 square foot.

Walden Thonglor 13, located in the private area of Thonglor with easy access points to Sukhumvit Road, New Petchaburi Road and Express way, has 8 floors and contains 122 total units ranging from 1 bedroom to 2 bedrooms, from 388 to 710 square foot. It is a one-of-a-kind project that seamlessly merge luxury, privacy and nature into one enticing package.

Each unit of Walden Thonglor 8 & 13 includes air conditioner, water heater, electric stove with cooker hob/hood, microwave, refrigerator, and bathtub, with the option to express your style in Light or Dark theme room.

Walk into the world of Walden Thonglor 8 & 13 that feels like a brave and bold design language, enticing you to take in every detail of your surroundings and be amazed at the first sight of the 5-star lobby all the way to your home. Both developments feature full facilities, including swimming pool, kids pool, pool terrace, fitness centre, lobby, lounge, jacuzzi, onsen hot tub, party area, changing room, outdoor exercise, outdoor recreation area with landscape, rooftop facilities, CCTV and 24-hour security guards. Both are expected to be completed in 2022.

Thonglor, a chic residential area popular among expats, is considered as one of the most expensive areas in Bangkok. It is dubbed by travel experts as the hippest district in all of Asia without sacrificing privacy in a glamorous package. The developments are doorstep to shopping malls such as J Avenue, the COMMONs, and 72 courtyards. The vibrant contemporary entertainment venues provide a place for people to hang out and relax including international restaurants, quaint cafes, bars and speakeasies along with community malls offering active outdoor space to enjoy until late night.

Your travel routine is served by BTS Thonglor, two proposed Monorail Jampen and Thonglor 10 stations providing easy access to various key routes and expressways. Many leading hospitals and academic institutions nearby give you a peace of mind knowing that your family’s health and academic future are in safe hands.

L’axe Jalux Serviced residence, a professional Japanese service provider with strong background and customers database, is the leasing partner for the Walden projects and will provide clients a complete rental solution, from finding tenants to keeping their properties in top condition. L’axe enables clients to receive stable income on their investments without the hassles and demands of managing a property by themselves.

Joint Venture Announcement

Walden Thonglor 8 & 13 Property Showcase & Seminar

Date 24-26 Oct 2019 (Thu - Sat)
Time 24 Oct (Thu) 12:30pm & 6:30pm
25 Oct (Fri) 12:30pm
26 Oct (Sat) 11am & 1:30pm
Enquiries Charis Chan +852 9646 9698
Email cpl@listirhk.com
PICC (Penang International Commercial City) is set to be the first comprehensive integrated development with smart city features in Penang!

Strategic Location
- Situated in an established neighborhood with conveniences such as hotels, an international convention centre, shopping malls, government offices, international schools, public universities, private colleges, hospitals and more.
- Excellent connectivity to a network of trunk roads and highways, and just a few minutes’ drive from the Penang International Airport, both Penang Bridge and the Second Link Bridge.
- An exceptional catchment area with plenty of job opportunities – the Bayan Lepas Free Industrial Zone is home to top high tech companies. Tens of thousands of engineers and support staff work here creating a demand for housing & lifestyle facilities.
- The new Bayan Lepas LRT station (part of the upcoming Penang Transport Master Plan) is a short stroll away.

Impeccably Master-planned
- PICC is envisioned as the epicentre for commerce in the region with its cutting edge features.
- Designed based on a smart and green concept with integrated convenience, bridging present and future work-life needs.
- A multi-billion Ringgit development with PICC Tower, Business Process Outsourcing (BPO) Offices, 5-Star Hotel, Lifestyle Mall, F&B Boulevard, Central Park, Medical Centre and Residences.

Introducing Muze, an experience beyond expectation
As a resident of Muze, you can rejoice in its convenient and practical lifestyle. Effortlessly and safely connect to the shopping mall, medical center, offices, hotel and the upcoming LRT station through the many link bridges.

Priced from HK$2M! Muze offers smart living with colourful lifestyle choices. Two freehold townhouses soar skyward at 52 stories and 58 stories, respectively. Choose from 3 bedroom setups while sizes range from a comfortable 1,087 sq ft to 1,982 sq ft for typical units plus larger penthouse units.

Muze also features 4 facility areas running through 7 levels. The ‘Escapade’ houses sports and recreation venues and the ‘Pocket Forest’ – a thematic natural retreat. ‘Social Square’ at Level 11 features sparkling pools, a ‘Community Hall’ and ‘Garden Kitchen’, ideal for entertaining outdoors. ‘Chillscapes’, designed for relaxation and entertainment spans across several levels with game rooms, pavilions and a gym/yoga area. Lastly, the ‘Muze Club’ in an exclusive area in the sky on Level 40 and 41 with the most stunning views you really must see. An Executive Lounge, Gourmet Kitchen and wellness zones with spa facilities round off the experience here.

Hunza - Committed to a Legacy of Excellence
Another prestigious project by Hunza Properties Group, PICC joins a select and exclusive collection of properties that have been built and delivered by this award-winning developer. Amongst its most stellar developments to date are the Infinity Beachfront Condo, Gurney Paragon Residence & Mall and the newly completed Alila2 in Penang.

PICC thus marks a visionary step forward for Hunza Properties Group as a far-sighted developer, creating a landmark that is truly destined to be the Pulse of Penang.

JADE LAND’S GALLERY & EVENT SPACE
Address: U/G/Floor, Winway Building, 50 Wellington Street, Central
Enquiries (852) 2869 6683
Email info@jlgroup.hk
Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for Muze at PICC (Penang International Commercial City).

Did you know Penang is rated as one of the most livable cities in the world? Famed for its hawker fare, street art, pristine beaches, amazing culture and heritage, Penang is a world class destination. With the addition of PICC (Penang International Commercial City), this tropical island will soon be even more enticing, exciting and engaging.

It is here, in Bayan Lepas, one of the most thriving neighbourhoods on the island that PICC calls home. A noteworthy fact: more than 62% of the Southwest District population lives here. Bayan Lepas has also been earmarked as a major focus of the government’s ‘Penang 2030’ plan which aims to create a green and smart island by improving infrastructure, amenities and living exuberance. Here’s why PICC should be your next investment.

Jade Land’s Gallery & Event Space
C.A.J Property Investments -
Reputable & Trusted Hong Kong Agency Specializing in Malaysia Properties

Since 2010, C.A.J Property Investments Private Limited was established as a gateway to Malaysia property investments and have built a long term network of investors, and developers with integrity and mutual understanding. C.A.J has marketed many different Malaysian properties from developers in Johor, Malacca, Kuala Lumpur, Selangor, Ipoh and Penang.

Known for our experience, skill, dedication and collaborative approach, C.A.J has assisted our clients; both developer & real estate investors by bridging the investment gap thus making it a seamless experience. C.A.J’s philosophy of always maintaining the highest levels of integrity in all dealings impacts how we do business and helps to ensure sustainable practices with measurable benefits long-term success.

As a team of dedicated professionals, sharing a common vision – C.A.J is not just focused on making a deal but also on making a difference. We research, analyze and advise clients on Malaysia properties providing up-to-date property market intelligence including past and prevailing sales and rental prices and market trends. This enable the client to further understand the Malaysia property market and decide on the property to suit their needs for investment or retirement.

We also provide our clients with after-sales services such as leasing, renovation and property management by working closely with our partners in Malaysia, for a hassle-free management of their properties.

For any further enquiries on any Malaysian properties, kindly contact C.A.J at (852) 3997 1301 / (852) 9813 5036 or email us at info@cajproperty.com.hk

Our mission is to offer comprehensive visa and immigration services; assisting and ensuring that clients’ feel comfortable in Malaysia from the very beginning.

Our vision is to be the leading MM2H specialist in Hong Kong that deliver highest satisfaction to clients.

With the C.A.J’s new partnership with Ms. Jessie Ong, Managing Director of Overseas Living and MM2H Ambassador who has been a member of Malaysia My Second Home Agents Association (MM2HAA) and Malaysia External Trade Development Corporation (MATRADE) since 2007 and having over 10 years experience in the MM2H industry; Overseas Living is specialized in providing their clients with tailored service at highest professionalism and clients benefit from a bespoke service that is tailored to each client’s need. Quality service and commitment to their services have ensured that their customer retention rate is among the highest in the industry. Overseas Living’s extensive experience and expertise also help clients to minimize considerable amount of time and money, whilst ensuring 100% successful application.

We believe that our shared mission and vision will easily be achievable in Hong Kong and clients will be satisfied with the ease of our services.

We welcome families, investors, retirees and individuals who are seeking for reliable and professional services in reaching their retirement goals and relocation pursuits in Malaysia. We also offer MM2H Visa & Immigration Services, Education Counseling, Healthcare, Lifestyle and Property Investments Services.

For more information, kindly contact MM2H Information Centre Hong Kong at 3997 1301 / (852) 9813 5036 or email us at info@cajproperty.com.hk.
Sunway Group

Established in 1974, Sunway Group is one of Malaysia’s largest conglomerates with 12 business divisions that operate across 50 locations worldwide. Our core interests are focused on real estate, construction, education, healthcare, retail and hospitality.

As a Master Community Developer, Sunway’s unique Build-Own-Operate business model makes us an integral stakeholder of the communities in which we operate, particularly the sustainable townships of Sunway City Kuala Lumpur, Sunway City Ipoh in Perak and Sunway City Iskandar in Johor, and a host of other integrated developments which collectively span more than 5,000 acres across Malaysia.

Sunway was recognized as Malaysia’s top 10 developer. The property division’s next integrated township will be the largest yet, spreading over 1,800 acres in Sunway City Iskandar, Medini Johor. This integrated township is crafted into six precincts, namely The Lakeshore, The Capital, The Parkines, The Marketplace, The Riverside and The Seaport – where each precinct is designed to reflect itself as sustainable integrated cities with 40% greenery and convenient amenities.

Sunway City Iskandar has a strategic location with only 8km to Malaysia-Singapore Second Link via Coastal Highway Southern Link (CHSL) and seamless connectivity to various major highways, attractions & convenience.

As the first education component, Sunway International School Sunway Iskandar with 7-acre school campus welcomed the first intake of students in 2017 by offering the full comprehensive K-12 curriculum in Canadian International Baccalaureate programme. In SE Asia, all the syllabus is internationally recognized and the teachers are certified educators in Canada.

Sunway Emerald Residences was Sunway Iskandar’s first premium low density landed development, comprising of 222 units of Link Homes, Courtyard Homes, Garden Villas, Link Semi-D and Semi-Detached Homes. This exclusive hilltop landed home collection is next to 20-acre Emerald Lake Garden and Sunway International School. This completed development offers peace of mind living in gated and guarded community. The residents can enjoy private clubhouse facilities such as swimming pool, BBQ area, Gym, function hall, playground and others.

Offering the conveniences of life both within and beyond its walls, The Goodwood Residence is set to become the home for absolutely advantageous living.

A HIGHLY STRATEGIC ADDRESS
Situated in the Golden Triangle between Bangsar, KLCC and Petaling Jaya, the highly sought-after address of Bangsar South that stands proud in a massive 60-acre integrated city development of endless amenities. As a whole, Bangsar South is praised by many for its strategic location and accessible conveniences. Getting around Bangsar South is not just quick, but easy as well. Complimentary shuttle services ferry passengers throughout designated pick-up and drop-off points, and the local light rail transit (LRT) train system allows a quick access to locations beyond Bangsar; with two stations being within walking distance, those who choose to take the LRT system will find that they can access just about anywhere in Kuala Lumpur in less than an hour’s time. Recognised by the local government as a Multimedia Super Corridor (MSC), companies here qualify for certain privileges for statuses like tax free, high-speed Internet access or grants. As such, Bangsar South is often known as Malaysia’s Media City.

Being in a prime location of said development, Bangsar South itself has 5 healthcare facilities and 5 educational institutions and one of Malaysia’s biggest leisure malls, the Garden and Mid Valley Megamall within a 3 minutes’ drive, while other lifestyle retail hotspots such as Nexus and The Sphere are located within walking distance, offering more than 45 difference F&B establishment within the vicinity. Those who are looking to enjoy some greenery can make their way to the award-winning 6-acre park nearby. Housing approximately 11,000,000 sq. ft. of office spaces with an estimated working population of over 70,000 people, the popularity of Bangsar South only continues to grow as many are migrating for better career opportunities. In addition, there are currently over 20 multi-national corporations operating in Bangsar South, with about 1,500 expatriate workers and it makes the residential property in demand with an attractive return from 5% - 7% p.a.

A PRACTICAL HOME WITH LIMITLESS POTENTIAL
As the development is situated in an established neighborhood, Owners/Tenants will find their neighborhood, Owners/Tenants will find their amenities are carefully catered to residents of different generations. In addition, the development has community gardens and pavilions as spaces for groups to get together and hold activities. As the development is situated in an established neighborhood, Owners/Tenants will find their immediate vicinity rich with further amenities such as restaurants, banks, commercial offices, retail shops, hypermarkets and more. Made as a space for wholesome community living and surrounded by city conveniences, The Goodwood Residence is definitely the home for carefree and joyful living.
Pampered living on a picturesque waterfront

Crafted by award-winning developer, Ideal Property Group, the nautical-inspired Queens Waterfront is dedicated to redefine the south-east district of Penang island with its exquisite waterfront lifestyle.

Located at prime seafront next to Queensbay Mall, this 36.53-acre freehold development comprises both residential units and commercial shops, a marina bay, an international sports centre and an international school. Meanwhile, the sea fronting development overlooks the two imposing landmark bridges in Penang and Pulau Jerejak, offering a spectacular panoramic view of the Straits of Malacca.

The epitome of customized living

With the regal seahorse as its icon, Queens Waterfront symbolizes the hope of the future and the promise of today. The massive development will be divided into 5 phases, represented by five colours, viz, orange, yellow, dark blue, turquoise and red, as indicated in the seahorse mascots. Phase 1 to Phase 4 comprise residential units, while Phase 5 is the Queens Sports Centre. All phases are specially designed to fulfill the needs and desire of the 4 stages of life which are young adults, family, kids & teens and retirement.

Phase 1 of Queens Waterfront Residences is designed for young adults as this phase is infused with excitement, creativity and vibrancy with a hint of romance. This phase is positioned facing the marina with sea view gym room, sports bar, and a bounty of equipment such as table tennis, rock climbing and snookers. Not forgetting young couples, a forest path and a man-made beach close by are ideal for romantic strolls. To cater to other members of the family, there is also a library, an ocean themed playroom and a star gazing terrace on the roof of the building. The two 20-storey blocks offer units from 950 sq ft to 1,650 sq ft.

The 2nd phase of Queens Waterfront Residences aims at promoting family unity and bonding. Many facilities have been specifically selected to suit all ages.

In the Queens Waterfront development, Penang Island will see a new dimension where an international sports centre and an international school will be constructed. The international-standard centre with its various sports facilities will be handed over to the state government upon completion in 2023 and will be open to the public.

Prime location

Queens Waterfront is strategically situated within walking distance from Queensbay Mall, the biggest shopping mall in Penang. Boasting a large 2,100,000-sq ft area, it is home to more than 400 stores including Aeon, Golden Scene cinemas and Niewy Karaoke.

Queens Waterfront is as well a short drive to Kompleks Bukit Jambul, SPICE Arena and Universiti Sains Malaysia (USM).

Also in close proximity are the Penang International Airport, Penang Bridge and Penang Second Bridge, Bayan Lepas Free Trade Zone, Pantai Hospital Penang and Penang Golf Club, allowing residents to travel and relax at ease.

Easily accessible via the Tun Dr Lim Chong Eu Expressway and Bayan Lepas Expressway, the development is also surrounded by a host of other retail, F&B, financial, educational and healthcare amenities.

**QUEENS RESIDENCES AT QUEENS WATERFRONT**

<table>
<thead>
<tr>
<th>Developer</th>
<th>Ideal Property Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Layout</td>
<td>2 bedroom to 4 bedroom</td>
</tr>
<tr>
<td>Unit Sizes</td>
<td>950 sq ft to 1650 sq ft</td>
</tr>
<tr>
<td>Est Completion</td>
<td>2021</td>
</tr>
<tr>
<td>Starting Price</td>
<td>From HK$1,650,000</td>
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</tbody>
</table>
With Malaysia fast becoming a favourite destination for investment diversification and retirement, a recent Expo provided attendees with details on the MM2H (Malaysia My Second Home) programme, looking at life in this popular nation from various perspectives.

Organized by the MM2H Club, the Expo was held over the recent Chung Yeung Festival long weekend at the JW Marriott Hotel. Seminar speakers included representatives from the Consulate General of Malaysia, and from the education and medical care sectors in Malaysia, as well as Hong Kongers who have moved to Malaysia under the MM2H programme.

“The Expo was an outstanding success, attracting an overwhelming response,” says Vincent Fong, founder of the MM2H Club. “Thousands of people signed up for the event, and our seminars were filled to the brim. There was very keen interest in the terms and application procedures for the programme.”

First launched in 1996, the original idea was an investment programme devised by the Malaysian government to attract people from all over the world to settle in Malaysia for their retirement, says Fong. It was re-named ‘Malaysia My Second Home’ in 2002, and began accepting applicants aged 55 or below.

The Expo invited a Hong Konger who has moved to Malaysia under the MM2H programme to share her personal experience of living in Penang, Malaysia. The audience were particularly impressed by the low cost of living and the relaxed lifestyle.

“I’m living in a flat that measures over 1,000 sq ft in Penang which provides plenty of opportunities for an enjoyable outdoor life with its open space and green environment,” explains the MM2H participant. “The flat costs me about HK$1 million for which there is absolutely no way for me to get a flat of equivalent size in Hong Kong.”

For families attending the Expo, the organizer invited Fairview International School – which has campuses at five major Malaysian cities, including Kuala Lumpur, Penang and Johor Bahru – to host mock classes for children to experience first-hand how classes are conducted. It is obvious from their laughter and happy faces how much they enjoyed this innovative method of learning.

An important consideration for retirees is the quality of medical care. In this respect, Malaysia scores 95 points out of 100 in recognition of its low cost and high standards, taking the top honour in the Healthcare category of the Annual Global Retirement Index of Living International.

Representatives from two international standard hospitals in Malaysia, namely, Penang Adventist Hospital, and Park City Medical Centre from Kuala Lumpur, were present at the Expo to introduce their services. They are both certified by Joint Commission International, a worldwide authority for professional medical services. Attendees also gained practical knowledge on investing in Malaysia as Ms. Ezzwanee Ahmad, Trade Commissioner of the Consulate General of Malaysia – Trade Section (MATRADE), Hong Kong/Macau, briefed them on the ways and means of going about it, and explained future prospects of this vibrant nation.

The MM2H Club is the leading organization providing professional services to help participants in their application for the MM2H programme. The Club is headquartered in Malaysia with branches in Hong Kong, Taiwan and Indonesia, and provides the most comprehensive information to the public.

The linear, monolithic, architectural collection comprises nine products for washbasins, bidets and bathtubs. Its sleek design pushes boundaries; its customizable concept satisfies the desire for uniqueness; and its spray is also innovative: PowderRain – a sensuous experience on the skin – featured for the first time in a tap.

This year, the brand has launched a new, exclusive PVD finish for the collection: Satin black. Now available in four standard finishes – Chrome with mirrored glass, Chrome with black glass, Satin Black with black glass and Satin Black with Brushed Bronze – the taps can also be tailor-made to satisfy personal preferences, allowing you to combine 15 AXOR FinishPlus PVD surfaces with a selection of exclusive AXOR Signature materials and colors such as metal, wood, marble, leather, and the new Satin Black. With more than 225 design choices, the AXOR anniversary collection caters to the mega trend and personalization.

The 15 special AXOR FinishPlus surfaces are setting new standards. Manufactured using the most sophisticated technologies available, these brilliant finishes, from ‘Polished Gold Optic’ to ‘Brushed Black Chrome’ are all extremely robust and durable. With high-precision craftsmanship and cutting-edge technology, AXOR enables customers to create bathrooms that are an expression of their own unique personalities.

Its innovative spray, PowderRain enhances users’ satisfaction by providing a silky, soft moistering 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 moisturizing the skin without bouncing off. A visitor at the Milan furniture fair says he will never want to escape from the cocoon of water.

Thirteen years after the first collection with the French designer Jean-Marie Massaud, AXOR introduces AXOR edge – a luxurious symbiosis of geometrical bodies and an ultraprecise manufacturing method. The collection transcends boundaries in aesthetics and technology: asymmetrically combined cubes yield an impressive gem.

Specially developed for the production of AXOR edge, a state-of-the-art diamond-cutting machine assures accurate planes and contours. Precision-pointed pyramids are created to reflect the interplay of light and shadow, making it a precious gem.

Partially refined with a fine texture and personalizable with a selection of AXOR FinishPlus polished surfaces, AXOR Edge is available for the washbasin, the bathtub, the bidet, and with thermostat modules for the shower.

AXOR Edge is massive and delicate all at once. Partially enriched with a fine texture, the three-dimensional faucet is a new kind of haptic experience with a maximum of luster and radiance. For those who prefer a more minimalist appearance, AXOR Edge is also available without a partial texturing of the surface.

Personal refinement is available through seven polished AXOR FinishPlus surface colors: from ‘Polished Gold Optic’ to ‘Polished Black Chrome’. It is manufactured at the highest technological levels with Physical Vapour Deposition in the vacuum chambers of the AXOR production plant.
Swiss sink excels with attention to details

A prominent Swiss product with presence across five continents, Franke’s kitchen equipment has always been celebrated for its quality design with a modern twist. Its success is acknowledged by prestigious design awards, including multiple Red Dot awards and iF Design Awards.

True to its corporate motto of ‘Make It Wonderful’, Franke aims to bring extraordinary experience to customers with their products. The focus on details is the key, such as the attention to the annealing process and its innovative ‘easy-fix’ installation system.

Sinks

Best known for its sinks, Franke’s collection is made of meticulously selected materials to ensure durability, allowing quality to be guaranteed without exception. Even for the classics lines, its stainless steel sinks feature a high-end 304 stainless chrome nickel steel, providing exceptional staining, rust and corrosion resistance, and protection from chipping, crazing, flaking, or breaking.

The stainless steel option has an exquisite interior with high versatility that accommodates different interior stylings. The polished finish effuses a natural sheen with reflective quality, while the silk or brushed finish adapt to a subtle, classy atmosphere.

Fragranite, pioneered by Franke, is a remarkably sturdy material. Uniquely invented with 80% of quartz, one of the toughest materials known to man, Fragranite is highly resistant to burns, dents, chips, and stains, whilst creating a cooled sheen that warms to the touch. Integrated with Sanitized® hygiene function, it could be cleaned effortlessly with lasting protection.

Three installation methods are available for Franke sinks, including inset, flushmount, and undermount, allowing the freedom to choose between enhanced appearance and installing effort. To satisfy different households, bowl number, length and depth are all customizable.

Taps

A bowl, however well designed and installed, will not reach its full potential without an equally outstanding tap. From traditional houses to modern apartments, or any transitional phase in between, Franke is able to provide the fitting piece tying in with the whole surrounding.

The stainless steel taps, effortlessly matching bowls made with the same material, are completely lead-free to secure safe consumption. They do not show limestone residue, while the flexible hose provides pressure and corrosion resistance. The high performance ceramic cartridge ensures durability, and the NEOPERL aerator is integrated with effluent effect and water saving functions, in addition to the withdrawal sprinkler with disposable angle and mode of outlet.

The chrome tap, a slightly more economic alternative, is made of high-quality copper material. The material used is thicker than European standard, providing excellent corrosion resistance. The removable nozzle is designed for disposable angle of outlet. Equipped with the aforementioned hose, ceramic cartridge, and NEOPERL aerator, its performance brings an equally satisfying experience.

Franke Kitchen Systems
B.S.C. Group of Companies
Enquiries (852) 2510 2328

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