District in which the development is situated: Pak Shek Kok (East) I Street name and number of the street at which the development is situated: 16 Fo Chun Road I Address of the website designated by the Vendor for the development: www.solaria.com.hk I The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist’s impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
SOLARIA, inspired by the Latin word meaning sun for ‘Sol’ and room for ‘aria’, is conceived as having an abundance of sunshine. Positioned as a vibrant residence in the diverse neighbourhood of Pak Shek Kok East, SOLARIA by K. Wah is a new residence crafted for millennials and young talents. SOLARIA cultivates a talented community for ideas incubation and innovative creativity. The dynamic ambience here truly ignites the brand concept of ‘INSPIRATION NEXT’.
Modern abode for young talents

Located in the vibrant neighbourhood of Pak Shek Kok East amidst the impressive multitude of talents that abounds in avant-garde technology and cultural richness, SOLARIA sets a high standard to meld ingenuity, innovation and collaboration, and bestows these attributes in the concept design and facilities following the brand concept of ‘INSPIRATION NEXT’.

**SOLARIA Clubhouse: Like Yacht Like Home**

Situated in the prestigious locale of Pak Shek Kok East, adjacent to the Hong Kong Science Park and Tolo Harbour, SOLARIA is the ideal home for elites seeking for an energetic, cutting-edge and balanced new lifestyle. The Clubhouse, based on the design ethos of a luxurious private yacht, echoes the theme of marine art and blends with the splendour of the sea.

Going by the name ‘CLUB WE’, the Clubhouse nurtures a sharing community space of interaction. It reinforces a mind-comforting and collaborative environment for residents to connect within a tight-knit communal space. The architectural design of the Clubhouse follows complementary concepts that run through its various components. Greeting residents in CLUB WE’s yacht-like reception lounge, featuring premium wood and streamlined stainless steel, and defined with luxurious leather; whereas CLUB SOLARIA’s reception lounge is inspired by the vastness of the universe, featuring a radiating ceiling design that imitates rays of sunshine, with a deluxe blue marble floor representing the sea.

Boasting trailblazing amenities, ‘WE PLANT’ is an extraordinary place for agricultural devotees. Introducing a new emerging aquaponics & hydroponics system, the space is equipped with LED lighting that operates independently from climate and season to grow vegetables and herbs. The soilless cultivation is custom-made for city farmers to experience a healthy lifestyle with farm-to-table produce.

‘WE PARTY’, on the other hand, is an elegant room geared with a kitchen and cooking classes and home hospitality, with folding doors leading to the outdoor for a day-to-night poolside party. There is even a grand piano for entertainment.

‘WE CRAFT’ is a workshop for cultivating innovative thinking that aligns with the STEAM education concept (Science, Technology, Engineering, Arts and Mathematics). The ground-breaking 3D printers and other cutting-edge equipment allow residents to leverage innovative technology to realise their imagination and creativity. For the little ones, ‘WE EXPLORE’ and ‘WE BOUNCE’ are designed specifically for babies and kids respectively.

Those who enjoy working will have a field day at ‘WE TRAIN’, a gym room professionally equipped with a full series of SKILL LINE and all kinds of functional training equipment by Technogym (official fitness equipment supplier for Olympic Games). ‘WE TREAT’ and ‘WE PLACE’ provide a cozy environment for residents to indulge in some me-time, or interact with other like-minded people in a welcoming ambience over a cup of coffee. One could get ready to work, party and unwind in this tastefully-designed sharing community space and dashing home – ‘WE’ are a community to think, to share, and to enjoy.

**Furnished Unit: Tower 1 Unit 18A**

The furnished unit features a seamlessly spacious laid-out four-bedroom residence encompassing 1,066 sq. ft., and suitable for big families. The impeccably finished interiors are designed to achieve an ambience of modern luxury that perfectly blends in with the nearby Tolo Harbour. The home is nothing short of magnificent, brimming with glorious natural light and brimming with life.

The property offers a well-proportioned layout with an entrance halfway that provides ample storage, and separates the living room into a private corner. Spacious, bright and airy, the living and dining room features expansive windows and a terrace connecting sunlight from both sides, where you will be swept off your feet by the spectacular views of mountains – it is the ultimate space to wallow in the sensational vistas and airy ambience inside and outside of this sun-filled home. Besides, the kitchen is outfitted with a U-shape cabinetry and features a full complement of top-of-the-line appliance brands inclusive of Samsung, Gorenje and Siemens, etc, truly fit for a masterchef.
Newham's Yard South

151 Tower Bridge Road
London SE1

- Many of London's landmark destinations, such as Tower Bridge, The Shard, London City Hall are within convenient proximity.
- Siting 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.
- Close to London Bridge Zone 1 transport interchange, 2 minute tube journey to the financial heart of the City.
- Near world-renowned schools such as King's College.

London City Island

45 Hope Street
London E14

- A twelve acre micro Manhattan where the Thames meets the river Lea, strait between London's thriving cultural and commercial districts.
- London City Island is broadly residential and set to become a cultural hub of dance, film and art with the support and collaboration of The English National Ballet and The London Film School.
- Connected to the rest of London by a new bridge with Canning Town station a two minute stroll away.

Galliard Homes

FMI International Investment

ASIA PACIFIC PROPERTY AWARDS 2020-2021

6187 9014 3468 7299

www.fminvestment.com
According to Mr Michael Wong, Secretary for Development, in the coming quarter, the MTR Corporation Limited also plans to tender Package 13 of the LOHAS Park property development project, which can produce about 2,550 flats, taking the total number to about 2,710 flats.

“Together with the residential land supply in the first quarter, the private housing land supply in the first half of 2020-21 is capable of providing about 4,290 flats in total,” he adds.

In addition, taking into account the private development and redevelopment project not requiring lease modification/land exchange recorded in March this year, the actual private housing land supply for 2019-20 has increased to about 12,200 units from 12,190 units as announced in February.

Whilst land supply remains more or less on schedule, demand this year has been tempered by the onset of the coronavirus, resulting in the delayed launch of a number of new projects. In face of a depressed economy and rising unemployment rates, developers have adopted a restrained approach in pricing, and the market has responded well due to pent-up demands.

Market watchers are divided on their prognosis of the market for the rest of the year, but their estimates vary within a narrow band of between -5% to +5%. There are also calls for the government to ease stamp duty rulings to stimulate increased activities in both the primary and the secondary markets. As always, developers advise if buyers can keep within their means, this is the time to enter the market for self-occupation purposes.

**EDITOR’S MESSAGE**

The Government’s latest announcement of the quarterly land sale programme for the second quarter of 2020-21, i.e. July to September 2020, comprises two residential sites, one each in Sai Kung and Tai Po. The total estimated flat yield is about 160 units.
## Contents

**SPECIAL FEATURE**
K. Wah presents SOLARIA in Pak Shek Kok East, a dynamic residence crafted for millennials and young talents

**EDITOR’S MESSAGE**
Steady as she goes...

**PERSPECTIVE**
Real estate trends and insights from industry experts

**TOP TIER**
A showcase of the hottest luxury properties on the local market

**INTERNATIONAL OFFER**
Check out the premium properties on offer internationally and experts’ insight into overseas investment and immigration

**HOME**
Discover luxury home accessories from leading brands around the world

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<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>02</td>
<td>SPECIAL FEATURE</td>
</tr>
<tr>
<td>08</td>
<td>EDITOR’S MESSAGE</td>
</tr>
<tr>
<td>12</td>
<td>PERSPECTIVE</td>
</tr>
<tr>
<td>16</td>
<td>TOP TIER</td>
</tr>
<tr>
<td>30</td>
<td>INTERNATIONAL OFFER</td>
</tr>
<tr>
<td>40</td>
<td>HOME</td>
</tr>
<tr>
<td>44</td>
<td>DIRECTORY</td>
</tr>
</tbody>
</table>

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

Name of the Phase of the Development: Poggiobonsi (Phase 16 on Area No.6 of the development of Discovery Bay City)  
Location: Discovery Bay  
Name of Street on which the Phase is situated: Street Number 3, Bayview Drive  
The address of the site designated by the vendor for the purposes of Part 5 of the Residential Properties (First-hand Sales) Ordinance: www.poggiobonsi.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.

Sales Gallery at G/F, 60 Sierra Avenue, Discovery Bay (entrance is near Discovery Bay Hong Kong)  
Sales Hotline: 2987 8033

Hong Kong Resort Company Limited
Since the coronavirus outbreak, property buyers and investors have increasingly opted for private, spacious and ventilated properties in low-density areas to reduce the risk of contracting the virus.

The Peak is among one of the most luxurious areas that fit this criterion. However, these houses often cost over $200M. Despite their benefits, the hefty price tag has caused some buyers to consider Lantau Island which offers properties of around 1/5 of the price of The Peak houses.

Whilst many buyers prefer the environment and the exclusivity of Lantau Island, others prefer areas that are convenient and have easy access to a wide range of transport in the New Territories.

Alternative areas such as Shatin, Sai Kung and Ting Kau are also worth considering. These areas offer beautiful and breath-taking sceneries, a high degree of privacy and great ventilation, and are priced close to those on Lantau Island. In addition, Shatin is well connected to the core areas of Hong Kong Island, Kowloon and New Territories, which makes driving and taking public transport convenient. Moreover, new businesses are expected to thrive with the rapid development of Greater Bay Area, and the area would become a prime location benefiting from both Hong Kong and Mainland China.

Although there is no concrete evidence that shows the epidemic has had an influence on people moving to the suburbs, enquiries on low-density properties have increased significantly. It is not surprising that the majority of the buyers are now seeking a balance between tranquility, lifestyle and budget.
When K. Wah first entered the real estate market 30 years ago, the industry was already saturated with big players. To carve a niche in the market, K. Wah devotes itself wholeheartedly to develop a corporate philosophy by offering a ‘New Choice’ for property buyers. With the constant striving force for excellence, K. Wah intensifies and broadens the philosophy into ‘K. Wah Plus’.

‘K. Wah Plus’ signifies the company’s commitment in ‘going the extra mile’ by presenting consumers with property choices that not only meet, but often exceed, their expectations,” says Tony Wan, Director – Sales & Marketing (Hong Kong Properties) of K. Wah International Holdings Limited. “The concept spans every aspect of our residential developments – from material selection, unit configuration to design and clubhouse facilities.”

“The guiding design principle for our homes does not merely limit to one single brand, but a selection of the best brands in each field of appliances, whilst also bringing practicality based on customer reviews to support evidence of product performance. We perceive and accentuate down to the finest details, like positioning the washing machines in the bathrooms to maximise extra kitchen’s storage space for open-kitchen units,” Wan adds.

K. Wah strives to go the extra mile and sets themselves apart from the mainstream, the spirit of excellence is exemplified in the ‘K. Wah Plus’ motto. The concept of the motto is to inject something more creating added value in the projects. K.SUMMIT is conceived as a new choice that demonstrates the meaning of ‘something more’ creating added value in the projects. K.SUMMIT is the ‘K. Wah Plus’ motto. The concept of the motto is to inject something more creating added value in the projects. K.SUMMIT is conceived as a new choice that demonstrates the meaning of ‘something more’ creating added value in the projects. K.SUMMIT is conceived as a new choice that demonstrates the meaning of ‘something more’ creating added value in the projects.

“K. Wah goes the extra mile so that consumers are presented with property choices that not only meet, but often exceed, their expectations.”

Tony Wan
Director – Sales & Marketing (Hong Kong Properties) of K. Wah International Holdings Limited

on interaction and sharing. A sense of community is harmoniously expressed through the crafted design of homey feel,” Wan says.

SOLARIA by K. Wah is emerged as a vibrant residence comprising 1,122 units in the diverse neighbourhood of Pak Shek Kok East in Tai Po. It has an expanded community space ideal for millennials and young talents seeking for the excitable. Inspired by the notion of ‘WE’, the SOLARIA Clubhouse coupled with a sharing community concept of collaboration and a hip vibe associated with top-notch social amenities available in ‘CLUB WE’, provides a coveted living and breathing space where ideas and laughter are exchanged.

‘WE PLANT’ is a place for agriculture lovers for sustainable hydroponic farming. ‘WE TREAT’ and ‘WE PLACE’, a chic coffee bar providing a cozy environment for residents to interact with like-minded people. And, of the many other exciting facilities, ‘WE TRAIN’ is a professionally equipped gym room by Technogym (official fitness equipment supplier for Olympic Games), while ‘WE EXPLORE’ and ‘WE BOUNCE’ are designed for babies and kids respectively.

Uncompromised handover quality
K. Wah’s commitment to delivering premium projects built to an uncompromising standard of quality is perhaps the biggest differentiator from other developers in Hong Kong. Tony Wan alludes that embracing consumers’ needs is not a walk in the park. “We learn directly from consumers on how we can improve. This in turn means allowing their high-quality lifestyle to be thoroughly articulated through our designs,” he says.

K. Wah has a team of professionals who share the commitment to the pursuit of excellence in every detail throughout the property development process from construction to design, sales and handover. The world today with mobile technology is more closely integrated with every aspect of human experience. The real estate industry is no exception. The company has recognised the use of online mediums, innovating with the ‘K. Wah Plus App’ and the official YouTube channels of SOLARIA and K.CITY which empower vendors and retailers to improve online service quality by providing timely information and living tips to consumers.

Positive market outlook
From the second half of the year, Tony Wan remains optimistic in favour of a positive outlook for the local real estate market following current events. “A number of measures have been taken to reign in social crisis to safeguard social stability which will bode well for the property market.” He also notes that with the improved situation of the COVID-19 epidemic in Hong Kong and the gradual relaxation of lockdown measures, it will undoubtedly attract more mainland Chinese buyers to return to the market. Wan adds, “Despite some recent setbacks, the market has remained largely resilient with many new properties coming onto the market since May. The continuous rollout of new projects gives a strong boost for the return of a thriving real estate market.”
Aside from the multifaceted offerings at Discovery Bay, Poggibonsi also contains a range of shops for daily necessities. Luxury
hotel Auberge Discovery Bay Hong Kong, for instance, offers fine dining at Cali born de Mer & Lounge and The Bounty Entertainment & Sports Bar, and provides a wide range of rejuvenating treatments at the award-
winning Spa botanica.

An unparalleled investment option
As Hong Kong’s “Double Gateway” to the world and the Greater Bay Area, Lantau is an excellent locale for property investment. Just a short distance from Discovery Bay, Hong Kong International Airport and the Hong Kong-Zhuhai-Macao Bridge, put Lantau at the centre of Hong Kong’s international and regional connectivity, with the island forming the hub of a one-hour intercity traffic cycle with the Granville Pearl River Delta.

Such connectivity will be further enhanced with Hong Kong International Airport’s three-runway system and the SKYcity development, which will be completed in phases from 2023 onwards.

Beyond, the Lantau Tomorrow Vision, which intends to create a third core business district by the reclamation of some 1,700 hectares of new land, will further increase Lantau’s strategic importance. Driving population growth and economic activity, these infrastructural developments guarantee a promising rental demand and returns from neighboring residential properties.

Poggibonsi
Address
3 Bayside Drive, Discovery Bay

Layout
Studio to four bedrooms

Salable Area
344 – 1,844 sq. ft.

Website
www.poggibonsi.com.hk

Enquiry
2867 8033

The residential buildings’ striking architectural design maximizes natural light and employs clean lines, subtle contrasts and natural materials to create a
sense of modern luxury. Each residence is equipped with premium fixtures and appliances from leading brands, including Manhattan and De Dietrich.

Residents can enjoy a serene lifestyle from the comfort of home. Perched on a hill above the bays of Yik Po Wan and Sam Po Wan, Poggibonsi’s waterfront
settings offer sweeping ocean views, with Hong Kong Disneyland, Victoria Harbour, ICC and KICC, and the iconic Hong Kong skyline visible in the distance. Some Poggibonsi residences also provide soothing views of Discovery Bay’s lush Central Park, the resort-like Club Siena and Discovery College.

Spanning 650 hectares, of which 60% is greenery, Discovery Bay is a rare gem in overcrowded Hong Kong. Located close to DB North Plaza, Poggibonsi comprises 196 units in 3 towers, and offers a variety of flats to meet the varying demands of buyers. The
studios, 1-bedroom to 4-bedroom units range from 344 sq. ft. to 1,844 sq. ft. in salable area.

With residents’ convenience in mind, Poggibonsi is strategically located near an inclined lift, which brings you down to a taxi stand, bus station, DB North Plaza and Auberge Discovery Bay Hong Kong in around 1 minute. Situated amidst a 24-hour transport network, residents of Poggibonsi can access different parts of Hong Kong with ease. While the ferry service
standards, Discovery Bay has been recognized with a number of green awards over the years. Its pristine surroundings and seaside location nurture a
low-density residential enclave and a genuine waterfront living experience, complemented with such coveted facilities at the 400-metre-long Tai Pak Beach, the D’Deck waterfront promenade and the spacious alfresco dining setting.

Discovery Bay also has an impressive residential infrastructure with diverse facilities to offer, including 9 fitness

The pinnacle of luxury living

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

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

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

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

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

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

Chelsea Court
63 Mount Kellett Road, The Peak

Address 63 Mount Kellett Road, The Peak, Hong Kong
Layout Two to four bedrooms
Website www.chelseacourt.com.hk
Enquiry +852 2118 8048
Email residential@harrimanleasing.com

CHELSEA COURT

PRESTIGIOUS & TRANQUIL
PANORAMIC SEA VIEW APARTMENTS
ON THE PEAK

Leasing Enquiry: (852) 2118 8048
residential@harrimanleasing.com
www.chelseacourt.com.hk

- 1,509-1,522 sq simplex units with 2 ensuites
- 3,109-3,135 sq duplex units with 4 ensuites, 800-1,300 sq private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
- Ample covered carparking spaces
- Professionally managed with 24-hour security
- Close to Peak Galleria & schools
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 76-storey tower comprising 52 standard four-bedroom duplexes that each measure around 3,007 square feet gross; and two double duplexes that each measure around 5,976 square feet gross, featuring four extra large bedrooms and a family room.

All the 54 designer duplex suites are furnished to the highest specifications and notable for their 20-foot high ceilings. Bathroom and kitchen are finished with brand fixtures and appliances. Each unit has a double car park, and a private lift lobby, with personalized lift codes that 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.

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

Burnside Villa is the personification of luxury and exclusivity.

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

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

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

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

Look no further for your dream home.

LUXURY OF NATURAL BEACHSIDE LIFESTYLE

BURNSIDE VILLA

Address 9 South Bay Road, Repulse Bay, Hong Kong
No. of units 44 houses and 12 apartments
Size
3 Bedroom House 2,098 - 2,143 sq. ft. saleable
4 Bedroom House 2,763 - 2,811 sq. ft. saleable
Simplex and Duplex 2,319 - 2,510 sq. ft. saleable

Developer HANG LUNG PROPERTIES LIMITED
Enquiries (852) 2879 1917
Email LeasingEnquiry@hanglung.com
Website www.burnsidevilla.com.hk
There’s no place like home

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

Cozy and convenient

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

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

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

Well-rounded facilities

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

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

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

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ENQUIRY:  www.dhome.com.hk | info@dhome.com.hk
Phone: +852 3108 3636
Offering an unparalleled living experience in vintage inspired apartments that take you back to the elegance and charm of 1930s Hong Kong and Shanghai – a stay at Apartment O at Causeway Bay or Happy Valley is like travelling back in time.

Marrying opulent and elegant charms

Borrowing from the luxurious style of yesteryear’s most fashionable Chinese cities, Apartment O at both locations are equipped for modern-day guests. All apartments come with complimentary WiFi, cordless phones, Hi-Fi and housekeeping service. Residents can choose from over 100 international TV channels on a 42-inch smart TV (Netflix included).

For those who want to stay in shape, Apartment O offers 5-star hotel gym facilities.

Other facilities include a lounge, cigar room, business centre and rooftop BBQ facilities to suit your leisure and business needs.

Pet-friendly home perfectly suited for your family

**APARTMENT FEATURES:**
- 670-1,200 sq.ft. 1 Bedroom
- 1,190-1,500 sq.ft. 2 Bedrooms
- Fully Furnished with kitchenettes
- Private balcony/terrace
- Private foyer

**SERVICES & FACILITIES:**
- Free Wifi and Pay TV
- Housekeeping service
- 5 stars hotel gym facilities
- Pet-friendly
- Min. stay - 1 month

**APARTMENT O at Causeway Bay**
- Address: 5 Hoi Ping Road, Causeway Bay
- No. of units: 15
- Area: 1,020 - 1,500 sq. ft.
- Layout: 1 - 2 bedrooms

**APARTMENT O at Happy Valley**
- Address: 25 Wong Nai Chung Road, Happy Valley
- No. of units: 22
- Area: 670 sq. ft.
- Layout: 1 bedroom

**Enquiries:** +852 9165 6769
**Website:** www.apartmento.hk
**Email:** info@apartmento.hk

Happy Valley

Causeway Bay

No.25 Wong Nai Chung Road, Happy Valley +852 9165 6769
No.5 Hoi Ping Road, Causeway Bay +852 9858 0812
Sea to Sky at Lohas Park, developed by CK Asset (1113), opened a show flat recently. The phase eight of Lohas Park project, on 1 Lohas Park Road in Tseung Kwan O, offers a mix of 1,422 apartments in three blocks with a saleable area ranging from about 434 square feet to 1,077 sq ft.

The first batch offers 285 units, with an average price of HK$15,823 per saleable sq ft after discount. There are different layout options, from two-bedroom to four-bedroom units, fulfilling the varying needs of families. All three-to four-bedroom flats offer seaviews through the floor-to-ceiling windows and the balcony.

Sea to Sky makes use of one of the units, Room H 50th floor block 2, as a blueprint to display a three-bedroom flat of 753 sq ft. Gold and gray are the main tones used in the unit to create a modern vibe.

The developer has introduced a 180-sq-ft living room, which provides space for a large marble-pattern, round dining table, and a three-seater sofa. The living room is connected to an outdoor balcony, introducing a natural seaview and inviting natural light inside. Matching the feature wall in the dining room, gray marble tiles echo the dining table pattern. The design gives a feeling of living in the ocean. The rectangular master bedroom is spacious, and can accommodate a king-sized bed and with some room to spare. Inside the 96-sq-ft master bedroom, a large wardrobe is provided.

The kitchen has a work top and is equipped with appliances including Kuppersbusch washer and dryer, built-in refrigerator, steam oven, microwave, stainless steel sink, storage and cookware. The developer also says they had spent HK$2 million on high-end German utilities. The bathroom is finished with imported rock tiles to maintain a natural pattern and fitted with modern faucets and shower. There is a Kaldewei bathtub, Hansgrohe showerhead and tap.

Luxury in Tseung Kwan O

For shopping, residents will have a 480,000-sq-ft mall, The Lohas. Located close to the Junk Bay and the South Waterfront Promenade, residents can directly reach the Lohas Park station on the Tseung Kwan O line through a covered pathway and connect by mass transit to Island East and Kowloon East.
these substantial outlays through medium to long term investments in high school to higher degrees in university, a child’s education costs more than HKD$200,000 a year. At an exchange rate of 1 British pound to HKD $10, studying in the UK is a good option for their child and the other for their classmate,” Lee explains. “The rental income will help pay for school fees; and upon graduation, the unit could be sold for a profit depending on the prevailing market price appreciation and exchange rate.”

Taking into account the huge expenditure, more and more astute parents have chosen to support their children’s overseas education by purchasing properties in London. If they time it right, chances are they can readily apply for compensation. The education industry is a significant component of the UK economy. In London alone, there are currently more than 380,000 students, with around 30% from overseas, generating an income amounting to billions of pounds every year. Considering the high cost of living in London, the UK Visas and Immigration division requires a proof from international students that they have sufficient monetary resources to meet their living expenses – the tune of £12,650 per annum, together with a tuition fee of around HK$300,000 to 400,000.

Parents usually buy two-bedroom units, where one room is reserved for their child and the other for their classmate,” Lee explains. “The rental income will help pay for school fees; and upon graduation, the unit could be sold for a profit depending on the prevailing market price appreciation and exchange rate.”

Take an apartment costing £550,000, after a 30% downpayment (around £170,000), it can be leased with the rental offsetting mortgage payments. Assuming that the property price appreciates by 3%, you will gain £17,000, enough to pay for a one-year tuition fee. Lee relates his personal experience 20 years ago as a university student in London. He lived in his godfather’s apartment which was shared by his cousins and classmates. Subsequently, his cousins’ children also lived there while studying in London. Over the years, the unit had saved a substantial amount of rental outlay for three generations of the family. Lee later followed the example whilst studying in Australia and saved a substantial amount of rental outlay for three generations of the family.

It is crucial to plan investment from a long-term perspective. It is worth noting that under the influence of Covid-19, the British pound has plunged below ten versus the HKD, while bank interest rate has fallen from 0.75% to 0.1% – both record lows. Besides, the potential offer of an extended visa for BNO holders has prompted investors to turn their attention to the UK. Many have decided to make a purchase now and rent it out in the first place, before their children go over for their education. “Due to the long-time shortage of residential units in the city of London, the vacancy rate is extremely low, averaging 1.8% to 1.9% per annum, together with a tuition fee of around HK$300,000 to 400,000.

Entering the market with just £320,000

Currently, starter homes outside Zone 1 in London are highly sought-after options. In particular, properties situated along the railway line boast promising appreciation potentials, and are ideal for both leasing and self-occupation. What’s more, the upcoming £18-billion new London Crossrail (Elizabeth Line) is expected to be operational in 2021 fall, which bodes well for properties adjacent to the railway network.

Among these, Ealing, an upper-middle residential area in West London, is widely known as one of the top ten happiest residential neighbourhoods in London. With 100 parks and extensive greenery, it is a treasured urban oasis. Built by Gallard Homes, a top ten developer in the UK, Westgate House in Ealing is a large residential project offering a choice of studio, one and two-bedroom apartments overlooking Wembley Stadium, with units starting only at £320,000.

Located in the vicinity of the major transportation network Ealing Broadway, residents of Westgate House will benefit from the upcoming Crossrail station, which will provide even more convenient access to the City, Canary Wharf and Heathrow Airport, thereby ensuring a high appreciation potential of the property. Westgate House is also a 5-minute walk from the Central Line of Hanger Lane station – with just 3 stops, one can instantly reach White City, where the large-scale shopping center Westfield is situated at.

Properties in London Zone 2 has an equally low entry threshold. In the heart of east London is Three Waters, a development located on the banks of the ‘Golden Triangle’ where Bow Creek, River Lea and Limehouse Cut meet. Benefiting from the £1.1-billion East Bank Regeneration plan, the district is set to become a major commercial and residential hub. It takes only ten minutes to drive from the property to City, and about twelve minutes to reach Canary Wharf. With high rental demands, its price appreciation is expected to be higher than other districts in London. The last batch of riverfront units are available in the open-plan, one-bedroom and two-bedroom configurations, starting from just £340,000, a Zone 3 price.

Another excellent starter home option is Staines upon Thames in the traditional high-end residential area. One-bedroom units start from £360,000, whereas two-bedroom units are sold from £420,000. Located on the banks of the Thames, Staines upon Thames is a modern town amidst regional government centres and international enterprise offices. It is nearby such affluent communities as Virginia Water, Walton on Thames, Windsor and Weybridge. A four-minute walk from the property will get you to Staines Railway Station, while Waterloo and Heathrow Airport can be reached in 35 minutes and a 13-minute drive respectively.
Knight Frank, a leading international property consultancy, has been appointed by Singapore’s leading public-listed companies to launch its maiden project The Sky Residences at One Bishopsgate Plaza, a new development in the heart of the City of London.

A truly international offering, One Bishopsgate Plaza will be the first tower development located in the City to harmoniously fuse private apartments with a luxury hotel. The landmark address will combine the 160 unit The Sky Residences (from level 21 to 41) with Europe’s first Pan Pacific hotel, which will offer residents a home in the sky. The Sky Residences epitomises contemporary luxury living, instilling the feeling of being within a private gallery with views of some of London’s most iconic landmarks including the River Thames, Tower Bridge, The Gherkin and St Paul’s Cathedral.

Each apartment encompasses the luxury of a hotel suite, with the warmth of a one-of-a-kind home. The Sky Residences also includes a dedicated resident amenity floor at Level 20 providing a sanctuary of calm across a private lounge and bar, library and meeting room together with a dedicated residential concierge. A sky terrace on Level 34 will offer an unrivalled vista of London’s best landmarks. Additional benefits include the range of superior amenities throughout the hotel, a swimming pool, gymnasium, restaurant and bar.

Mei Han Wong, Executive Director, Head of International Residential Sales, Knight Frank Hong Kong said, London is still seen as a safe haven for residential investors, with its shortage of housing, rapidly rising population and the weakness of the pound. We are excited to be bringing the residences of One Bishopsgate Plaza to the Asian market, a rare opportunity for our buyers to invest or own a home within the dynamic part of London, superbly located.
Moving abroad—What are the options?

In Hong Kong, people have come and gone since time immemorial, and many who left have chosen to return. In the process, life goes on, and nobody has batted an eyelid over their movements.

Emigration is a serious decision in anybody’s life journey and should not be taken lightly without a full examination of all the circumstances and carefully weighing all the factors involved, since it means upending from a familiar place and re-starting anew in an alien land.

Immigration consultants point out that the major worries of their clients are security and stability, while families have the added concern on the quality of education for their children. And for many, the move is analogous to taking out an insurance policy. Immigration occurs in waves, and events in recent years seem to have a cumulative effect of late on the rising level of interest in moving abroad. David Hui, Managing Director of Centaline Immigration Consultants (HK) Limited, confirms there has been a marked increase in inquiries late on the rising level of interest in moving abroad. David Hui, Managing Director of Centaline Immigration Consultants (HK) Limited, confirms there has been a marked increase in inquiries since May.

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So for those thinking about leaving or already planning a move, what immigration options are there on a global perspective?

Taiwan

Closer to home, Taiwan has always been a favoured destination given its low requirements and affordable cost of living. Most Hongkongers qualify to emigrate by making investments in Taiwan or being business entrepreneurs.

Joanne Leung, Senior Immigration Consultant of Rich Top (HK) Immigration Consultants Limited, notes that, as many Hongkongers see a foreign residency in Taiwan as a backup plan, some underestimate the colossal cost involved in immigration, especially when it comes to investment immigration. “They need to do their sums and consider whether they can integrate into the local way of life in terms of the working style and the slower pace of life typical of the Taiwanese,” she says.

Australia

Australia is in the same time zone as Hong Kong and is only an overnight flight way. The country also adopts a transparent, clear point-based system on immigration applications. One can apply for the Entrepreneur/Investor visa, which requires prior experience in business operations and the possession of family assets. The Skilled Workers route, on the other hand, stipulates applicants must secure a job listed on the National Occupation List.

Portugal

Portugal is one of the most popular state capitals.”

“With a large ethnic Chinese population, it is easy for Hong Kong people to communicate in various Chinese dialects and English. Besides, Malaysia is a relatively cheaper immigration option given its low cost of living.

The Malaysian government welcomes foreigners under the Malaysia My Second Home (MM2H) programme to reside in the country for 10 years at a time. “A single application covers the entire family of the MM2H holder,” says Theresa Fok, Founder and Managing Director of Jade Land Properties (HK) Limited. “With low entry requirements, MM2H holders enjoy various benefits, including permission to run a business, obtaining favourable mortgage loans of up to 70% (subject to approval), and eligibility to study at international schools in Malaysia.”

Japan

Japan has always been held in high regard in Hong Kong where there is a large following for its cuisine and pop culture. Driven by demographic and business concerns due to an ageing population and a shrinking labor force, the country has adopted an open attitude towards immigration.

Two types of visas are available: one for high-skilled foreign workers to stay for not more than five years; and one for investors who can stay for 10 years with the possibility to become permanent residents thereafter. “One can apply for the Japan Investor Visa or Business Manager Visa by either investing specific properties, or investing in/undertaking a business,” says Eagle Chan, Senior Consultant of Hong Win Immigration Consulting.

“Whether applicants will attain a permanent residency depends on the sustainability of the investment item and whether they are considered beneficial for the government,” he says.

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Malaysia is a hidden gem for affordable properties with strong appreciation potentials, with its real gross domestic product (GDP) projected to grow at a rate of 9% in 2021, the fastest among Asean-5 countries which are expected to see a combined GDP growth of 7.8%, according to the International Monetary Fund (IMF).

Developed by listed property developer GuocoLand (Malaysia), Damansara City, or DC, is a HK$5 billion mixed-use development set on 8.5 acres – approximately 370,000 sq. ft. – of prime freehold land in the upscale residential district of Damansara Heights. Known to be the top choice for the rich and famous to live, DC represents a golden opportunity to own a piece of real estate in this coveted district where land is extremely scarce.

A notable resident of Damansara Heights is popular national badminton player, Datuk Lee Chong Wei. One can draw similarities between the look of Damansara Heights and Hong Kong’s prestigious Jardine’s Lookout neighborhood – imagine being surrounded by an abundance of multi-million-dollar low-rise mansions and rolling lush green mountains!

"Aside from being an excellent investment option, DC Residensi @ Damansara City is ideal for self-use as it is strategically situated in a safe and established neighborhood well-equipped with comprehensive amenities, including schools, golf club, and shopping centers; it is also in the vicinity of Kuala Lumpur City Centre (KLCC)," says Dr Theresa Fok, Founder and Managing Director of Jade Land Properties (HK) Limited.

Close to everything

Aside from the locale’s exclusive status, the development also benefits from an advantageous location. It is only steps away from the MRT station: 2-stations from the main railway interchange station, KL Sentral, and 5-stations to the Bukit Bintang shopping street in Kuala Lumpur City Centre. Alternatively, residents can reach Kuala Lumpur City Centre in a mere 15-minute drive.

DC Residensi consists of two 28-storey towers, Tower A and B, providing 370 residential units in total. The typical unit sizes range from 904 to 2,982 sq. ft., with penthouse units amassing from 4,062 sq. ft. (for duplex). In providing higher privacy, four lifts are serving eight units per floor, with private lifts for selected units.

Inside, the units are tastefully furnished with such branded appliances as Poggen Pohl, Gessi Emporio and Miele. The contemporary minimalistic interiors, coupled with generous floor-to-ceiling windows, cultivate a chic and cozy living environment. With each unit coming with a balcony, one can take in the panoramic views of Damansara Heights.

Residents can avail of the multi-faceted amenities, encompassing concierge service, 50-meter saltwater infinity pool, children’s wading pool and play area, aqua gym room, sauna, steam room, child care center and BBQ area, as well as a function room, private dining room, function hall, private theater and games room for a multitude of social events.

All other components of Damansara City – Two A-grade Towers, DC Mall and Sofitel Hotel – are owned by Hong Leong Group, guaranteeing strong building upkeep and brand image.

RM1,800/sq. ft. There is promising capital appreciation potential since some properties in the nearby KLCC are being sold at RM4,000/sq. ft," says Dr Fok.

A comprehensive development

DC houses two residential towers, two A-grade corporate towers, and a 5-star Sofitel hotel, plus a 200,000 sq. ft. shopping mall. The DC Corporate Towers is home to the headquarters of multinational companies, including Hong Leong Group, GuocoLand, Dentix Aegis Network, Aecom Perunding and British American Tobacco. The expatriate presence guarantees the rental demand and appreciation value of neighboring residency.

Sofitel Kuala Lumpur Damansara Hotel, on the other hand, is the first luxury hotel in the neighborhood. Comprising 312 rooms, 2 mid restaurants and bars, meeting facilities and 5 ballrooms, it is complemented by Sofitel’s So Spa and So Fit gym.

Deluxe residence

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*Images are of the furniture package handover standard
Asia Bankers Club has joined hands with renowned developers Hongkong Land and An Khang to launch The Marq, a new, exclusive luxury development situated in the heart of District 1 in Vietnam’s Ho Chi Minh City. With Hong Kong investors’ growing interest in prime Vietnam real estate, The Marq is set to be a focus of the post-pandemic overseas property investment market.

“Vietnam’s dynamic growth potential stands it in good stead for a continuous economic boom, especially after Covid-19,” says Mr Kingston Lai, Founder & CEO of Asia Bankers Club. “Ho Chi Minh City is the finance and economic centre of Vietnam on which foreign investors set their eyes. Developed by Hong Kong’s prestigious developer Hongkong Land together with Vietnam’s An Khang, The Marq promises an exceptional quality of luxury living.”

The Marq

Nestled on Ho Chi Minh City’s Nguyen Dinh Chieu Street in bustling District 1, The Marq offers opulent residences at a central business and entertainment hub that is just a heartbeat from city icons such as Notre-Dame Cathedral and Reunification Palace.

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Enquiries

9850 4400

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The prime central location of The Marq means famous landmarks such as Notre Dame Cathedral and Reunification Palace are within walking distance, as are the top shopping destinations such as Diamond Plaza and Takashimaya. Additionally, residents will have easy access to civic amenities, including schools, hospitals, cinemas, bars, restaurants and historical sites.

As Hong Kong Land’s second residential development in Vietnam, The Marq will provide 515 deluxe residences comprising 1 to 4-bedroom condominiums and penthouses that offer stunning cityscapes.

While The Marq’s modern architecture fuses seamlessly with natural elements to create a landscaped city retreat for urbanites, its living spaces also boast a sophisticated level of distinction. The sumptuous interior reveals a high ceiling, large windows, marble floor, and marble-clad bathrooms that create a glamorous vibe. Select larger units also feature double-height living room ceiling, private lift landing, service entrance and imported kitchen cabinetry.

What’s more, residents will also get to enjoy luxurious resort-style amenities, including a 30-metre lap pool, Jacuzzi, gym, private kitchen and dining area, children’s playground and a lush, landscaped garden – all located on the building’s panoramic rooftop. An exclusive gated entrance will also provide residents with the discreet, private setting of their own community.

“The Marq marks a new chapter in the Vietnam real estate market,” says Mr Robert Wong, Chief Executive of Hongkong Land. "This project represents a ‘mark of excellence’, a property that offers residents a vibrant and unique lifestyle. It also demonstrates that we are building not just luxury condominiums, but also inspired living spaces. Our expertise and experience in luxury property development throughout the region ensure that this will be a one-of-a-kind place to live, as well as an example of our trademark quality being implemented in the Vietnamese property market.”

The Marq

Enquiries

9850 4400
Hansgrohe, a world-renowned German manufacturer for bathrooms and kitchens, provides innovative solutions that infuse intelligent functionality, outstanding design, and enduring quality.

Hansgrohe is making a new statement in your bathroom with the Rainfinity shower range. With its overall composition of innovative technology, stylish design, and superior quality, Rainfinity opens up a new dimension of showering, as concave shape and innovative wall connection make the conventional shower arm superfluous.

Rainfinity is a shower to envelop the entire body from head to toe in water, and not limited to the head and shoulders as usual. Thanks to the innovative wall connection, the head can also be protected from the spray, as the tilt of the head shower can be adjusted between 10 and 30 degrees, if desired, keeping your face and hair dry. The shower experience is further enhanced by the slightly concave spray surface and the diffused arrangement of the jet disc holes.

With the three spray modes of the Rainfinity head shower, you'll find maximum relaxation in the microfine spray of the PowderRain spray mode, as thousands of drops wrap the body in a blanket of water. Located in the center of the jet disc, the Intense PowderRain mode with its concentrated jet makes it easier than ever to rinse out shampoo. Ruminicent of individual strings of pearls, the invigorating RainStream massages your shoulders and back with its consistently high spray intensity.

In the hand shower, RainStream is replaced by the MonoRail spray, which provides a soothing regenerative effect on the arms and legs with targeted, powerful, Kneipp-inspired jets.

The extensive Rainfinity range offers numerous ways to furnish your shower, including wall or ceiling installation, head or hand shower, with just one or three different spray modes, and the hand shower in the traditional design or in the geometric rod shape. The range also features a Showerset, a shower system consisting of a head and hand shower, and a shower bar is also available. What's more, shoulder shower with an integrated shelf is not only a visual highlight in the bathroom, but also provides space for all your toiletries.

Extraordinary shower experience with Rainfinity
Tasked with designing the landscape for 8 Conlay in Kuala Lumpur, Pok Kobkongsanti’s first instinct was to look around him. Taking inspiration from the city’s topography – a huge valley surrounded by rivers and tropical rainforests – the founder of Trop Studio set about creating a natural landscape with lush greenery around and within the three towers.

“Good landscape must belong to the context, to the topography of the site and to the culture of the local people,” said the award-winning landscape architect. “My role is to bring physical architecture to life, creating a viable space to live, work and play, where residents can enjoy harmonious and liveable spaces with exceptional experiences.”

Kobkongsanti’s design is also influenced by his deep-rooted love of nature since childhood and the insights gained during his studies at Harvard University.

“We tried to create a microclimate in our landscape, seamlessly integrating residents’ experience at 8 Conlay,” he said.

One area residents are sure to be drawn to is the dewdrop-shaped water lounge on the 26th floor. Drawing inspiration from the abundance of dewdrops in rainforests, Trop Studio merged the organic shapes with robust natural materials, creating an oasis comprising ripple pools, cabanas and a jacuzzi. The use of porous materials and natural gravel helps slow down the water running off the surface and prevents excessive stormwater discharge. A 25-meter lap pool is a paradise for swimmers while the cozy pod-like cabanas act as a perfect hideaway.

On the 44th floor, a leafy sanctuary awaits. Conceived by Trop Studio as a multi-tiered park in the sky, the Green Refuge is packed with tropical flora. It boasts a library, games room, lounge, yoga deck and barbecue area, as well as resting nooks and an elevated jogging path.

A considerable number of fern trees have been planted in the Green Refuge, in line with Kobkongsanti’s concept of offering residents a comforting haven away from the city’s hustle and bustle. Native to Malaysia, the durable shade plants are easy to grow, self-sustaining and reduce airborne pollutants.

The integrated development, set on a site of around 1.6 hectares, is scheduled to open by the end of this year. It will feature the first and only five-star Kempinski Hotel in Malaysia and the world’s tallest twisted twin residential towers, housing the Yoo8 serviced apartments by Kempinski.

8 CONLAY
Website www.8conlay.com

Garden in the City
Solaria
Pak Shek Kok, Hong Kong
www.solaria.com.hk

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