Luxury Property

SEPTEMBER / OCTOBER 2020

EXQUISITE COLLECTION AT KOWLOON MID-LEVELS

The Standard

TDD 大銀地産 PRESENTS

TRIAZZA 翠雅山

383 大埔道
TAI PO ROAD
The Vendor reserves the right to make modifications and changes according to actual circumstances without prior notice. The description, reference, photo, drawing, image or other information whatsoever in this advertisement/promotional material shall not constitute or be construed as constituting any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the vendor regarding the development. Prospective purchasers are advised to refer to the sales brochure for any information on the development. This advertisement is published by the vendor or by another person with the consent of the vendor. Please refer to the sales brochure for details.

Vendor: Top Dollars Development Limited
Holding companies of the Vendor: Sino March Development Corp., TSI Limited
Authorized person for the Development: Mr. Kam Hing Pong Thomas
The firm or corporation of which the authorized person for the Development is a proprietor, director or employee in his or her professional capacity: CYS Associates (Hong Kong) Limited
Building contractor for the Development: Unistress Building Construction Limited
The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo
Authorized institution that has made a loan, or has undertaken to provide finance for the construction of the Development: Hang Seng Bank Limited
Any other person who had made a loan for the construction of the Development: Sino March Development Corp.
Date of Printing: 18 September 2020

This photograph was taken on 2 December 2018 at the pavement of Tai Po Road opposite to Triazza with the railings and lamp post on the pavement outside Triazza being omitted to enhance the overall visual effect and has been integrated and color fine-tuned with computerized imaging techniques and is for reference only.

Name of the Development: TRIAZZA | District: Cheung Sha Wan | Name of street and street number of the Development: 383 Tai Po Road | The website address designated by the vendor for the Development: www.triazza.com | 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.
Moments away from the beautiful countryside, the stunning collection is perched atop a prime mountainside locale at Kowloon Mid-levels. It takes full advantage of the verdant greenery and opulence of the area to offer residents vibrant green living.

A Verdant Oasis
Moments away from the beautiful countryside, the stunning collection is perched atop a prime mountainside locale at Kowloon Mid-levels. It takes full advantage of the verdant greenery and opulence of the area to offer residents vibrant green living.

TRIAZZA
is the Epitome of Strength, Stability, and Success. This mountainside luxury development situated in Kowloon Mid-levels is home to the finest views of the City, set against a picturesque landscape, inspired by the Pix Triazza at the Heart of the Swiss ALPS.

Luxury Lifestyle
Nestled in lush greenery, the exquisite collection offers deluxe living in a low-density setting with its unparalleled privacy, excellent connectivity and stylish clubhouse for the most discerning residents – it is the pinnacle of luxury and exclusivity.
Unparalleled Privacy

Privacy, greenery and luxury are the essential features of Triazza, a luxury development located at Kowloon Mid-levels, an up-and-coming high-end residential area. Nestled in lush greenery and majestic mountains, Triazza is set amidst a comprehensive transportation network. Combined with the unique architectural features, it boasts unparalleled privacy in a low-density setting. With no effort spared in its design and construction, the project is poised to offer an exquisite collection of mansions at the coveted Kowloon Mid-levels.

Kowloon Mid-levels: A privileged locale with excellent connectivity

Triazza, perched atop a prime mountainside locale at Kowloon Mid-levels, offers seclusion with convenient accessibility to residents. The project is situated on Tai Po Road – Kowloon, near the junction of Caldecott Road and above Ching Cheung Road, where the city center is within easy reach. The prime location facilitates all facets of living within a 30-minute commuting radius with an outstanding transportation network extending in all directions.

According to the estimated driving time on the Google Maps, it merely takes about 5 minutes to the shopping mall Festival Walk in Kowloon Tong and 12 minutes to the East Kowloon business district from Triazza through the Eastbound route. Via the Western Harbour Crossing, one can reach the Central IFC and the West Kowloon Station of the High Speed Rail (Hong Kong Section) in around 13-minute and 11-minute drive respectively. The convenient location also supports quick travel to and from the airport and various mainland ports.

Enjoying natural environment, adjacent to renowned school

A lofty enclave overlooking verdant mountain views, Triazza is backed by Piper’s Hill, Eagle’s Nest and Kam Shan. The serene residence is strategically located nearby the well-known MacLehose Trail and Kam Shan Country Park, with the famous Po Leung Kuk Choi Kai Yau School also in proximity.

Unparalleled privacy and low-density luxury homes

Propped up at Kowloon Mid-levels, the abodes in Triazza are meticulously spread out in a V-shape to enable each unit to enjoy sweeping views and a high sense of privacy. What’s more, the design of direct access to the car parking space from the house – a rare offering in the local market – redefines the privacy standards of luxury living. Residents can readily exit from their living room and reach the parking lot at their doorstep – a concept especially accommodating to celebrity residents seeking highly private lifestyle. The entire Triazza project comprises three blocks and a total of 35 units. The signature 3 and 4-bedroom large units are designed to match the architectural characteristics of the project. Rare and magnificent with unrivalled privacy, Triazza offers a brand new choice for high-quality, low-density luxury homes.

Prestigious clubhouse offers deluxe lifestyle

To highlight the distinguished status of its residents, Triazza features an exclusive clubhouse designed with an exotic resort-style garden landscape. Rarely offered in low-density luxury residential projects, the 19-meter swimming pool with Jacuzzi exudes a sense of contemporary luxury. Other facilities are also tastefully engineered for residents’ enjoyment, including a stylish function room geared with a private kitchen, multi-purpose activity area and wine room, as well as a gym and sauna room. The dynamic and static facilities allow for a luxury lifestyle all day and all year long.
The Silk District is located in Whitechapel E1, London, between the two major financial centres, The City and Canary Wharf. The Mayor of London Borough of Tower Hamlets boosts a large scale upgrade plan worth £300 million for this district foreseeing and anticipating an infinite and sustainable development potential.

Numerous top universities, including Queen Mary, UCL, LSE, Imperial College London are all within neighbouring proximity.

Supreme facilities include movie theatre, business VIP room, fitness center, spin room and 24-hour concierge service.

Mount Anvil, better London living

(852) 3468 7188
enquiries@fmiinvestment.com
www.fmiinvestment.com
connect with us for more information

The information contained in the websites issued by FM Investment Group (all of the “Groups”) are for Information purposes only. The Content does not constitute a solicitation or offer to buy and/or offer to sell any investment, security, futures, or derivative. The Groups do not and are not authorized or approved by the Securities and Futures Commission of Hong Kong or any other regulatory body. You are advised to exercise caution in relation to the Content. You should obtain independent professional advice before buying or selling any investment. The Content is for general information only and does not constitute any advice on tax matters, and you should consult a professional tax advisor for tax advice. The Content is not to be considered as an offer or invitation to buy and/or sell any securities. The Content should not be copied or reproduced without the consent of the Groups. The Content is not intended for distribution to, and is not directed at, any person in any jurisdiction where such distribution would be contrary to law or would require any registration or permit, and no offer or solicitation to buy or sell any investment is made in any jurisdiction where such offer or solicitation is unlawful.
If there is one thing that the social unrest of last year and the coronavirus epidemic of the current year reveal of the behaviour of the property market, it is that once the negative impact subsides, albeit temporarily, there is an immediate improvement in market sentiments that translates into increased turnovers.

The reason for this phenomenon can be traced back to fundamentals. The property market has not suffered a precipitous plunge as witnessed in other sectors of the economy, because it has a strong base with a high proportion of properties having paid off their mortgage loans. There is also a healthy margin with most mortgage loans due to the tight rein of the monetary authorities and the conservative approach adopted by banks, so default loans are negligible, and there are very few ‘fire sales’.

What is clear is that the strong underlying demands for property have remained unabated. As the third wave of the epidemic starts to show signs of receding, the market has responded instantly for the better, especially if new developments are priced realistically, or secondary property owners are willing to make concessions in asking prices. With the imminent breakthrough in anti-Covid19 vaccines, there is every hope that the market will recover sooner rather than later. With China leading the charge in suppressing the spread of the virus, local agents are looking forward to the return of cross-border buyers again, and developers are only too ready, willing and able to oblige on the supply side.
Steps away from the prestigious Penang Golf Club and Convention Centre

Comprising of a shopping mall, medical centre, 5-star hotel, A-grade offices and Central Park

Directly connected to an LRT station

Scenic views of the golf course, sea and city

Sizes from 1,087 to 1,862 sq. ft.

Muze at PICC
(Penang International Commercial City)

Seize this golden opportunity to own a residence in Penang’s first smart city!

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

DEVELOPER

EXCLUSIVE AGENT

Special limited-time offer:
- MYR15,000 cash rebate (~HK$28,500)
- 3 day 2 night viewing trip for two
- Malaysia My Second Home (MM2H) application fee
- Biozone anti-virus air-purifier

Suitable to live, to invest and to study

An initial deposit of only HK$400K is payable until completion in 2022

Feel free to join our weekly weekend exhibitions at our event space in Central! Complete 360° virtual property viewings from the comfort of our venue.

Address: UG/Floor, Winway Building, 50 Wellington Street, Central
Registration: 2869 6683 / 9873 0332 / info@jlgroup.hk / www.jadeland.hk

Disclaimer: Jade Land Properties (HK) Limited and the respective vendor give no warranty as to the completeness or accuracy of the information contained herein. Travel times are approximate and are sourced from Google Maps. The selling price is correct at the time of publishing. The information contained herein does not form part of an offer or contract. Travel times and are correct at the time of publishing. Our sales representative for overseas property work exclusively in relation to properties outside Hong Kong and, unless stated otherwise, are not licensed under the Estate Agents Ordinance to deal with Hong Kong properties. Property No.: JL0003. Date of Advertisement: 30 September, 2020. SPOB No.: C-057255-A000. Agent: Jade Land Properties (HK) Limited. EAA Licence No.: C-057255. Place of business: Unit 701, 7 Floor, Winway Building, 50 Wellington Street, Central, Hong Kong. Developer Licence No.: 10294-304-2021/0373(L). Advertisement and Sale Permit No.: 10294-304-2021/0373(P). Approving Authority: Majlis Bandaraya Pulau Pinang. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. For details, please seek independent professional advice before making a purchase decision.
TRIAZZA: Carving special units for discerning clients

“Triazza meets the demand of distinguished clients and prominent families on the lookout for a quality way of life and an ideal residence.”

Triazza, being Top Dollars Development Limited’s first property project, attends to every minutiae to strengthen the brand, thereby carving a niche in the real estate market, says Martin Chu, General Manager of Top Dollars Development Limited. “Considering the limited number of new offerings in the area, and the project being built against mountainside overseeing sweeping landscape, we have curated different special units to present clients with diverse choices.”

Located at Kowloon Mid-levels, Triazza is surrounded by lush greenery. It comprises 3 blocks and a total of 35 units, with the saleable area ranging from approximately 1,352 to 2,496 square feet. Chu points out that the entire buildings of Block 1 and Block 3 consist only of 4 and 3 units respectively “if they are bought as an entire block, the saleable area of each block amasses around 5,437 and 4,505 square feet respectively,” Chu adds. “Such type of residential blocks is rarely seen in Kowloon. We hope to attract large families to enter the market. The first batch of owners for the two blocks can also provide the developer with their own preferred block names. The feature highlights owners’ distinguished status.”

Chu says that Top Dollars Development Limited has spared no efforts in designing the special units to offer discerning clients with wide-ranging choices. Highly flexible and versatile, Triazza units introduce trailblazing elements and concepts. This grants the abodes different highlights and redefines a whole new standard of luxury, as the project seeks to meet the demand of distinguished clients and prominent families on the lookout for a quality way of life and an ideal residence, he adds.

Main categories of TRIAZZA special units:

- House-like Concept for Big Family all under One Roof
- Penthouse with Big Starhood & Large Flat Roof
- Direct Access to Car Parking Space
- Exotic Poolside Villa-style

Unparalleled Privacy: Parking at Doorstep

The Exotic Poolside Villa-style special units, namely Units 1 and 2 in Block 2, boast the saleable area of approximately 1,463 and 1,824 square feet respectively. Chu says that the units are fronted by a large resort-style garden pool. The scenery is as if one is staying in an exotic Southeast Asian resort – a unique offering in the local market. Combined with the parking lot located on the same floor, the units offer unparalleled privacy and a sense of distinctiveness.

The Direct Access to Car Parking Space special units include the decorative unit Unit 7 in Block 2, with the saleable area of around 1,499 square feet. Its private big terrace, encompassing around 509 square feet, is connected to the dining room, kitchen and two bedrooms. Chu points out that the design of direct access to the car parking space from the house is rare in Hong Kong. “Residents can readily exit from their house and reach the parking lot at their doorstep. It is especially accommodating to celebrity residents looking for highly private lifestyle,” he explains.

Spacious Configuration: Ideal Family Residence

The Spacious Configuration special units include the decorative unit Unit 23 in Block 2, with the saleable area of approximately 1,675 square feet. Its living room is around 22 feet wide and is connected to a large balcony that brings the outdoor green environment into the living space. Chu adds that the roomy layout emphasizes the spaciousness of the grand living room, which aligns perfectly with the multiple-window design. Most of the units are also furnished with large balconies, naturally giving the indoor space a plentiful ambience.

The Penthouse with Big Starhood and Large Flat Roof special units are the penthouses Units A, B, C, and D in Block 2, with the saleable area ranging from 1,513 to 1,883 square feet approximately. Chu says that the special units enjoy fully the privileged geographical advantage of Kowloon Mid-levels. The spacious flat roof (approximately 653 to 1,353 square feet) and the ‘starhood with floor-to-ceiling windows’ (approximately 245 to 361 square feet) of the penthouses serve as chic venue with extensive scenery for private gatherings.

Luxury Living: World-Class Appliances

With meticulous planning and design, Triazza selects premium construction materials of the highest quality, says Chu. Each decorative and “typical handover” unit is equipped with top-shelf appliances, such as kitchen cabinets from Arclinea in Italy, refrigerators from Sub Zero in the US, kitchenware from Gaggenau in Germany, and washing machines from Miele in Germany. To enable residents to enjoy a more peaceful and comfortable living, specially-designed double-glazed windows with the use of clear glass are adopted to enhance the sound insulation. Fresh air ducts are also installed in the living room, dining room and master bedroom to constitute an even more airy home.
In view of the COVID-19 outbreak which has led to significant pressure on the economy, and in turn affected commercial properties, the Hong Kong Monetary Authority (HKMA) decided in August 2020 to adjust upwards the mortgage loans on non-residential properties from 40% to 50%.

Is it time to finetune the residential mortgage measures? One of the requirements in such loans is the stress-testing of mortgage applicants’ repayment ability by adding 300 basis points above the mortgage rate to determine if the buyers can afford repayments on the mortgage if interest rates continue to rise. However, as recently announced by the Chairman of the US Federal Reserve, interest rates are likely to remain low in the coming three years. This implies that Hong Kong’s current low mortgage rate would remain steady over the next few years.

“Under the circumstances, the current strict terms for stress-testing are questionable,” says Cliff Tse, Senior Director of Valuation Advisory at JLL. “There is certainly room for the government to reduce the stress-test rate to 200 or even 100 basis points.”

Another mortgage measure is the uneven loan-to-value ratios on various tiers of prices. For properties worth HKD 10 million or above, buyers can only borrow up to 80% to 90%, if they have also applied for a mortgage insurance programme. “This ruling creates the side effect of pushing most prospective buyers to pursue those properties below the HKD 10 million mark,” Tse observes.

“It is in order to mitigate such a market phenomenon, loan-to-value ratios on all price ranges should be flat, at say 70% of the property value,” Tse advocates. “It will enable small-flat owners to move up the rungs to buy larger flats above HKD 10 million. The question is will more small flats be released to the market if small flat owners trade up their flats?”

The Government has proposed to charge special rates, commonly known as vacancy tax, in order to encourage developers to sell all first-hand residential properties once occupation permits are issued for 12 months. However, the scrutiny of the Rating (Amendment) Bill 2019 process has been discontinued.

Tse points out that it usually takes a longer disposal times to find appropriate buyers for large units. If relaxation of the lending ratio can be implemented, large vacant units can be absorbed by home upgraders.

Would these suggested relaxations stimulate a rise in property prices? Tse believes the effect would be minimal. “During the COVID-19 pandemic, the demand for residential has been dampened by economic uncertainties and rising unemployment rates,” Tse notes. “The minor relaxation could even help the government cool down the property market before the measures lose steam when the market heats up again.”
The pinnacle of luxury living

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

The Peak is, first and foremost, the most coveted residential address in all of Hong Kong, and Chelsea Court lives up to the prestige of this distinguished district. The quality residence is nestled among the lush green hills of Mount Kellett, with Pokfulam Country Park in its vicinity. Chelsea Court features eight duplexes and twelve simplexes. Units range from 1,509 to 3,123 sq ft in gross area, with exceptionally high ceilings for enhanced perspectives. The duplex units provide spacious living and dining areas plus four large ensuite bedrooms, each unit also comes with the exclusive use of 811 to 1,872 sq ft gross of private garden, or roof terrace, reached via an internal staircase. For residents who regularly entertain, the garden and roof terrace is the ideal location, where guests can take in the spectacle of a glorious sunset – an additional reason for convivial gatherings. Likewise, the simplexes offer two ensuites.

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

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

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

CHELSEA COURT

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

Prestigious & Tranquil Panoramic Sea View Apartments on the Peak

Chesterfield Leasing

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

- 1,509-1,522 sq simplex units with 2 ensuites
- 3,109-3,123 sq duplex units with 4 ensuites, 800-1,800 sqf private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
- Ample covered carparking spaces
- Professional managed with 24-hour security
- Close to Peak Galleria & schools
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, 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.

<table>
<thead>
<tr>
<th>BURNSIDE VILLA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>No. of units</strong></td>
</tr>
<tr>
<td><strong>Size</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Developer</strong></td>
</tr>
<tr>
<td><strong>Enquiries</strong></td>
</tr>
<tr>
<td><strong>Email</strong></td>
</tr>
<tr>
<td><strong>Website</strong></td>
</tr>
</tbody>
</table>
Merging the words ‘Art’ and the Latin term ‘Domus’ which means ‘home’, K11 ARTUS creates luxurious living spaces that seamlessly blend with unique and stimulating art pieces. Each artisanal home at K11 ARTUS features an open-air wraparound balcony, overlooking one of the world’s most coveted views of the Hong Kong skyline and cityscape, not to mention, an unobstructed view of the Victoria Harbour. Well-equipped kitchen can also be found in all 287 residences, making it suitable for both short and extended stays.

With the accent on modern living, the full-serviced residence comes with state-of-the-art facilities, including open-air heated swimming pool, sun-deck, 24-hour gym and stylish library space that encourages intellectual exploration. K11 ARTUS also offers ARTUS AMICI, a digital concierge service that serves the needs of residents via direct communication through instant messaging apps. Guests can also take advantage of the complimentary on-call shuttle to go to key areas in Tsim Sha Tsui.

Located at Victoria Dockside, the art and design district along the Tsim Sha Tsui harbourfront, the residence builds a vibrant community for like-minded individuals who are drawn to the intellectual discourse, the inspiring setting, and the stimulating environment. Perched above K11 MUSEA, K11 ARTUS provides easy access to an unparalleled selection of cuisine, leisure, and culture options.

As Asia’s first luxury residence with a social mission to preserve and promote fast-disappearing artisanship, K11 ARTUS features traditional Chinese artisanal objects dating back to the Ming and Qing dynasties, including wooden furniture made using baibaoqian techniques and ceramics with guangcai.

The rare Chinese arts and crafts are handpicked for K11 ARTUS in collaboration with K11 Craft & Guild Foundation, a charity that conserves and rejuvenates Chinese craftmanship. Residents can purchase the artisanal objects displayed with proceeds going to the charity, while one percent of all room revenue is donated to the foundation.

K11 ARTUS
An artisanal home with a social mission right by Victoria Harbour

K11 ARTUS is offering to our city and the rest of Asia something completely new in accommodation. A culmination of K11 Group founder Adrian Cheng’s passion and ambitious vision, it represents a remarkable reinvention of luxury living for an international audience, right in the heart of Hong Kong.

K11 ARTUS
Address
Victoria Dockside, 18 Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong
No. of units
287 residences from Studio to Penthouse
Size
510-3703 sq. ft.
Developer
New World Development
Enquiries
+852 2107 3388
Email
info@artus.com.hk
Website
www.artus.com.hk

(852) 2107 3388 | www.artus.com.hk | info@artus.com.hk
Victoria Dockside, 18 Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong
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.

Address
239 Queen’s Road East, Wanchai

Contract term
1 month minimum

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

Monthly rate
HK $ 17,000 up

Enquiries
+852 3108 3636
Email
info@dhome.com.hk
Website
www.dhome.com.hk

Address
80 Robinson Road, Mid-levels

Contract term
12 months minimum

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

Monthly rate
HK$60,000 up

Address
80 Robinson Road, Mid-levels

Contract term
12 months minimum

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

Monthly rate
HK$60,000 up

www.dhome.com.hk
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.

Borrowing from the luxurious style of yesteryear’s most fashionable Chinese cities, Apartment O at both locations are also 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.

**Apartment O at Causeway Bay**
- Situated in a quaint area in the midst of bustling Causeway Bay and comprising just 15 units, these pet-friendly apartments range from one to two bedroom options which include a terrace or balcony, an ensuite master bathroom with Jacuzzi, a fully functional kitchenette and separate dining area. The rooms are themed in two styles: Classic Shanghai and Old Hong Kong, where architecture used by the affluent are preserved and represented by a combination of the finest quality furnishings and art work.
- The decor includes hand-painted tiles, paintings from the Qing dynasty, traditional Chinese wooden furniture, Western leather sofas, wooden louver doors, lace curtains and more.
- Conveniently located near Causeway Bay MTR station and some of the city's top-notch shopping centres – Hysan Place and Times Square – Apartment O at Causeway Bay provides just the right amount of modern-day conveniences with historical luxe.

**Apartment O at Happy Valley**
- Apartment O at Happy Valley comprises 22 fully furnished units. Overlooking the racecourse, these comfy apartments offer ultimate privacy with merely a unit per floor.
- Strategically situated in Happy Valley, a popular residential district favored by expats, local celebrities and pet owners in Hong Kong, Apartment O at Happy Valley provides luxury and private homes alongside an upscale suburbia neighbourhood brimming with trendy cafes, restaurants, hip bars, and boutiques.

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

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

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

**HAPPY VALLEY**
- No.25 Wong Nai Chung Road
- +852 9165 6769

**CAUSEWAY BAY**
- No.5 Hoi Ping Road
- +852 9858 0812

**www.apartmento.hk**
Auckland is fast becoming a city whose presence belies its size. Once synonymous with simple family abodes on sprawling plots of land, this gateway city of New Zealand has come of age with a number of exciting modern luxury apartments situated in the inner city. The CAB is an outstanding example of this new trend and is well under construction, with completion scheduled for 2021. The developer has secured an exemption to the overseas investment rules, obviating the need for laborious paperwork.

The CAB features hallmark iconic design, luxurious amenities, and a relaxed but sophisticated location in Auckland’s CBD arts and culture hub. Just a short walk from Federal Street and Sky City, the CAB will give residents direct access to an unprecedented urban lifestyle. It is perfectly located for residents to travel quickly between Auckland’s cultural, business, education and knowledge districts. Furthermore, the CAB can boast of a 1-minute walk to Auckland’s new underground City Rail Link.

With the city’s population growing exponentially, there is a clear shortage of housing within the CBD area, while those outside of the city are weighted by long and arduous commutes. The CAB will be one of Auckland’s most sought-after addresses, and by virtue of its location it will always be uniquely desirable. Mei Han Wong, Executive Director and Head of International Residential Sales, Knight Frank Hong Kong, says, "The CAB at Civic Quarter, Auckland is easily positioned as both an excellent investment opportunity and an owner-occupier dream. With few apartment homes remaining, the CAB’s future appears to be writing itself."

The demand for New Zealand property is still buoyant, and we are seeing this from buyers holding New Zealand, Australian & Singaporean passports. The process for buying a property in New Zealand is well organised and regulated to ensure a fair process for both sides and with no capital gains tax or stamp duties. New Zealand is equally appealing to both investors and owner-occupiers, and with The CAB having the overseas exemption certificate which will surely see good interest from our Hong Kong buyers."

"Furthermore, for an overseas passport holder considering to permanently live in New Zealand, there are many visa options to also choose from," she adds.

Suzie Wigglesworth, National Director of Projects at Bayleys Real Estate says, “In Auckland, the new level 3 lockdown has had close to no impact on the residential housing market, and the median sale price is $930,000 which is considerably higher than the rest of New Zealand and an increase of 11.5% on the previous year. Particularly in the apartment market in Auckland, there has been a big bounce back post lockdown with the number of sales increasing by over 250% since the first lockdown in the first quarter.”

“With restrictions easing and more people being able to freely view properties, there will be greater engagement coming from all market participants, including first home buyers, investors and families looking to upgrade,” she observes.

With confidence in both the product and the market, the CAB is easily positioned as both an excellent investment opportunity and an owner-occupier dream. With few apartment homes remaining, the CAB’s future appears to be writing itself.
professionals accepting that they can’t own, and instead they look for rentals in city centre apartments.

The increase in population has resulted in an outward expansion from Manchester’s city centre in order to accommodate demand from new residents and new businesses. This has created an exciting new wealth of opportunities for those interested in investing in property in the city, with new areas coming to the fore and offering strong returns such as The Great Jackson Street area.

Manchester’s dynamic development has created some excellent buy-to-let opportunities. This northern capital features regularly in lists of the highest yielding cities in the UK for rental returns, often beating every other location in the country as a result of the strong yields available.

Manchester is a beautiful city with character, and has long been one of the UK’s favourite student cities. Home to two large, successful universities, it’s no surprise that Manchester has one of the largest and diverse student communities, and is considered the best UK city to live in (Economist Global Liveability Survey 2019).

Swan Knights are proud to be part of the Manchester real estate market. With their founder having a long history in Manchester, the company provides the best investment opportunities, projects such as Deansgate Square, Castle Wharf, The Blade and Crown Street developed by top developers in Manchester.

Named the UK’s second city next to London, Manchester is well-placed for some dynamic growth as the centre of the UK government’s Northern Powerhouse policy.

With £556m of cash injected for the Northern Powerhouse initiative in January 2017, Manchester is set to benefit from the significant funding that ensures the north of the country is on a par with the south.

In terms of connectivity, the HS2 rail network will revolutionize Manchester’s transport links over the coming years. The second phase of the project, which will see trains operating around 2033, will reduce the journey time from Manchester to London from the current 2 hours to just 1 hour.

As the UK’s main centre for services outside of London, Manchester enjoys a well-established range of business, financial and professional services, along with health and social care. The city also thrives in such sectors as tech, digital and new media.

Manchester is a metropolis with strong economic credentials. It is home to 575,400 residents, while Greater Manchester is home to 2,730,000. With rapid growth projected for the years ahead, its population could expand to 625,000 residents by 2025. In roughly the same period, 110,000 new jobs are expected to be created, with residents’ disposable income rising by 28% over the next decade.

As a result of the strong growth, Manchester is estimated to be around 35,000-40,000 residential accommodation behind the number it needs, with demand continuing to put pressure on supply.

With graduates under the age of 35 driving growth, over 33% of Manchester residents are young professionals, compared with 28% in London and 24.1% in Birmingham. City centre living has experienced a massive revival, with young
MESONG shone in the 2020 International Architecture Awards

The new development MESONG is the first Cambodia project to receive an internationally acclaimed award: the coveted International Architecture Awards that recognize and salutes architectural excellence across the globe.

The Cambodia property market is on a roll owing to the country’s rapid economic advances in recent years. Now, the booming sector has produced a world-class building recognized on the international stage, as MESONG, the flagship project of Hong Kong developer Wonder Development, has just garnered the 2020 International Architecture Awards.

The international award, founded by the Chicago Athenaeum: Museum of Architecture and Design and the European Centre for Architecture Art Design and Urban Studies in 2004, shines the spotlight on the world’s most outstanding architectural projects, as well as the developers and institutions that curated them. This year, over 400 worldwide entries were shortlisted, with MESONG emerging as Cambodia’s first project to receive the accolade.

Designed by NOVO Architects Ltd., a renowned British architectural firm specializing in complex and large-scale developments, MESONG was awarded in the ‘High Rises/Skyscrapers’ category. It is the sole winning project from Southeast Asia among the category, alongside such illustrious projects as Spring City 66 in China and Azizel Tower in Israel, both by Kohn Pedersen Fox, one of the largest architecture firms in New York City.

Also taking places in other categories are high-rise buildings from world-renowned architecture firms, including Manhattan Loft Garden in the UK by Skidmore, Owings & Merrill LLP, Jede Signature in the US by Herzog & de Meuron, and 52 Lime Street in the UK by Kohn Pedersen Fox.

In Hong Kong, the Hong Kong-Zhuhai-Macao Bridge and Hong Kong Port Passenger Clearance Building as well as the Hong Kong West Kowloon Station were awarded in the ‘Airports and Transportation Centres’ category.

Winning alongside these international architectures designed by prominent architecture companies the world over, MESONG helps augment the global presence of Cambodia property, reinforcing its growing reputation as an international hub.

The accolade, at the same time, signifies the concerted effort and passion of the global team of architects, engineers and art directors in bringing top-shelf technologies and design standard into the Cambodia market. Raising the bar of architectural designs in Cambodia, it will provide further momentum for the market to gain sophistication and continue innovating.

To propagate the world’s best visionary and innovative thinking in the architecture field, this elite group of awarded buildings and urban planning projects will be showcased in an exhibition titled as ‘The City and the World’ at Contemporary Space Athens in Greece, opening from September 11 to October 11 this year. It is scheduled to travel in Europe through 2021.

The Cambodia property market is on a roll owing to the country’s rapid economic advances in recent years. Now, the booming sector has produced a world-class building recognized on the international stage, as MESONG, the flagship project of Hong Kong developer Wonder Development, has just garnered the 2020 International Architecture Awards.

The international award, founded by the Chicago Athenaeum: Museum of Architecture and Design and the European Centre for Architecture Art Design and Urban Studies in 2004, shines the spotlight on the world’s most outstanding architectural projects, as well as the developers and institutions that curated them. This year, over 400 worldwide entries were shortlisted, with MESONG emerging as Cambodia’s first project to receive the accolade.
Limited, with no obligation to stay in the country for any fixed period of time. Their immediate family members to reside in the country for 10 years, yet Malaysia My Second Home (MM2H) program enables foreigners and International Monetary Fund (IMF).

Malaysia’s economy bodes well for a strong recovery. The country’s City Centre cost roughly one-fourth of the residences in Hong Kong’s Central. Excellent projects in the global market, as well as immigration news. Meeting market demands, The Standard and Sing Tao The Standard Overseas Property Online have curated a series of Overseas Property FB Live that gathers top-level real estate professionals to share their expertise on the latest investment landscape and trends, and advise on excellent projects in the global market, as well as immigration news.

Malaysia

The inaugural episode shed light on the Malaysia market. The rapid growth of Malaysia’s economy in recent years, together with its high quality of life and close proximity to Hong Kong, has made the country an attractive immigration and investment destination.

Despite the downturn in the global economy amidst Covid-19, Malaysia’s economy bodes well for a strong recovery. The country’s real GDP growth is expected to soar to 6.3% next year, according to the International Monetary Fund (IMF). Highly welcoming to foreign investment and expatriates, the Malaysia My Second Home (MM2H) program enables foreigners and their immediate family members to reside in the country for 10 years, yet with no obligation to stay in the country for any fixed period of time.

Issac Lee, Head of Market Research of Jade Land Properties (HK) Limited, pointed out in the FB Live that prime properties in Kuala Lumpur City Centre cost roughly one-fourth of the residences in Hong Kong’s Central.

He highlighted YOO8 Serviced by Kempinski, a unique branded residence with 5-star hotel service in the heart of Kuala Lumpur City Centre, as being an ideal investment option. On prime locales, Dr Fok pointed to Bayan Lepas, an up-and-coming town in the Southwest District of Penang Island that is earmarked by the state government as a major focus area in the ‘Penang 2030’ economic transformation program. The bustling hub is home to over 300 multinational corporations, alongside the new Convention Centre and the Penang International Airport.

Capitalizing on the boom is PICC (Penang International Commercial City), Penang’s first smart city by leading property developer Hunza Properties Group. “The nearby international firms have attracted many expatriates and professionals to settle in the district,” said Dr Fok. “A 1000-sq ft apartment costs approximately HKD 2 million with a minimum of 2 parking spaces included.”

London

London remains a top destination for Hong Kong property investors. Many are flocking to the market in response to the recently announced extensions for BNO passport holders.

“Providing impetus to the market is the increased number of mortgage approvals and the UK government policies in stimulating the economy, including the stamp duty holiday,” said Nick Lam, Head of International Property at First International Property, in the FB Live.

The BNO offer has prompted some to consider moving abroad to the UK and families have the added consideration of education opportunities for their children. Jackson Chan, Head of Sales at First International Property, pointed to Ealing in West London as especially accommodating.

Home to some 90 state-run schools, for which foreigners’ children can also apply, Ealing is where families come for the schools and the easy commute, which, with the arrival of the Elizabeth Line, will get even more convenient.

Among the many large-scale residence development schemes in the district, Filmworks by the leading developer Berkeley Group is merely 3 minutes from the Ealing Broadway station. It will provide a collection of one, two and three-bedroom flats, and the rental yield is expected to be as high as 3.9%, said Lam.

Elsewhere in Alperton, close to Wembley with excellent connections into Central London, Grand Union offers canalside residence that is comparably more affordable. Within the new development are 11 acres of landscaped gardens, riverside meadows and an 852-metre waterside promenade.

Chan said that outstanding schools and universities are within easy reach of Grand Union, including Imperial College London and London College of Fashion. “Being in the vicinity of so many top-class education institutes ensures there is always going to be demand,” he added.

JADE LAND

Tel 852 2869 6883
Email info@jlgroup.hk
Website www.jadeland.hk

London

Tel 852 2383 8992
Email enquiries@first-ip.com
Website www.first-ip.com
Why investing in Japanese property is an attractive proposition

A global perspective is an essential element in any prudent investment strategy, and Japanese property should be high on one’s priority list because of its strong potentials for capital gain and rental return.

According to Ivone Mak, Chief Operating Officer of Chiyō Japan Estate Co. Ltd., concerns are rising over Hong Kong’s future come 2047, so an increasing number of investors are turning their attention to investing in overseas property, and Japan is set to gain their favor.

Mak points out that Japan property prices have plunged since the 1990s, thereby lowering the threshold for investments there. The net return has become very attractive, and it is not uncommon to achieve a 3 to 8% return per annum. The yen, she says, has stayed low for quite a lengthy period of time, and indications are that, if the US dollar remains weak, the Japanese currency will rise correspondingly.

Economists are pointing to a likely recovery of the Japanese economy, lifting property prices along the way. The Tokyo Olympics to be held in 2021, and the opening of casinos in Osaka and Yokohama should inject a much-needed momentum to economic progress.

One recommendation is an onsen ryokan in Izu area that has a long history, having been operating there for eighty years. Spanning a total area of 6,000 sq. m., it comprises 40 rooms (including some with private onsen bath), indoor and outdoor baths, function room, and car parking spaces.

Mak points out that the buyer has the option of allowing the vendor to continue running the business without having to worry about day-to-day management and operations after the purchaser. The business and freehold is now being offered at JPY 490 million (or approximately HK$35 million), with an expected return on investment of 4%

Chiyō is well established in Japan with extensive connections in the real estate market, and would be happy to provide prospective buyers with full consultation.

CHIYO JAPAN ESTATE COMPANY LTD
Address 1021B, One Hyson Avenue, Causeway Bay
Tel 61999600 / 21520229
Website www.berkeley-int.com

Modern homes brimming with historical charm in London

With Britain widening the door for BNO passport holders, along with the falling pound sterling and the current stamp duty holiday, Nicky So, Executive Director & Partner of FM Investment Hong Kong (FMI), believes there is not a better time to enter the UK market.

So reveals that compared to the last 12 months, the number of purchases of London property within the group has increased by 46% since the launch of the BNO passport scheme. For Hong Kong investors looking for promising quality homes in London, he suggests Hampstead for its rich potentials. Hampstead is, he says, one of the most desirable addresses in the country.

Hampstead Manor
Located on Kidderepore Avenue, just minutes from Hampstead village, Hampstead Manor is a beautifully crafted collection of new homes in the prestigious NW3 postcode

The 156 distinguished new homes range from crisp contemporary apartments to immaculately converted Grade II listed heritage properties. Hampstead Manor offers a calm oasis from the bustle of the city, and with excellent connections to the rest of London.

The Chapel
Regenerated from a church built in 1928, The Chapel is a Grade II listed building that has been immaculately restored and converted into a single, detached four-bedroom home. It sits away from Kidderepore Avenue, a private and peaceful setting for a dramatic, one-of-a-kind home.

Tell Row
Situated in the former pleasure gardens of Kidderepore Hall, Tell Row comprises seven elegant four-bedroom townhouses that infuse traditional materials with contemporary design and technology. The façade, in particular, has been intuitively designed to complement the neighboring heritage properties.

Maynard
A beautifully restored 19th century building at the heart of Hampstead Manor, Maynard is a timeless collection of one, two and three-bedroom homes and was once the campus of the King’s College. Crafted to blend in with the surrounding heritage, the dual-aspect apartments boast spectacular views across The Orchard and Tell Green gardens.

Residents can take advantage of a wide range of facilities and amenities that rival a five-star hotel, including a luxuous gym and spa; gardens - Tell Green, The Orchard and The Sunray Gardens - that are maintained and seasonally replanted by expert gardeners, a thoughtful 24-hour concierge service; secure underground car parking; and the residents’ town car that runs from Hampstead Manor to nearby train and tube stations.

Hampstead Manor is a rare gem of a property. Caren Chiu, Director at FMI Hong Kong, notes: “From a densely-packed and high-tension metropolis, Hongkongers will find the opulent and comfy homes of Hampstead Manor a very pleasant change as well as an indulgent treat. Aside from being a good investment, it also represents a beautiful chapter in British history.”

“Hampstead, together with South Kensington and Knightsbridge, are three of the most coveted zones in London, with Hampstead priding itself on its lower price and higher rental yield – at 3.7% compared with 2% for the other two,” highlights Mr. Amous Lee, CEO & Partner of FMI. From left: Nicky So, Executive Director & Partner of FM Investment Hong Kong (FMI); Mr. Amous Lee, CEO & Partner of FMI; Caren Chiu, Director at FMI Hong Kong

From left: Nicky So, Executive Director & Partner of FM Investment Hong Kong (FMI); Mr. Amous Lee, CEO & Partner of FMI; Caren Chiu, Director at FMI Hong Kong

FM INVESTMENT HONG KONG (FMI)
Address 7/F, 88 Gloucester Road, Wan Chai
Tel (852) 3468 7188
Email enquiry@fminvestment.com
Website www.fminvestment.com

Hampstead Manor
Hampstead Manor is a beautifully crafted collection of new homes in the prestigious NW3 postcode.

Hampstead Manor offers a calm oasis from the bustle of the city, and with excellent connections to the rest of London.

The Chapel
Regenerated from a church built in 1928, The Chapel is a Grade II listed building that has been immaculately restored and converted into a single, detached four-bedroom home. It sits away from Kidderepore Avenue, a private and peaceful setting for a dramatic, one-of-a-kind home.

Tell Row
Situated in the former pleasure gardens of Kidderepore Hall, Tell Row comprises seven elegant four-bedroom townhouses that infuse traditional materials with contemporary design and technology. The façade, in particular, has been intuitively designed to complement the neighboring heritage properties.

Maynard
A beautifully restored 19th century building at the heart of Hampstead Manor, Maynard is a timeless collection of one, two and three-bedroom homes and was once the campus of the King’s College. Crafted to blend in with the surrounding heritage, the dual-aspect apartments boast spectacular views across The Orchard and Tell Green gardens.

Residents can take advantage of a wide range of facilities and amenities that rival a five-star hotel, including a luxuous gym and spa; gardens - Tell Green, The Orchard and The Sunray Gardens - that are maintained and seasonally replanted by expert gardeners, a thoughtful 24-hour concierge service; secure underground car parking; and the residents’ town car that runs from Hampstead Manor to nearby train and tube stations.

Hampstead Manor is a rare gem of a property. Caren Chiu, Director at FMI Hong Kong, notes: “From a densely-packed and high-tension metropolis, Hongkongers will find the opulent and comfy homes of Hampstead Manor a very pleasant change as well as an indulgent treat. Aside from being a good investment, it also represents a beautiful chapter in British history.”

“Hampstead, together with South Kensington and Knightsbridge, are three of the most coveted zones in London, with Hampstead priding itself on its lower price and higher rental yield – at 3.7% compared with 2% for the other two,” highlights Mr. Amous Lee, CEO & Partner of FMI. From left: Nicky So, Executive Director & Partner of FM Investment Hong Kong (FMI); Mr. Amous Lee, CEO & Partner of FMI; Caren Chiu, Director at FMI Hong Kong

FM INVESTMENT HONG KONG (FMI)
Address 7/F, 88 Gloucester Road, Wan Chai
Tel (852) 3468 7188
Email enquiry@fminvestment.com
Website www.fminvestment.com
GROHE SMARTCONTROL

Juggling kitchen tasks? Feel like you never have enough hands? The new SmartControl feature is here to make life easier. Instead of grappling with a lever it lets you switch the water flow on and off with just the touch of a button – meaning you even use your elbow or wrist. Turn the button to control volume with ease, from an eco-flow to a powerful jet. To adjust the water temperature, turn the valve at the body gently to the left or right. GROHE.HK

BLUE PURE FILTER FAUCETS
Purer Taste, Pure Enjoyment

Add great taste to your kitchen, effortlessly, with a GROHE Pure Blue Filter faucet. GROHE Blue Filter faucet technology turns tap water into great-tasting filtered drinking water, removing chlorine and other impurities that can impair taste. Separate internal water ways keep filtered and unfiltered water separate at all times. The GROHE filter fits easily under your sink, and the faucet still offers all the usual functionality of a standard kitchen faucet. Put pure, refreshing, filtered water at the heart of your kitchen with a GROHE Blue Pure faucet. GROHE.HK

ONLY AVAILABLE AT
HOP LUNG - 298 Lockhart Road, Wanchai

ONLY AVAILABLE AT
HOP LUNG - 298 Lockhart Road, Wanchai
Blue Pure filter taps: tasty, convenient and safe

Water being a vital resource in our everyday lives, there still exists in some parts of the world where water coming directly from the faucet cannot be used for food preparation or uses in the bathroom due to their insufficient quality.

That is where GROHE Blue Pure comes in. The filter-water tap can be added next to the existing kitchen tap, which allows you to enjoy pure, filtered drinking water on tap whenever you want. Compatible with under-counter water filters widely available in the Hong Kong market, the 2-in-1 faucet for filtered and unfiltered water also saves up space, as no extra filter head or dispenser is required to be installed at the sink.

Fusing design and functionality, the GROHE Blue Pure is available as a duo version – with two separate waterways and outlets for filtered and unfiltered water – in three sleek design lines: BauEdge, Eurosmart and Minta featuring a pull-out spout to provide extra convenience. GROHE also offers a mono version of it.

Aside from the kitchen, the innovation is also applicable in the bathrooms, especially in regions where the water quality makes a straightforward and intuitive bath routine hardly possible. With the integration of GROHE Blue Pure in the bathroom, the faucet turns tap water into a natural source of pure, clean drinking water that can be safely and conveniently used.

User-oriented faucets

Never have enough hands when juggling kitchen tasks? Leading global brand GROHE is here to make your life easier.

With the new SmartControl faucet feature, you can now switch the water on and off with just the touch of an intelligent button at the top of the faucet’s head, instead of grappling with a lever. It also works using your wrist or elbow – it comes especially handy when both of your hands are occupied and not clean. Considering the many compact living spaces in Hong Kong, the omission of the handle also saves operation space needed for conventional faucets.

Simply turn the button to control the water volume from an eco-flow to a powerful jet, or adjust the water temperature by turning the valve at the body gently to the left or right. What’s more, the pull-out mousseur head gives you great flexibility for rinsing the sink or prepping vegetables. With the GROHE Magnetic Docking, the spray head is gently guided back into its original position after use thanks to a strong magnet.

Available on 3 tap designs and in 11 desirable finishes, the SmartControl faucet offers the ideal model for every taste and kitchen style. While the Minta design gives a minimalist and cylindrical look, the slim and organic lines of the Essence collection boasts simple elegance.

GROHE's A-shaped body is comfortable to hold and visually captures the natural flow of water. The SmartControl not only puts precise control at your fingertips, it creates a sleek and streamlined silhouette to merge utility with style!

Gearing up your kitchenette

Bring convenience and state-of-the-art technology into your kitchen with GROHE’s brand new Blue Pure filter taps and SmartControl faucets.

Available on 3 tap designs and in 11 desirable finishes, the SmartControl faucet offers the ideal model for every taste and kitchen style. While the Minta design gives a minimalist and cylindrical look, the slim and organic lines of the Essence collection boasts simple elegance.

GROHE's A-shaped body is comfortable to hold and visually captures the natural flow of water. The SmartControl not only puts precise control at your fingertips, it creates a sleek and streamlined silhouette to merge utility with style!
Who doesn’t want a home that truly reflects their personal taste? This includes not only the living, dining and bedrooms, but also the kitchen and the bathroom.

Whilst designing for your dream home, you would ideally want to unify the overall design style to project a harmonized ambiance. On top of that, there are added considerations to adopt humidity-proof and anti-bacterial panel materials for both kitchen and bathroom cabinets to add extra practicality to your living space.

Highly functional cabinets

With space limitations in most homes, tailor-made kitchen and bathroom cabinets ensure efficient use of space. A practical, aesthetic kitchen is to maintain a fine balance between storage and decor. Alongside their stunning design and high load-bearing capacity, Mia Cucina cabinets are humidity-resistant to cope with the notoriously humid weather in Hong Kong. As a huge range of materials with distinctive features are offered in the market, including finishes and substrates, consumers should look closely into specifications during the selection process as quality may vary among brands.

A hygienic bathing experience

It is getting common to find in new buildings enclosed bathrooms with no windows. The inadequate ventilation exacerbates the problem of high humidity, but with Mia Cucina’s imported quality anti-bacterial cabinet panels, bacteria production is minimized leading to a hygienic bathing environment.

Custom-made kitchens with functional accessories

Apart from quality cabinet materials, a wide range of distinctive accessories and storage items are available from Mia Cucina to infuse your kitchen with elegance and a humanistic touch, including detachable pull out baskets, drawers with built-in dividers, and the installation of corner units.

Exclusive privilege to selected residences

With decades of experience in kitchen project management, Mia Cucina specializes in providing customers with a total kitchen solution service, from overall layout and planning to install bespoke cabinets that match perfectly with your cooking habits and styles. As an extra bonus for selected residences, receive a free Corian worktop with designated colors upon purchase of Mia Cucina kitchen cabinets.

MIA CUCINA
(KITCHENS BY TOWNGAS)
Tel 2367 2709
Website www.towngasmiacucina.com
Triazza
Kowloon Mid Levels
2815 2778
www.triazza.com

Aigburth / Branksome Crest / Branksome Grande / Tavistock
2967 2200
www.kerryprops.com

Apartment O
5 Hoi Ping Road, Causeway Bay
25 Wong Nai Chung Road, Happy Valley
9165 8769
www.apartmento.hk

Burnside Villa
9 South Bay Road, Repulse Bay, Hong Kong
2879 1917
www.burnsidevilla.com.hk

Chelsea court
63 Mount Kellett Road, The Peak, Hong Kong
2118 8048
www.chelseacourt.com.hk

Chiyo Japan Estate Company Ltd
www.berkeley-int.com

CP Property Services
2142 3500
www.cpps.com.hk

D’HOME
239 Queen’s Road East, Wanchai • 80 Robinson Road, Mid-Levels
3108 3636
www.dhome.com.hk

FM Investment Hong Kong Limited
www.fminvestment.com

Grohe
Grohe.hk

Jade Land Properties (HK) Limited
UG/Floor, Winway Building, 50 Wellington Street, Central
2869-6683
www.jadeland.hk

JLL
www.jll.com.hk

K11 ARTUS
Victoria Dockside, 18 Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong
2107 3388

Knight Frank
www.knightfrank.com.hk

Mia Cucina (Kitchens by Towngas)
2367 2709
www.towngasmiaucucina.com
Facebook: towngas.miacucina

Swan Knights
www.swan-knights.com

The Summit
41C Stubbs Road, Mid-Levels, Hong Kong
2879 1917
www.thesummit.com.hk

Wonder Development
www.wonderdevelopment.com

Property services made to measure
one unique property. Yours.

Your property is unique.
But most property management companies don’t see it that way.
They apply a standardised approach. Their understanding of your property is represented by a form with a few boxes filled in.

It makes far more sense to have your property handled by your own specialist team.
A team of surveyors, engineers, marketing specialists, negotiators and managers.

A team that’s dedicated towards helping you extract every cent of value from your unique asset by treating it as a unique asset.

CP Property Services. We’re your team.

Visit www.cpps.com.hk or call one of our Asset Managers at +852 2142 3500 for further information.
The Home of Prestige

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

TREGUNTER PATH • MID-LEVELS • HONG KONG