ST GEORGE’S MANSIONS
KADOORIE AVENUE

www.stgeorgesmanions.hk The photographs, images, drawings or sketches shown in this advertisement / promotional have been edited and processed with computerized imaging techniques and is for reference only. The size and style of the property or the finished appearance of the development may vary from the photographs, images, drawings or sketches shown. The size and layout of the apartments are approximate and are subject to change, depending on the nature and requirements of the Building Authority. The details and specifications incorporated in this advertisement / promotional are not binding. This advertisement / promotional is not an offer for sale and is subject to approval by the relevant authorities. The layouts, finishes, fittings and fixtures (if any) may not be the same as those shown in this advertisement / promotional. The Developer and/or the Vendor reserves the right to alter the details and specifications of the development at any time without prior notice. St George’s Mansions Development Limited is the Developer of the development and the Vendee of the development is St George’s Mansions Development Limited. All Information contained herein is correct at the time of printing. Please refer to the sales brochure for details. 

HOTLINE
8203 9822
KSUMIT, the second residential cum commercial development of K. Wah International Holdings in Kai Tak, aims to exceed and surpass on its previous successful and award winning project K.City. KSUMIT is attracting talents from everywhere thus establishing an innovative, diversified and inspirational community filled with creativity and interactivity. KSUMIT is destined to blossom and shine with infinite opportunities and strategic potentials arising from the CBD2, and the “SMART CITY” concept upon the arrival of 5G technology. Here, you will be able to inspire and to be inspired.

No. of Towers : 4
No. of Garden Mansions : 4
No. of Flats : 1,006

Enquiry Hotline 2880 8268

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Enquiry Hotline 2880 8268
發展項目的街道名稱及門牌號數：碧沙路18號 區域：清水灣半島北
查詢熱線：(852) 2439 1662
賣方就發展項目指定的互聯網網站的網址：www.villacove.com.hk

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Finding Contemplation in the Midst of Nature,
Surrounded by Verdant Greenery, beside the Flowing River1.
Experience the Advantages of Two West Rail Stations2,
And Excitement in the Lok Ma Chau Loop, the Future Hub of Innovation3.
Explore the Endless Potential of an Evolved New Community,
Where Life Comes in Full Bloom.

• Swift Access to Two West Rail Stations -
  4 Minutes to Yuan Long and Kam Sheung Road Stations2.
• Linked to Two Central Business Districts - 27 Minutes to Central & Kwun Tong East via Routes 3 & 7.
• Experience Cross-Border Activities within “Half-Hour Living Circle”,
  being Advantageously Situated near the Huanggang and Shenzhen Bay ports4.
• Unveiling the Future $20-billion Innovation & Technology Hub in Lok Ma Chau Loop14 -
  Capitalizing on the Opportunities Arising from a New Era In the Development of the Greater Bay Area.
• Over 100,000 sq. ft. of Twin Clubhouses and Greenery, including a 25m Outdoor Heated Pool and a Multi-Purpose Sports Hall5.
• Low-Density Development providing 331 Residences, including 29 Houses - 75% of Units comprise 3 Bedrooms
  (including 1 Ensuite) and Utility Room with Lavatory, with Generous Floor-to-Floor Height from 3.45 to 4.5 Meters6.
• Comprehensive Facilities - Residential Unit to Parking Space Ratio close to 1:17.

QUALITY LIVING BUILT WITH HEART

Roel King Properties is committed to developing quality residential projects throughout Hong Kong and Macau. China. Based in Hong Kong, the company’s mission is to bring China Foreign Land Development’s commitment and expertise one of the best Chinese Real Estate Developers for 7 years with a land reserve of 9m million square feet. Its holding company, Roel King Infrastructure Limited, is a leading global investment and operating company with over 20 years of experience. Every project exemplifies the company’s dedication to creating unique living experiences.

www.roelking.com.hk

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Spectacular twin-city sea view®, revealing the prosperous metropolis
A metropolitan hub® with 8 bridge connections®
Approx. 20 mins drive to High Speed Rail Hong Kong West Kowloon Station and Hong Kong – Zhuhai – Macao Bridge®
Approx. 14 mins to Kowloon Station and approx. 17 mins to HK Station along the MTR’s Tung Chung Line®
Signature curtain wall – a new Tsing Yi landmark
The Grand Club™ – leisure facilities unmatched throughout the district – including outdoor swimming pool and landscaped area within 35,000 sq. ft clubhouse space
Effortless, one-touch living with built-in “SmartAtHome®” technology
376 units ranging from 1 to 4 bedrooms in 2 towers

Enquiry:
3706 9288

Tsing Yi’s most iconic private residence in 15 years®

District: Tsing Yi | Street number and name of the street at which the Development is situated: 18 Sai Shan Road
Note: The provisional street number is subject to confirmation when the Development is completed.
Address of the website designated by the Vendor for the Development: www.thegrandmarine.com.hk

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

Number of the Development: 11 Yiu Sha Road (The provisional street number is subject to confirmation when the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties Ordinance) The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s concept. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques; the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit, its surrounding environment and the public facilities nearby.

Enquiry Hotline: 2806 0318

District: Ma On Shan. Name of Street and Street Development is completed. The address of the (First-hand Sales) Ordinance: www.altissimo.hk impression of the development concerned only. Prospective purchasers should make reference to the sales brochure for details of the development.

Sales Office Address: 16/F, The Peninsula Hotel Office Tower, 18 Middle Road, Tsim Sha Tsui, Kowloon.
Masterpiece Residence at Cotai Strip of Macau

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

Situated at the south of the Cotai Strip, Sky Oasis THE LUX MANSIONS commands smashing views of unending greenery and the stunning Cotai Strip. Sky Oasis The Lux Mansions provides the most sought-after 4-bedroom apartments with spacious balconies overlooking the charming view of Cotai Strip and international standard golf course. Each apartment has its private lift lobby, apartment area is approx. 3,500 sq.ft., with a stunning 11.5-foot floor-to-floor height and spacious layout. Residents enjoy 24-hour attentive and considerate concierge and clubhouse services.

Sky Oasis THE LUX MANSIONS is Now for Sale,
Visit to show flats at completed apartments made by appointment only.

Address: South of Cotai Strip, Macau
For Enquiry: (852) 2522 6888  (853) 2823 2323

www.sky-oasis.com
THE VIEW FOR ONLY A FEW
HOME SUITE HOME

Bespoke urban living
Well appointed and conveniently located in vibrant precincts, residents enjoy excellent connectivity in addition to modern home comforts and a suite of attentive services.

A wide range of accommodations are offered to cater to residents’ needs. Choices of partially, fully furnished to serviced suites are available.

It is where convenience meets comfort.
Located atop the MTR/AEL Station in Central, Four Seasons Place offers luxury serviced suite living adorned with magnificent views. With a full range of world-class facilities, Four Seasons Place blends tasteful living with elegant comfort and convenience.

(852) 3194 8228
(852) 9728 1886

www.FSPHK.com

Located atop the MTR/AEL Kowloon Station, boasting breathtaking harbour and city views, The Harbour View Place redefines luxury living. A full range of stylish lifestyle amenities promises a chic lifestyle with cosmopolitan convenience.

(852) 3718 8000
(852) 9661 7100

www.HARBOURVIEWPLACE.com

STYLISH LIVING IN A VIBRANT INTEGRATED LANDMARK DEVELOPMENT

Vega Suites, together with two international hotels, Crowne Plaza and Holiday Inn Express Hong Kong Kowloon East, the luxury residence the Wings and the trendy shopping mall PopCorn form another vibrant hub encapsulating the finest in taste and lifestyle enjoyment. With studios and one to three bedroom suites to choose from, providing hotel-style management, facilities and services, Vega Suites offers a chic lifestyle in Kowloon east.

(852) 3963 7888
(852) 9731 7188

www.VEGASUITES.com.hk

Sun Hung Kai Properties
SignatureHomes®
A year of consolidation and repositioning

It has, by any measure, been a tumultuous year in 2019, and more so in Hong Kong than most other territories because of the extended social unrest. But the property market has stood its ground and the overall result has ended up in positive territory, albeit by a tiny margin at best.

A notable feature of the past year is the marked increase in the supply of nano-flats to meet affordability requirements. But the market is changing again with the relaxation in mortgage eligibility as announced in October, because the new ruling has enabled a fresh batch of middle-class buyers to go after two- and three-bedroom units, thereby depressing the appeal of the shoe-box units, especially those that are priced unrealistically.

If there is any doubt as to the sustained level of confidence in the property market, one has only to look at the enthusiastic response of tenders for two building sites towards the end of the year. Both the sites at Tai Hang on Hong Kong Island and at Lohas Park in Tsing Kwan O have attracted a large number of bidders, reflecting developers’ positive outlook.

Looking ahead for the new year, there are the usual pessimists and optimists in their forecast of market performance. But whether they are betting on the upside or the downside, it appears that their predictions are confined within a narrow range of no more than 10%.

Those who take a dim view of 2020 point out that the whole world is facing a downturn with Hong Kong faring among the worst. The negative growth in GDP, the rising unemployment and the weak rise in salary and wages do not bode well for market spending, not to mention the dampened sentiments due to lingering problems of the local unrest and the unresolved tug of war between China and the US.

But the opposition camp points out that basic supply and demand is still way out of whack. The surge in the market after the relaxation of mortgage eligibility shows that the strong underlying demand could be progressively unleashed. Many developers and agents are looking forward to welcoming the usual Spring Festival euphoria in the property market.

Andy Ng
Features Editor
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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-eminence address in Hong Kong, with exceptional management services – the pinnacle of prestige.

TREGUNTER PATH • MID-LEVELS • HONG KONG
In defining Government's position on housing policy, the Chief Executive indicated clearly that housing is not simply a commodity and that the community has a rightful expectation of the Government to provide adequate housing. Therefore Government has an indispensable role to play in this area. In view of the Government's demand-side management of the property market, it would be in the interest of homemakers and investors alike to take a holistic view and familiarize themselves with the facts, figures and geography, as well as Government thinking and planning on this issue, to assess how and where they impact on the property market.

Relaxing mortgage eligibility

Amongst the various support measures announced in the Policy Address is the assistance to first-time home buyers, whereby the cap on the value of the properties under the Mortgage Insurance Programme of the HKMC Insurance Limited will be raised. For a first-time home buyer (i.e. a person without any residential property in Hong Kong at the time of application), the cap on its value will be raised from $6 million to $10 million. This new measure of relaxation has resulted in a flurry of purchases by first-time home buyers for homes that fall within the respective price limits, benefitting both the primary and the secondary market.

Increasing land supply

To meet the keen housing demands of the public, Government has to increase the supply of land for housing development in a persistent manner. After the Task Force on Land Supply launched a public engagement exercise on land supply and submitted a comprehensive report at the end of 2018, Government announced a full acceptance of its recommendations which included a multi-pronged strategy to increase land supply.

Land Sharing Pilot Scheme

The Policy Address expressed the hope that the Land Sharing Pilot Scheme would speed up short-and medium-term housing supply. Government will facilitate infrastructural enhancement to allow higher development intensity and prescribe that at least 70% of the additional gross floor area gained should be allocated for public housing or Starter Homes as intended by Government. As such, land owners have to carve out part of their land and hand them over to Government for the said housing development, while the remainder of the site can be retained for private housing development. The land owners concerned will be responsible for providing infrastructure and other community facilities necessary to support the housing development projects, and the associated construction cost will be deducted from the land premium.

Lantau Tommorow Vision

As land converted for housing development through a change of existing uses is not an inexhaustible resource, Government has accepted the multi-pronged strategy recommended by the Task Force, including reclamation in the Central Waters for developing the Kau Yi Chau Artificial Islands and other options of near-shore reclamation outside the Victoria Harbour.

The reclamation in the Central Waters under the Lantau Tommorow Vision will create a vast area of new land for comprehensive planning, which will serve as an important measure of land production in the medium to long term. The strategic transport infrastructural network connecting the artificial islands will relieve congestion of the West Rail and Tuen Mun Highway. The Kau Yi Chau Artificial Islands will not only provide 1,000 hectares of land for Hong Kong, but also space to build a brand-new community for the next generation.

andy.ng@singtaonewscorp.com
ST. GEORGE’S MANSIONS

A timeless legacy in Kadoorie Hill

The luxury residential development St. George’s Mansions is located in Kadoorie Avenue, one of the most sought-after addresses in Hong Kong and a treasured neighbourhood of historical significance. Crafted by legendary architect Robert A. M. Stern, the new development is set to transcend generations.

Jointly developed by CLP Group and Sino Land, St. George’s Mansions comprises 3 towers, offering a total of 175 luxurious apartments. Located in Kadoorie Avenue, the property is surrounded by sweeping greenery of the hill. The origin of its name dates back to 1940 when Kadoorie Hill was planned as a low-density neighbourhood with a number of houses. An apartment building formerly known as St. George’s Mansions was built. The estate was later converted to become part of the CLP’s head office. Situated on the site of the original apartment building, the new residential project was named with the intention to uphold the rich historical character of the location, continuing the legacy of Kadoorie Hill.

The legendary address - Kadoorie Hill

Kadoorie Hill is located on the cusp of Ho Man Tin and Kowloon Tong, surrounded by wide tree-lined avenues in the middle of a modern metropolis. The enclave of low-rise homes is within walking distance of such prestigious schools as Diocesan Boys’ School and many international schools, purveying a perfect balance of privacy and convenience.

This highly liveable enclave has long been home to celebrities and business elites. In this coveted location, trophy homes for sale, especially new developments, are hard to come by. “For decades, newly completed residential supply for sale at Kadoorie Hill has been a rarity. The scarcity has left affluent buyers and investors yearning for this highly coveted residential address,” says Mr Victor Tin Sio-un, Group Associate Director (Sales) of Sino Land. “St. George’s Mansions’ impeccable craftsmanship will be a prized possession for many generations to come. It is an invaluable opportunity for local families, overseas buyers, and investors to own a prime property in the heart of Kadoorie Hill.”

The design concept, hence, is to preserve the historical significance and value of the area in order to reflect the prestigious identities of its residents. Sino Land has specially commissioned renowned architect Robert A.M. Stern’s (RAMSA) team from New York whose iconic Modern Traditionalism influence injects elements of grandeur to the new landmark residential project.
An urban oasis in the heart of town, Kadoorie Hill is a rare place where an intimate relationship to the endearing landscape of trees and gardens is still maintained. The design team of RAMSA builds out of the existing architecture in its surroundings, taking the relation with other buildings into consideration, to extend Kadoorie Hill’s historical essence.

Scrupulous care is exercised into selecting the construction materials. The stone chosen is Gascogne Beige limestone, which blends in with the off-white cement walls of the surrounding homes. The beautiful light tone of the exterior creates ocular stimulation in the neighborhood. Adorned with bronze aluminium-clad windows, the building’s European natural stone finishing encapsulates the exquisite yet understated elegance of a New York luxury mansion.

The building façade is also meticulously designed with the Kadoorie Avenue-facing façade devised to mingle with the natural materials palette of Kadoorie Hill; whereas the other side brings a sense of modernism that echoes the metropolitan setting. The development consists of opulent units of mostly 3 to 4-bedroom layouts, a few 2-bedroom units, plus five rare simplex units featuring a flat roof/roof, and all including an exclusive private lift lobby. Most units feature generous spatial layout with spectacular vistas overlooking Kadoorie Hill. While the Kadoorie Avenue address speaks for itself, St. George’s Mansions will be a prized architectural gem for many generations.

ST. GEORGE’S MANSIONS
Address 24A Kadoorie Avenue
Units 175
Layout 2 to 4-bedroom & simplex
Developer CLP & Sino Land
Website www.stgeorgesmansions.hk
Enquiry 82039822
ALTISSIMO

Feast your eyes on the tranquil Tolo Harbour from this elegant residence

The Ma On Shan seafront luxury residence Altissimo is only an 8-minute stroll from the Wu Kai Sha MTR station. While enjoying the magnificent seascape of Tolo Harbour and Starfish Bay, the development also features top-notch design and materials. It is bound to become a new benchmark for seaside living in Hong Kong.

Developed jointly by Country Garden, Wing On Properties, and China State Construction, Altissimo is a low-density residence providing 534 diversified apartments. The 1 to 4-bedroom units are of a saleable size from 271 sq. ft. to 3,162 sq. ft. It also offers 13 villas, ranging in size from 3,310 sq. ft. to 5,289 sq. ft., all endowed with private gardens, independent lifts, private swimming pool, and open terraces.

A serene living environment with great connectivity

Altissimo is situated at the tip of the Whitehead Peninsula of Ma On Shan, next to Starfish Bay and Ma On Shan Country Park. Such a privileged location enables residents from a majority of the units to revel in the panoramic, unimpeded view of Tolo Harbour and Starfish Bay. The icing on the cake is that Altissimo boasts a verdant living environment, with clubhouse and an abundant green area stretching out across 90,000 sq. ft. in the entire project.

The property also enjoys excellent connectivity to other parts of Hong Kong. Aside from the availability of over 175 car parking spaces, the development is easily accessible through the Wu Kai Sha MTR station just 8 minutes away, where a comprehensive shopping mall provides for residents’ everyday needs.

Impeccable design

In 1517, Michelangelo climbed Mount Altissimo in Tuscany and found the marble of his dreams for his Renaissance sculptures. Driven by the same passion for perfection, Altissimo’s architectural design and selection of materials have been carefully conceived to achieve the same level of artistry and finesse.

Take, for example, the show flat of Flat A on the eighth floor of Tower 3 – a 3-bedroom unit on suite with one utility room. The apartment measures 829 sq. ft., and is decked out in elegant design, with white, gold, and velvet blue as the main color tones, whilst the entire floor is paved with bright sapphire marble.

Neat lines and streamlined glass chandeliers are utilized to add layers to the spacious dining room of well-defined layout, with the wall draped in panoramic floor-to-ceiling glass, art paintings, and lavish marble stone. As for the living room, the pearl white wall blends well with the texture of the natural stone floor, providing just the right canvas for the creative decorator in you.

The configuration of the master suite is roomy and practical, accommodating a king-sized double bed with ease. The application of the hand-folded Petite wall behind the bed, a white diamond-shaped carpet, and a silver-twilled wall all but highlight the owner’s pursuit of an extravagant lifestyle.

Relax and unwind at the exclusive clubhouse

The exclusive, top-notch ‘Club Altissimo’ was designed with a private lounge space of over 30,000 sq. ft., featuring 20 types of facilities, including an around 59-meter outdoor swimming pool, a steam room, and a state-of-the-art gym room. In addition, the clubhouse has specially designed the ‘Soaring Banquets’ for guests to delight in deluxe gourmet, all the while overlooking the mesmerizing scenery on both sides of the peninsula.

The clubhouse also offers a thoughtful butler service who can help arrange sumptuous dining at The Peninsula Hong Kong, as well as book the yacht provided by the hotel for those who adore outdoor living.

ALTISSIMO

Address

11 Yiu Sha Road, Ma On Shan, New Territories

No. of units

534

Layout

1 to 4-bedroom

Developer

Country Garden, Wing On Properties, and China State Construction

Website

www.altissimo.hk

Enquiry

28060318
Nestled in South Bay Road, Repulse Bay - one of the most prestigious suburbs in Hong Kong - Burnside Villa commands stunning beach views, and yet is within easy reach of the city centre. The area itself is well served by shopping centers and eateries, while children can attend quality schools in the neighborhood, like the Hong Kong International School.

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

Comprising European-style villas and low-rise apartments of varying configurations, Burnside Villa instantly stands out like a serene haven. Its 56 units come with large bedrooms and spacious separated living and dining areas. Size ranges from 2,098 - 2,811 sq. ft. Facilities in the complex include an outdoor swimming pool, plenty of outdoor space for children to play, outstanding security and a management service of proven reliability. Some units even come with a private sea-view terrace, garden front-yard and rooftop, adding an extra 1,380 sq. ft. to the already palatial quarters.

Look no further for your dream home.

**Burnside Villa**

**Head south for some pampered living**

Burnside Villa is the personification of luxury and exclusivity.

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**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

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**Luxury of Natural Beachside Lifestyle**

Leasing Enquiries: (852) 2879 1917
Address: 9 South Bay Rd, Repulse Bay
Website: www.burnsidevilla.com.hk
The thoughtfully planned development is tucked off the Tai Lam section of Castle Peak Road, near the Gold Coast neighbourhood, the Gold Coast beach and Harrow International School Hong Kong. From the outside, formidable walls and trees surround the complex, embellished with three large vertical gardens, impressing every visitor and passer-by. Inside, the residences are characterised by Continental-inspired modern architectural style, light-filled spaces with lofty ceilings, offering the best contemporary living experience.

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 to 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. 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 residence’s prestigious stature.

Recharge and feel good again
Featuring two separate clubhouses, namely “The Aqua” and “The Commune”, residents are encouraged to lead healthier lives with a great range of wellness facilities and services.
At The Aqua, there are an outdoor pool, children pool, a jet massage pool and aqua cycling facilities, ensuring that there’s water fun for every member of the family. Enjoy the fun of cooking with friends at the chef’s kitchen or boost your creativity at the co-working area at The Commune.

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 safety with security. Everything you need is right on your doorstep, and your doorstep extends right into the beautiful nature.

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 architecture, landscape, 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 8, and to Shenzhen via Hong Kong-Shenzhen Western Corridor.

THE CARMEL

Address: 168 Castle Peak Road – Tai Lam
Website: www.thecarmel.com
Developer: Wing Tai Properties

Best-of-both-worlds location

The Carmel offers the ultimate lifestyle 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.

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THE CARMEL

Address: 168 Castle Peak Road – Tai Lam
Website: www.thecarmel.com
Developer: Wing Tai Properties
The Peak is, first and foremost, the most coveted residential address in all of Hong Kong, and Chelsea Court lives up to the prestige of this distinguished district. The quality residence is nestled among the lush green hills of Mount Kellett, with Pokfulam Country Park in its vicinity.

Chelsea Court features eight duplexes and twelve simplexes. Units range from 1,509 to 3,123 sq ft in gross area, with exceptionally high ceilings for enhanced perspectives. The duplex units provide spacious living and dining areas plus four large ensuite bedrooms. Newly renovated, the kitchens include a Miele fridge, dishwasher, microwave oven and built-in oven; and Gaggenau gas hob and induction cooktop. The newly renovated bathroom will bring refreshing relaxation for residents to indulge in.

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

Chelsea Court provides residents with good reasons to live it up and soak up the grandeur.

**CHELSEA COURT**

The pinnacle of luxury living

Perched majestically on The Peak, Chelsea Court provides residents with good reasons to live it up and soak up the grandeur.
From the interminably tedious Brexit negotiations to the Sino-US trade tensions, Hong Kong protests and climate change, the level of uncertainty ramped up a gear in 2019. In Hong Kong and other world’s top tier cities, prime price growth dropped and sales volumes drifted lower. But what about 2020?

In Hong Kong, social unrest and economic slowdown have had a negative impact on the property market in recent months. While the mass residential home price experienced an obvious drop from its peak in May this year, the luxury prices is less sensitive to the negative economic conditions. Our research shows that the Hang Seng Index leads the mass residential market by three to six months but luxury prices are largely resilient with a weak correlation to both GDP and equities.

Some buyers may take a wait-and-see attitude, but we saw that in the past couple of months, the investment appetite of the high net-worth individuals (HNWIs) remained. This is consistent with historical trends, as the economy has little impact on the decision-making process of HNWIs. Some recent housing transactions on the Peak seem to illustrate this case. The general lack of supply of luxury units also smoothes out the curve.

However, as poor market sentiment continues, the prime sales volume in Hong Kong is expected to fall slightly, and demand will be softening. We foresee prime prices to have a minor correction in 2020.

At the end of 2019, the global economic landscape looks markedly different from that a year ago. In 2018, economists predicted ‘the new normal’ – that of higher interest rates and more expensive debt – yet it failed to materialise. Instead, we have seen 144 interest rate cuts globally in the last year, with quantitative easing (QE), once an extraordinary measure, now back on the agenda in the US and the Eurozone.

The US Federal Reserve had three cuts on benchmark rate in 2019 and it has signaled after the December monetary policy meeting that it would keep the rate unchanged through 2020. With interest rates remaining lower for longer, property’s attraction has been reinforced.

According to Knight Frank’s Prime Global Forecast 2020 report, Paris is poised to lead all major luxury real estate markets in 2020 with price growth of 7%. Stable economy, low interest rates, constrained prime supply, strong tenant and second home demand will underpin prime price growth.

In second place sits Berlin and Miami where we expect to see prime price growth of 5%. Strong demand and significant regeneration will keep Berlin high in the rankings. In Miami, we expect the city to benefit from continued momentum from the State and Land Tax deduction.

In London, all eyes were on the General Election. As now Brexit uncertainty has lifted, London prime market will be spurred on. For now, the indication is that pent-up demand is building.

In a low interest rate environment, we expect prime buyers to continue to look for stable returns in world’s leading cities. When identifying opportunities, investors should monitor risk carefully, including economic slowdown, rate change and geopolitical tension. We recommend investors to search for markets with sound demand/supply fundamentals which can outweigh short-term political or regulatory risk over a long investment term.
A user-centric residence

Comprising 331 low-density units (including 29 houses), Crescent Green is crafted to offer a serene living environment with low-density, sweeping greenery, and high privacy for users. Over 75% of the units are of the 3-bedroom configuration. The majority boasts a splendid south-to-east orientation, with the living rooms and bedrooms facing the same direction so that residents can revel in the tranquil river and inner garden views. The development boasts a generous floor-to-floor height from 3.45 to 4.5 meters. The impeccable double glazing curtain wall also allows sufficient natural light into the flat, multiplying the spaciousness. With a close to 1:1 ratio of residential units to parking spaces, the development offers ample car parking spaces family needs.

Top-notch twin clubhouses

Outdoors, the property perfectly blends in with the natural, surrounding green spaces. The provision of a botanical central garden, natural running and cycling track, and picnic area align with metropolitans’ pursuit of green living. As the development is connected to Ko Po Path, residents can readily drive to and from their homes where the car park floors directly reach the various residential buildings and houses. On top of the lush greenery, Crescent Green also offers an enviable range of top-class leisure and sports facilities to cater to residents’ every need, including a dual-themed clubhouse, a 25-meter outdoor heated swimming pool, independent multi-purpose sports hall, multi-function room, yoga room, spa, and children’s playroom, etc.

A prime location that enables cross-border activities within half an hour

Situated in the picturesque area of Kam Tin North, Crescent Green enjoys easy access to and from the Mainland. The choice of two entry points at either Huanggang or Shenzhen Bay enables residents to conduct cross-border activities within a half-hour radius. Besides, one can also reach the Yuen Long and Kam Shung Stations of the MTR West Rail Line with just a 4-minute drive, as well as the mega shopping mall of 1,100,000 sq. ft. in Yuen Long. There is also the proximity to the twin CBDs of Central or Kowloon East via the No. 3 or 7 Expressway in 27 minutes. Whether by car or public rail, residents can enjoy excellent connectivity to the city centre and the Mainland.

Exceptional investment opportunities

The property takes full advantage of government initiatives as it is in the vicinity of the upcoming $20-billion innovation hub to be developed at the Lok Ma Chau Loop. Residents can, thus, capitalize on the opportunities arising from a new era in the development of the Greater Bay Area. The Loop is expected to create 50,000 jobs and attract a large number of technology professionals with high rental demand. Besides, the plan to build the Northern Link and Au Tau Station that links up the West and East Railways will add to the appeal of the property. The property is especially apt for large families who need to constantly travel cross-broader.

Nestled in a verdant environment in Kam Tin North, the brand new Crescent Green enjoys a sweeping landscaped vista. With easy access to MTR West Rail Stations and two entry points into the Mainland, this distinguished low-density luxury residence sets to reap all the value-added benefits from the $20-billion innovation hub to be developed at Lok Ma Chau Loop. Residents can capitalize on the opportunities arising from a new era in the cross-border development.
THE GRAND MARINE

The first new residential project in Tsing Yi in 15 years

Locally-listed property developer Grand Ming Group (stock code: 1271) has launched The Grand Marine, the first new residential development in Tsing Yi for the last 15 years.

A rare find in Tsing Yi for 15 years

The Grand Marine features a mix of 776 apartments ranging from 1-bedroom to 4-bedroom units, special units and six duplexes with flat roof at approx. size of 278’ to 2,728’ sq.ft. With rare supply of 1-bedroom and 4-bedroom in Tsing Yi for 15 years, the launch of The Grand Marine perfectly suits the needs of various family sizes.

Boasting the unusual ceiling height of 3.15 metres, The Grand Marine creates a wonderful feeling of extra spaciousness. The airy balcony features a double-sliding door to maximize natural lighting into the room. The unit defines luxury with the kitchen and bathroom crafted with a wide selection of renowned brands, including Duravit, Hansgrohe, Rosieres and Mia Cucina.

The developer has specially introduced the concept of ‘SmartAtHome’ to all residential units. Sensor lighting and Samsung smart key lock have been installed in the units to provide a much appreciated hi-tech touch.

All-embracing clubhouse facilities

Unwind after a long day at The Grand Club. Spanning over 35,000 sq.ft., the club house features an extension of the landscape and outdoor swimming pool, offering a wide range of facilities for residents’ exclusive enjoyment.

Splash and have fun at two glorious banquet room or take advantage of the state-of-the-art gym facilities, including VR Studio, Yoga Room and The Grand Gym. Children will have a ball in the three key children play areas, Brick & Block, Children’s Play Room, and Party Room.

To add to the overall ambience of the property, the renowned landscape design team Adrian L. Norman have put in extensive greenery on The Green Road and The Green House to the Grand Marine.

One step to everywhere

Tsing Yi is sited in a strategic location of the metro area in Hong Kong, with convenient connections via 8 bridges. It takes a mere 10-minute drive to such popular destinations as ICC and high-speed rail Hong Kong West Kowloon Station, and a 20-minute drive to Hong Kong International airport and Hong Kong-Zhuhai-Macao Bridge.

For those who prefer taking the MTR, the project is in close proximity to Tsing Yi MTR station. It is a 14-minute ride to the airport and a 17-minute ride to the CBD on Hong Kong island.

Spectacular twin-city sea view

With The Grand Marine’s refined curtain wall, the upper floor units will have the added privilege of spectacular sea views of Victoria Harbour and Rambler Channel, what’s more, the prosperous metropolis.

Address
18 Sai Shan Road (Note: The provisional street number is subject to confirmation when the Development is completed)

No. of units
776

Saleable Area
278’-2,728’ sq.ft.

Layout
1-4 rooms, special units and duplexes

Developers
Grand Ming Group

Enquiries
3706 0238

Website
www.thegrandmarine.com.hk

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GRAND MARINI
O’EAST
Reveling in an elegant seaside living

Located in Tseung Kwan O – one of the most popular locales among homebuyers in recent years, GRAND MARINI by Wheelock Properties boasts a panoramic seascape, verdant greenery, easy access to community facilities, along with superb connectivity to other urban hubs.

An urban oasis
GRAND MARINI is the jewel in the crown of Lohas Park as its privileged residents enjoy a distinguished resort lifestyle. With a green space boasting over 100 million sq. ft. in Lohas Park, The Park inside the area is meticulously crafted by garden master Belt Collins.

Residents can take a leisurely stroll along the seaside promenade that extends from Lohas Park to O’ South. This serene harbourfront living is augmented by the soon-to-be-completed water sports centre, providing even more alternatives to connect with nature. Pet lovers will have a field day in the 12,000-sq. m Wan Po Road Pet Garden, while sports lovers can gain easy access to the Clearwater Bay Golf Club, as well as the myriad sporting facilities in nearby Sai Kung.

For their everyday needs, residents can simply nip over next door to “The LOHAS” – a shopping mall currently under construction that will provide a one-stop destination of fashion boutiques, eateries, and entertainment. And if that’s not enough, the large-scale mall PopCorn is just one MTR stop away.

With the LOHAS Park MTR Station almost at their doorstep, residents will have rapid access to virtually every district of the metropolis via seamless connections to other lines, while the new Tseung Kwan O tunnel will provide an easy alternative for road transport.

Immaculate design with a technological blend
Inside GRAND MARINI, everything from the lobby furnishing, bathroom material to the unit configuration are given thoughtful consideration. The 503 residential units range from 353 to 1,379 sq. ft. in size and are laid out in 1 to 3-bedroom configurations, with some special units coming with en suites, utility rooms, and multi-functional rooms.

Embedding technology in its design, GRAND MARINI adopts an E-Living concept which enables residents to access services inside the estate at ease and convenience. Laundry is a breeze with the E-Laundry and E-Locker facilities, while E-Post allows one to open the mailbox via smart cards. Inside the units, the master bedrooms are equipped with upgraded USB E-Plug.

Sculpted by renowned design team CL3 Architects, CLUB MARINI assembles all-rounded facilities for residents’ indulgence. They include an indoor heated pool and outdoor pool that captures the sweeping view of the Tseung Kwan O harbourfront, a 24-hour Body Studio adopting low-carbon fitness equipment, yoga room, children’s play area, as well as a screening theatre geared with E-Play – a wireless video-playing function that rivals those offered in a cinema. There is even a high-class ballroom with spectacular seascape for one to gather with friends and families on special occasions.

Notably, the indoor and outdoor E-Work Space offers high-speed wireless browsing and e-printing for residents, while nature lovers will be mesmerized by the manicured 32,000-sq. ft. Serene Garden which features mature trees on both sides of the pedestrian path, with contemporary sculptures positioned between flourishing blossoms.
OASIS KAI TAK
An urban oasis in a thriving neighborhood

Sited in Kai Tak, OASIS KAI TAK reaps all the benefits of the privileged locale, encompassing a comprehensive transportation network and all-rounded governmental facilities. Overlooking verdant greenery, both the outdoor and indoor area of the residence is designed with a meticulous ingenuity to provide residents with a sense of exclusivity.

Kai Tak: a vibrant locale
From a previous aviation hub, Kai Tak has undergone a remarkable transformation into an epicenter of business and commerce. Spearheaded by government initiatives, a plethora of high-end residential towers, grade-A offices, and retail facilities will be supported by a series of infrastructural improvements, such as the upcoming MTR station, the proposed monorail system, a 243-acre park, the Kai Tak Cruise Terminal, and the Kai Tak Sports Park.

Situated only one minute away from the upcoming Kai Tak MTR station, OASIS KAI TAK will be well-connected to the metropolis through the vast railway network. It will be an easy 15-minute ride to Central, while Tsim Sha Tsui East Station will be reached in about 20 minutes. Apart from the MTR Shatin to Central Link, the planned Environmentally Friendly Linkage System (EFLS) will also bring residents 10 minutes. Apart from the MTR Shatin to Central Link, the planned Environmentally Friendly Linkage System (EFLS) will also bring residents 10 minutes. Apart from the MTR Shatin to Central Link, the planned Environmentally Friendly Linkage System (EFLS) will also bring residents 10 minutes.

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

To bring a genuine green lifestyle to every corner, the courtyard will adopt solar-powered lighting, while the clubhouse and lift lobby will be lit up by energy-saving LED lights. Residents can readily avail of the bicycle parking facilities and electric vehicle charging station in the estate as an environmentally-friendly means of commuting.

Shape of the concept ‘Body N Soul’
CLUB OASIS is a 4-level hotel-grade relaxation hub with banquet room and music room. The 16,000-sq. ft. sports facilities range from a rotational rock climbing wall, yoga studio, boxing range, indoor heated swimming pool, outdoor 50m swimming pool, to other top-tier amenities.

Smart living with a high privacy
Comprising 4 high-rise and 4 low-rise buildings, the development will be an epitome of tasteful living. Curated as a private sanctuary, the low-rise mansions overlook either the Kai Tak River or the swimming pool while surrounded by artful landscaping. Almost all units are endowed with a private garden or rooftop where residents can spend quality time with families and friends outdoor. To guarantee privacy, a discreet triple-layer security system is adopted, covering the entire premises up to the residents’ doorsteps. For garden duplexes, residents can enter through their private gardens or yard for a heightened sense of exclusivity.

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

Uncompromised handover quality
Vastly completed in 2019, more than 600 units of OASIS KAI TAK have been successfully handed over to buyers with recognised excellent quality. As the property management team of Wheelock, Harriman Property Management is committed to enhancing its level of service, including the launch of the resident mobile application ‘Wheelock Living App’.

The previous handover quality of OASIS KAI TAK has met and exceeded customers’ expectation, and Wheelock is devoted to sustain such comprehensive handover quality this year.

OASIS KAI TAK
Address 10 Muk Ning Street
No. of units 648
Layout Studio to 3 bedroom typical apartments & special units
Saleable Area 275 - 1530 sq. ft.
Developer Wheelock Properties
Website www.oasiskaitak.hk
Enquiry 2118 3088
GRAND OASIS

Luxurious residence on a new level at Cotai South of Macau

Grand Oasis, a premium residential project in the south of Macau’s Cotai Strip, has launched its sales in Hong Kong. It offers 264 luxury apartments of its Residence Oasis building at a minimum HK$5.6 million.

With renowned London-based design company yoo – founded by French designer Philippe Starck and property entrepreneur John Hitchcox – at the helm, the project incorporates immaculate design that aims at offering a distinctive lifestyle to its residents.

The Cotai Strip: a prime locale

Located at the south of the coveted Cotai Strip, Grand Oasis reaps all the benefits of the privileged locale. Facing the golf course with spectacular landscape and seascape at its rear, Cotai Strip is also the destination of world-class entertainment resorts and ultra-large shopping malls. With extensive green belts and verdant scenery, Grand Oasis ensures a potential for appreciation and a high rate of rental returns.

With the provision of shuttle buses and the launch of the Hong Kong-Zhuhai-Macau Bridge, Grand Oasis enjoys superb connectivity to the different areas in and outside Macau. Well-integrated with the Greater Bay Area, it takes only a 5-minute drive to the Macau International Airport. The property is also within 15 to 20 minutes travel to Hong Kong-Zhuhai-Macau Bridge and the Border Gate.

Impeccable design

Grand Oasis offers various types of apartments that range from open-designed to three-bedroom units. With sizes ranging from 595 sq. ft. to 1,500 sq. ft, all the flats boast a flexible configuration and a generous ceiling height of 3.5-meters that reinforces the roominess. The apartments’ extra large glass windows command sweeping botanical garden scenery, as well as the magnificent views of The Cotai Strip and Hengqin island. Such a design immaculately extends private space to intimate surroundings. Inside the residences, the kitchens and bathrooms are all equipped with stylish, comprehensive designer-brand appliances, including Arclinea kitchen cabinets from Italy, V-ZUG electrical appliances from Switzerland, and Sanindusa water closet.

In the outlook, the stylish grand lobby exudes a sense of grand status and spaciousness, complete with sought-after artworks that enthrall people at first sight. The architectural expression of the project is carried to every corner of the interior design. High-quality wooden floors and natural stone are incorporated to enrich the modern charm; whereas sleek glass windows and balconies introduce an abundance of natural light.

Top-shelf facilities

Grand Oasis seeks to provide residents with a luxurious, grand lifestyle. Available to all residents, the exclusive 24-hour Club Grand Oasis with four themed zones is ideal for wide-ranging health and leisure activities. There is a 50-meter swimming pool amid verdant greenery and a children’s play zone of over 6,000-sq-ft for family indulgence. Meanwhile, residents can also use the travel services by presenting their membership of Oasis International Club.

Furthermore, the adjacent lifestyle-themed shopping mall ‘The Veranda’ – the award-winner of 17 international accolades of design, architecture, and clubhouse – brings together gourmet cuisines and high-end shopping supermarkets from all over the world, allowing residents to seamlessly integrate into the world-class wealthy life.

The developers are currently offering a flexible payment method of which Hong Kong buyers only need to pay 20 percent of the price before completion.
In light of the limited supply of seafront apartments in Pak Shek Kok, The Horizon by Billion Development sits on the coveted ocean-fronting locale of Pak Shek Kok, with a majority of units commanding infinite views of the azure Tolo Harbour and the verdant Pat Sin Leng. Providing 8 houses with area over 4,000 sq. ft., The Horizon is one of the most sought-after developments in the area.

Located at Fo Chun Road, The Horizon offers 667 units in total, of which 659 are sited in apartment complexes that come with a choice from 1 to 4-room configurations. The area of these units range from 447 to 2,242 sq. ft.; some special units even come with a private garden and rooftop. In addition, The Horizon comprises 8 seafront houses of size from 4,084 to 4,495 sq. ft. With 4 bedrooms, the largest house boasts an extra video room and study room. All houses are equipped with private car parking area and lift, as well as garden, terrace, and rooftop – providing residents with abundant outdoor space.

Pak Shek Kok, a privileged location

Located at the serene locale of Pak Shek Kok, The Horizon’s residents enjoy an extraordinary waterfront life in Tai Po. One can readily immerse in outdoor activities away from the city’s hustle, such as jogging or cycling in the 22-km Pak Shek Kok Promenade, exploring the natural environment in the Tai Po Kau Nature Reserve, and taking a boat ride. In addition, residents can capitalise on the adjacent Science Park that offers abundant job opportunities and creates surging rental demands. With various top-notch international schools in its vicinity, including The Chinese University of Hong Kong, Malvern College Hong Kong, and Hong Kong Japanese School, The Horizon is perched atop a location designed to nurture future talents.

Impeccable configuration

Billion Development believes that the quality of life starts from a spacious and comfy living environment. The overall layout of The Horizon, therefore, emphasizes the sense of space. The 3-bedroom apartment (including 1 en suite and 1 utility room with washroom) and the 4-bedroom apartment (including 2 en suites and 1 utility room with washroom) in Court D, Tower 2, 36/F, Flat B and Flat A are especially notable in showcasing such philosophy. While the former unit boasts a saleable area of 1,381 sq. ft, the latter goes up to 1,534 sq. ft. With extra long dining and living rooms, the apartment provides ample space for various social activities involving a large group; while the large-size master suite exudes a grand style.

In creating an extraordinary seaside living experience, both units’ living rooms are blended in with the open terrace with a floor-to-ceiling glass design that not only lets in an abundance of natural light, but amplifies the roominess. With the glass curtain drawing water views into the living room, the orientation of this unit also allows its guests to wallow in the unimpeded, spectacular outlook of Tolo Harbour.

Top-shelf amenities

The Horizon is nature living at its best. With sweeping sea views, ‘Courtyard Camellia’ is a 740-ft. long private landscaped garden designed for residents’ exclusive enjoyment. Landscape artists have selected evergreen plants throughout to ensure the pristine surrounding looks lush and vibrant all year round, with a changing constellation of colorful blossoms from season to season.

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

THE HORIZON

Tolo Harbour residence boasts thoughtful design

Address
18 Fo Chun Road, Pak Shek Kok (East)

No. of blocks
4 (apartment complexes);
8 (independent houses)

No. of units
667

Saleable Size
447 – 4,495 sq. ft.

Layout
1 to 4-bedroom (with video room and study room)

Developer
Billion Development and Project Management Ltd

Enquiries
(852) 3122 9596

Website
www.thehorizon.com.hk

Estimated Material Date
Certificate of Compliance is issued
Centra Horizon
A contemporary residence in a vibrant community

Amid a comprehensive network of infrastructure facilities and an abundance of green space for outdoor activities, Centra Horizon in Pak Shek Kok is a dream home for those who enjoy undisturbed serenity.

Excellent connectivity and neighborhood
Centra Horizon is located in the east of Pak Shek Kok – a prime locale backed by the Tai Po Kau Nature Reserve, and in proximity to the new building complex of the Science Park and major large-scale shopping malls. It is in the vicinity of a comprehensive network of railways and roads. It takes merely 27 minutes and 22 minutes to get to Central and Tsuen Wan respectively. The Hong Kong International Airport is also easily accessible in 35 minutes.

User-centric configuration
With the renowned DLN Architects Limited at the helm, Centra Horizon concordantly blends in with its surrounding natural ambiance. The development enjoys seamless connectivity to other city areas and cross-border centres as it is in the vicinity of a comprehensive network of railways and roads. The thoughtful design team based the development’s construction on the colors of nature, exploiting stacking and parallel lines to highlight the architectural hierarchy. The result of the skillful application is a sleek, modern property exuding a sense of contemporary sophistication.

Inside the apartments, Billion Development has always underscored the importance of living space. Centra Horizon adheres to the concept and strives to offer residents flexible and cozy homes with a copious sense of space. Unit D, 8/F, Block 5, for instance, boasts a saleable area of 1,022 sq. ft. Well-liked by users, its rectangular-shaped dining room is spacious and comfy. The foursquare compartment that maximizes the space is a practical decision. Boasting a generous ceiling height of approximately 3.15 m, the unit is also equipped with a floor-to-ceiling glass design that conjoins the open terrace with the outdoor space. While amplifying the roominess, it captures natural light and enhances the indoor air circulation.

The best indoor and outdoor living
Boasting more than 74,000 sq. ft. of outdoor area with bountiful entertainment facilities, the ingenious garden design integrates the natural environment into Centra Horizon. From the moment guests walk into the main entrance, the ripple curve lines on the grounds lead them to various entertainment destinations. The ‘Active Open Space’ with playground and mazes is a quintessential place for some family gaiety; while the ‘Outdoor Room’ and ‘Party Room’ are excellent for one to get cozy up with their friends and families. There is also the ‘Passive Open Space’ for those who seek tranquility.

In addition, the clubhouse with approximately 47,000 sq. ft. area, named as ‘Club Centra’, is furnished with outdoor and indoor heated swimming pools, Poolside Bar, a ‘Centra Ballroom’ ideal for large-scale parties, ‘Double Gym Area’, multi-purpose sports hall, as well as STEM concept children play area – guaranteeing plentiful fun for the whole family.
LOCATION, LOCATION, LOCATION!
Location is one of the prime considerations in any property investment, and in this respect, K.SUMMIT is perfectly sited to reap all of its geographical advantages. Its close proximity to the Kai Tak MTR station (which is expected to be operational soon) means that residents will take only about 13 minutes to reach Kwun Tong, 24 minutes to Quarry Bay and 30 minutes to Tai Kok. Moreover, based on government’s urban development plans, Kai Tak is set to be the second Central Business District (CBD2) and the pilot ‘smart city’ in Hong Kong, providing the district with multi-dimensional business opportunities. Along with the opening of Hong Kong Children’s Hospital, Kai Tak will become the district for congregating the medical specialists.

Building on the design philosophy of its previous award-winning project, K.City, K. Wah International Holdings Limited is launching K.SUMMIT, its second residential cum commercial development in the up and coming Kai Tak district.

An Inspirational Hub
With Kai Tak evolving into an innovative, diversified and inspirational hub in the city, K.SUMMIT is well-positioned to tap into the upcoming robust infrastructure and community facilities, including Grade A offices, high-end shopping malls, hotels, sports park, governmental departments, and so on.

With the opportunities arising from golden age of 5G technology, the residents living in Kai Tak will thrive to enjoy and benefit the progressive and dynamic environment and to ride on the journey to ‘Inspire & Be Inspired.”

K.SUMMIT offers 1,006 units in a diverse range of unit configurations that cater to different individual and family needs, from studios to 3-bedroom units, and from special units to garden mansions. A devoted well-proportional layout design to maximise practicality and to fully utilise the internal space.

Club Summit
The clubhouse encompasses a broad variety of thoughtful facilities for residents. Families will revel in the outdoor swimming pool and the children playground that features a tree net and capsule castle, while sporty residents will have a field day at the multi-purpose sports ground, gym and yoga room. For social gatherings with relatives and friends, there is no handier venue than the club’s banquet room which features a distinctive and exclusive aircraft cabin design.
Repulse Bay, a privileged location

A prestigious residential area since time immemorial, Repulse Bay is blessed with a prime location and bathed in natural beauty. Its unsurpassed aura has drawn the attention of celebrities from all over the world, including Nobel Prize-winning author Ernest Hemingway; internationally revered actor, Marlon Brando; and Prince Charles and Princess Diana – who have all fallen under the spell of its sublime charms. With tycoons like Li Ka-shing and Stanley Ho owning mansions in the area, 90 Repulse Bay Road is a highly sought-after residence in this distinguished locale.

Widely recognised as one of the most beautiful beaches in the world, Repulse Bay boasts a wide, crescent-shaped bay with a sandy beach that rivals the French Riviera. All the units in 90 Repulse Bay Road oversee the long stretch of glittering coastline against the backdrop of the South China Sea. The neighborhood also offers a comprehensive range of matching facilities for its affluent residents, including such prestigious clubs as The Hong Kong Country Club, The Hong Kong Golf Club, Royal Hong Kong Yacht Club, and The American Club.

Impeccable Victorian grandeur

Aimed at the elite market, 90 Repulse Bay Road is designed in the grand Victorian architectural style that exudes timelessness and everlasting grace. Nestled in lush greenery with a spectacular perspective, the property is characterized by meticulous attention to detail at every level. The coloured and crystal glass balusters leverage the dynamics of light to enhance architectural details; whilst the keystones feature a floral motif inspired by Queen Victoria’s myrtle bridal bouquet.

Within the elegant and harmonious design, uniqueness is instilled into each unit to reflect the distinctive personality of its resident. The hand-carved stone pilasters, cast-iron tracery, and grille work of each unit are specially personalised to manifest the unique identity of its owner.

Mesmerising sea views

Units in the palatial residence range from 5,347 sq. ft. to 5,913 sq. ft. The generous 4.5-meters ceiling height in the living and dining room, coupled with the full-height curtain wall, further amplifies the spaciousness. Featuring a private lift, garden, and rooftop, the 4-suite and 5-suite residences offer a sense of exclusivity and privacy. The highlight, undoubtedly, is the sweeping picturesque sea view of Repulse Bay that residents can wallow in from the living room, master room, and almost every bedroom.

Developed by CK Asset Holdings Limited, 90 Repulse Bay Road comprises 11 exquisite ocean-fronting townhouses that epitomize status and achievement.

90 Repulse Bay Road

Address

No. 90 Repulse Bay Road

No. of units

11

Area

5,347 sq. ft. to 5,913 sq. ft.

Enquiries

3152 3388 / 6688 6688

Website

www.90RepulseBayRoad.com.hk

The photograph was taken from the roof floor of No. 2, 90 Repulse Bay Road of the development.
THE SUMMIT

A pinnacle of exquisite living

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

Impeccable design

Completed in 2002, the upscale residence is a modern and dramatic 70-storey tower comprising 52 standard four-bedroom duplexes that each measures around 3,075 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.
Co-developed by KWG Group (SEHK 1813) and Longfor Group (SEHK 960), Upper RiverBank is sited only two minutes away from the upcoming Kai Tak MTR station. It offers 667 units in two residential buildings, four low-rise riverbank mansions, and one low-rise pool bank mansion, with the unit sizes ranging from 332 sq. ft. to 2,566 sq. ft.

Kai Tak, a privileged location

Situated in a world-class transport hub, Upper RiverBank will be well-connected to the metropolis through the vast railway network. Via the upcoming Kai Tak MTR station, residents can easily reach the CBD such as Central and Admiralty in Hong Kong Island as well as the commercial centres at Kowloon East. Apart from the MTR Shatin to Central Link, the planned Environmentally Friendly Linkage System (EFLS) will also provide convenient access to other destinations in the East Kowloon CBD2, such as Kowloon Bay and Kwun Tong.

Offering over 75 million sq. ft. of commercial floor space, the dynamic CBD2, consisting of Kai Tak, Kowloon Bay, and Kwun Tong, demonstrates the immense potential for growth. More than 2 million sq. ft. of retail floor area has been leased to flagship department stores, accompanying the underground shopping street and the nearly retail belts, which will further boost the business vitality of the district.

With the many infrastructural facilities being completed, including the Trade and Industry Tower, the Children’s Hospital, the upcoming new Revenue Tower and Kai Tak Sports Park, Kai Tak will be the envy of its neighbours. Notably, it will also enjoy the School Net 34 and Secondary School Network of Kowloon City District that prestigious primary, secondary, and international schools which provides a diversified education platform for kids.

Sitting on the completely transmogrified district of Kai Tak, Upper RiverBank takes full advantage of the neighborhood’s comprehensive infrastructure and development initiatives. Along with the surrounding panoramic greenery and landscape, it is one of the most highly anticipated development of late.

Upper RiverBank

Reaping the benefits of a flourishing brand new community

Upper RiverBank is furnished with a twin world-class clubhouse 'Club RiverBank' and 'KinderLand', designed by well-known British design team SHH. 'Club RiverBank' encompasses a broad variety of well-being facilities for residents, including an outdoor pool, indoor heated pool, yoga room and fitness centre, while integrating British elegance to elevate guests’ leisure experience.

Families with kids can enjoy the wide-ranging 3-tier kids club ‘KinderLand’ that caters to little ones of different ages. Based on the design principle of ‘education and growth’, it is divided into three themed spaces: the ‘Fantasy Sea World’, located on the ground floor, aimed at pre-teens who have a penchant for movement and a high degree of freedom; whereas the ‘Camp Fishing Village’ on the first floor, decked out in diverse facilities, is developed for kids. The ‘Airspace Ship’ on the second floor, on the other hand, provides toddlers with a thoughtful and safe game area to have fun.

A green devotion

Boasting 100 hectares of abundant green space, Kai Tak encompasses well-rounded green living facilities, such as botanical and pool gardens, cycling and pet parks, fitness stations, and the first outdoor lawn bowling greens in Kowloon. It is well-equipped to be a vibrant harbourfront metro in town.

Located in front of the Kai Tak River and Riverside Park, the architectural layout of Upper RiverBank is based on the concept of flowing water. It applies stylish glass curtain walls and metal finishes to complement the dazzling river water. As for the entrance of the Metropolitan Avenue, natural stone is utilized to enhance the garden water features and the riverside, creating a distinguished and magnificent attraction.

Upper RiverBank also makes good use of its approximately 32,000 sq. ft. of green space to create a serene RiverBank Forest. Designed by British landscape master Adrian L. Norman and his internationally renowned team ALN, the RiverBank Forest scenery extends from the 138-meter British-style avenue, with streams and greenery merging into an enchanted four-season garden. Within most of the apartments, residents can readily revel in the sweeping scenery of Kai Tak River and the iconic Lion Rock. The refined design is such that one can live in harmony with nature in a style that is both serene and relaxing.

Top-shelf amenities

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## Villa Cove

**Exclusive villas perched atop the Silverstrand**

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

<table>
<thead>
<tr>
<th>Address</th>
<th>18 Pik Sha Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of house</td>
<td>10</td>
</tr>
<tr>
<td>Area</td>
<td>3,265 – 3,987 sq. ft.</td>
</tr>
<tr>
<td>Layout</td>
<td>4 bedrooms with 3 suites and 1 utility room (House 1 – 7); 4 bedrooms with 4 suites and 1 utility room (House 8 – 11)</td>
</tr>
<tr>
<td>Developers</td>
<td>Chinachem Group</td>
</tr>
<tr>
<td>Enquiries</td>
<td>2439 1662</td>
</tr>
<tr>
<td>Website</td>
<td><a href="http://www.villacove.com.hk">www.villacove.com.hk</a></td>
</tr>
</tbody>
</table>

### High standard at a prime locale

Only a 5-minute drive to the picturesque Silverstrand Beach, the ocean-fronting villas are located in a serene neighborhood adjoining other low-density luxury properties. As the estate sits on a gentle hill, it is backed by greenery and looks out to a magnificent, unobstructed vista of the cove. On a cul-de-sac branching from Pik Sha Road, Villa Cove’s 10 residences range from 3,265 – 3,987 sq. ft. in size, each offering 4 bedrooms plus a maid room. Two parking spaces are available for each unit on the lower ground floor; thoughtfully designed with a single socket outlet for electric vehicle chargers. House 11, one of the largest available in the development, even enjoys a private driveway leading right into the carpark.

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

### The best indoor and outdoor living

A coherent modern design is adopted for the villas’ exterior. Clad in robust natural stones in light beige color, the exterior walls extend a warm, welcoming embrace. The natural stone motif continues indoors, from the flooring in the master bedrooms to the bay-window sills. Some bedrooms are also lined with engineered wood flooring and carpet. The interior styling boasts of European flair, often adopting bronze and gold as highlights. The selection of furniture is understatedly opulent, tastefully introducing unconventional designs and colors for a visual treat. The spreading glass curtain walls introduce an abundance of natural light, and overlook the verdant landscapes outdoors.

The kitchen is a masterchef’s dream. From gas hob, induction hob, oven, steam oven, fridge-freezer, built-in dishwasher, microwave oven, washer to dryer. Each villa is also equipped with a wine cellar for your precious collection.

A generous outdoor space is designated for all residents of Villa Cove, including the garden downstairs, flat roof, bay window, and the roof. The garden’s sizes vary from unit to unit between 482 sq. ft. to 1,749 sq. ft. Overlooking the azure coastline, the spacious rooftop is an excellent location for hosting parties and outdoor barbecues, as it is designed with weatherproof socket outlets. Meanwhile, the swimming pool adorned with stone textures allows you to relax in this elegant surrounding, with some stretching over 10 meters in length.

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

Exuding Asian artistic flair, the 64-room hotel features a contemporary and elegant décor with size ranging from 220 to 320 sq. ft. All rooms come with comprehensive amenities, including free broadband internet connection, in-room safe, LED TV with satellite and cable channels, air-conditioning and air purifier that nurture a comfortable environment, and coffee and tea making facilities with mini-bar.

It is a haven away from the fast-paced hustle and bustle lifestyle, meeting guests’ every need and desire.

Meeting guests’ every need

The Chinese character ‘xi’ reflects joy and passion, sentiments embodied by Xi Hotel. With stylish cozy rooms and helpful staff that strive for excellence, guests can expect nothing less than perfect satisfaction with this luxury boutique hotel.

The Drawing Room on the 1st floor is a new multi-purpose venue that provides not only respite for travellers, but is also an exceptional space to hold leisure or business functions alike, such as cocktail parties, or meetings and conferences. Featuring sophisticated furnishings, the spacious room is incredibly practical, accommodating a long conference table that fits 12 people, a stylish sofa with a large TV & computer screen, and a library all in one room.

Where the action to

Located in Tsim Sha Tsui, the heart of culture in Hong Kong and a renowned entertainment destination, Xi Hotel is just a 5-minute walk to the MTR or the iconic Victoria Harbour, hailed for its world-famous panoramic night views. It is also within walking distance to many other iconic tourist attractions, such as the Hong Kong Space Museum, Hong Kong Cultural Centre, and Harbour City - Hong Kong’s largest shopping arcade.

If guests would like to travel beyond Hong Kong, the airport is within 30 minutes’ reach via Airport Express at the nearby Kowloon Station.
As one of the most anticipated releases last year, the luxury residence St. George’s Mansions is sited in Kadoorie Avenue — one of the most sought-after addresses in Hong Kong and a treasured neighbourhood of historical significance. Crafted by legendary architect Robert A. M. Stern, the development commands stunning scenery of Kadoorie Estates and Kowloon Tong.

St. George’s Mansions
Kadoorie Hill boasts a rich history. Tracing its roots all the way back to the early 1930s, the area has long been a low-density neighbourhood. Occupants of the area have barely changed over the years, with many of the families having lived there for generations. “For decades, newly-completed residential supply for sale at Kadoorie Hill has been a rarity. This scarcity has left affluent buyers and investors yearning for the highly coveted residential address,” Tin notes.

Legendary New York architect Robert A. M. Stern and his talented team were invited to craft the development. “Using Kadoorie Hill’s history as inspiration, Stern’s modern yet traditionalist approach to design makes St. George’s Mansions truly unique,” Tin comments. Its design is unobtrusive and sensitive to Kadoorie Hill’s traditional architecture and natural surroundings. Heritage elements in the surrounding Kadoorie Hill villas and buildings, including the historic Clock Tower, are thoroughly reflected in the property to be built in with the existing architecture, such as punched windows shaded by stone hoods.

The development also adopts top-notch materials. A warm Gascogne beige limestone dominates, for instance, is selected to clad the existing architecture, such as punched windows shaded by stone hoods.

A joint venture with the Urban Renewal Authority and Chuang’s Archi-Team, the development consists of 160 units with direct access to the beach. Also offering a generous minimum of 3 to 4-room layout, the units are all blessed with panoramic sea views.

Meanwhile in Whitehead, Ma On Shan, an upcoming project consists of 160 units with direct access to the beach. Also offering a spaciousness of more than 29 floors, the average area of each unit is around 706 sq. ft.

Looking at the property market, Tin points out that while the limited supply of private homes and a strong housing demand remain, the property market is expected to be stable throughout 2020, although luxury real estate may well outperform other markets as they are better placed to withstand market fluctuations.

2020: continuous delivery of premium offerings
In the current year, Sino Land will be launching a variety of developments from mass projects to niche luxury properties, adding to over 1,000 units in total. 133 Portofino at Tui Min Ho, Sai Kung, will offer 33 units, 26 of which are apartments ranging from 1,100 to 1,300 sq. ft, in size, while the remaining 7 are houses of size from 2,500 to 3,300 sq. ft.

A dedication to excellence
In spite of global and local uncertainties, Chan believes Hong Kong’s economy: base remains solid, and the market continues to see a low-unemployment rate and a low-interest regime. Looking at the property market, Chan points out that the shortage of land supply and the strong demand for housing will continue to support the market.

As envisioned by Wheelock Properties (Hong Kong), a home could be so much more than just having a space to oneself. Crafted from a user-centric perspective, Wheelock’s developments attain great importance to the quality of design and practicality, in order to promote their corporate motto of ‘The Spirit of Living’.
With the motto of ‘Construction that Connects’ at heart, the Group has, for almost 25 years, completed prestigious and luxurious residential developments. The Group commenced its data center leasing business in 2007, and is now one of the established market players with a proven track record in the local high-tier data center industry.

In 2016, the Group further leveraged its building construction and property development expertise with the Sai Shan Road, Tsing Yi residential development project.

**The Grand Marine – Iconic landmark in Tsing Yi**

Kitty Ngan King-fung, Sales and Marketing Director of Grand Ming Group

From design, construction to sales and marketing, The Grand Marine is the first project of which Grand Ming takes full charge. As the first new residential project in Tsing Yi in 15 years, The Grand Marine concentrates on the luxury end of the market with over 75% of the units being of 3-bedroom (including one en suite and utility room) configuration. The property boasts a generous floor-to-floor height of 3.46 to 4.5 meters – a spatiality that makes one feel instantly at ease. Houses of 2 to 3 storeys are built with lifts to cater to the needs of residents, especially the elderly and children. On top of close to 1:1 ratio of residential units to parking spaces, there is direct access to the car park floors for greater convenience and higher privacy.

The property perfectly blends in with the natural, surrounding green spaces of Kam Tin North, Yuen Long. The provision of a botanical central garden, natural running and cycling track, and picnic area aligns with metropolitans’ pursuit of a green living lifestyle. Zen indicates that every minute in the flat is attended to with users in mind, from the wardrobe position, storage space, to the flat configuration and material selection. “We target at property upgraders and family buyers who want to elevate their homes and desire a cozy harmonious living environment,” he says.

According to Zen, there has been an enthusiastic response to the project, with the largest house of 3,889 sq. ft. sold for over HK$12 million. “We’ve had a lot of positive feedback from buyers who are happy with the value for money in terms of the thoughtful configurations, and the practical layouts,” adds Zen.

**Stepping in 2020**

Zen discloses that Road King’s residential project atop the MTR’s Wong Chuk Hang station is scheduled to be launched in the third quarter of 2020. The project incorporates two towers that offer a total of 800 units. “With its ready access to the MTR and its prime location in the southern suburb of the island, we have every confidence that the property will be very much sought after when it is released later on the market,” he notes.

Zen expresses optimism for the market with government’s recent loosening of mortgage restrictions. In the long term, RK Properties will, he says, continue to invest in the real estate market. As buildable land continues to be in short supply, and demands stay strong, the industry will maintain its solid growth at least for the next three to five years. “Looking ahead, RK Properties will focus on developing residential apartments, with the emphasis on quality and user-friendliness,” Zen concludes. “These concepts are embedded in our DNA as we continue to deliver high-end properties that meet buyers’ rising demands for luxury and practicality.”
Upper Gold Coast Series: a modern and artistic creation

The Group’s Upper Gold Coast Series includes three premium projects: The Carmel, OMA OMA, and one currently under development. They are located on the idyllic locale of Castle Peak Road and So Kwan Wat, near the Gold Coast neighbourhood that is known for its resort-style living. Taking full advantage of the lush greenery and opulence of the area whilst infusing a contemporary architectural sense, the series is aimed at millennials and young professionals who pursue aesthetically pleasing homes in a serene and vibrant neighborhood. The convenient location also enables its residents to conduct cross-border activities within an hour radius, putting them in easy touch with the Greater Bay Area.

Tucked off the Tai Lam section of Castle Peak Road, The Carmel embraces European hilltown architectural features and exudes a low-density, exquisite living style. “Wing Tai strives to sculpt the environment by pursuing aesthetically pleasing architectural sense, the series whilst infusing a contemporary motif of a Forest Resort. It encompasses a 40-metre infinity pool lined by extensive greenery; a three-storey gym house is equipped with a state-of-the-art Sky Gym, spinning fitness bikes, and a Yoga Meditation Room.

Le Cap & La Vetta
At the elevated locale of Kau To Shan, Wing Tai has previously launched two iconic projects named Le Cap and La Vetta respectively. “Hugged by lush hills with stunning views to the sea and the Sha Tin Racecourse, they are unquestionably among the most coveted luxury properties,” Chung explains. First released in the market is Le Cap, for which Wing Tai invited award-winning interior designer Pierre-Yves Rochon to give it a distinctive French flavour. The following La Vetta has a fully integrated design by three internationally acclaimed design masters, Yabu Pushelberg, Luciano Giubbilei and P&I. “We seek to infuse unique elements into each of our projects to unleash creative visions,” states Chung. Notably, La Vetta incorporates curvy elements into the sharp design, not only optimizing sunlight, but also extending sweeping vistas from every angle. The luxury residence has since become a contemporary landmark of Kau To Shan.

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2020: more visionary projects in the pipeline

“2020 shall continue our focus on high-end properties and quality large-scale residential projects, catering to the different needs of the community,” Au stresses. One of the group’s key offerings in 2020 is BuiLding on 60 yearS of iLLuStriouS achievementS

60 years of illustrious achievements

2020 marks the 60th anniversary of Chinachem Group. In reviewing the company’s performance for 2019, Dennis Au, Managing Director of Real Estate of Chinachem Group, considers it to be a landmark year with outstanding results. He believes the key to their success is the dedication to people-centric design, thoughtful property management service, and sustainable development.

Outstanding results

Chinachem has successfully launched multiple high-end properties in the past few years, all of which have been well-received by the market. A total of 8 townhouses were sold in a number of significant projects located in Clear Water Bay, including 20 & 22 Pik Sha Road, Serenity Point, and Serenity Peak. Notably, Serenity Point, perched atop the mid-levels overlooking the stunning views of Silverstrand and Port Shelter, is particularly favored by consumers. House C was sold for an impressive HKD 188 million. In terms of price per sq. ft., the two-storey home fetched HKD 69,837, effectively breaking the price record for the New Territories. Aside from Serenity Point and The Golden Gate, all of Billionaire Royal’s units have also sold out in 2019.

Aside from high-end real estate, Chinachem has also been investing in large-scale residential projects. Situated on top of Long Ping MTR Station in Yuen Long, over 80 percent of the units in the apartment complex Sol City has been sold, demonstrating the group’s popularity with buyers in varying types of residential developments.

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K. WAH INTERNATIONAL HOLDINGS
EXCEEDING CLIENT EXPECTATIONS

With its latest project, K.SUMMIT, K. Wah aims to bring out the connotation of ‘summit’ and the topmost level attainable in its architectural design, practicability, craftsmanship and more. K.SUMMIT is located at Kai Tak, a reinvented place which is set to be the second Central Business District (CBD2) of Hong Kong. The CBD2 will provide more than 75 million sq. ft. of commercial gross floor area. With multinational businesses moving in and the opening of Hong Kong Medical Specialists’ Children’s Hospital, Kai Tak will become a hub for professionals and medical specialists.

K.SUMMIT

Designed from users’ perspectives, and incorporating feedback from owners of previous projects, K.SUMMIT has come up with practical layouts based on human-centric design principle. Taking inspiration from the nearby Kai Tak Cruise Terminal and the forward-looking town planning blueprints of the area, the architects adopt ‘Cruise Liner Living’ as the design concept for K.SUMMIT. With contemporary curvilinear elements incorporated into the designs of façade and common parts, K.SUMMIT will become a metropolitan contemporary curvilinear development, but also create the pleasant residential development in Kai Tak.

K. Wah’s prospect in 2020

“For SOLAIRA located at Tai Shing Koi, we shall be handing over the property to buyers in February or March 2020. In the meantime, we shall be launching about 200 unsold units onto the market,” says Wan. Another project to look forward to this year is the development of 5 luxurious homes situated at Grampian Road, Kowloon, with over 4,000 sq. ft. each in size. Joint venture projects include the ones in Cheung Sha Wan offering about 1,350 units with 1 to 4-bedroom configurations, and Lam Shue Wing Road offering about 2,200 units focusing on small-to-medium residential sites scheduled for Q3 and Q4 respectively. Land bank (includes the land sites in Lohas Park and Kai Tak).

Other than the projects in Hong Kong, K. Wah also owns a bounty of land sites in the Greater Bay Area, including Jangmien, Xinhu and Huadu.

Outlook for the property market in 2020

Looking ahead for the new year, Wan believes the property market will be relatively stable with price fluctuations limited to single-digit percentage. With the relaxation of mortgage insurance programme, Wan expects properties priced at below $10M will be the focus of the market in 2020.

K. Wah strives to go the extra mile to differentiate itself as a developer that exceeds expectations, says Tony Wan, Director (Sales & Marketing, Hong Kong Properties) of K. Wah International Holdings Limited.
KWG GROUP
CRAFTING A TRULY COMFORTABLE HOME

Investment sentiments in Hong Kong’s property market are steadily picking up, according to Shareen Cheung, Sales and Marketing Director (Hong Kong and Overseas) of KWG Group Holdings Limited (SEHK 1813), as she points out that her idea of a luxury home is one that provides residents with a cozy and pleasant living space.

Since its establishment in 1995, KWG Group has grown dynamically from a property developer in China into an integrated corporation with diversified business interests. Upper RiverBank in Kai Tak, a joint venture with Longfor Group (SEHK 960), is the company’s first residential project in Hong Kong. Sited in a privileged locale with an all-round infrastructure and sweeping views, it is a project in which KWG Group has spared no effort in sculpting a truly comfortable home for discerning buyers.

Upper RiverBank: a comprehensive project

Under government’s urban planning initiative, a CBD2 is being developed in East Kowloon, comprising Kai Tak, Kowloon Bay, and Kwun Tong. Located in the privileged Kai Tak precinct is Upper RiverBank, a comprehensive project that includes luxury residences, retail outlet and a twin top-notch clubhouse.

Cheung points out that an outstanding estate ought to be supported by an extensive range of community amenities. At the district of Kai Tak, there are over 2 million sq. ft. of retail floor area that accommodate flagship department stores, underground shopping streets and retail belts, meeting residents’ diversified needs. “With such thoughtful planning along with the riverside, I am confident that buyers will recognize the value for money, and see the appreciation potentials of the development,” Cheung states.

KWG’s user-centric approach is also manifested in the apartments’ layout design. “In making every effort to accentuate the sense of space, we also make sure that every minute is attended to,” Cheung stresses. For instance, most of the units are equipped with a built-in shoe cabinet in a handy location that fits in snugly with the layout. Another example would be ensuring the rooms have sufficient depth to accommodate a closet and other furniture. Only high-quality material is used, such as natural stones for the floor panels and ceilings.

Confidence in the future

Commenting on the Hong Kong property market, Cheung notes that it has shown signs of a steady recovery from the impact of the Sino-US trade war and the recent social unrest. “It has responded positively to the recent mortgage relaxation rulings,” she observes. “We are seeing a resurgence in the market, not only for new releases, but also in the secondary market,” she observes. Cheung expects the strong underlying demand to continue to support the market in 2020, and prices would firm up especially in the traditional peak months during the Chinese New Year and Easter.

Boasting a business history of 25 years, KWG Group has transformed from a real estate company to an integrated corporation. Cheung believes KWG’s business diversification would stand it in good stead for a sustainable growth into the future. “We have been actively expanding our business interests, encompassing hotel, commercial properties, serviced apartment, education, food & beverage sector and tourism,” Cheung concludes. “We shall continue to be on the lookout for other promising investment opportunities, especially in such designated growth regions like the Greater Bay Area and the Yangtze Delta.”

LONGFOR GROUP
ADHERING TO A USER-CENTRIC APPROACH

Located in Kai Tak, Upper RiverBank is the first joint venture by Longfor Group (SEHK 960) and KWG Group (SEHK 1813) in the Hong Kong property market. “Adhering to our motto of ‘Space as a Service’, the development is crafted from the customers’ points of view, in order to create a truly exquisite and comfortable living environment,” says Benny Wong, Sales and Marketing Director (Hong Kong) of Longfor Group.

Since founded in Chongqing in 1993, Longfor Group has operated as a real estate development company in China, alongside other business arms including property investment, long-term rental apartment, and shared service. Located at Kai Tak, Upper Riverbank represents the Group and KWG Upper RiverBank

Described as ‘a prestigious luxury residence in a vibrant riverside matrix’, Upper RiverBank takes full advantage of its favorable locale: the Kai Tak Development (KTD) area. It boasts 100 hectares of green space that spans around 24 hectares Metro Park, around 12 hectares of green belt in Station Square, Kai Tak Runway Park, and the world-class Kai Tak Sports Park that is currently under construction. Residents can readily avail of its multifarious outdoor facilities and enjoy the verdant pleasant and comfortable living environs.

Targeting middle-class professionals and families, Upper RiverBank seeks to forge a pleasant and comfortable living environment. The twin residential complexes, for instance, are perched on the two sides of the estate area to enable an unimpeded, sweeping perspective. The two to three-bedroom residences, for example, are equipped with comprehensive kitchen facilities, serviced apartment, education, food & beverage sector and tourism.” Cheung concludes. “We shall continue to be on the lookout for other promising investment opportunities, especially in such designated growth regions like the Greater Bay Area and the Yangtze Delta.”
The opportunity to own such a prestigious property as 90 Repulse Bay does not come around very often,” says Cannas Ho, Assistant Chief Manager of Sales at CK Asset Holdings.

90 Repulse Bay
Known as the “Billionaire’s Row,” Repulse Bay is a traditional high-end district favoured by affluent consumers. Making the most of a coveted site there, CK Asset Holdings Limited, a leading property developer in Hong Kong which has always specialized in distinguished projects, has developed 90 Repulse Bay Road. It redefines luxury living with its 11 exquisite ocean-fronting townhouses ranging over 5,000 sq. ft. in size.

“Repulse Bay has always been the choice locale for the rich and famous with its glorious sea views,” says Ho. “But it’s also popular because of the limited number of sites available, and hence the consistently strong demand for any new residences that are launched onto the market.”

Ranging from 5,347 sq. ft. to 5,915 sq. ft. in size, these generously-sized units boast a ceiling height of 4.5 meters, replete with a sweeping full-height curtain walls to capture the panoramic sea view. “As Repulse Bay has always been the choice locale for the rich and famous with its glorious sea views,” says Ho. “But it’s also popular because of the limited number of sites available, and hence the consistently strong demand for any new residences that are launched onto the market.”

Another major advantage of this southern beach suburb is the presence of a number of exclusive clubs that offer superb sporting and social amenities, such as The Hong Kong Golf Club and Royal Hong Kong Yacht Club. Commenting on the local property market, Ho points out that there is a huge demand for luxury property in such traditional high-end districts as Repulse Bay and Deep Water Bay. “The shortage of building sites in these end districts as Repulse Bay and Deep Water Bay,” concludes Ho. “The hand-carved stone pilasters, cast-iron tracery, and grille work are unique for each unit, bestowing personality to the residence,” Ho explains.

7 out of the 11 units have been sold since the launch, fetching an impressive HK$3.5 billion. “This thoughtfully crafted project in the high-end district is extremely popular, with discerning buyers saying that every aspect of the property lives up to their expectations,” Ho adds.

As a key component city in the fast-growing Greater Bay Area, Macau has most recently been designated by the Central government for development into a financial hub. Looking at the supply and demand of properties in this vibrant city, Wilson Chung, Marketing Director of Concordia Investment Properties, believes prospects are favorable for investors.

A BRIGHT OUTLOOK FOR MACAU’S PROPERTY MARKET

Macau: a promising investment destination
As the mainstay of Macau’s economy, the tourism industry broke a new record as it welcomed no less than 40 million visitors in 2019. But perhaps even more encouraging is that fact that on the most recent 20th anniversary of the establishment of Macau SAR, the Central government has announced new initiatives to develop Macau into a financial hub.

In welcoming the boost to the economy by these latest developments, Chung also cites other positive achievements of the city, including the opening of the Hong Kong-Zhuhai-Macao Bridge, and the recent inauguration of the Macau Light Rapid Transit.

The wealth effect has spurred confidence in the market, encouraging investors to upgrade their lifestyle. Chung notes. Quoting population data, he points out that there are approximately 4,000 pairs of newlyweds and 6,000 newborns per annum in Macau, there is, therefore, a strong demand for properties from first-time home buyers. Macau’s blossoming economy has also attracted more and more professionals to work in the city, leading to an increase in the demand for housing.

As in Hong Kong, Macau faces a shortage of land supply,” Chung adds. “The strong demand simply cannot be met by the addition of only a few thousand units each year. Prices will, therefore, remain solid.”

One Oasis, Sky Oasis, and Grand Oasis
To meet the market demands for high-quality living in Macao, Concordia has created a world-class living community in the South of the Cotai Strip – a world-class leisure and entertainment hub with top-notch resort facilities and mega shopping malls. The recent opening of the Macau Light Rapid Transit system has, as a further lift its attractiveness.

The Concordia launch comprises three premium luxury residences: One Oasis, Sky Oasis, and Grand Oasis, and they have been warmly received by the market, with about 3,500 units already sold to date. “Aside from the strong rental return, buyers also recognize its potentials for price appreciation,” Chung observes.

The development boasts a meticulous, user-centric design. Take Sky Oasis, the development with the largest unit area in the sector, as an example, it consists of two 41-storey towers, providing 120 4-bedroom (with 3 ensuites) units with terraces, covering around 3,500 sq. ft. each. The interior is well laid out with convection windows and a generous ceiling height of over 11 ft. The wide terrace and floor-to-ceiling glass windows capture natural light to enhance the sense of space, and draw in the surrounding sweeping landscape. With each household equipped with a private elevator lobby, residents enjoy a high level of privacy and exclusivity.

World-class community
In pursuit of a luxurious lifestyle, residents can access various top-shelf clubs, including ‘Club Oasis’ – the largest clubhouse in Macau that provides a plethora of facilities, such as indoor heated and outdoor swimming pools, state-of-the-art gym room, beauty spa, movie theaters, and more. With the largest proportion of greenery in Macau residential development, the properties are also in the vicinity of a lifestyle-themed shopping mall that brings together gourmet cuisines and high-end shopping supermarkets from all over the world.

“In terms of investment for Hongkongers, Macau has the edge over other destinations because of its geographic position, and the commute time has also been reduced with the opening of the Hong Kong-Zhuhai-Macao Bridge,” Chung notes. “Furthermore, there are no language, cultural or capital flow barriers between the two places.”
PRIME SERVICED APARTMENT IN THE HEART OF WAN CHAI

Serviced 1-bedroom suites & special suites with terrace
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Fully furnished studios, 1-bedroom & 2-bedroom suites
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SINO SUITES SINO GROUP
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.

<table>
<thead>
<tr>
<th>D’HOME</th>
<th>Address</th>
<th>Contract term</th>
<th>Size</th>
<th>Monthly rate</th>
<th>Enquiries</th>
<th>Email</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>239 Queen’s Road East, Wanchai</td>
<td>1 month minimum</td>
<td>401–582 sq. ft. (GFA)</td>
<td>HK$22,000 - $37,000</td>
<td>(852) 3108 3636</td>
<td><a href="mailto:info@dhome.com.hk">info@dhome.com.hk</a></td>
<td><a href="http://www.dhome.com.hk">www.dhome.com.hk</a></td>
<td></td>
</tr>
<tr>
<td>80 Robinson Road, Mid-levels</td>
<td>12 months minimum</td>
<td>1,136–1,411 sq. ft. (GFA)</td>
<td>HK$60,000 up</td>
<td><a href="mailto:info@dhome.com.hk">info@dhome.com.hk</a></td>
<td><a href="http://www.dhome.com.hk">www.dhome.com.hk</a></td>
<td></td>
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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
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 by appointment only

2 Kornhill Road, Quarry Bay
kornhillapts@hanglung.com
www.kornhillapartments.com
A home style living in the hustle

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

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

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

Measuring from 500 to 980 square feet, all homes at KAZA Sai Ying Pun and KAZA Wanchai are beautifully appointed in a neutral palette with high ceilings and large windows that imbue the residences with plenty of natural light. The areas have been fitted with sensor switch lighting and decorated with murals lining the walls depicting flocks of seagulls to create a soothing seaside ambiance even before entering the apartment, an ideal home for those who are looking to attain true work life balance.

As with most KAZA addresses, the Wanchai building is designed with high ceilings and large windows that provide a great deal of natural light. The areas have been fitted with sensor switch lighting and decorated with murals lining the walls depicting flocks of seagulls to create a soothing seaside ambiance even before entering the apartment, an ideal home for those who are looking to attain true work life balance.

Located a scant three minutes away from the main bus terminus at Stanley and under ten minutes from the newly refurbished Stanley Plaza, KAZA Stanley is a mere three minutes away from the main bus terminus at Stanley and under ten minutes from the newly refurbished Stanley Plaza. Surrounded by a plethora of delightful restaurants, bars and cafés, KAZA Stanley could be in the perfect spot. Although we are situated directly on Stanley Main Street, KAZA Stanley remains conveniently connected to the urban scene. The stylishly fast-paced would be delighted by KAZA’s great location and tasteful interiors, which ideally exemplify a work-live-play environment.

As with most KAZA addresses, the Stanley building is a walk-up building with many unique aspects incorporated into it. The staircase has been fitted with sensor switch lighting and decorated with murals lining the walls depicting flocks of seagulls to create a soothing seaside ambiance even before entering the apartment, an ideal home for those who are looking to attain true work life balance.

For Enquiries: 9303 5350 info@kaza.com.hk www.kaza.com
Seamlessly blending sophistication and coziness, Yi Serviced Apartments offers the genuine “home away from home” tailored for busy executives and business travelers. Characterized by a full spectrum of superb amenities and well-rounded services, Yi guarantees a comfortable, convenient, and personalized living environment.

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

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

Yi Serviced Apartments

Address
10-12 Chatham Court, Tsim Sha Tsui

No. of rooms
33

Gross Size
360 - 755 sq. ft.

Contract terms
1 day minimum

Monthly rate
HK$18,000 - $30,800

Enquiries
(852) 8200 1100

Website
www.xin.com.hk/yi-serviced-apartments

LUXURY SUITES

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

Accessibility
Occupying a coveted address in the heart of Central district, Yin promises excellent connectivity. Only minutes away from the vibrant clubbing hotspot of Lan Kwai Fong and the renowned dining hub of Soho, residents will find a colorful array of entertainment and dining options right at their doorsteps. High-end shopping malls such as The Landmark are just a stone’s throw away, making shopping and sightseeing a breeze. The extensive transportation network, including MTR, Airport Express, and numerous bus routes, effectively connects Yin to all parts of the city.

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

Yin Serviced Apartments

Address
97A Wellington Street, Central

No. of rooms
42

Gross Size
740 - 862 sq. ft.

Contract terms
1 day minimum

Monthly rate
HK$32,000 - $50,000

Enquiries
(852) 8200 1100

Website
www.xin.com.hk/yin-serviced-apartments

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More than 3 years ago, the United Kingdom voted to leave the EU and the saga known as Brexit was born. Yes, you read right. It’s only been 3 years. Although for most parties with vested interests in the Brexit outcome, it feels like decades. There have been multiple extensions to the Brexit deadline over this period creating ongoing uncertainty in the marketplace. Political drama aplenty. Most recently a UK general election in Dec 2019. That’s why we’ll help you make sense of things with an analysis of key events that will shape the UK property market in 2020.

The Boris Bounce – Stability in the UK at last?
The 12th December 2019 was the day Boris Johnson’s Conservatives swept aside Labour in a landslide election victory. Following a long period of turmoil, we are of the opinion that this latest development will bring some much-needed stability to a UK government and that in turn, help boost the economy as a whole and UK’s property market restoring much needed confidence among potential local buyers and investors.

After the results of the election, Rightmove (The UK’s biggest property portal) announced a forecast of a 2-4% rise in UK property prices in 2020 and other commentators are reporting similar views.

Will an Election elevate house prices and shake up the market?
The impact of an election on housing trends is usually minimal. Based on historical data, past elections did not cause major shifts in the property market or affected prices significantly. In most cases, prevailing housing trends have been maintained before, during and after an election. However, conditions surrounding this most recent election have never been so volatile and uncertain. In this case, the unprecedented events leading up to a Conservative victory has served one major purpose – Restoring lost confidence among potential local buyers and investors.

Brexit and the UK election results may be potential game-changers. But not every property investment decision should be determined by this. With the right approach and strategy, securing a UK property at an affordable price is still a very likely outcome even during times like these. For those who choose inaction instead, that means lots of missed opportunities that probably won’t come again.

Brexit has inadvertently led to a sudden influx of opportunities in the marketplace, many of which have been snapped up by savvy investors over the past 2-3 years. There’re still a wide range of good investment opportunities in the market today, provided that fast and decisive action is taken to secure them, before others do.

If you like to find out more about how exactly you can do that, our team of UK property experts will provide you with all the answers you need! Get in touch now to see how we can assist you.
MUZE AT PICC

The new heart of Penang is pulsating with opportunities.

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.

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 centre, offices, hotel and the upcoming LRT station through the many link bridges.

Priced from HKD2,000,000*, Muze offers smart living with colourful lifestyle choices. Two freehold towers soar skyward at 52 storeys and 58 storeys, respectively. Choose from 3-bedroom setups while sizes range from a comfortable 1,087 sq ft to 1,862 sq ft. (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’ is 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.

Another prestigious project by Hunza Properties Berhad, 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 ALUII 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.

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.

Strategic location

- Sited in an established neighbourhood 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.

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Malaysia beckons with iconic branded residences with 5-star hotel service in the heart of Kuala Lumpur City Center

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

Project concept & location

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

Interior design by YOO

In 1999, the world’s most celebrated designer Philippe Starck and property entrepreneur John Hitchcox founded the revolutionary lifestyle brand, YOO, enlisting a mix of visionary design talents with the goal of creating original communities that respect the way individuals choose to live. YOO8 Serviced by Kempinski offers a sleek exterior matched by the modern, artfully crafted interior and furnishings by Kelly Hoppen. Hoppen is famed for drawing inspiration from Eastern cultures, applying a neutral color palette on minimalistic forms to induce tranquility and create balance. Being a Member of The Order of the British Empire in recognition of her distinguished service to interior design, Hoppen has designed outstanding hotels, restaurants of contemporary city living in terms of convenience and chic architectural design.

Serviced by Kempinski Hotels

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

Branded appliances & added value features

As in any other Central Business District around the world, commercial units in KLCC are plentiful. Residential projects situated in this prime location aim to support the increasing demand from professionals who value a convenient home near their workplace. The apartments range from 705 sq.ft. to 1,328 sq.ft. available in one to three bedroom layouts with study room options. They are furnished with notable brands, including Gaggenau and Bosch kitchen appliances, Crosswater sanitary fittings and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares. Embrace contemporary living with Lutron smart home systems and Duravit sanitary wares.

Sky facilities

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

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

Potentials of KL’s property market

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

Inquiries

Kong for YOO8 Serviced by Kempinski.

Address 8 Conlay, Kuala Lumpur City Centre (KLCC), Malaysia

Size 705 to 1,328 sq ft

Layout 1 to 3 bedrooms plus study room options

Developer KSK Land

Completion end of 2020

Website https://jadeland.hk/overseas_properties/yoo8-8-conlay/

Inquiries 2869 6683 or info@jlgroup.hk

*JadeLand Properties (M) Limited is the Exclusive Agent in Hong Kong for YOO8 Serviced by Kempinski.
At the heart of a new London district, it offers residents an experience like no other with over 2,300 new homes set amongst a five acre vibrant park and water garden.

White City Living comprises 526 new homes, spread across three buildings. The first collection to launch within this phase will be the Waterside apartments, which includes one, two, and three-bedroom homes with views that embrace the water and landscape.

Pricing at The Water Gardens starts from £770,000.

World-class amenities on your doorstep
A range of first-class facilities include the Water Garden Lounge offering the perfect place to work, relax or socialise at the water’s edge. The Club Lounge consists of an indoor open fire, a private dining room, two 12-seater cinema rooms, an entertainment suite and a fully equipped business lounge. Wellness amenities will comprise a 17-metre swimming pool with adjoining sun terrace, gym, spa, sauna, steam room, along with two treatment rooms.

Live, work and play: the best of West London Living
White City and Wood Lane Underground stations are located next to the scheme’s entrance. Served by the Central, Hammersmith & City and Circle lines, residents can reach Marble Arch in just 10 minutes and the West End in 14 minutes.

Residents will have over 400 stores on their doorstep thanks to Westfield London, Europe’s largest shopping centre. Over 100 restaurants, cafes and bars, are all within a 10-minute radius.

White City is London’s latest creative hub and is home to brands including Yoox-Net-A-Porter etc. Furthermore, globally renowned Imperial College has a 23-acre research campus to the north of White City Living, forming a major innovation centre.

Improve your wellbeing with life at the water’s edge
Designed by renowned architects Patel Taylor, The Water Gardens celebrated Japanese design creates landscapes and pavilions within water to showcase exquisite ceramics in eight acres of landscaping water features.

The gardens will feature more than 6,500 individual trees and plants selected from 40 different species across four continents. The central stream winds through 150 metres over a landscape of traditional plants and trees, cascading over waterfalls etc.

About St James
St James is a proud member of The Berkeley Group, an acknowledged leader in the delivery of major UK urban regeneration schemes. The Group has been responsible for shaping much of the modern development along central London’s riverside.

THE WATER GARDENS,
WHITE CITY LIVING, LONDON

Address
54 Wood Lane, White City, London W12 7RQ,
United Kingdom

Size
490 - 2,133 sq ft.

Layout
Suite, one, two and three bed apartments, and penthouse available

Developer
Berkeley, St. James

Completion
Q1/Q2 2023 (Core K) & Q4 2023/Q1 2024 (Core J)

Inquiries
Cushman & Wakefield Asia Pacific Limited
+852 2507 0578
george.smithhk@cushwake.com
+852 6826 7226 (Whatsapp)
Newham’s Yard, a new £83m mixed-used development in Bermondsey, is the latest joint venture project from Galliard Homes and Acorn Property Group in London. The Newham’s Yard scheme will provide three buildings of up to ten storeys arranged to create a new public courtyard, with retail, restaurant and office amenities on the ground floor. The scheme’s design will maximize natural light and open-plan living for residents.

The Gateway to the City and Luxurious Living

Newham’s Yard will be perfectly placed to provide easy access to the City, the West End and the cultural heart of London’s South Bank. The newly consented plans offer 86 deluxe apartments consisting of studios, one-bedroom, two-bedroom and three-bedroom homes, alongside 143 aparthotel residences. The plans also provide a café, co-working space and a state-of-the-art gym. The ground floor of each building will provide retail and restaurant space, creating a new communal hub for the area.

This project is undoubtedly a prime opportunity for those buy-to-let investors, since it is brilliantly placed and poised to maximise on the vast corporate rental catchment from the City, the primary central business district in London with over 300,000 people commuting to, and Canary Wharf, which is going to bring a further 100,000 executives and workers through expanding its commercial quarter.

And for the residents, the development is going to offer luxurious London living with fast connections to all parts of the metropolis. Its prominent position provides easy access to Tanner Street and Bermondsey Street, and is immersed within the vibrant local Bermondsey community. Not only will it feature on-trend interiors, but it is also just a 10-minute walk from London Bridge station for easy access across the capital. They can enjoy the excellent transport links in this Zone 1 transport interchange providing Jubilee Line, Northern Line & Maritime connectivity.

London Bridge to Leicester Square in around 10 minutes by tube also brings theatreland and many of the Capital’s most celebrated ‘A list’ clubs and high-end nightlife haunts seemingly to the doorstep. Covent Garden, the Royal Opera House and the array of surrounding up-scale eateries also lie within 15-minute tube proximity of London Bridge.

Sitting adjacent to Tower Bridge Road, Bermondsey Street is a top destination for those seeking an endless supply of popular venues for delicious food and live music, and is also the home of the annual Bermondsey Street festival. With convenient proximity from London’s iconic landmarks including Butler’s Wharf, More London, Hay’s Galleria, The Shard, Borough Market and Tate Modern, residents will have access to all they need just moments away.

Address
153 Tower Bridge Road, London SE1 3JE
Size
From 394 sqft - 936 sqft
Layout
Luxurious studio, 1, 2 and 3 bedroom apartments
Developer
Galliard Homes
Completion
Q1 2020 (estimated and subject to change)
Inquiries
One Global Property Services (Hong Kong) Limited
Simon Zhuo +852 6439 6059
simonzhuo@ogpsglobal.com
Website
www.ogpsglobal.com
ECOWORLD BALLYMORE

Alan Yau to open two new restaurants at Wardian London

London, England - World-renowned restaurateur Alan Yau OBE, founder of Hakkasan and Wagamama, is to open two new restaurants in EcoWorld Ballymore’s Wardian development. The opening of the two Asian-style restaurants is due to coincide with the completion of the scheme in summer 2020. The larger of the two restaurants will be named Chyna, able to seat 130 people and feature a private dining area and large terrace overlooking the water at South Dock.

Taking its name from the traditional Wardian Cases - first created in East London to transport botanical plants - Wardian London offers a sense of escape and tranquillity, whilst remaining connected to thriving Canary Wharf. Used as the first carriers to transport tea plants to India, these terrarium boxes were fundamental in the British Empire’s expansion into East India, revolutionising East London as the banking and commercial hub that we know today.

Fusing grand architecture with botanical beauty, Wardian London is pioneering the concept of blending indoor and outdoor living in London, as seen in far-flung destinations such as Brisbane and Singapore. Atriums located throughout Wardian London’s two towers exemplify this by creating a tropical paradise filled with a multitude of plants and flowers from around the globe, offering residents a secret escape.

About EcoWorld Ballymore:

EcoWorld Ballymore is formed of Eco World International Berhad, an international property developer with presence in the United Kingdom and Australia, and Ballymore, who have over 20 years’ experience in the London property market. The two companies share the vision of creating some of London’s most exciting and innovative residential developments. Their joint venture represents a careful balance of investment in three of the most important waterside development projects in London’s future, both east and west: Embassy Gardens, London City Island and Wardian London.

Alan Yau to open two new restaurants at Wardian London

EcoWorld Ballymore’s Wardian London is a new riverside development located moments from Canary Wharf. The exciting scheme comprises 624 new private apartments across two high-end residential towers; on completion next year residents will have stunning views of South Dock, the Thames and Canary Wharf. Each apartment offers an extensive private ‘sky garden’, up to 37.2 square meters in size. Wardian London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a sense of wellbeing and creating a serene escape within the city.

Alongside the apartments and new restaurants, Wardian London will contain a vibrant rooftop observatory bar, with a vision for London’s highest botanical gin garden; two restaurants; and a 25-metre open air swimming pool, set within a flourishing tropical environment. In addition there will be a new landscaped public plaza with sunken gardens to immerse residents and visitors in lush greenery upon arrival. As across all their schemes, Ballymore will continue to manage the development after completion so residents will also benefit from an exceptional service level and 24-hour concierge.

For further information, please contact:

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Birmingham are now 22% higher than the 2008 peak, with house prices in the city rising faster than the average in England and Wales over the past three years. Birmingham’s growing working population, short housing supply and economic prospects all point towards a strong housing market performance over the next few years. Savills forecasts 18.7% growth in house prices in the West Midlands over the next five years.

While the arrival of exciting new neighbourhoods such as Snow Hill Wharf have brought new levels of attention to Birmingham’s property market, prices offer relative affordability when compared to London. This makes the city an attractive proposition for owner-occupiers and those looking to invest.

Snow Hill Wharf will be launching in Hong Kong in February 2020. For more information, please contact Savills International Residential on +852 2842 4472 or IRS@savills.com.hk.

The jewel in the crown of the neighbourhood will be a 21-storey tower. The Regent, providing stunning views of the city’s evolving skyline. The tower will be one of five separate buildings, all uniquely designed to pay homage to the area’s rich history.

As well as high-quality apartments, Snow Hill Wharf is set to include three beautifully landscaped podium gardens overlooking the Birmingham and Fazeley Canal which once supported the UK’s industrial revolution.

Built to Berkeley Group’s high standard of luxury city living, residents will enjoy a range of amenities, including a gymnasium with a sauna and steam room, a resident’s lounge and cinema room, alongside access to a 24-hour concierge and security service.

Snow Hill Wharf offers great transport connections from the nearby Snow Hill and New Street railway stations. Three of the city’s major universities (University of Birmingham, Aston University and Birmingham City University) are also close by.

The future for Birmingham is bright, with Savills forecasting 19.3% rental growth to 2023 throughout the West Midlands due to the region’s strong economy and diversifying employment centre. This is alongside a 49% retention rate of the city’s 65,000 student population. Birmingham was also named the top city outside of London to start a new business for the fifth year running with 18,590 companies launched in the city in 2018.

Research by Savills shows that residential property prices in Birmingham are now 22% higher than the 2008 peak, with house prices in the city rising faster than the average in England and Wales over the past three years. Birmingham’s growing working population, short housing supply and economic prospects all point towards a strong housing market performance over the next few years. Savills forecasts 18.7% growth in house prices in the West Midlands over the next five years.

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A PRACTICAL HOME WITH LIMITLESS POTENTIAL

The Silicon Valley of Kuala Lumpur: The Goodwood Residence by UOA Group

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 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 22 multinational corporations operating in Bangsar South, with about 1,500 expatriate workforces and its make the residential property in demand with an attractive return from 5% - 7% p.a.

PEACE OF MIND HOLISTIC LIVING

Enter The Goodwood Residence, a multi-generational high-rise designed to deliver practicality and comfort with its premium lifestyle serviced apartments. This 40-storey condominium offers flexible and spacious bespoke units to accommodate any need, the perfect place to express one’s personal tastes and lifestyle. Owners/Tenants can also relax after a hectic day with many luxurious amenities such as a 30m lap pool, putting garden and hydrotherapy spa. Elaborating further upon its theme of multi-generational living, the development’s design and 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.
2020 HOME PRODUCT HIGHLIGHTS

Great home appliances make a happier and hassle-free household. To add a sparkle to your lifestyle with tech-savvy functional arts, check out the highlights below.

Boffi
Designed by Norbert Wangen, the cult kitchen, K21 of Boffi is distinguished by functionality and harmony, and can be used in both domestic and public areas. It can be completed with open shelves and closed as an elegant and minimalist sculpture. Wood peninsulas can be integrated within the unique worktop.

Roca
Project your dreams and personality into your bathroom with the Inspira collection's three shapes - Round, Soft and Square - to find inspiration for your most ideal bathroom space with endless combinations and configurations.

Adorn your bathroom space with exquisite curves. Inspira Round is the perfect balance between a circle, the brightness of white colour, and the essence of craftwork. Relying on straight lines, in elegant dark finishes, Inspira Square is suitable for subtly masculine and minimalist spaces. A fusion between Round and Square, Inspira Soft caters to versatile and small spaces.

Manufactured in Fineceramic®, a high-quality ceramic material of Roca, the Inspira basins are 30% harder, yet 40% lighter than conventional basins. The precise and fine walls are easy to clean and resistant to abrasive products.

Franke
The Switzerland-made Franke Maris line is now extended to include an incredible array of minimalist sink bowls in matt brushed stainless steel. It is designed to coordinate with the clean lines of other Maris products and continue the modular system design into other areas of the kitchen for a marvellous culinary experience.

As the most commonly used material for sinks and bowls and a must-have for both private and professional kitchens, stainless steel is both heat and shock resistant. Moreover, it can withstand sudden temperature changes, not to mention its non-porous surface which prevents the spread of bacteria, making it both hygienic and easy to clean. What’s more, stainless steel does not absorb food colors or odors.

The new range of sinks comprises a total of 5 models in different sizes, ranging from the compact 340 mm wide to the very spacious 800 mm. There are also double-bowl sinks.

The various models can be installed as under-mount units.

Not only does the new range of sinks complete the Maris family, it also offers an attractively priced entry point to the world of minimalist stainless-steel bowls and a nice alternative to the existing Maris sinks.

Mia Cucina
Dedicated to offering total kitchen solution service that ensures joyful cooking convenience, Towngas provides a variety of quality products. The innovative and smart Mia Cucina Kitchen Appliance Collection includes gas dominoes, ovens and range hoods.

Don’t miss out on the brand’s BW Powerful Gas Domino (MY41C), designed for Chinese cooking, the chamfered pan support accommodates Chinese woks as well as pots and pans. It is made in Italy with finest materials, such as elegant and easy-cleaning black ceramic glass, paired with flame failure device that cuts off gas supply to avoid accidents.

Equally wonderful is their Steam Combination Oven (GYV34S), which is also made in Italy with the finest material. With a huge capacity of 34 L and 45 cm high, the oven features touch control with multiple cooking functions; personal steaming function that keeps food nutrition and moisture; 1 L removable water tank for steam cooking; triple insulating glass door to prevent burns and avoid heat loss; and cable-connected food probe that calculates core temperature and displays remaining time. What’s more, it can be easily controlled with its touch screen design.
GIVING YOU A DREAM-COME-TRUE SHOWERING EXPERIENCE

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

The experience of GROHE SmartControl’s ‘Push, Turn, Shower’ is becoming even more multifaceted with their new design line – GROHE Euphoria SmartControl. The significantly slim form of the SmartControl control unit as well as the savvy-tech GROHTHERM thermostat that leads to convenient temperature regulation will reward you with a relaxing and personalised showering experience. Brimming with ‘Made in Germany’ technology and quality, GROHE Euphoria SmartControl features multi-jet shower heads. The smart shower system’s centrepiece is the combined, front-mounted push and turn control unit. With GROHE Easylogic, its unique pictograms provide intuitive operation allowing knobs to regulate the amount of water, depending on your mood, from a gentle shower to vigorous refreshment.

By pushing a button, the spray types can be selected, from the powerful jet that offered by the new ActiveRain jet version to a gentle PureRain spray that brings you ultimate relaxation. With the new ActiveRain jet version, you can choose between a powerful jet spray that flushes out the shampoo or a concentrated jet spray that massages away everyday life stress. Simply by pressing buttons, you can activate Euphoria handshower for precise water streams or to have full SmartControl power. After switching off the water, the system automatically saves the selected flow rate until the next shower.

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

Operated by exceptionally slim control unit using push and turn technology, the new GROHE Euphoria SmartControl model for surface-mounted installation features a very slim, minimalist design with compact dimensions which make it well suited for all types of bathrooms. Especially in smaller bathrooms, be ready to be mesmerized by the soothing sensation offered by the model’s elements. Available in round and square designs, the generously sized 310mm shower head offers high-gloss and durable GROHE StarLight chrome finish as well as elegant MoonWhite acrylic glass that harmonize with your contemporary bathroom. Meanwhile, the practical GROHE EasyReach shower shelf provides a convenient storage solution for shampoo and body wash.

GROHE Euphoria SmartControl brings you a new and exceptional dimension of showering pleasure.
Push and Turn – smart technology for the kitchen sink

In addition to its renowned SmartControl technology for bathroom uses, GROHE has come up with the innovative shower system, suing a ‘Push and Turn’ operation.

The straightforward and user-oriented SmartControl faucet offers intuitive operation by pushing and turning. To start the water flow, simply push the button at the faucet’s outlet. It also works well when using one’s elbow or wrist; and it is ideal for moments when both hands are full or not clean.

For precise water flow adjustment, the GROHE ProGrip button can be turned to the right or left – from the economical Eco to the powerful Jet Spray. The temperature can be regulated by using a mixing valve on the faucet’s body. Pushing the button again will interrupt the water flow. The setting for the preferred amount of water will be automatically saved for the next time the faucet is used.

Take advantage of the two additional convenient features of GROHE SmartControl Kitchen: the pull-out spray head which ensures ultimate flexibility; and the spray head which gently guides back into its original position after use, thanks to the strong GROHE Magnetic, making everyday kitchen life easier.

Minimalist design for maximum convenience

Thanks to its intuitive handling, the new GROHE faucet meets all the requirements for precise control, straightforward convenience and ultimate flexibility – all at the touch of a button.

In addition to its user-friendliness, the new faucet features a reduced and puristic design in three different design lines. The Minta design gives the faucet a minimalist and cylindrical look. The slim and organic lines of the Essence collection boost simple elegance. The previous design of the Zedra line was reinvented with the launch of the SmartControl technology for the kitchen, combining a contemporary look with complete convenience. The faucet’s A-shaped body is comfortable to hold and visually captures the natural flow of water. GROHE offers the SmartControl faucet in a total of eleven different colors, providing the right model for every taste and kitchen style.
TWO SPECIALISTS,
ONE EXTRAORDINARY KITCHEN

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

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

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

The façade creates a balance between the central brand elements of Wolf's fire and Sub-Zero's ice, while stainless steel represents the DNA of both brands, creating a gradual transformation from a crystalline, ice-like pattern to an undulated, fire-like pattern. Perforations across the surface as well as the use of the latest computational design tools and digital fabrication technologies like CNC laser-cutting resonate with the sophisticated production of Sub-Zero and Wolf products.

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

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

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

Sub-Zero and Wolf
Address: G17-20, Lee Garden 3, 1 Sunning Road, Causeway Bay, Hong Kong
Enquiry: 2239 5018
Dedicated to providing high quality, safe and innovative products at a reasonable price, German Pool has launched Digital Inverter Motor Intelligent Range Hood, one of the most powerful range hood models in the market.

This intelligent range hood features a 25-interval fan speed range: from level 1 at 850 RPM for prolonged ventilation, to Turbo Boost mode at 2,800+ RPM, the highest speed under the turbo mode. Compared to ordinary range hoods with only 3 intervals, this range hood gives you supreme control precision, boosting both energy efficiency and cost-effectiveness.

This avant-garde appliance monitors the real-time operating power with a prominent LED display. While this is the only range hood model in Hong Kong that features the revolutionary RPM (Revolutions per minute) display function, it allows users to control the ventilation strength with the highest degree of precision. The low-power LED lighting consumes less energy than the quartz lighting in ordinary range hoods.

Sudden bursts of greasy fumes are no longer hard to contain. With a simple wave of your hand, the infrared detector will turn on the range hood for you. What’s more, you can also use the gesture control function to adjust the ventilation strength while cooking. Apart from Gesture Control, you can also power on the range hood and adjust the ventilation strength with the touch panel.

With the 3-D Ventilation Technology that speeds up the extraction of surrounding fumes, high-heat frying will not leave greasy smells on your clothes or hair. Only 6 cm thick, this super slim range hood is much more space-saving than other models on the market. Not only does the stainless steel body look sleek and chic, it also is extremely durable and easy to clean.

GERMAN POOL
Website www.germanpool.com
LOOKING FOR A HASSLE-FREE COOKING EXPERIENCE?

With its elegant, humanistic and safe kitchens, Mia Cucina (kitchens by Towngas) has the answers for home cooks.

Infusing storage intelligence into every corner, Mia Cucina’s kitchen at North Point showroom will blow your mind with its tech-savvy design which demonstrates the best use of ergonomics. With bespoke motorized lifting storage racks, drawers with dividers, and corner unit, users can expect stress-free management of their equipment and utensils.

Crafted with premium and durable materials imported from Italy, the kitchen round corners and the storage underneath set parents’ mind at ease whilst enjoying the precious culinary moments with their children. Alongside with the fine materials, all these distinctive features can create an elegant main component in the kitchen that guarantee durability and undiminishing robustness.

Incorporating your personal style with an elegant selection of colours, the brand adopts white and marble patterns to form a natural base tone for the kitchen, and matches it with the cemented grey for upper and tall cabinets.

The pull-down layered rack can be lowered down to a reachable height for easy access.

The automatic lifting dish sterilizer eliminates bacteria for the dishes.

The automatic lifting dish sterilizer eliminates bacteria for the dishes.

Large capacity drawer set optimizes storage space for taller items.

The ergonomically-designed work area for minimized stress exerted on the body when users bend down to prepare food.

Just by a sensor on the cabinet front, groceries will be displayed clearly right in front of you.

The pull-down layered rack can be lowered down to a reachable height for easy access.

The pull-down layered rack can be lowered down to a reachable height for easy access.

The special child lock knife rack enhances safety whilst cooking with kids.

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The pull-down layered rack can be lowered down to a reachable height for easy access.

The special child lock knife rack enhances safety whilst cooking with kids.

MIA CUCINA (KITCHENS BY TOWNGAS)

Website: www.towngasmiaucina.com
Enquiry: 2667 2709

In line with the brand’s philosophy of ‘The Kitchen with You in Mind’, Mia Cucina always accords top priority to users’ needs, offering seamless culinary journeys to every single user.
Transfigure your bathroom into a place that exudes personal style and intelligent beauty

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

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

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

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

As simple as it looks, Eir has a variety of state-of-the-art hidden functions that will wow every user. Water sprayed from the wand is purified and filtered. It greatly reduced the residual chlorine and heavy metals for a healthier bidet experience which also helps protect the bidet system against clogging from sediment and mineral build-up, giving Eir much greater longevity.

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

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

With features such as one-click sanitation and water stream experiences, the Eir™ intelligent toilet provides a higher level of personal cleanliness. This sleek toilet can be installed into any wall and pairs nicely with contemporary bathroom settings.
A BATHROOM COLLECTION DESIGNED BY YOU

Inspiration knows no boundaries. We need to trust it, we have to open our minds to everything it has to tell us. The Inspira Collection is an invitation to let our imagination run free, a white canvas where we can project our dreams and our personality. Be seduced by its three shapes - Round, Square and Soft- and find the inspiration for your most personal project.
CUSTOMISE YOUR BATHROOM WITH ROCA’S INGENUITY

Spanning across the globe

Upholding four core values - wellbeing, innovation, design and sustainability, Roca has been reforming the sector with its innovative products, from the brand’s first collection of taps in 1930 and ceramic bathroom appliances to electronic taps in 1966, and smart toilets in 2016. Hailed as one of the world’s leading companies in the creation of bathroom spaces, the brand currently has more than 70 production centers with products spanning 135 countries across five continents, and more than 20,100 employees around the world.

With their bathroom products installed around the globe today, Roca, a Spanish pioneer and global leader in sanitaryware, can trace its illustrious journey back to 1917.

Sophisticated collections crafted for your lifestyle

No matter if you want to relive the past or discover the future with your interior style, Roca has everything for you.

If you opt for yesterday’s details, the classy Carmen collection pays tribute to one of Roca’s most iconic basins of the 1940s, which returns with a marked vintage character to become a vitreous china and furniture collection with the latest innovations in the design of bathroom spaces. To enhance durability, seats and covers of the tech-savvy toilet of this collection are covered in Supralit materials, making the toilet extra hygienic and easier to clean.

Based on the warmth of wood, the base unit is available in two dimensions, 800 and 1300 mm in a satin White or a satin dark Grey finish. For the largest version, the basin is perfectly built in an exclusive marble countertop, available in a Venato White or a Marquina Black finish.

In order to maximize the available storage capacity, the collection includes a column unit with upper glass door, height-adjustable shelves and interior LED lighting.

For those who adore a modern touch, the Beyond collection is known as one of Roca’s most exclusive vitreous china collections, and is perfect for those that wish to take a step further in the search for innovation and design.

Allowing users to mix and match, the collection can be combined in its different color ranges including Off White, Beige, Coffee, Pearl and Onyx.

Its largest model features an extraordinary length of 1600 mm and a spacious depth of 500 mm in a combination of 4 drawers for two vanity in countertop or over countertop basins.

Depending on the chosen dimension, it is possible to opt for a base unit with drawers only or in combination with a side door, as well as with basins in Fineceramic® or in Surfex®. The base units are available in the gloss White or City Oak finishes, and the countertops are manufactured in quartz for greater resistance.

In addition to helping you seek a collection that best speaks for yourself, Roca accords top priority to its materials and shape.

**Rimless**

Innovative rimless design makes cleaning easier. Water can be easily distributed over the entire surface of toilet bowl.

**Fine ceramic**

Premium ceramic material used for the design of extra slim basins, 40% lighter and 30% more resistant.

**Surfex**

Extraordinarily malleable mineral compound is used to shape basins and baths with warm surfaces that are pleasant to the touch.

**Supralit**

Roca with anti-bacterial treatment to manufacture new generation of more hygienic seats and covers that are easier to clean.

Innovation of materials and shape

In addition to helping you seek a collection that best speaks for yourself, Roca accords top priority to its materials and shape.

Roca takes inspiration from people’s needs and aspiration. Helping customers retrieve their idealistic bathroom space, whether large or small, classic or contemporary, simple or elaborate, functional or pleasing, a private refuge or a social space, Roca infuses style and functionality, and transforms the bathroom space into a comfortable and pleasant experience.

**Carmen collection**

With their bathroom products installed around the globe today, Roca, a Spanish pioneer and global leader in sanitaryware, can trace its illustrious journey back to 1917.
Let your imagination soar freely. Project your dreams and personality to your bathroom with the Inspira collection’s three shapes – Round, Soft and Square – to find inspiration for your most ideal bathroom space with the endless combinations and configurations.

Adorn your bathroom space with exquisite curves. Inspira Round is the perfect balance between a circle, the brightness of white colour, and the essence of craftwork. It is synonymous with organic interiors, and ideal for warm spaces and natural colors.

Relying on straight lines, in elegant dark finishes, Inspira Square is suitable for subtly masculine and minimalist spaces. Characterful ceramic that goes beyond square shapes creates even more possibilities for your bathroom.

A fusion between Round and Square, Inspira Soft caters to versatile and small spaces. Its contemporary design and infinitude of lines add to the aesthetic options.

Discover all the benefits of the Inspira collection through a wide range of basins, furniture units, toilets and bidets, designed to meet all your sophisticated expectations.

Manufactured in Fineceramic®, a high-quality ceramic material of Roca, the Inspira basins are 31% harder, yet 40% lighter than conventional basins. The precise and fine walls are easy to clean and resistant to abrasive products.

Let your bathroom, your style

FULL RANGE OF BATHROOM PRODUCTS

Faucets
With the goal of building a better world for people, Roca always put innovation at the service of environmentally friendly technologies to design products that guarantee considerable water and energy savings. Products include Cold Start basin faucets, thermostatic faucets and other highly sustainable bathroom solutions, such as Fluidfree urinals and the award-winning WR-W, a technology-forward product that is equipped with an innovative system, filtering the wash-basin water so it can be reused in the toilet.

Indulge in a relaxing bathroom sensation with Roca’s sound reduction technology, which is integrated in the cartridges and faucets to limit water noise. Whilst electronic faucets are sensor-activated, the touchless technology guarantees the saving of water and energy with self-closing faucets that prevent the water flow from being left open just by pressing the button once.

A range of faucets from various collections are available in a wide range of Everlux finishes, including Titanium Black, brushed Titanium Black, Rose Gold, brushed Rose Gold, Gold, brushed Gold and brushed Platinum.

Furniture
Manufactured with the most resistant materials in compliance with the highest quality standards, Roca furniture offers design, functionality and comfort in a wide range of proposals for all styles and storage needs.

Designed in a wide range of neutral, classic, minimalist and urban designs to respond to all kinds of aesthetic needs, some models of Roca’s furnitures, including base units, auxiliary units and furniture complements, are integrated with materials such as solid wood, marble or quartz, providing a high level of quality.

For your utmost comfort, interior lighting, push-to-open system, Bluetooth® speakers or integrated socket are available in some models. The high resistance system of high-quality rail and hinges guarantees 20,000 opening and closing cycles. A wide range of models in different dimensions and typologies adapt effortlessly to all kind of spaces, from compact furniture units, floorstanding structure units, to reversible doors.

The use of antislip and insulated electric materials in accessories ensures perfect fit and maximum safety. Focused on offering the greatest protection in the bathroom, Roca accessories feature a design with rounded lines that provides enhanced safety during use.

The extensive catalogue of accessories, with a comprehensive range of designs, materials and finishes, meets multifarious needs. Some collections are available in the diversified Everlux finishes. Meanwhile, the chrome plating of Roca accessories guarantees an outstanding resistance to humidity, corrosion and the passage of time.

For collectivities and public bathrooms, Public line offers hand-dryers, soap dispensers, toilet roll dispensers and waste bins in different sizes and capacities.
From a new generation of Smart Toilets to Senceramic®, Spanish design brand Roca redefines what makes a perfect bathroom for the world at ISH 2019 exhibition in Frankfurt, Germany this year.

Technology, materials, design trends and brand new colours are the four pillars of Roca’s proposals at ISH, alongside its commitment to providing the best possible experience to customers, and add value to different target groups around the world.

The international ISH exhibition sets the stage for the new generation of In-Wash® Smart Toilets to shine. Adorning century-old craftsmanship with innovative ideas, the new generation product features a whole host of new functionalities, including a ground-breaking dryer, remote control via app, UV disinfection, deodorizer and a self-opening heated seat.

Another innovation in the toilet area is a new development of Roca’s successful In-Tank® technology, which integrates the cistern into the bowl itself and provides an improved level of cleanliness thanks to its brand-new Vortex flushing effect.

Bathroom intelligence
Roca is dedicated to applying cutting-edge technology in its products. “Smart can only be really smart by improving people’s lives,” says Carlos Velázquez, Roca’s Corporate Marketing Director.

Developed with Internet of Things and Artificial Intelligence, RocaProtect® is designed to improve facility management, save maintenance costs and increase customer satisfaction.

The new generation of shower trays adopts the pioneering Senceramic® technology, an innovative material that combines the unbeatable sanitary and hygienic benefits of vitreous china, alongside a brand-new anti-slip texture and extra-slim design. Immensely resistant to wear, the shower trays feature zero-porosity surface that allows one to clean effortlessly. The shower trays are available in a array of finishes, with dimensions reaching up to 1.80 meters and can be cut to size.

Make a statement in the bathroom
Exude your personalities and shapes of life with Roca’s new bathroom palette. Roca offers a large selection of elegant finishes, combining the refined vitreous china Beige, Coffee, Pearl and Onyx with the exclusive Everlux finish for faucets in Titanium Black, Rose Gold or Brushed Platinum.

Armani/Roca
Additionally, Roca showcases Baia, the latest collection of Armani/Roca at ISH. Upholding its aestheticism of retro styling and avant-garde technology, the harmonious and fluid forms of this collection promotes a feeling of comfort. Whilst oozing its contemporary charm, the timeless collection is completely versatile, echoing with Giorgio Armani’s prestigious design philosophy.

With this collection, Giorgio Armani once again shows his commitment to promoting comfort and wellbeing, expressing his vision of the bathroom environment through a combination of elements that allow maximum flexibility and adaptability.

Meanwhile, Island collection, the first collection of Armani/Roca integrates practicality and pleasure in a very natural and fluid way. The collection covers everything that a bathroom space needs, ranging from wall and floor coatings, bathroom fittings, to accessories. This state-of-the-art collection transforms the bathroom into an almost sacred place, where all five senses will be stimulated in a pleasurable way.

The Armani/Roca bathroom concept is the epitome of elegant simplicity and total harmony, both quintessential elements of Giorgio Armani’s unmistakable style, captured in the bathroom space. The collaboration between the two prestigious brands is an integral interior design concept which transforms the bathroom into a space dedicated to the pleasure of the senses.

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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 exudes 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. Unique 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 muted 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.

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.

Meet the new and award-winning Fragranite+ sink orchestrated with harmony and performance. Made from Alabaster Fragranite+ with a striking white translucent appearance, it’s guaranteed to be the talking point of your kitchen.

Experience the new elegance at franke.com.hk
To celebrate the art of Italian innovation, K6 Design Limited has, in collaboration with Boffi, opened Boffi | De Padova Studio in Lee Garden Three, Causeway Bay, offering luxury home furnishing collections that span kitchens, bathrooms, wardrobes and other furniture.

“Boffi | De Padova Studio combines the leading expertise of Boffi and De Padova and the wisdom and aesthetics of some of the best-known designers of our time,” enthuses Mr Roberto Gavazzi, CEO of Boffi | De Padova. Across a generous space of over 5,000 square feet, the brand new Boffi | De Padova Studio showcases unprecedented novelties co-developed with some of the prestigious names in architecture and design, Norbert Wangen, Luigi Massoni and Piero Lissoni.

Designed by German designer Norbert Wangen, the ‘K’ series of Boffi combines aesthetics and functionality into the ‘kitchen cube’. It is characterized by a monobloc with a sliding top liable to conceal the working area with stainless steel when not in use and turning into a snack bar.

K6 adopts the natural elm solid wood for the sliding top that is in contrast with the stainless steel and reinvents movement with the worktop slides along the backside.

A cult kitchen, K21 of Boffi can be completed with open shelves and closed, as an elegant and minimalistic sculpture. Wood peninsulas can be integrated within the unique worktop.

Boffi | De Padova Studio
Address: Shop 301-310 Lee Garden Three, No. 1 Sunning Road, Causeway Bay, Hong Kong
Enquiry: 2868 1134

Flying Landscape
Flying Landscape Sofa from De Padova was designed by Italian architect and designer Piero Lissoni. In comparison with his previous designs, Flying Landscape has changed its appearance. Now with thinner seat, lighter frame and higher feet to match with the new wood or marble top small table, it is the perfect combination for modern homes.

Wood-in
Wooden bathroom set Wood-in not only brings out the natural style of the precious wood, but also reveals a delicate atmosphere with the brown colour.

XILA (Island)
Introduced by Italian architect and designer Luigi Massoni in 1972, XILA from Boffi was the first handleless kitchen model with a simple pressure opening. In 2012 and 2013, new materials for this kitchen were used with worktops and doors in frosted painted glass and aluminium for door.
Gaggenau introduces its new generation of combi-steam ovens 400 and 200 series, an appliance which offers perfect cooking results without restrictions while adding to the aesthetics of the kitchen.

Iconic in design and functionality, the newest generation of Gaggenau’s combi-steam ovens offer unrivalled flexibility and ease of use to inspire home cooks to master the beauty of cooking with steam.

Gaggenau, the luxury brand for professional-grade home appliances, is revealing the new and technologically advanced combi-steam ovens in its 400 and 200 series. The brand was the first appliance manufacturer to introduce the combi-steam oven to home kitchens in 1999, allowing the amateur chef to steam, braise, bake, cook, grill and gratinate – methods that up until then were only used in professional kitchens. 15 years later, Gaggenau launched another path-breaking innovation with its fully automatic cleaning system, completely dispensing with the tiresome chore of manually cleaning the oven.

In addition to a fully automatic cleaning system and a full surface grill hidden behind ceramic glass for the ovens 200 series, the new generation includes a fixed water connection model. By simply using a cleaning cartridge, the ovens’ water supply effortlessly descales and removes any heavy soiling from the cavity interior. The innovative cleaning system is able to clean the entire oven with unrivalled hygiene, leaving it pristine in less than four hours.

Both the 400 and 200 series now offer fixed water connection and water tank options. The combi-steam ovens with a fixed water connection allows users maximum ease of use. The introduction of fixed water connections in both series ensures that fresh water is constantly available. The combi-steam ovens with water tanks also offer versatile convenience, making the tanks easier to access and are equipped with intelligent sensors which alert the user to the needs of the tanks, whether if the fresh water is running low or the waste water tank requires to be emptied. What’s more, the new combi-steam ovens also work perfectly in parallel with Gaggenau’s vacuuming drawer.

Recipes are cooked to perfection through the addition of a multicore temperature probe to both the 400 and 200 series. The temperature probe offers an accurate temperature reading with a variance of one degree within a certain range. The probe features three temperature sensors and continually revises the estimated cooking time based on the sensors’ readings, ensuring that high quality results are achieved during each use.

Allowing the private chef unrestricted flexibility, the oven cavity of the new combi-steam ovens 400 and 200 series has been increased to 50 litres, filling the full width of the appliance and enabling more space for culinary masterpieces to be created. The increase in size allows consumers almost limitless choice when it comes to the dishes and ingredients which can be accommodated inside the oven, offering an enhanced cooking experience.

You will be impressed by this beautiful product especially when the combi-steam ovens 200 series joins the 400 series to include a full surface grill hidden behind ceramic glass, ensuring the cavity of the oven remains sleek and minimalistic. Alongside the glare-free, emotive lighting through invisible LEDs, light is directed towards the back, showcasing food that deserves admiration.

What’s more, all Gaggenau’s new combi-steam ovens are equipped with Home Connect, in order for the private chef to have more freedom, through controlling their appliance online. The integration of Home Connect to the combi-steam ovens ensures that the appliance always remains in the heart of the increasingly digital home.

Gaggenau’s new generation of combi-steam ovens 400 and 200 series will be launched in Hong Kong in Q2 2020.