Located Mid-Level Kowloon East® with Tranquil Lush and Panoramic Harbourview®
A District with over 77 hectares of Greenery and Recreational Area®

- Individual Suite Lift Lobby and Car Entrance to separate pedestrians and vehicles.
- Entrance Lobby designed by David Collins Studio® - internationally recognized award-winning architecture and design firm.
- Precisely located to enjoy greenery surrounding with more than 77 hectares of greenery and recreational area in the district, size is around 2x times greater than West Kowloon Cultural District®.

2 MTR stations from Quarry Bay Business Centre®
1 MTR station from Kowloon East CBD®
Proximity to APM Shopping Mall®

- Kowloon East CBD is just one station away from MTR Lam Tin Station®,
- 3 minutes ride or 10 minutes walk to Central® via the Central – Wan Chai Bypass linking up with the Island Eastern Corridor.
- Grade A commercial buildings leasing Kowloon East with office space.

CLUB KOKO - Luxurious Clubhouse® Spanning over 54,000 sqft

- Designed by an award-winning David Collins Studio®.
- CLUB KOKO features THE LAGONETM, a 50m outdoor pool; 54-hour BODY & SOUL Gym; and Hong Kong’s first Montessori Academy® residential education programme.
- Various indoor-outdoor spaces or CLUB KOKO for flexible usage.

Name of the Phase of the Development: KOKO HILLS Development ("Development"), the Phase 1 of which is called "KOKO HILLS® (the "Phase") | District: Cha Kwo Ling, Yau Tong, Lei Yue Mun | Street name and street number of the Phase allocated by the Commissioner of Rating and Valuation: This information is not yet available | Address of the website designated by the Vendor for the Phase: www.kokohills.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 computerised 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.
KSUMMIT, the second new residential project of K. Wah International Holdings Limited in Kai Tak, is set to be transformed into the CBD2, fuelling astonishing economic growth and propelling prosperity. Leveraging on the town planning in Kowloon East district, as well as the well-developed transport infrastructure and exquisite living environment, KSUMMIT is destined with infinite opportunities and strategic potentials arising from the CBD2. With the merely 3-minute walk to the MTR Kai Tak station at the doorstep and the arrival of 5G* technology, the “SMART CITY” concept is going to be exemplified and the brand idea of “Inspire and Be Inspired” is set to echo the new living lifestyle here.

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

District in which the development is situated: Kai Tak
Street number and name of the street at which the development is situated: 9 Muk Tai Street
(This provisional street number is subject to confirmation when the development is completed.)
Address of the website designated by the Vendor for the development: www.ksummit.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.

Enquiry Hotline
2880 8268

*5G technology is not commercially available and may not be fully functional at the date of this material. For further details, please refer to the leasing brochure for the development. Enquiries should be directed to the Vendor for further details.
玥廬
VILLA COVE
18 PIK SHA ROAD
清水灣矜罕獨立大宅
銀線灣貴族地段
Tsing Yi’s most iconic private residence in 15 years*

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

*Figures based on developer's estimates and may vary. Actual development may differ. Please visit the website for more information.
A Golden Opportunity
From Vast Infrastructure Projects

Brand New On-site Furnished Suites
Open To Public Now

Inclined Lift* That
Brings You To Taxi Station

Name of the Phase of the Development: Poggibonsi (Phase 16 on Area N1d of the development of Discovery Bay City)  District: Discovery Bay  Name of Street at which the Phase is situated and Street Number: 3 Bayside Drive  The address of the website designated by the vendor for the Phase for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.poggibonsi.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.

*Inclined Lift: Facility provided to facilitate accessibility to taxi parking areas.
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.

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: 8 January 2021

KOWLOON MID-LEVELS
EXQUISITE COLLECTION
URBAN VALLEY LIVING
SKY OASIS THE LUX MANSIONS
Masterpiece Residence at Cotai Strip of Macau

Appointment to visit show flats at completed apartment:
(852) 2522 6888 | (853) 2836 5518

- 4-bedroom apartment area of approx. 3,500 sq.ft., with spacious balconies and private lift lobby
- Endorsed by International Property Awards, specially designed and furnished luxury apartment is now for sale
- With HK-Zhuhai-Macau Bridge, travel throughout Greater Bay Area in minutes
- Enjoy the largest residential clubhouse in Macau

Overlooks The Cotai Strip and International Golf Course
HOME SUITE HOME

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

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

It is where convenience meets comfort.
3 MacDonnell Road
No. 3 MacDonnell Road, Mid-Levels, Hong Kong

TIMELESS PROMINENT ADDRESS in MID-LEVELS
FOR LEASE: 2500 7554

UNIVERSITY HEIGHTS
42 Kotewall Road, Mid-Levels, Hong Kong

ELEVATED LIVING on MID-LEVELS WEST
The year 2020 has lived up to most pundits’ prediction as a year of consolidation and repositioning.

According to the latest Rating & Valuation Department statistics, the first eleven months have recorded a slight rise of 0.32% in property prices. On the other hand, the CCL index recorded a slight decline of 1.07% for the whole year. So, by and large, it has been steady as she goes for the property market, which is a pleasant surprise considering the serious impact of Covid-19 and its devastating impact on the overall economy.

If there is one thing that the social unrest of 2019 and the coronavirus epidemic of 2020 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 strong underlying demands have remained unabated.

On a broader perspective, the current low interest regime looks set to remain unchanged at least for the next few years, which is good news for mortgage borrowers. There is reason to hope for an end to the pandemic with the availability of vaccines. On the international front, the new administration in the US is likely to adopt a more disciplined approach towards China in their current tussle, and may even relax some of the punitive measures taken by the previous government. This should bode well for the international investment scene to the benefit of Hong Kong as a whole.

If we look at the 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’.

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Andy Ng
Features Editor
CONTENTS

LUXURY OVERSEAS
096  MILZE AT PICC
098  YOO8 SERVICED BY KEMPINSKI
099  FOUNTAIN HOUSE
100  ASPEN
102  BARTS SQUARE

094  EIGHT CASSON SQUARE
096  HORLICKS QUARTER
098  WARDIAN LONDON
100  LUXURY ART OF LIVING

The Home of Prestige

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

TREGUNTER PATH • MID-LEVELS • HONG KONG
LAND, GLORIOUS LAND!

In her 2020 Policy Address, the Chief Executive reiterated that ultimately, the core of the housing problem in Hong Kong lies in the shortage of land for housing development. She outlined the Government’s multi-pronged land creation strategy and the various short-, medium- and long-term initiatives to increase land supply.

The Chief Executive also noted that due to the impact of the epidemic, there has been a downward adjustment in construction costs and an increase in manpower supply in the construction industry. This is an excellent opportunity to move ahead with land creation and housing construction. With adequate supply, it is believed that property prices will become stable gradually.

She pointed out that transport infrastructure helps unleash the development potential of land and highlighted the huge potentials in the Northwest New Territories and New Territories North. Therefore, the Government will expedite the implementation of the Northern Link railway project which, if implemented, could create over 70,000 housing units.

Other priority areas include the Siu Ho Wan Depot Site topside development of the MTR Corporation Limited on Lantau which could provide about 20,000 residential units in the medium to long term; and the reclaimed land at Lung Kwu Tan (about 220 hectares) and the coastal area at Tuen Mun West (about 220 hectares) to take advantage of the opening of the Tuen Mun – Chek Lap Kok Tunnel.

Regarding private land development, the government will set up the Development Projects Facilitation Office (DPFO) to facilitate the processing of planning, leasing modification and other development approval applications for larger-scale private residential sites leading up to the commencement of works. The DPFO will co-ordinate with departments involved to expedite the approval process and help resolve issues, including early escalation of unresolved issues to higher levels for steer.

The Chief Executive believes that for medium- and long-term housing needs to be met, not to mention building a more spacious living environment, the Lantau Tomorrow Vision is the largest in scale and could provide the greatest amount of land. The initial funding provides for studies on the artificial islands in the Central Waters involving the reclamation of 1,000 hectares and the provision of related strategic transport infrastructure.

The advantages, she said, include creating new land (instead of solely changing the use of existing land from one to another); increasing housing supply with a proportion of 70% for public housing; optimising the transport network of Hong Kong as a whole and relieving traffic congestion in the Northwest New Territories by linking up the roads and railways on Hong Kong Island, North Lantau and the coastal areas of Tuen Mun; developing a liveable and carbon-neutral community; boosting the commercial development potential of North Lantau; and addressing environmental issues by absorbing local public fill instead of sending it to sites outside Hong Kong for reclamation.

In terms of financing, the project is practicable and will bring enormous economic benefits to Hong Kong.

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

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

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

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

Look no further for your dream home.

Burnside Villa is the personification of luxury and exclusivity.

Leasing Enquiries: (852) 2879 1917
Address: 9 South Bay Rd, Repulse Bay
Website: www.burnsidevilla.com.hk
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.

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

CHELSEA COURT

The pinnacle of luxury living

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

CHELSEA COURT

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

CHELSEA COURT

63 Mount Kellett Road, The Peak

Prestigious & Tranquil
Panoramic Sea View Apartments
On the Peak

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

- 1,509-1,872 sf of simplex units with 2 ensuites
- 3,100-3,123 sf of duplex units with 4 ensuites, 880-1,880 sf of private garden, roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sun deck area
- Ample covered car parking spaces
- Professionally managed with 24-hour security
- Close to Peak Galleries & schools
Nestled in a verdant environment in Yuen Long, the newly completed luxurious residence of Crescent Green offers an opulent lifestyle with its top-shelf facilities.

User-centric thoughtfulness
Comprising 331 low-density units (including 29 houses), Crescent Green is crafted to offer a serene living environment with a generous amount of space, sweeping greenery, and high privacy for users. Over 75 percent of the units are of the 3-bedroom (including one en suite and utility room with lavatory) configuration. The majority boasts a splendid south-to-east orientation, with the living rooms and bedrooms facing the same direction so that residents can revel in the tranquil river and inner garden views.

The property boasts an unusual floor-to-floor height from 3.45 to 4.5 meters. The impeccable double glazing curtain wall also allows sufficient natural light into the flat, multiplying the spaciousness. With a close to 1:1 ratio of residential units to parking spaces, there is ample provision for cars.

Superb connectivity
Outdoor, the property perfectly blends in with the charming rustic environment of Kam Tin. The provision of a central garden, natural running and cycling tracks, and a picnic area align with metropolitans’ earnest pursuit of a healthy and leisurely lifestyle. As the development is connected to Ko Po Path, residents can readily drive to and from their homes where the car park floors directly reach the various residential towers and houses.

On top of the lush greenery, Crescent Green also offers an enviable range of top-class leisure and sports facilities to cater to residents’ every need, including a dual-themed clubhouse, a 25-meter outdoor heated swimming pool, independent multi-purpose sports hall, gymnasium, multi-function room, yoga room, spa room, children’s playroom, and more.

Prestigious twin clubhouses
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Exceptional investment opportunities
The development takes full advantage of government planning initiatives as it is in the vicinity of the upcoming $20-billion innovation hub to be developed at the Loi Ma Chau Loop. Residents can, thus, capitalize on the opportunities arising from a dynamic new era in the development of the Greater Bay Area. The Loop is expected to create 10,000 jobs and attract a large number of technology professionals with high rental demands.

Furthermore, the plan to build the Northern Link and Au Tau Station that links up the West and East Railways will add to the convenience of the property. It is especially appealing for large families who need to regularly travel between Hong Kong and the Mainland for schooling or work purposes.

Excellent market response
To date, over 65 percent of the total number at Crescent Green have been sold. Buyers range from self-occupied ‘flat for flat’ buyers to long-term investors, as well as mainland and local businessmen drawn by the cross-border convenience of the property.

CRESCENT GREEN
No. of units: 331
Layout: 3 Bedroom with 1 En Suite & Utility Room; Special Units with Private Garden/Roof; Houses
Address: 3 Ko Po Path
Developer: RK Properties Holdings Limited
Enquiry: 3423 9898
Website: www.crescentgreen.com
Exclusive houses

Crescent Green offers 29 exclusive houses with a saleable area ranging from 2,101 to 3,889 square feet. The majority of the luxury abodes are of the 4-bedroom configuration (3 suites and a maid room with bathroom partition). There are also 4-bedroom units (double suites with family room and a maid room with bathroom), as well as 3-bedroom units (3 suites with family room and a maid room with bathroom).

Among them are 5 houses with large gardens on limited offer. With a saleable area ranging from 3,180 to 3,331 square feet, they are designed in 4 bedrooms, with 4 suites plus a family room, a maid room and a utility room, as well as ultra commodious front and backyard gardens.

Unparalleled privacy

To provide a high sense of privacy, each house is equipped with an elevator by Swiss brand Schindler specially designed for low-density mansions. It connects the car parking floor and the master bedroom floor on the second floor.

In addition, a floor lock switch button is available on the master bedroom floor for residents to control the link between the elevator and the master bedroom as they wish. On the car parking floor, there are double-connected parking spaces to cater for the needs of large families.

House 5: A coveted condo

The furnished onsite showflat of House 5 designed in a 3-bedroom (3 suites with family room and a maid room with bathroom) layout, it boasts a saleable area of 2,155 square feet. The extensive front and backyard gardens amass 1,109 square feet; there is also a 230-square foot terrace area. Inside the abode, the interior design and furniture meld luxury and attention to details in a contemporary Italian style.

The ground floor belongs to the dining room with a 4.2-meter floor-to-ceiling height, its layout clear and delineated. The unit comes with top-notch installations, such as an intelligent central air-conditioning system that conjures a comfy environment for all weather.

The ‘double kitchen’, offering the space of both open and closed plans, is geared with a comprehensive range of high-end equipments by Italian brand Poliform and the German brand Miele.

The living room, on the other hand, is equipped with a double sliding door with a double glass curtain wall that connects to the oversized outdoor garden. Spacious and magnificent, the lush outdoor area is an ideal setting for hosting barbecue party and get-together with family and friends. The outdoor garden is also thoughtfully designed with cascades that render good feng shui.

The family room on the first floor is equally square and comfortable. The designer has spared no efforts in designing floor-to-ceiling decoration display cabinets full of vivacious and stylish adornments. As well as a space for entertainment and leisure, the family room can also be transformed into a study room and a free space for exploring creative inspiration.

Located on the full second floor is the grand space of the master suite with terrace; whereas the other two suites are located on the first floor, both sharing the same garden landscape - one sporting a space-themed design, the other drawing elements from pink, beige and natural wood colors, and decked with minimalist furniture to accentuate the youthful vibe of the room.
With the outbreak of COVID-19, 2020 was definitely one of the most challenging years for Hong Kong in recent decades. Some parts of the property market, such as the retail and commercial sectors have been hard-hit seriously, however the residential market remains stable with both transaction volume and price dropping by a mere 1%.

While the outlook remains gloomy at this moment, there are signs of recovery towards Q2 or Q3 2021 once the COVID-19 vaccine becomes available; therefore we predict home prices to rebound 10% from the bottom, with luxury home prices increasing by 5% at the end of 2021 with the listed bullish factors below.

First of all, the SAR government announced that the vaccine will be available for public injection the earliest this month or next, thus bringing an optimistic atmosphere to the market. When the COVID-19 vaccines are distributed, the economy will recover by Q2 or mid-2021, and we can expect a rapid bounce-back of luxury home transactions.

Second, due to the scarcity of land supply, especially for those luxury homes, Hong Kong will continue to experience a high demand for property. Recently, Wharf Holdings Ltd announced its acquisition of the city’s priciest piece of residential land ever as it won a government auction of a site on Victoria Peak - at 2, 4, 6 and 8 Mansfield Road with the amount of HK$12 billion which implies an accommodation value of HK$46,300 per square foot, making it the most expensive housing site ever sold by the government on a price per unit area basis. The bid reflected the strong confidence in the market outlook for luxury housing, and will have a positive effect on luxury home prices.

Third, the accumulated purchasing power once locked up in 2020 is going to release this year with both local buyers and more importantly the buyers from mainland China, provided that Hong Kong can open its borders and stop lockdowns. If the border is opened to the mainland in the first quarter of 2021, luxury home transactions could rebound by as much as 50%, which would be positive for the market. Since Hong Kong is an attractive place for investors and entrepreneurs, there’s a big upper class with much money to invest. When combined with a great influx of wealthy foreign investors, especially from Mainland China, luxury home price is expected to rise.

Last but not least, the Federal Reserve has indicated it would a low interest rate environment for the coming few years, thus mortgage rates can be expected to remain low. Record and near-record low mortgage rates will enable high demand for homes and thus keep prices growing.

After all, even after a year of extreme turbulence, wealthy people still regard buying a flat wiser than depositing money in a bank or entering the stock market, therefore, we project luxury home price to rise another 5% year on year in 2021.

WILLY LIU
CEO OF RICACORP PROPERTIES LIMITED

LUXURY HOME PRICES EXPECTED TO REBOUND 5% AFTER PANDEMIC

WILL Y LIU
CEO OF RICACORP PROPERTIES LIMITED

LUXURY RESIDENTIAL
Featuring a classy and sophisticated construction of wood cladding to the façade matched with emerald-like greenery, the 28-floored residence comprises 139 luxury studios and 1-bedroom units, ranging from 258 to 428 sq ft, best suited for single professionals and small families. Each unit boasts a private balcony and seamlessly sleek floor-to-ceiling windows, coupled with a highly practical unit design.

The residence features only the highest quality of fittings, including German-brand Miele’s induction cooker, cooker hood, microwave oven; Gorenje’s refrigerator, washer dryer; and Stiebel Eltron’s or Siemens’ electric water heater.

The luxurious clubhouse, Club Eight, features a fully equipped state-of-the-art 24-hour gym and a chic common room that accommodates up to around 10 persons. The room features a fully-equipped marbled kitchen and is perfect for small gatherings. Parties can also be brought outside as the room connects to a private garden fitted with a barbecue grill. Refined individuals with an artistic and cultural bent can take advantage of the Reading Lounge. To unwind and clear minds, visit the Rooftop Garden for a sweeping mountain view.

Farzon Group has launched EIGHT KWAI FONG HAPPY VALLEY, their first-ever property project in Hong Kong. Acquired from New World Development, one of Asia’s most celebrated developers, the property is a rare gem, located in one of the city’s most coveted locations, Mid-levels East Happy Valley.

EIGHT KWAI FONG HAPPY VALLEY
A prestigious luxury residence

Situated in the esteemed upper-class neighbourhood of Happy Valley, EIGHT KWAI FONG HAPPY VALLEY connects residents straight to a variety of transportation to all districts in the city. Residents can reach the entertainment and commercial hubs of Causeway Bay and Wan Chai in a mere 6 minutes, or the financial hubs of Admiralty and Central in only 8 minutes.

For families, EIGHT KWAI FONG HAPPY VALLEY is situated within the PDA School Net Number 12. The district embraces an assemblage of prestigious schools, including St. Paul’s Primary Catholic School, Maymount Primary School, Queen’s College, French International School and Hong Kong Japanese School. The residence is also pet friendly.

butler service – Butler Asia for the first 50 buyers.

A sense of home in the centre of the city that never sleeps

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THE GRAND MARINE
Modern and opulent homes overlooking sea and mountains

Tsing Yi: A hub of connectivity
The Grand Marine is an iconic landmark in Tsing Yi. Boasting rare duplex penthouses which exclusive in the district, the project features luxurious homes under the backdrop of mountains and the Rambler Channel.

An iconic landmark
As the first new residential development in Tsing Yi for the last 15 years, The Grand Marine features a mix of 776 apartments ranging from 1-bedroom to 4-bedroom units, special units and six duplex penthouses with flat roof, at approximately 278 to 2,728 sq.ft. in size. With the scarce supply in Tsing Yi for 15 years, the launch of The Grand Marine perfectly meets the needs of various family sizes.

To provide residents with an impeccable lifestyle, Grand Ming Group has crafted the property with multiple firsts- world-class landscape gardening, intelligent technology, international designed team - to make it an iconic landmark in the district. The Grand Marine is the first-ever property in Tsing Yi in the past 15 years that features curtain wall with IGU glass.

Spacious homes
While most of the 3 to 4-bedroom units face south, units at higher levels spoil residents with the spectacular view of mountains and sea while equipping with homewares from renowned brands. One of the most sought-after configurations is the 3-bedroom with 1 en-suite unit, with saleable areas from 566 to 807 sq.ft. It offers a popular layout comprising an enclosed or an open kitchen, an ensuite master bedroom with direct connection to a utility platform that enhances natural light and air flow.

Roasting 918 sq ft, the 4-bedroom with 1 en-suite unit features a practical and rectangular living and dining room. The unit also has an enclosed kitchen which connected to a utility room to provide more storage space.

The project also offers 6 rare duplex penthouses ranging from 1,829 to 2,728 sq ft. The penthouses are designed with a private lift lobby to guarantee high privacy and exclusivity. It connects with an extensive flat roof that commands spacious layout.

Impeccable design with smart living
The developer has specially introduced the concept of ‘SmartAtHome’ to all residential units. Sensor lighting and Samsung smart key lock have been installed in the units to provide an effortless, one-touch living.

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

Awe-inspiring facilities at The Grand Club
Unwind after a long day at The Grand Club that spans over 35,000 sq.ft. It features an extension of the landscape and outdoor swimming pool, offering a comprehensive array of over 20 facilities for residents’ exclusive enjoyment.

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

Developed by a locally-listed property developer Grand Ming Group (stock code: 1271),

No. of units: 776
Layout: 1-4 bedrooms, special units and duplex penthouses
Address: 18 Sai Shan Road (Note: The provisional street number is subject to confirmation when the development is completed.)
Developer: Grand Ming Group
Enquiry: 3706 9288
Website: www.thegrandmarine.com.hk
THE HORIZON
Tolo Harbour residence boasts thoughtful design

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

Pak Shek Kok, a privileged location

Located at the serene locale of Pak Shek Kok, The Horizon’s residents enjoy an extraordinary waterfront life in Tai Po. One can readily immerse in outdoor activities away from the city’s hustle, such as jogging or cycling in the 22-km Pak Shek Kok Promenade, exploring the natural environment in the Tai Po Kau Nature Reserve, and taking a boat ride.

In addition, residents can capitalize on the adjacent Science Park that offers abundant job opportunities and creates surging rental demands. With various top-notch international and university schools in its vicinity, including The Chinese University of Hong Kong, Malvern College Hong Kong, and Hong Kong Japanese School, the Horizon is perched atop a location designed to nurture future talents.

Impeccable configuration

Billion Development believes that the quality of life starts from a spacious and comfy living environment. The overall layout of The Horizon, therefore, emphasizes the sense of space. The 3-bedroom apartment (including 1 en suite and 1 utility room with washroom) and the 4-bedroom apartment (including 2 en suites and 1 utility room with washroom) in Court D, Tower 2, 16/F, Flat B and Flat A are especially notable in showcasing such philosophy. While the former unit boasts a sizable area of 1,363 sq. ft., the latter goes up to 1,534 sq. ft. With extra long dining and living rooms, the apartment provides ample space for various social activities involving a large group; while the king-size master suite exudes a grand style.

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

Top-shelf amenities

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

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

Centra Horizon offers more than 74,000 sq. ft. of outdoor gardens and bountiful recreational facilities. The clubhouse ‘Club Centra’, with approximately 47,000 sq. ft. of area, is furnished with outdoor and indoor heated swimming pools, poolside barbeque area, a banquet room ideal for large-scale parties, a gym room, multi-purpose sports hall, as well as STEM concept play area for kids – guaranteeing plentiful fun for the whole family.

Excellent connectivity

Located in the east of Pak Shek Kok, Centra Horizon is in proximity to the new building complex of the Science Park and major large-scale shopping malls. Internationally renowned schools including The Chinese University of Hong Kong, and Malvern College Hong Kong are among the top-shelf educational institutions in the district.

User-centric layout

Centra Horizon provides a total of 1,408 units, from studio flats to 4-bedroom units, measuring from 243 to 2,828 sq. ft. in saleable area. The 3-bedroom apartment starts from 700 sq. ft., and is designed in a square configuration. The showflat of Unit C on the 7th floor of Block 3 in the existing building, for instance, showcases a saleable area of 1,196 sq. ft. There are 3 bedrooms with 1 suite, plus a multi-purpose room with bathroom partition, living room and 3 rectangular-sized rooms, which makes for ease for furniture placement.

The two largest special units of the development boast a saleable area of over 2,800 sq. ft. They are the top floor duplex units Unit A and D located on the 17th and 18th floors of Block 2 respectively. With a saleable area of 2,824 and 2,828 sq. ft., there are 4 bedrooms (with double suites) plus the cloakroom configuration. Both units are equipped with private platforms and built-in stairs that lead to the rooftops where one can revel in the sweeping scenery and enjoy a laid-back lifestyle.

With the benefits of a comprehensive range of infrastructure facilities and an abundance of green space, Centra Horizon is a dream home for those who enjoy serene living.

Pak Shek Kok, Tai Po, is home to a number of new luxury residential developments, and the area has undergone rapid transformation in recent years. Developed by Billion Development, the luxury residential projects of The Horizon and Centra Horizon have already been completed, offering a vibrant mix of strataled residential buildings and independent villas. Set amidst a tranquil coastal area, the residences promise a luxury lifestyle a cut above the rest.

THE DEVELOPMENT

CENTRA HORIZON

No. of units: 1408
Layout: Studio flats to 4-bedroom
Address: 18 Chong Sau Road, Pak Shek Kok (East)
Developer: Billion Development and Project Management Limited
Enquiry: 3112 9596
Website: www.centrahorizon.com.hk

The development enjoys seamless connectivity to other city areas and cross-border centres as it is in the vicinity of a comprehensive network of railways and roads. It takes merely 27 minutes and 22 minutes to get to Central and Tsim Sha Tsui respectively. The Hong Kong International Airport is also easily accessible in 35 minutes.
K.SUMMIT
Inspire and Be Inspired

K.SUMMIT, the second new residential project of K. Wah International Holdings Limited in Kai Tak Development Area, continues to inherit K. Wah’s design philosophy and build further grounds on the previous successful and award-winning project K.CITY.

K.SUMMIT is defined by distinctive qualities suitable for all types of homeowners, offering 1,006 units in a diverse range of Flexi 1-Bedroom to 3-Bedroom as well as Simplex to Duplex and Garden Mansions, with a saleable area ranging approximately from 287 to 3,220 sq.ft. It is also unprecedentedly the first project in Kai Tak to offer houses. Four Garden Mansions are exclusively designed with 4 en-suites and private garden to intrigue with luxury and extravagance.

People-centric Layout Design
K. Wah International Holdings devotes itself whole-heartedly to developing its corporate philosophy of ‘K. Wah Plus’ which signifies company’s commitment to going the extra mile for high practicality and flexibility layout design and to maximise internal usable space for homeowners. The layout of all 3-Bedroom units at K.SUMMIT is designed with 1 en-suite including a utility room together with a lavatory, and with a space delicately reserved for wardrobe in the Master Bedroom. With such thoughtful design, homeowners can enjoy high flexibility when furnishing their units.

All 3-Bedroom units situated at low rise URBAN VILLAS are designed with curtain walls for aesthetic appeal. Utility platform is dropped intentionally to maximise the internal space and thus creating over 7 metres long living and dining room, which is a rare design comparable to the living room of most 4-Bedroom units in the market. Furthermore, a portion of the 3-Bedroom units situated at high rise towers are designed with a utility platform connected to the kitchen with open view.

Luxurious Miele Cooking Appliances
All 3-Bedroom units are exclusively equipped with the renowned international household appliances brand – Miele. Kitchen appliances include built-in gas hobs (single head and double head burners), telescopic cooker hood and built-in combination steam oven to cater the devoted interests for cuisine amongst the Hong Kong culture and the likelihood to host banquets at home.

Professional Amenities - TECHNOGYM
One of the signature provisions of K.SUMMIT is the approximately over 4,200 sq. ft. Fitness World, including a professionally equipped gym with a full series of SKILL LINE and diversified functional equipment by TECHNOGYM, the official equipment supplier for Olympics Games.

In addition, other sports and social gathering facilities including the Aqua World, Multi-purpose Sports Hall, Reading World, Synergy World and more, are designed to offer a wide range of entertainment and leisure for like-minded residents, so as to gather and pursue a balanced and healthy lifestyle.

3-minute walk to MTR Kai Tak Station
Kai Tak is set to be transformed into the second Central Business District (CBD2), fueling astonishing economic growth and propelling prosperity. Leveraging on the town planning in Kowloon East district, as well as the well-developed transport infrastructure, upcoming completions of Grade-A commercial and recreational amenities, K.SUMMIT is destined with infinite opportunities and strategic potentials arising from the CBD2.

With the merely 3-minute walk to the MTR Kai Tak station which allows perfect accessibility to the two commercial cores and other areas, the brand idea of “Inspire and Be Inspired” is going to echo the new living lifestyle here.
KOKO HILLS
A mountain sanctuary on Lam Tin Mid-levels

Set among the elevated greenery of Lam Tin Mid-Levels, KOKO HILLS capitalizes on its surrounding mountain landscape and excellent connectivity to offer a modern lifestyle like no other.

KOKO HILLS, set amidst 77 hectares of greenery in Lam Tin Mid-levels, is strategically located to offer mountain resort-style luxury living. The locale is comparable to traditionally coveted address such as Po Shan Road: set in the vicinity of CBD and yet surrounded by verdant environment. The area is home to an abundance of greenery and recreational areas, with some of the units overlooking the spectacular view of Victoria Harbour and lush greenery.

Outstanding connectivity to CBDs

Travelling from Lam Tin Station, a mere 4-minute walk from the development, one can reach the Kowloon East CBD in just one stop. The Central–Wan Chai Bypass linking to the Island Eastern Corridor can also connect residents swiftly to Central. A number of Grade-A commercial buildings have been opened in the Kowloon Bay area, providing 57.7 million square feet of commercial space.

World-class design by David Collins Studio

Inside the development, separate hotel-style entrances for pedestrians and vehicles are designed to offer residents with a high sense of privacy. The grand pedestrian-only entrance lobby perfectly showcases the dexterity of the award-winning architecture and design firm David Collins Studio. On offer is a range of diverse unit type, including 1-bedroom and 3-bedroom units with suite, with areas ranging from 345 to 2,024 square feet. Wheelock has spared no effort in designing the layout of the units. Carefully curated to meet the needs of users, most of the units do not have a utility platform. Within the units, the configuration is square and practical, making it easy to place furniture. Many units are equipped with open-air bathrooms to enhance indoor ventilation. Some units also have a generous height of 3.15 meters between floors, and are designed with glass curtain walls to maximize the sense of space, all the while construing a stylish outlook.

Innovative clubhouse with lush greenery

CLUB KOKO, also created by David Collins Studio, boasts over 54,000 square feet. There are an approximately 50-meter outdoor garden swimming pool and a 24-hour BODY AND SOUL gym room, as well as a range of multi-purpose indoor and outdoor spaces. One can also make use of the KOKO Lounge set amidst a verdant garden for work.

Notably, it has specially designed a wealth of children recreational amenities for parents to nurture their little ones. Within the clubhouse, there’s a planned space with learning set-up offering professional consultation by Island Children’s Montessori School (ICMS). Known for the internationally recognized Montessori teaching method, ICMS will provide classes in the future, encouraging children to explore their interests and unleash creativity.

KOKO HILLS
No. of units: 413
Layout: Typical units from 366 sq. ft to 1,300 sq. ft; Special units from 345 sq. ft to 2,024 sq. ft
Address: Off Sin Fat Road, Lam Tin
Developer: Wheelock Properties (Hong Kong) Limited
Enquiry: 2118 2000
Website: www.kokohills.hk
Located at the charming Repulse Bay, The Lily boasts a modern iconic architecture and much-coveted Southside lifestyle alongside the spectacular natural surroundings. Offering 100 apartments including serviced apartments and unfurnished units; a multitude of state-of-the-art facilities; and close proximity to pristine beaches, The Lily spoils its residents with an incredible range of bespoke services provided by L’hotel Group, Chinachem Group’s hospitality arm.

Residents can enjoy a number of in-house hospitality facilities and services. For those who want to stay in shape, dip into the indoor heated swimming pool or Jacuzzi, or visit its well-equipped gym. Keep the little ones active in the dedicated children’s playroom, baby pool and playground while adults can have fun at the multifunction room and barbecue gazebo.

Guest Engagement Team helps residents familiarise themselves with local restaurants and events, whilst L’hotel’s Chef on Demand service delivers gourmet meals to the door. There are also expert event catering professionals to assist with birthday or anniversary celebrations, and personal trainers to help residents get back in shape.

Perfect for entrepreneurs or professionals seeking to unwind in lush surrounds away from the hustle and bustle of the concrete jungle, the 2-bedroom apartments at The Lily are a perfect combination of high-end residences with hotel accommodations, as each features discreet maid services courtesy of L’hotel Group, operator of best-in-class hotels and serviced residences in the region. Each serviced apartment offers professional daily maid service and towel service twice weekly as well as linen service once a week. The high degree of privacy in those apartments is also ideal for couples or young families indulging in the incredible array of amenities on-site and in the district. As The Lily is just within half an hour’s drive from Central and a short hop from Stanley, it’s a breeze heading to work, or exploring the wonders in the neighbourhood. To get around, there is a free shuttle bus to Wanchai, along with covered parking spaces for those who drive.

The 2-bedroom apartments at The Lily are available for extensive stay, size ranging from 1,300 to 1,400 sq ft, including a foyer, spacious living and dining area, kitchen with U-shaped counters, full bathroom, master bedroom and guest bedroom that boast sweeping views of Repulse Bay or Southside’s verdant hills.
An urban oasis

OCEAN MARINI is the jewel in the crown of LOHAS Park as its privileged residents enjoy a distinguished resort lifestyle, with the area boasting over 100 million square feet of green space. Residents can take a leisurely stroll along the seaside promenade that extends from LOHAS Park to O’South.

The harbourfront living is augmented by the soon-to-be-completed water sports centre, providing even more alternatives to connect with nature. Pet lovers will have a field day in the 12,000-sq. m Wan Po Road Pet Garden. Sports lovers can gain easy access to the Clearwater Bay Golf Club, as well as the myriad sporting facilities in nearby Sai Kung.

A vibrant neighborhood with excellent connectivity

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

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

Immaculate design with a technological bend

Inside OCEAN MARINI, everything from the lobby furnishing, bathroom material to the unit configuration are given thoughtful consideration. The 503 residential units ranging from 450 to 1,476 sq. ft. in size are laid out in diverse configurations, including 2 to 4-bedroom, with some special units coming with en suites, utility rooms, and multi-functional rooms.

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

Top-shelf clubhouse

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

Notably, the indoor and outdoor E-Work Space offers high-speed wireless browsing and e-printing for residents, while nature lovers will be mesmerized by the manicured Serene Garden, meticulously curated by garden master Belt Collins, which features mature trees on both sides of the pedestrian path, with contemporary sculptures positioned between flourishing blossoms.
By the sea living
The latest resort-style seaside residence of the ‘Upper Gold Coast Series’ by Wing Tai Properties, OMA by the Sea takes full advantage of its superb seaside location. Residents feel absolutely at ease amidst the splendor of the sea and its verdant environs as they immerse in the resort-like living experience.

Spacious layout
The development provides a total of 517 units, with saleable area ranging from 312 to 1,614 sq. ft. Among them, 9 are special units in either 3-bedroom or 4-bedroom layout. A wide-ranging mix of flats is on offer. From studios to 4-bedroom flats, most of the units offer luxurious spaciousness with comparatively larger saleable area. These are the choices of studio from 312 sq. ft. up, 1-bedroom at 463 sq. ft., 2-bedroom at 886 sq. ft. and 3-bedroom at 942 sq. ft. The roomy abodes enable residents to unwind and enjoy an elevated level of quality living with their families. Equipped in all the units are Samsung smart door lock and an array of Siemens appliances, including a built-in combination steam oven, hob, and more.

One of the unit types, the 2-bedroom unit with closet area amasses 471 sq. ft. in saleable area, and is decked with a 22-sq. ft. balcony. While its rectangular living and dining room is practical for interior arrangement, there is a designated closet area in the master bedroom. Another unit type, the 3-bedroom layout is 619 sq. ft. in saleable area, equipped with a 22-sq. ft. balcony. The rectangular living and dining room measures around 7 meters in length, allowing for high flexibility in interior arrangements, whereas the bathroom and powder room designs cater to family needs. The kitchen, with an L-shape countertop, provides sufficient cooking space.

Impeccable connectivity
The development is strategically located to offer residents impeccable connectivity. The Tuen Mun–Chek Lap Kok Link will be commissioned by this year-end. Further connecting the northwestern New Territories and Lantau Island, the comprehensive infrastructure reduces the travel time between Tuen Mun South and Hong Kong International Airport by about 20 minutes.

Senses Garden
With a landscape area spanning over 32,000 sq. ft., the Senses Garden is a masterpiece created by Enzo Enea, the award-winning Swiss landscape architect. Starting right from the entrance, residents can meander along the about 168-meter long pathway along the Forest Sanctuary. There are 7 landscape zones and a verdant mixture of 150 trees. Located within the garden, for instance, is the Tabebuia Rosea, the signature trees which bloom into pink from February throughout March.

Chill clubhouse
The clubhouse ‘Chill by OMA’, divided into 2 zones, epitomizes the theme ‘wellness’. The ‘Let’s Chill’ area allows residents to unwind and stay healthy with OMA-to-go vending machines offering Green Common vegetarian series; whilst the ‘Let’s Move’ area provides spinning fitness bikes, interactive training facilities, yoga zone and gym. Located on the first floor of the clubhouse is the 25-meter outdoor infinity hanging garden pool and Jacuzzi. The pool is layered in a lush hanging garden to offer a unique swimming experience. The party room ‘Sunlight Lounge’ on the second floor is nestled in the ‘Sunshine Garden’ complete with barbecue facilities. Residents can book the lounge for private gathering or party with their loved ones.

Award-winning brand design
OMA by the Sea is awarded a Red Dot in the Red Dot Award: Brands & Communication Design 2020, a global award that recognizes and applauds high-quality designs. Adjudicated by an international panel of jury, the accolade is only conferred on brands that convince them with their top-notch brand design and creative achievement. Around 7,000 projects and brands from 50 countries entered this year’s competition and OMA by the Sea succeeded in winning over the Red Dot jury with its high design quality.

OMA BY THE SEA
Ultimate spaciousness and coveted seaside living

OMA BY THE SEA
No. of units: 517
Layout: Studio to 4-bedroom
Address: 166 Castle Peak Road, Tai Lam
Developer: Wing Tai Properties
Enquiry: 2752 2288
Website: www.omabythesea.com

*This provisional street number is subject to confirmation when the development is completed.
Surrounded by sweeping ocean views and verdant mountain landscape, Poggibonsi at Discovery Bay promises a premium resort lifestyle with its well-rounded infrastructural facilities.

Spanning 650 hectares, of which 65% is greenery, Discovery Bay is a rare gem in overcrowded Hong Kong. In maintaining exceptional environmental 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, which is complemented with such coveted facilities as the 400-metre-long Tai Pak Beach, the D’Deck waterfront promenade and the spacious alfresco dining setting.

Discovery Bay is also home to the captivating and photogenic White Chapel, horse-drawn carriage rides, a promenade and jogging path, where the nearby hiking trails lead to vantage points with breath-taking vistas – all perfectly engineered for a vibrant and healthy lifestyle.

**Poggibonsi: An urban oasis**
Located close to DB North, 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 saleable 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 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 connects you to Central, the bus services readily link you to Hong Kong International Airport, Sunny Bay and Tung Chung.

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 Yi Pak Wan and Sam Pak Wan, Poggibonsi’s water-facing residences offer sweeping ocean views, with Hong Kong Disneyland, Victoria Harbour, ICC 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.

Aside from the multifaceted recreational 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 Café bord 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 circle with the Greater 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. Besides, 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
Exquisite waterfront living

**POGGIBONSI**

No. of units: 196

Layout: Studio to four bedrooms

Address: 3 Bayside Drive, Discovery Bay

Developer: Hong Kong Resort Company Limited

Enquiry: 2987 8033

Website: www.poggibonsi.com.hk
The inauguration of the Hong Kong-Zhuhai-Macau Bridge and the rapid development of the Greater Bay Area have brought Macau a diverse range of exciting economic opportunities. The rising number of tourists visiting Macau year on year has buoyed the gaming and retail industries, further stimulating the steady growth of its economy.

Macau’s GDP per capita has been among the highest for many years; it is estimated to reach US$140,447 by 2025, making it the world’s richest city, according to a recent report released by the IMF. The increase in wealth and income of Macau citizens bolsters the demand for high-end real estate.

Macau, as a global tourism destination, is known for its leisurely lifestyle. The fact that it is close to Hong Kong, and that there are virtually no cultural or language barriers, has attracted many Hongkongers to enter the Macau market. Macau offers an attractive investment environment, with its thriving economy, free flow of capital, low transaction costs, and a solid demand for housing.

To meet buyers’ demand for luxury housing, developer Concordia has developed an international standard community on the south of Macau’s Cotai Strip, having successfully launched the luxury home brands of One Oasis, Sky Oasis, and Grand Oasis, all of which have received excellent market response and reviews.

**A privileged location**

Situated on the south of the famous Cotai Strip, the Oasis series, fronted by a golf course, enjoys a verdant outlook and sweeping sea views. Cotai Strip, positioned as a world-class tourism center, is home to many top-notch entertainment resorts and shopping malls. Given such comprehensive infrastructure, the development boasts a solid appreciation potential and high-yield rental return. Transportation-wise, the Oasis series is only a 10 to 15-minute drive away from major ports. The seamless connection with Hong Kong and the mainland enables residents to fully integrate into the booming Greater Bay Area.

**Deluxe 4-bedroom unit with balcony**

Sky Oasis The Lux Mansions, housing the largest apartments in the Oasis series, consists of two 41-storey buildings and offers a total of 120 4-bedroom units (with 3 suites and a terrace) that amass around 3,500 square feet. All the abodes are thoughtfully designed from the user perspective: the building is built in a unique S-shaped streamline decked with majestic glass curtain wall; while the units’ interiors are square and practical, equipped with convection windows to allow ample air inside.

The 11-foot-high floor and floor-to-ceiling glass windows, on the other hand, bring in natural light and the surrounding Cotai Strip scenery to enhance the sense of space. The absence of structural wall gives residents the flexibility to personalize their ideal homes. For an even higher sense of exclusivity, each household enjoys a private elevator lobby.

**Luxurious furnishings**

To give buyers ease of mind, some units of Sky Oasis The Lux Mansions have been curated by renowned designers with different types of grand decoration and furniture, all ready for sale on the market. An extremely rare offering in the Macau market, this type of four-bedroom mansion is highly popular among investors.

Personalized concierge service is available for residents. The 24-hour exclusive clubhouse, located in the ground floor lobby, is the largest luxury clubhouse in Macau. With spacious landscaped gardens and lifestyle-themed shopping malls, residents can revel in a luxurious lifestyle whenever they wish. Sky Oasis The Lux Mansions, having garnered 17 international awards for its design, architecture and clubhouse, is poised to become the pinnacle of luxury residence in Macau.

Furnished show flats in existing buildings are available for visit. Call (852) 2522 6888 to learn more.

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**SKY OASIS THE LUX MANSIONS**

A new Macau landmark

With its prime location and extraordinary design, this luxury residence is a safe bet both for investment and self use.
Impeccable design

Completed in 2002, the upscale residence is a modern and dramatic 70-storey tower comprising 52 standard four-bedroom duplexes that each measures around 3,007 square feet gross; and two double duplexes that each measures around 5,976 square feet gross, featuring four extra large bedrooms and a family room.

All the 54 designer duplex suites are furnished to the highest specifications and notable for their 20-foot high ceilings. Bathroom and kitchen are finished with brand fixtures and appliances. Each unit has a double car park, and a private lift lobby, with personalized lift codes that provide for unrivalled security. The LCD panel displays in all passenger lifts ensure residents are connected to business, finance and entertainment data at all times.

Top-class amenities

On top of its contemporary and impeccable designs, The Summit also offers an enviable range of leisure and sports facilities to cater to residents’ every need.

The private children’s playroom features a maritime-themed indoor playground that will keep your little ones amused, while you relax in the all-season indoor swimming pool and Jacuzzi, or enjoy a refreshing workout in the comprehensively-equipped gym room, featuring state-of-the-art Italian ‘Technogym’ leisure equipment.

For those who seek a unique golfing experience will enjoy the world-class golf simulator which will definitely help take your game to the next level.

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.

THE SUMMIT

A pinnacle of exquisite living

THE SUMMIT

No. of units: 54
Layout: Standard Duplex; 2,375 - 2,390 sq. ft. saleable;
Double Duplex; 4,771 sq. ft. saleable
Address: 41C Stubbs Road, Mid-Levels, Hong Kong
Developer: HANG LUNG PROPERTIES LIMITED
Enquiry: 2879 1917
Website: www.thesummit.com.hk

BEST HARBOUR VIEW
DUPLEX DEVELOPMENT

Leasing Enquiries : (852) 2879 1917
Address : 41C Stubbs Rd, Mid-Levels
Website : www.thesummit.com.hk
TRIAZZA

A pinnacle of opulence

This exclusive collection of residences in Kowloon Mid-levels offers opulent living in a low-density setting with unparalleled privacy, excellent connectivity and stylish clubhouse.

TRIAZZA is situated in the heart of the picturesque Kowloon Mid-levels, overlooking verdant environs and glittering city skyline. Named after the magnificent Piz Triaizza in the Swiss Alps, the development, with its low-density setting, epitomizes luxury and exclusivity. It is poised to become a jewel in the crown for many years to come.

The best of both worlds

Although set within a location with unparalleled privacy, TRIAZZA neighbors an agglomeration of communal vibrancy. It is within a short 15-minute drive from landmarks like Festival Walk, Central IFC, the renowned Po Leung Kuk Choi Kai Yau School, and the East Kowloon Business District. Moreover, the Hong Kong International Airport and Hong Kong section of the High Speed Rail’s West Kowloon Station are also within easy reach.

Nature lovers would revel in the fact that MacLehose Trail and Kam Shan Country Park are right next door, along with Piper’s Hill, Eagle’s Nest and Kam Shan. The abodes of TRIAZZA are meticulously spread out in a V-shape structure to enable each unit to enjoy sweeping views and a high degree of privacy.

A plethora of special units

Comprising only 3 blocks and a total of 35 units, the development has carved out a variety of special units to suit the diverse needs of discerning clients. With a saleable area ranging from 1,352 to 2,496 (Block 1: 5,437 / Block 3: 4,505) square feet approximately, all the units offer second-to-none living environments and access to state-of-the-art facilities, with some equipped with sizeable balconies.

TRIAZZA special units feature:

- House-like concept for big family all under one roof
- Penthouse with big starhood & large flat roof
- Direct access to car parking space
- Exquisite luxurious clubhouse
- Exotic poolside villa-style
- Resort-style garden landscape
- Fresh air duct provision
- Private big terrace
- Panoramic view
- Duplex

Carpark at doorstep

Residents can step straight out of their homes and reach the parking lot at their doorstep. Units with such feature include Block 1 and Block 3, as well as various units in Block 2 (e.g. Units 3, 9, 10 and 18). A rare feature in the local market, direct access to the car parking space redefines the standard of luxury living. The thoughtful design is highly accommodating to celebrity residents on the lookout for a private, exclusive lifestyle.

Connect with nature

The exotic poolside villa-style special Units 1 and 2 in Block 2 boast the aggregate saleable area of 3,287 (Unit 1: 1,463 / Unit 2: 1,824) square feet approximately. These units are fronted by a large resort-style garden pool, providing a setting that is reminiscent of an exotic Southeast Asian resort — a unique offering in the local market.

Penthouses Units A, B, C, and D in Block 2 illustrate the openness of the apartments with their big stairhoods and large flat roofs, with a saleable area ranging from 1,513 to 1,883 square feet approximately. Each penthouse roof has a spacious flat roof (653 to 1,353 square feet) and a ‘floor-to-ceiling-window’ stairhood (245 to 301 square feet) — they allow residents the convenience to decorate the spread-out area as they wish.

World-class appliances

This exclusive collection of residences in Kowloon Mid-levels offers opulent living in a low-density setting with unparalleled privacy, excellent connectivity and stylish clubhouse.

The interior of the decorative and ‘typical handover’ units are well designed and fully furnished with an exquisite collection of world-class appliances, from Sub-Zero refrigerators, Altimage kitchen cabinets, Gaggenau kitchenware to Miele washing machines. There are fresh air ducts in living rooms, dining rooms and master bedrooms, as well as double-glazed windows with clear glass in all units.

Exquisite luxurious clubhouse

Residents can enjoy the top-shelf facilities in the exclusive clubhouse, including the 19-meter-long outdoor pool with Jacuzzi that is reminiscent of exotic villas, sauna and gym. Besides, the beguiling function room with a private kitchen and wine room can accommodate all types of gatherings and parties. The clubhouse is where to indulge in a luxurious lifestyle all day and all year long.

TRIAZZA

No. of units: 35
Layout: 1,352 – 2,496 (Block 1: 5,437 / Block 3: 4,505) sq.ft. approx.
Address: 383 Tai Po Road, Kowloon Mid-Levels
Developer: Top Dollars Development
Enquiry: 2815 2778
Website: www.triazza.com

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Website: www.triazza.com
An ultra-stylish abode

Chinachem’s latest redevelopment project couples a prime location with spectacular Victoria Harbour views, enabling a leap to elevated living right in the heart of the city.

Perched on the highest point in the Mid-Levels West, University Heights is Chinachem’s redevelopment project blessed with a brand-new look. Located in the sought-after location in the upscale neighbourhood near Victoria Harbour, the residence enjoys unparalleled upfront harbour view and verdant greenery.

University Heights houses 72 units with an actual size of around 1,600 square feet, ranging from 3 to 4-bedroom (two suites) plus a multi-purpose room and a terrace facing the sea. Also on offer are 3 exceptional 3,200 square feet penthouses that are built with rooftop infinity pools.

Exquisite, streamlined design
University Heights provides quality living space by seamlessly merging modern architectural design with nature, ensuring each unit of the three blocks has a view running parallel to the seashore or mountain range. The exterior of the building is structured with delicate materials to highlight the wave-like lines of the structural frame. The same theme is also adopted in the courtyards, where the curvy outlook ran through the space between the garden and the exterior.

Smart living with premium management service
University Heights is managed by Chinachem Prestige Management Service, a newly developed professional service team, which provides residents with a new community-based one-stop management solution. Tenants can make use of a series of thoughtful personal services and smart living solution.

The estate is geared with IoT smart home control lighting, air conditioners and curtains, with an IAQ sensor to monitor the air quality indoors. The designated mobile phone app enabling residents to remotely control their home devices also makes for a carefree lifestyle.

Exclusive services by the service team are available, including a photocatalytic and pest control service prior to move-in; quarterly services such as AC filter cleaning, dust mites removal and annual inspection of electricity supply system; IQAir air purifiers offered for rent; access control for visitors through unique QR codes generated by a mobile app for enhanced security; and 24-hour professional security service.

Besides, each parking lot at University Heights has an electric car charging point installed. The residence offers the uncompromising splendor of a distinctive home, which echoes the core values of the project; green living, intelligence and community service.

A club for families
Designed to provide abundant green space, University Heights aims to enhance the quality and living experience of residents. The prestigious clubhouse in the estate encompasses an outdoor infinity pool, a fitness room, a children’s playroom and an outdoor barbecue party space. The clubhouse regularly organizes activities, workshops and fitness courses for residents.

Chinachem makes sure no one is left out when designing University Heights. Whilst customer services and professional concierge services are available to meet special requests like home care service, car rental, bouquets delivery and home security service; pet lovers can also live with their beloved pets at the residence.

No. of units: 75
Layout: 3 to 4 rooms
Address: 42 Kotewall Road, Mid-Levels
Developer: Chinachem Group
Enquiry: 2500 7554 / leasing@chinachemgroup.com
Website: https://www.chinachemgroup.com/zh-hk/sales-leasing/for-lease/university-heights
UPPER RIVERBANK

Reaping the benefits of a flourishing brand new community

Co-developed by KWG Group (SEHK 960) and Longfor Group (SEHK 1813), Upper RiverBank is situated only two minutes away from the Kai Tak MTR station. It offers 667 units in two residential buildings, four low-rise riverbank mansions, and one low-rise poolside mansion, with the units spanning sizes ranging from 332 sq. ft. to 2,567 sq. ft.

Luxury RiverBank Living

While most units comprise of 3 bedrooms or more, the highly regarded 4-bedroom units situate at the first block of the project, and are regarded 4-bedroom units situated at the first block of the project, Kai Tak, a privileged location

Kai Tak, a privileged location

Located in front of the Kai Tak River and Riverside Park, the spacious units boast smart and technology advancing amenities including kitchen appliances from the renowned German brand Miele; home automation from HKT; and technology advancing amenities including kitchen appliances from the renowned German brand Miele; home automation from HKT; and luxury residential

While Kai Tak MTR station is merely a 2-minute walk from the development, residents can easily reach the CBD such as Central and Admiralty in Hong Kong Island as well as the commercial centres at Kowloon East.

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

With the many infrastructural facilities being completed, including the Trade and Industry Tower; the Children’s Hospital; the upcoming new Revenue Tower and Kai Tak Sports Park, Kai Tak will be the envy of its neighbours.

Notably, the homes are perfect for big families, as not only does the project mainly consists of units with 3 or more bedrooms, it also enjoys the School Net 34 and Secondary School Network of Kowloon City District that prestigious kindergarten, primary, secondary, and international schools which provides a diversified education platform for kids.

A green devotion

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

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

Upper RiverBank also makes good use of its approximately 32,000 sq. ft. of green space to create a serene RiverBank Forest. Designed by British landscape master Adrian L. Norman and his internationally renowned team ALN, the RiverBank Forest scenery extends from the iconic Lion Rock. The refined design is such that one can live in harmony with nature in a style that is both tranquil and relaxing.

Top-shelf amenities

Upper RiverBank is furnished with a rare and premium twin clubhouse ‘Club RiverBank’ and ‘KinderLand’, designed by well-known British design team SNH and children’s playground specialist Play Concept.

‘Club RiverBank’ encompasses a broad variety of well-being facilities for residents, including an outdoor pool, indoor heated pool, yoga room and fitness centre, while integrating British elegance to elevate guests’ leisure experience.

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

UPPER RIVERBANK

No. of units: 667
Layout: 1 to 4-bedroom Apartment, Low-rise Mansion and Special Unit
Address: 13 Muk Tai Street, Kai Tak
Developer: Longfor Group Holdings Limited (960) and KWG Group Holdings Limited (1813)
Enquiry: 2782 8210
Website: www.urbhk.com
High standard at a prime locale

Silverstrand Beach at Clearwater Bay has always been an exclusive enclave for the rich and famous due to the special appeal of its pristine waters as well as the soft white sand. Only a 5-minute drive to the picturesque Silverstrand Beach, the ocean-fronting villas are located in a serene neighborhood adjoining other low-density luxury properties. As the estate sits on a gentle hill, it is backed by greenery and looks out to a magnificent, unobstructed vista of the cove.

On a cul-de-sac branching from Pik Sha Road, Villa Cove’s 10 residences range from 3,265 to 3,987 sq. ft. in size, each offering 4 bedrooms plus a maid room. Two parking spaces are available for each unit on the lower ground floor, thoughtfully designed with a single socket outlet for electric vehicle charger. House 11, one of the largest available in the development, even enjoys a private driveway leading right into the carpark.

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

The best indoor and outdoor living

A coherent modern design is adopted for the villas’ exterior. Clad in robust natural stones in light beige color, the exterior walls extend a warm, welcoming embrace. The natural stone motif continues indoors, from the flooring in the master bedrooms to the bay window sills. Some bedrooms are also lined with engineered wood flooring and carpet.

The interior styling boasts of European flair, often adopting bronze and gold as highlights. The selection of furniture is understatedly opulent, tastefully introducing unconventional designs and colors for a visual treat. The spreading glass curtain walls introduce an abundance of natural light, and overlook the verdant landscapes outdoors.

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

Generous outdoor space is designated for all residents of Villa Cove, including the garden downstairs, flat roof, bay window, and the roof. The garden’s sizes vary from unit to unit between 417 and 1,749 sq. ft.

Overlooking the azure coastline, the spacious rooftop is an excellent location for hosting parties and outdoor barbecues, as it is designed with weatherproof socket outlets. Meanwhile, the swimming pool adorned with stone textures allows you to relax in this elegant surroundings, with some stretching over 10 meters in length.

Villa Cove, the Clearwater Bay luxury development comprising only ten premium houses, is a jewel in the crown for those desirous of the finest things in life.
Meeting guests' every need

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

We’re thought of everything

Exuding Asian artistic flair, the 64-room hotel features a contemporary and elegant decor with size ranging from 220 to 320 sq ft.

All rooms come with comprehensive amenities, including free broadband internet connection, in-room safe, LED TV with satellite and cable channels, air-conditioning and air purifier that nurture a comfortable environment, and coffee and tea making facilities with mini-bar.

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

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

Where the action to

Located in Tsim Sha Tsui, the heart of culture in Hong Kong and a renowned entertainment destination, Xi Hotel is just a 5-minute walk to the MTR or the iconic Victoria Harbour, hailed for its world-famous panoramic night views.

It is also within walking distance to many other iconic tourist attractions, such as the Hong Kong Space Museum, Hong Kong Cultural Centre, and Harbour City - Hong Kong’s largest shopping arcade.

If guests would like to travel beyond Hong Kong, the airport is within 30 minutes’ reach via Airport Express at the nearby Kowloon Station.

Xi Hotel

No. of units: 64
Layout: studio/suites
Address: 7 Minden Avenue, Tsim Sha Tsui, Kowloon
Enquiry: 2739 7777
Website: www.xihotel.com.hk
A fruitful year of quality offerings

Given the pandemic, Wheelock Properties (Hong Kong) launched two premium residential projects in 2020, including OCEAN MARINI of the O’EAST series in Tseung Kwan O, and KOKO HILLS in Lam Tin Mid-Levels.

OCEAN MARINI, a large-scale waterfront residential project by Wheelock Properties and MTR Corporation, is set nearby the Lohas Park MTR Station. As aside from access to an abundance of green space, the neighborhood is well-served by a comprehensive range of living facilities, including ‘The Lohas’ shopping mall and a state-of-the-art clubhouse. All the 503 residential units adopt an E-Living concept which enables residents to access services inside the estate with ease and convenience.

Ricky Wong, Managing Director of Wheelock Properties (Hong Kong) Limited, points out the LOHAS Park project has received a positive market response. “OCEAN MARINI has sold 492 units to date, accounting for around 98% of the 503 units on sale and ranking up an impressive amount of over $1.5 billion.”

KOKO HILLS in Lam Tin Mid-Levels

Another development KOKO HILLS is a mountain sanctuary adjacent to the bustling CBZD in Kowloon East, alike Po Shan Road in Mid-levels, which is one of the most exclusive areas in Hong Kong.

Wong says the project enjoys three privileges. First up is the resort-style serene locale, home to more than 77 hectares of greenery and recreational areas supporting an all-rounded outdoor lifestyle, which is around 0.9 times of West Kowloon Cultural District.

The neighborhood boasts outstanding connectivity. While the Lam Tin Station is a mere 4-minute walk from the development, the Central-Wan Chai Bypass linking to the island Eastern Corridor can connect residents swiftly to Central. Whether by MTR, bus or driving, it takes only around 15 minutes from KOKO HILLS to the island commercial areas like Quarry Bay and Tai Koo Shing.

CLUB KOKO, created by the renowned David Collins Studio, offers residents in even easier touch with the booming Greater Bay Area.

Riding on the motto of ‘The Spirit of Living’, Wheelock continues to bring to the market impeccable developments that define exceptional living and a sense of luxury escape.

The affordable luxury

The series aims to provide ‘affordable luxury’ for millennials and young professionals,” says Chung. “More and more young buyers are on the lookout for uncluttered homes that enable them to achieve that delicate work-life balance.”

The Upper Gold Coast series addresses this exact market demand: spacious abodes nestled in a verdant neighbourhood and, yet, are easily connected to city centers. On selecting the Tsuen Mun district, Chung points to the area’s untapped potential and scarce offerings of new homes.

“The government has, in recent years, devoted enormous resources to infrastructural developments in Tsuen Mun,” he explains, citing the Tsuen Mun-Chek Lap Kok Link that will be operational by this year-end, putting residents in even easier touch with the booming Greater Bay Area.

Wing Tai has sustained its distinctive property design with the Upper Gold Coast series located on the idyllic Castle Peak Road in Tuen Mun.

WING TAI PROPERTIES

Sculpting the ideal homes for millennials

A series of projects at Hong Kong International Airport is also being implemented progressively to transform the airport into a new landmark, propelling the economic development of Hong Kong. The first runway expansion, the mega integrated development SKYCYTIE, and AirportExpress Phase Two development underway will unleash strong synergy and further drive the demand of its neighboring properties.

Spacious abodes and seaside living

“A wide-ranging mix of units is on offer at CMA by the Sea, most of which offer luxurious, spacious suites with comparatively larger saleable area ranging from 312 to 1,614 sq. ft. As for amenities, the resort-style clubhouse is designed with young users in mind: there are co-working space, social areas, and wellness gym facilities. Chung also highlights the exquisite garden landscaping helmed by Enzo Enea, the award-winning Swiss landscape architect.

Wing Tai’s prospect in 2021

Chung says the Upper Gold Coast series has been well received. At The Carmel, over 97 percent of the units have been sold, whereas 88 percent of units at OMA CMA were sold.

As CMA CMA is about to be completed, the Group will have a new launch in the coming Q1 and Q2. “We intend to let buyers experience the beauty on site, as the top-notch garden design is even more impressive when viewed in person.”

For OMA, by the Sea, the sale was rolled out this May and more than 70 percent have been sold. 2021 will see the Group sustaining the launch.
GRAND MING GROUP

Surpassing clients' expectations

Founded in 1995, Grand Ming Group is one of the most reliable and reputable building construction companies in Hong Kong. Leveraging their proven expertise in building construction, the Group has diversified into property development, and high-tier data center leasing sectors.

Prior to its journey on property development, the Group has begun its role in building construction for numerous renowned developers in town. With the motto of ‘Construction that Connects at heart’, the Group has, for 25 years, completed prestigious and luxurious residential developments.

An iconic landmark overlooking sea and mountains

From design, construction to sales and marketing, the Grand Marine is the first project of which Grand Ming takes full charge. As an iconic landmark overlooking sea and mountains, we’re constantly striving for,” says Kitty Ngan King-fung, Director of Sales and Marketing of Grand Ming Group.

Based on Grand Ming Group’s management philosophy of ‘CARE’ – representing Competent, Attentive, Responsive and Effective – the group is committed to building customer-centric properties that are affordable to the community at large. “It’s a win-win situation that we’re constantly striving for,” says Kitty Ngan King-fung, Director of Sales and Marketing of Grand Ming Group.

The Signs of Market Optimism

“Given the seventy of the pandemic and gloomy macro-economic circumstances, K. Wah still has shown strong sales of over 660 flats, mainly at K.SUMMIT and SOLARRA, resulting in purchases totalling over HK$7.2 billion,” says Tony Wan, Director of Sales and Marketing (Hong Kong Properties) of K. Wah. He highlights to the volume of buyers with positive outlook and confidence in the long-term, forecasting an approximately 5% increase in property prices in 2021.

In line with the motto for residential development, K. Wah continues to devote itself whole-heartedly in developing its marketing philosophy of ‘K. Wah Plus’ which signifies that its team is committed to going the extra mile for high practicability and flexibility layout design and to maximise internal space for homeowners as well as to differentiate itself as a developer that exceeds expectations.

K.SUMMIT beds younger generations with top-notch clubhouse facilities such as TECHNOGYM, the official equipment supplier for the Olympics Games, offering a professionally equipped gym with the full SKLL LINE series that will take your home workouts to the next level.

K. Wah’s Prospect in 2021-2022

It may be early in the new year, but K. Wah is already kicking off 2021 with four significant new projects. The sale of 524 units at the first phase of Grand Victoria in South-West Kowloon will be on offer in the first quarter. The latest project of 2 Carmen Road located at the centre of Kowloon, is a luxury development of 5-house units with yard of over 4,000 sq ft salable area individually, will also be launching for sale in the first quarter.

Two large-scale MTR joint venture projects, Package 1 of Yuen Long Kam Sheung Road Station and Package 11 of Lohas Park in Tseung Kwan O, comprising 2,200 units and 1,800 units respectively, will be launching for sale in the second half of this year.

The new project at CFIT located in Hangman, Greater Bay Area, will be launching onto the market in the next few months, making housing more accessible to the Hong Kong people. “A wave of buyers from Hong Kong into the Greater Bay Area suggests that demand and a fundamental interest in owning property outside of Hong Kong is on the surge,” Tony notes.

Despite scarcity and high competition for land resources, K. Wah continues to expand its land bank reserves. Tony mentions, “We keep hungry for flour to make bread and winning Package 13 of Lohas Park this year is a case in point. The two joint venture projects at the former Kai Tak Airport’s runway will be launching in 2022, comprises approximately 4,400 units. The area 44A site 1 led by the Company, features a diversified flat mix layouts to cater different needs and to ensure optimal use of space.”

Market Forecast

“Though the chaos being wreaked by the pandemic and tough measures being taken to rain in the virus situation, Hong Kong’s residential property market has remained largely resilient”, Tony adds that “Hong Kong can weather the fiscal downturn caused by the coronavirus outbreak amidst a rapid progress in developing a vaccine that will give a strong boost to market recovery. Furthermore, the expected stabilisation in the US-China relations under the new regime will help bolster the property market as a result of an optimistic outlook for the upcoming years”, Tony concludes.

K. WAH INTERNATIONAL HOLDINGS

Blossom years to come

K. Wah International Holdings Limited (00173) is set to record robust sales with increased transaction pipeline of around 12,000 new units of wholly-owned and joint venture projects expected to complete in the next 2-3 years.

The group has always been, and will continue, actively seeking new land to develop its business, particularly on the waterfront. In order to maximise internal space for homeowners as well as to differentiate itself as a developer that exceeds expectations.

The group has always been, and will continue, actively seeking land by different means, including official land bidding, private land sale or acquisition. To increase its land bank, the group has recently acquired a piece of land, which worth HK$140 million, at No.1 Luen Fat Street, Fanling. Currently under planning, the land is expected to be used to develop new commercial or residential projects.

In sync with the rapid developments in 5G technology, the group now owns 2 high-tier data centers in Tuen Wan and Kwai Chung. The centers are fully leased out to various international enterprises with stable rental returns. The group has also invested approximately HK$376 million to purchase two sites in Fanling this year for building two more data centers.

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The local property market has gone through a tumultuous year due to the coronavirus – but has managed to hold its ground, thanks to a strong underlying demand for homes in the city, says Pandora Chan, Assistant General Manager, Sales & Marketing.

Looking at market segmentation, Chan predicts that, as soon as the epidemic comes under control, the growth of both small and medium-sized units, as well as luxury homes will be strong.

Striving to create a healthy, stylish and distinctive living experience, HKR has launched various remarkable projects in Hong Kong include two of the group’s landmark developments in Discovery Bay, namely IL PICCO and Poggibonsi. Taking a visionary concept to reality, Discovery Bay is now a fully integrated resort-style residential community which is home to about 20,000 residents of over 50 nationalities.

With a variety of signature projects spanning across Asia, one of the group’s flagship projects in mainland China is HKRI Taikoo Hui, a world-class mixed-use commercial development that is hailed as a new landmark in Puxi, Shanghai since its launch in 2017.

Opulent and tranquil homes in Discovery Bay

As the first project that offers studio flats in Discovery Bay in 30 years, Poggibonsi has brought in a revenue of over HK$1.5 billion, nearly 65% of the total units have been sold. Overlooking the sweeping ocean views, Poggibonsi comprises 196 units, studios, 1-bedroom to 4-bedroom units, ranging from 344 sq. ft. to 1,844 sq. ft. Boasting excellent connectivity, the project prides itself on taxi stations that are merely at residents’ doorstep.

Perched high on Discovery Bay, IL PICCO comprises 21 two- storey detached houses with saleable areas of 2,023 or 2,171 square feet. Each sophisticated house features a private garden ranging from 1,963 to 4,124 sq. ft. or more, and roof meaning residents can enjoy a lot of open space. Boasting an unusual ceiling height of 4.3 meters for living room on the ground floor, all houses feature an 8.2-meter-wide living, dining room, and a spacious kitchen, overlooking the splendid view of Discovery Bay, Victoria Harbor and beyond. Some houses even enjoy a rare and breathtaking dual view of the ocean and the reservoir. 5% of the houses are now selling by tender.

For more, the group has also launched La Creta, a luxurious and iconic landmark in Kau To Shan, in which over 93% of the units have been sold. The remaining units will be sold by tender.

HKRI’s prospect in 2021

In addition to acquire potential land banks in Hong Kong, HKR will continue to expanding itself with its diversified interests and ongoing projects in real estate development and investment, property management, luxury hotels and serviced apartments, healthcare services and other investments in Hong Kong, mainland China and many other key Asian cities, including Bangkok and Tokyo.

In celebration of its 60th anniversary, Chinachem Group has launched an exciting program of brand rejuvenation. The new branding reflects the Group’s repositioning as a developer of ‘Places with Heart’, one that is committed to making positive impacts to people, the community and the environment through its core businesses and efforts in creating shared value.

Brand rejuvenation

The Group, independent from public or family ownership, is now going beyond profit-making to give back to society under its “Triple Bottom Lines”. Dennis Au, Managing Director of Real Estate of Chinachem Group, says the Group strives to embed its three core brand values – Purpose-driven, People-centric and Quality-led – into every detail and every sphere of its businesses.

“We are committed to making the city a better place by improving the quality of life, delivering excellent services and accumulating resources for charitable and public benefits”, he affirms. “The goal is to create value for different stakeholders.”

A community for all ages

As the Groups first new development project after rebranding, the Andersun Road Project at Kowloon East hilltop will be launched in Q2 of 2021. A project for all ages, it manifests the Group’s trailblazing direction and commitment to giving back to the community. “Our vision is to create a harmonious community for all ages by catering to the needs of different age groups and generations,” explains Au.

To align with Chinachem’s vision of building a more liveable city, the project is designed to provide residents, in particular the elderly, with convenient, comfortable, state-of-art and barrier-free residential units and related facilities. Au notes the project has been approved for pre-sale, and the showflat units will be available in Nina Mall in Tsuen Wan.

In view of the city’s ageing population trend, Chinachem has also collaborated with CUHK Jockey Club Institute of Ageing on a five-year project to explore and develop residential design for healthy ageing. The findings will provide a useful set of reference guidelines towards building an age-friendly community for Hong Kong.

Outstanding results

Over the years, Chinachem has dedicated itself to building quality homes for discerning buyers. Among the many premium properties released in these five years, Sol City, set atop Long Ping MTR Station in Yuen Long, is the Group’s latest completed project.

Buyers will have the opportunity to experience first-hand the benefits of the prime locale of the development. Situated amidst a comprehensive transportation network, residents can directly reach the Long Ping Station through a connecting bridge.

Dennis Au says Sol City is held in high regard among media and buyers for its uncompromising handover quality. “Over 90% of the development has been sold, notching up around $5.6 billion in revenue.”

“Stepping into 2021, we will continue to embrace the corporate DNA ‘Places with Heart’, ” Au concludes. “People are at the heart of everything we do, and we are dedicated to bringing positive impacts to people, communities and the environment, as well as to enhancing the quality of life for Hong Kong people, making Hong Kong a more liveable city.”
New year: Launching large special units

Martin Chu, General Manager of Top Dollars Development Limited, says the focus of the new year is on rolling out the large special units of the project. “Although the local market has been hit by successive waves of Covid-19 outbreak and the escalating tensions between the US and China, we are expecting to turn the corner early next year.”

Chu highlights the prevailing low interest rate environment and the policy of the quantitative easing in major countries around the world – it is especially accommodating to those looking for a highly private lifestyle. Its living room, connected to a large terrace, brings the outdoor green environment into the living space. The spacious layout also provides buyers with the flexibility to sculpt their ideal living environment.

Newborn units, large special units

There is also a duplex unit (with terrace) that spans over 3,000 square feet in terms of area. Unit 3 in Block 2 (Saleable Area: 2,496 sq. ft.; Terrace: 137 sq. ft.) is designed in a 4-bedroom (with suites and an extensive private terrace) configuration. With direct access to car parking space, residents can readily exit from their house and reach the parking lot at their doorstep – it is especially accommodating to those looking for a highly private lifestyle. Its living room, connected to a large terrace, brings the outdoor green environment into the living space. The spacious layout also provides buyers with the flexibility to sculpt their ideal living environment.

Ultra-spacious luxury living

Furthermore, Block 1 and Block 3, consisting only of 4 and 3 units respectively and yet having ample car parking spaces, will continue to be sold en bloc. If they are bought as an entire block, the aggregate salesable area of each block approximates 5,437 and 4,505 square feet respectively.

Unparalleled Privacy

The new year will also continue to see the release of large special units – a unique offering in the local market. Combined with the parking lot offered on the same floor, the units provide unparalleled privacy and a sense of distinctiveness.

One is staying in an exotic Southeast Asian resort – a unique offering in the local market. Combined with the parking lot offered on the same floor, the units provide unparalleled privacy and a sense of distinctiveness. Combined with the parking lot offered on the same floor, the units provide unparalleled privacy and a sense of distinctiveness.

With every one of these properties, buyers have given positive feedback about the homes, “with the project sitting on the hill of the Happy Valley, buyers are impressed with the stunning view and the premium material used, including marbles in the units and natural stones at the terraces.”

Eight Kwai Fong Happy Valley

Eight Kwai Fong Happy Valley is Farzon Group’s debut project in Hong Kong. Acquired from New World Development, one of Asia’s most celebrated developers, the 28-floored residence comprises 139 elegant studios and 1-bedroom units, ranging from 258 to 428 square feet, all with a highly practical unit design.

“The highlights are the glass curtain wall and the seamlessly sleek floor-to-ceiling windows which bring in soft natural light into every resident’s home,” Dora Wong, General Manager of Asset Management in Hong Kong of Farzon Group shares, “with starting endurance for every property project we are involved with, we strive for perfection from design to material use.”

The residence features only the highest quality of fittings, including German-brand Miele’s induction cooker, cooker hood, microwave oven; Gorenje’s refrigerator, washer dryer; and Stiebel Eltron’s or Siemens’ electric water heater.

Residents can also enjoy a comprehensive range of facilities in the Club Eight, including a 24-hour gym and a Rooftop Garden.

In addition, the Group actively seeks commercial and residential investment opportunities in Singapore, Hong Kong, Japan and Australia. The group has a rich Australian property portfolio, include plentiful A and B-grade office buildings. “The group owns office buildings in Auckland and multiple cities in Australia including Sydney, Melbourne, and Perth, and is planning to upgrade the B-grade buildings into A-grade,” Wong notes.

The group is also actively seeking for opportunities to acquire residential dwellings for rental and increase land bank in Hong Kong; as well as shops, office buildings and hotels in Singapore.

Outlook for the property market in 2021

Amidst the current pandemic, Wong maintains a positive outlook on the property market. Now that the vaccines for Covid-19 becomes increasingly available, the market is set to pick up its pace again.

Above average yielding office properties

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Upper RiverBank

As the group’s first residential project in Hong Kong, Upper RiverBank is jointly developed by KWG Group (SEHK 1813) and Longfor Group (SEHK 960). Boasting a prime location at Kai Tak, the rising CBD2 in the city, Upper RiverBank has been well received in the market. By the end of December 2020, over 50% of the total units have been sold, and 40% of the units are held by investors. This trend is expected to remain steady in 2021, as signs of a steady recovery from the impact of the Sino-US trade war, social unrest and the current pandemic, are evident. Sharen Raichel Cheung, Sales & Marketing Director (Hong Kong & Overseas) of KWG Group Holdings Limited (SEHK 1813), maintains a positive outlook on the Hong Kong property market.

Prospect in 2021

Starting out as a residential property developer in Guangzhou in 1993, Longfor Group is now one of the leading integrated urban operators in China and has been listed on the Main Board of The Stock Exchange of Hong Kong (SEHK 1813) in July 2007. Upholding its philosophy of ‘Build home with heart, create future with aspiration’, the group is dedicated to developing, selling, operating and managing high-quality properties across a number of sectors. KWG has strategically expanded nationwide across China. It has established a presence in over 40 cities with approximately 170 projects, mainly focusing on the Greater Bay Area and the Yangtze River Delta Area.

“While deepening the development of its residential and commercial real estate business, we have been actively making strategic expansions into a wide range of business segments including cultural tourism, education, healthcare, hospitality, and serviced apartment. Whilst our property management group has just been listed on the Main Board as KWG Living (SEHK 3913) in October 2020, Cheung notes, “In 2021, we shall continue to be on the lookout for other promising investment opportunities in Hong Kong and overseas which is in line with our diversified strategy,” she reveals, “we are looking forward to developing quality, luxurious yet affordable residential projects that stand out from the market.”

Since the development, Longfor has accumulated more than 900 development projects with a total development area of over 100 million sqm. Longfor prides itself as a 7-time winner of the Guangsha Award, the highest honor in the China property market; a 13-time winner of the Zhan Tianyou Award, the highest honor in civil engineering in China. The Group’s contracted sales throughout 2019 amounted to RMB242.5 billion, steadily ranking top ten in the industry.

In line with the group’s motto of ‘Space as a Service’, Longfor Group has launched Upper RiverBank, its first joint venture with KWG Group (SEHK 1813) in the Hong Kong property market.

Luxury RiverBank Living

Strategically situated at the redeveloped district of Kai Tak, Upper RiverBank benefits from a wide range of newly-built major infrastructure projects. With the new ‘Shun Ma line’ which had begun to operate in February 2020, residents can take a mere 2-minute walk to the Kai Tak MTR station which takes them to the rest of the city. Upper RiverBank offers 567 units in two residential buildings, four low-rise riverbank mansions, and one low-rise pool bank mansion, with the unit sizes ranging from 332 sq. ft. to 2,567 sq. ft. The development is surrounded by a range of brand new development include SOGO’s twin tower development, a 200-meter high commercial building and Inland Revenue Tower. Along with open spaces including a 12-hectare Sports Park, an incredible range of entertainment facilities, Upper RiverBank’s location accounts for its promising potential.

Residents can also enjoy the prime School Net 34 and Secondary Network of Kowloon City District that includes prestigious primary, secondary, and international schools.

Well received in the market

By the end of December 2020, over 50% of the total units have been sold. The average transaction per sq ft is around HKD$26,100, while the highest price per sq ft of the project is around HKD$35,000.

“While the group has launched two batches of units of Upper RiverBank in 2020, Upper RiverBank has been well received in the market. Transactions has reported by some investors purchased 4 to 9 units in a row, with transaction price of over HKD 270 million,” Benny Wong, Sales and Marketing Director (Hong Kong) of Longfor Group shares that, “It reflects that investors are confident in the project, as well as the prospects and potential of Kai Tak.”

Whilst transmogrifying district of Kai Tak is now popular among investors, Wong predicts that the property market of Kai Tak is set to boom as more residential developments as well as approximately 140 units (approximately 25% of the total units of Upper RiverBank) that are not available for sale yet, are scheduled to launch in the district in near future.
Bright prospects for Macau property market

Despite the impact of the pandemic, Wilson Chung, Marketing Director of Concordia Investment Properties, believes a strong recovery is in place for the Macau property market. While the overall transaction volume in 2020 contracted by around 10 percent compared to 2019, property price has remained steady at $11,000 per sq. ft.

“Macau has devised efficient, concrete plans in containing the coronavirus outbreak,” Chung notes. Macau has not recorded any new infection for over 6 months, while the total number of recorded cases stands lower than 50.

The city has, since this August, reopened its doors to Chinese tourists. The influx of mainland visitors will help prop up the tourism and gaming sector, propelling a quicker rebound of the economy as well as the housing market, says Chung.

Favorable prospects

For future outlook, the Macau government’s new urban master plan for the 2020 to 2024 period unveiled in September sought to diversify Macau’s industries, with more new public infrastructure in the pipeline.

Looking at the demand and supply, Chung notes the approximately 2,500 pairs of newlyweds and 5,500 newborns per annum in Macau drive robust demands for properties from first-time home buyers. “Due to a shortage of land supply, the strong demand simply cannot be met, and prices will thus remain solid.”

Oasis series: A shining landmark

To meet the market demands for high-quality living in Macau, the developer Concordia has created a world-class living community in the South of the Cotai Strip, named the Oasis series, which encompasses One Oasis, Sky Oasis and Grand Oasis.

“All the three projects have been positively received by the market, and Grand Oasis will be ready for move-in in Q2 next year,” says Chung, who points to the developments privileged location as highly favored by local and overseas buyers.

Situated on the south of Cotai Strip, it takes only around 10 to 20 minutes to reach the Hong Kong-Zhuhai-Macao Bridge and Macau Ferry Pier. While embracing the world-famous casino-cum-resorts, the development also borders an expansive golf course and one of the largest country parks in Macau. “These features ensure a strong potential for appreciation and high rental returns,” says Chung.

In terms of amenities, on top of a central clubhouse, each of the three properties also houses its own clubhouse. The adjacent lifestyle-themed shopping mall brings together gourmet cuisines and high-end shopping supermarkets from all over the world.

Offering a total of 4,000+ units, a diverse array of apartments – from open-designated, 3-bedroom to special units – are curated to suit the needs of different target markets.

The largest apartments in the series are housed within Sky Oasis The Lux Mansions. Amassing around 3,500 square feet in area, the 4-bedroom (with 3 suites and terraces) units are equipped with a private lift lobby. “A rare offering in the market, this type of luxurious large units are favored by local and overseas investors alike,” says Chung.

Garnering more than 17 international accolades for its design, architecture, and clubhouse has earned the Oasis series reputation as a world-class residential development.

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LUXURY SUITES
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Nestled in Bowen Road in Mid-levels, a coveted area neighbouring consulates and iconic developments, Bowen’s Lookout blends convenience of living and access to all corners of the city, with Admiralty and Central just a few minutes drive away.

4-bedroom apartment 2,322 & 2,388 sq. (M.E.A.) / 1,635 & 1,702 sq. (S.F.A.)
penthouse duplex 4,050 sq. (M.E.A.) / 2,759 sq. (S.F.A.)

THREE BAYS

7 Stanley Beach Road, Tai Tam Bay, Hong Kong

Spectacular views overlooking Stanley, Turtle Cove and Tai Tam

4 en-suite bedrooms with balconies
3,870 & 3,980 sq. (M.E.A.) / 3,021 & 3,096 sq. (S.F.A.)
Garden 1,069 – 1,731 sq.
Experience a serene yet sophisticated lifestyle right next to Victoria Harbour, the Gateway Apartments offers you the style and comforts of modern living in the heart of the prime shopping and entertainment centre. Elegantly designed with a timeless appeal, the lavishly furnished suites come with contemporary décor. With unobstructed views of Hong Kong’s famous skyline, the Gateway Apartments gives the meaning of luxury lifestyle a new dimension.

www.gatewayapartments.com.hk | Enquiry (852) 2119 3000
The epitome of luxurious living

The appeal of Gateway Apartments begins with the stellar location. Perched on top of Tsim Sha Tsui’s landmark shopping center, Harbour City, the residence is linked to the rest of Hong Kong through an established transportation network, including the nearby MTR stations, the Star Ferry Pier, and a bus terminus. The largest shopping mall at the bottom floors also provides for Residents’ everyday needs, from supermarket, dining, to a constellation of international fashion, beauty, and lifestyle brands.

The key to a perfect stay

To curate a second-to-none exuberant lifestyle for all Residents, the Gateway Apartments is equipped with a thoughtful collection of amenities geared to both families and individuals. At the Pacific Club, 3 outdoors and 2 indoor air-conditioned tennis courts are at Residents’ disposal. From beginners to experts, professional classes and coaching service are readily available, as well as activities like ladies’ tennis mornings and inter-club league competitions.

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

From a plethora of luxury brands and fancy restaurants right at your front door to a 150,000-sq. ft. clubhouse encompassing an array of sporting facilities, Residents at Gateway Apartments are pampered with everything they desire for a superior lifestyle.

A place you call home

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

Benefitting from the superior geographical location, the majority of the units have stunning views to Victoria Harbour optimized by sweeping floor-to-ceiling windows. To elevate the living experience, the apartments are contemporarily adorned with bathtubs, LED TVs, home theatre systems, and other amenities. Apart from the spacious beds, the pillow menu helps guarantee a night of good sleep at Gateway Apartments.

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

GATEWAY APARTMENTS
Your Gateway to Contemporary Luxury

The 25-m indoor swimming pool, Jacuzzi, and Sun Deck overlooks the stunning scenery of the harbour. To better avail of the amenities, join the swimming and water aerobics classes instructed by professional coaches at the Pacific Club Swimming School. The Club’s extensive range of classes does not stop here, as it even features aerobics, cookery, swimming, taekwondo, Thai boxing and more, perfect for adults and children of different age groups.

Extending the spectrum of activities, the Men’s and Ladies’ Spas are equipped with Jacuzzis, saunas, and steam rooms, topped with spa treatments provided by qualified therapists. Newly-renovated, the separate male and female spa offer an oasis of calm, with spacious, fully-equipped changing facilities and luxurious grooming areas. What’s more, a hot water Jacuzzi, cold water plunge pool, sauna and steam room and heated beds are also available.

To entertain large groups, visit the club’s Bar & Bowling Alley as well as its exclusive dining options featuring international, Chinese, fine-dining, and family-friendly restaurants. A place for children to play and make friends, Children’s Playroom at the Pacific Club offers a vast array of facilities and activities, including wave slides, daring drop-slides and a climbing wall, not to mention the full schedule of exciting sports, arts, and educational activities.

GATEWAY APARTMENTS

Gross Size: 712 - 2,931 sq. ft.  No. of rooms: 256  Contract term: 1 month - 2 years  Monthly rate: From HK$48,300  Address: Harbour City, Tsim Sha Tsui  Enquiries: (852) 2339 3000  Email: enquiry@gatewayapartments.com.hk  Website: www.gatewayapartments.com.hk

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

(852) 3176 8228
(852) 9728 1888

www.FSPHK.com

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

(852) 3718 8000
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www.HARBOURVIEWPLACE.com

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

(852) 3963 7888
(852) 9731 7188

www.VEGASUITES.com.hk
WATERFRONT SERVICED RESIDENCE AT ISLAND EAST

Perched on the waterfront in North Point, Victoria Harbour Residence enjoys a panoramic view of the world renowned harbour and dazzling Kowloon East. Ranging from one to three bedrooms, and also a few special apartments with a roof or a flat roof, each apartment is stylishly furnished and fully equipped. Beyond an impeccable service, residents also enjoy comprehensive clubhouse facilities designed to create extraordinary moments by the Harbour.

FOR LEASE
(852) 2284 2988
(852) 9661 8200
www.VictoriaHarbourResidence.com

One-of-a-Kind Penthouse in the Metropolitan of Central

THE PENTHOUSE with private sky roof terrace redefines the alluring penthouse living, overlooking the panoramic Victoria Harbour and mesmerizing metropolitan views of Central from bustling day to day. Comprising 1,299 sq ft gross area, the brand new penthouse of 4-bedroom and spacious 800 sq ft private sky roof terrace are seamlessly connected through internal stairs and equipped with outdoor Jacuzzi, BBQ and full range of outdoor furniture for enjoyment.

LEASING ENQUIRY
(852) 7073 3300
18 Caine Road, Central

TOWNPLACE
SOHO
Masterminded by entrepreneur Adrian Cheng, K11 ARTUS is K11 Group’s first ultra-private luxury residential development. Encapsulating Cheng’s inspirational vision and renowned interior designer André Fu’s curation, K11 ARTUS sets a lofty benchmark for modern hospitality while immersing the discerning voyager with a passion for culture in a lifestyle infused with art, design and literature.

Merging the words ‘Art’ and the Latin term ‘Domus’ which means ‘home’, K11 ARTUS offers an exceptional luxurious and artisanal living experience. The chic private residence features delicate multicultural references that are interwoven with bold geometries, earthy tones and rich textures with the sublime applications of wood, leather, richly-veined marble and brushed brass. The inviting and homey ambience goes beyond aesthetics, and the subtle décor is not about curating a particular lifestyle, but about living with culture.

Residents will marvel at the homes’ spacious layout with floor-to-ceiling windows to maximize natural lighting into rooms. All units feature an open-plan living and dining room, well-equipped kitchen, and private, wraparound balcony which resonate with the city’s majestic skyline and dynamic harbour.

With the accent on contemporary living, the full-serviced residence comes with state-of-the-art facilities, including a 1,500-sqm cultural hub spread over two floors that is conceptualized to pay tribute to Hong Kong’s cultural pursuits of calligraphy, literature, stringed instruments and chess. It makes the perfect rendezvous for residents to enjoy, reflect, relax and entertain. Other facilities include a gymnasium, yoga studio and outdoor pool for the fitness-conscious, and a stylish library space that encourages intellectual exploration.

To add a convenient touch to the luxurious and artisanal lifestyle, K11 ARTUS also offers ARTUS AMICI, a digital concierge service that serves your needs via direct communication through instant messaging apps. You can also take advantage of the complimentary on-call shuttle to go to key areas in Tsim Sha Tsui.

Suitable for both luxurious escapes and extended stays, K11 ARTUS is ideally located at the centre of Hong Kong’s most dynamic retail, art and design district that reflects the city’s fascinating history. As an integral component of the all-inclusive Victoria Dockside ecosystem that includes the K11 MUSEA and K11 ATELIER (grade-A offices), K11 ARTUS bring guests an unparalleled selection of cuisines, leisure, art and culture options to their doorstep. They enjoy immediate access to a seamless network in which to shop, live, play and work. And if that’s not enough, the artisanal home environment is further augmented by a plethora of museums, art centres, concert halls and vintage buildings in the neighbourhood for some stimulating discoveries.

K11 ARTUS
Address: 18 Salisbury Road, Tsim Sha Tsui
No. of units: 287
Gross area: 510-1,921 sq.ft.
Layout: studios to three-bedroom
Developers: New World Development
Enquiries: 2107 3388
Website: www.artus.com.hk

K11 ARTUS
An inspiring design-led artisanal home alongside Victoria Harbour

Your Artisanal Home at Victoria Dockside

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Victoria Dockside, 18 Salisbury Road, Tsim Sha Tsui, Kowloon, Hong Kong

ARTUS
K11

80 | Luxury Suites
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 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 alley, squash court and billiard room. Leisurely moments can be spent in the reading room or in the landscaped garden, while children have a playroom to meet their needs.

D’HOME
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

D’HOME
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

A TREASURY OF THE FINEST HOMES
FURNISHED APARTMENTS
WANCHAI MID-LEVELS

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KORNHILL APARTMENTS
All the comforts of home – and more

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

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

Services and facilities
At Waterfall on the 9th floor, residents can unwind in the indoor swimming pool, sauna, steam room, and Jacuzzi. Other sporting facilities include a gym, ball courts, and table tennis area. Residents enjoy scheduled room cleaning service, and 24-hour concierge service. There is a self-service laundry room with ironing facilities and car parking spaces.

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

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

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

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

KORNHILL APARTMENTS
Address: 2 Kornhill Road, Quarry Bay
No. of units: 450
Gross Size: 400 - 1,250 sq. ft.
Contract term: 1 month minimum
Monthly rate: HK$19,500-HK$77,000
Enquiries: (852) 2137 8101
Email: kornhillapts@hanglung.com
Website: www.kornhillapartments.com

Leasing Enquiries
(852) 2137 8101
Viewing by appointment only.
2 Kornhill Road, Quarry Bay
kornhillapts@hanglung.com
www.kornhillapartments.com
HOTEL MADERA HOLLYWOOD
Posh homes at the city’s most stylish enclave

Located at the corner of Peel Street and Hollywood Road, two of Hong Kong’s oldest streets built in the 1840s, Madera Hollywood is right at the heart of the thriving SoHo district. It is a short stroll to the vintage cultural hubs of PMQ and Tai Kwun; or a 10 to 15-minute walk to Lan Kwai Fong and the exciting shopping malls of IFC and Landmark. You can reach the Hong Kong Convention and Exhibition Centre by MTR in 15 minutes, and the Hong Kong International Airport by the Airport Express in half an hour.

Comprising opulent suites ranging from 580 to 750 sq ft, all 38 spacious suites feature the finest amenities. Whether it is for a short holiday or an extended stay, the hotel meets the requirements of discerning travelers as they savor old-world charm in modern comfort.

Elegantly presented in Hollywood Regency style and complemented by the finest modern amenities, all 38 one-bedroom suites in Hotel Madera Hollywood are dedicated to showcasing the opulence of Hollywood’s golden age.

The hotel is located in the heart of Central’s SoHo district, making it an ideal place to live and have fun.

Located at the corner of Peel Street and Hollywood Road, two of Hong Kong’s oldest streets built in the 1840s, Madera Hollywood is right at the heart of the thriving SoHo district. It is a short stroll to the vintage cultural hubs of PMQ and Tai Kwun; or a 10 to 15-minute walk to Lan Kwai Fong and the exciting shopping malls of IFC and Landmark. You can reach the Hong Kong Convention and Exhibition Centre by MTR in 15 minutes, and the Hong Kong International Airport by the Airport Express in half an hour.

Comprising opulent suites ranging from 580 to 750 sq ft, all 38 spacious suites feature the finest amenities. Whether it is for a short holiday or an extended stay, the hotel meets the requirements of discerning travelers as they savor old-world charm in modern comfort.

Its comprehensive range of facilities includes: bathroom thermo ventilator; free broadband & WiFi internet service; in-room washing and ironing; local & international calls to ten countries and 4G unlimited data; luxurious bathroom fittings; large rain showerhead with body jets; walk-in closet; safety box; custom made kitchenette, mini fridge and washing machine; Nespresso coffee machine; LED TVs with 38 paid cable TV channels including movies and sport channels; round-the-clock concierge and security services; and many more.

Guests can re-energize in style at a 24-hour gymnasium with state-of-art Technogym equipment. Stay fit with cardio and strength building equipments from famous brands like Jog Excite, Vario Excite, and Bike Unity. To relax, immerse in imaginative cocktails at the refined Hollywood Lounge with family and friends after a long hectic day.

What’s more, Hotel Madera Hollywood is the first hotel in Hong Kong that adopts the “Raze Nano-Photocatalyst” technology to medically disinfect all premises and facilities that has been assessed and certified to meet the requirements of the SGS Hygiene Control Management System Standard. In addition, Hotel Madera Hollywood has also been successfully certified by the HQQAA (Hong Kong Quality Assurance Agency) and the Anti-Epidemic Hygiene Measures Certification Scheme.

HOTEL MADERA HOLLYWOOD

Gross Size: 580 – 750 sq ft.
No. of rooms: 38
Contract term: 1 month minimum
Monthly rate: From HK$45,000 – $60,000
Address: 53-55 Hollywood Road, Central, Hong Kong
Enquiries: (852) 3913 2888
Fax: (852) 3913 2800
Email: mhwinfo@maderagroup.com
Website: www.maderagroup.com/hollywood
Strategically located at the heart of Kowloon, Madera Residences is a mere 3-minute walk to the Jordan MTR station which conveniently connects you with the rest of Hong Kong, taking you to Central within 10 minutes; and the award-winning amusement park Ocean Park in 15 minutes. For those who would like to explore the neighborhood, Madera Residences is just a 5-minute stroll to the vibrant Temple Street Night Market.

Madera Residences offers a bounty of spacious and modern rooms including studio, one-bedroom suite, family suite, ranging from 400 to 810 sq. ft. All rooms are themed and come with an incredible array of facilities and services, including daily housekeeping service; individual air-conditioning; free in-room Wi-Fi internet access; 39 TV channels including NowTV, movies and mega sport channels; 24-hour self-served laundry room; free-flow coffee at the Common Room; and more.

Residents who want to stay in shape can visit the 24-hour gymnasium which is equipped with a wide range of exercise machines, or the 7,500-sq.ft yoga centre, Madera Yoga. Over 60 classes, including Mat Yoga, Aerial Yoga, Therapy Yoga and Warm Yoga, are offered per week to suit your time, needs, and abilities.

Pamper yourself or hang out with your friends at the hotel’s café. Elegantly appointed with old-style leather sofas and armchairs, designer rugs, plaid walls and memorabilia, this quaint café brings you great coffee, light refreshments, salads and classic tea sets.

Residents who want to stay in shape can visit the 24-hour gymnasium which is equipped with a wide range of exercise machines, or the 7,500-sq.ft yoga centre, Madera Yoga. Over 60 classes, including Mat Yoga, Aerial Yoga, Therapy Yoga and Warm Yoga, are offered per week to suit your time, needs, and abilities.

Madera Residences has been painstakingly crafted by renowned Spanish firm Lagranja Design inspired by the vitality of Barcelona and the leisurely Spanish lifestyle. Lagranja Design has been painstakingly crafted with lush décor and an air of serenity that define continental hospitality at its best.

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Host a private party to celebrate remarkable life events at the panoramic rooftop Horizonte Lounge, an exclusive 1,200-sq.ft. venue with a 270-degree expansive view of the city and the grace of Hong Kong’s iconic Victoria Harbour. The double-deck lounge can accommodate up to 20 guests.

What’s more, Madera Residences has been assessed and certified to meet the requirements of the SGS Hygiene Control Management Systems Standard. It is also the first serviced apartment in Hong Kong that adopts the ‘Raze Nano-Photocatalyst’ technology to medically disinfect all premises and facilities. Its world-class hygiene standard reflects the unrelenting pursuit of excellence of the group.

MADERA RESIDENCES
Stylish living at the heart of the city

MADERA RESIDENCES

| Gross Size | 400 – 810 sq. ft. |
| No. of rooms | 90 |
| Contract term | 1 month minimum |
| Monthly rate | From HK$23,000 – $50,000 |
| Address | 19 Cheong Lok Street, Jordan, Kowloon |
| Enquiries | (852) 3190 9888 |
| Fax | (852) 3190 9889 |
| Email | mrinfo@maderagroup.com |
| Website | www.maderagroup.com/residences |

88 | Luxury Suites
Seamlessly blending sophistication and coziness, Yi Serviced Apartments offers the genuine “home away from home” tailored for busy executives and business travelers. Characterized by a full spectrum of superb amenities and well-rounded services, Yi guarantees a comfortable, convenient, and personalized living environment.

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

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

YIN SERVICED APARTMENTS

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

Accessibility
Occupying a coveted address in the heart of Central district, Yin promises excellent connectivity. Only minutes away from the vibrant clubbing hotspot of Lan Kwai Fong and the renowned dining hub of Soho, residents will find a colorful array of entertainment and dining options right at their doorstep. High-end shopping malls such as The Landmark and ifc mall are within walking distance, ensuring that all everyday needs are met with absolute ease. The extensive transportation network, including MTR, Airport Express, and numerous bus routes, effectively connects Yin to all parts of the city.

Services and facilities
All quality suites are generously laid out and superbly furnished. The luxurious Garden Suite comes with an exclusive wooden decked podium, ideal for residents desiring additional space to unwind. In-room entertainment comprises an iDTV with international channels, DVD player, and audio system complete with iPod dock. A fully-equipped kitchen with quality appliances and utensils makes home cooking a breeze. Deluxe Bellora bedding and Simmons mattress ensure quality and restful sleep. Daily housekeeping is complemented by biweekly linen change services. Free WiFi combined with complimentary mail and message delivery helps to keep residents connected. Residents also enjoy exclusive access to a state-of-the-art gym and a cozy lounge featuring a coffee corner and business center.
OVERSEAS
A year of Zoom calls, working from home, and political indecision has undoubtedly put a huge amount of strain on certain property assets. The rise of e-commerce paired with reduced high street footfall has seen retail undergoing a transition period, and what is next for the office is a huge topic for another day. Residential property, however, whilst seeing some changes, such as the increased demand for outdoor space, has remained resilient in a year littered with uncertainty.

The initial lockdown in the UK was paired with a closure of the property market which at the time set off some alarm bells. Since then however we have seen the market react through necessity and with the help of technology. Alongside this, an increase in value for residential space due to the push for working from home created a positive market outlook moving into Summer. Throughout the year fiscal stimulus in its many forms continued to bolster liquidity in the market, which with interest rates at historic lows kept the residential market in the UK buoyant. Foreign direct investment remained strong from the APAC region, most notably from Hong Kong through due to the impact of the BNO passport allocation. The primary risk was as to whether stimulus could continue until a vaccine is implemented. With vaccinations now occurring, there is light at the end of the tunnel, and we appear to have lasted 2020 without any major residential property market fluctuations. Whilst inevitably not all of the financial repercussions have been realized, we can begin to look towards a Post-Covid world and how that will look within the UK’s residential property market.

What 2020 has shown is that the fundamentals of residential property in the UK remain strong. Demand for housing only seems to change with large demographic shifts, which are rarely apparent in the UK. There has been an increase in demand for properties external to cities as purchasers look for more space in light of Covid, however the foreign direct investment catalyzed by factors such as the BNO passport allocation to Hong Kong remains heavily focused on cities.

The largest issue moving forward is that of the repayment of the stimulus provided over the course of 2020. As to whether there will be implementation of fiscal consolidation, or if governments (both UK and beyond), look to utilize quantitative easing to keep liquidity and consumer spending high is not yet clear. Regardless it appears that residential property in the UK shows signs of stability that other asset classes do not in a time of high volatility. As we see demand continue to increase domestically, as well as continued offshore demand, we see that UK residential property growth to remain stable and necessary diversification play in any sensible portfolio.

RYAN BLACK
DIRECTOR, HEAD OF INTERNATIONAL RESIDENTIAL SALES, KNIGHT FRANK HONG KONG

"RESIDENTIAL PROPERTY HOWEVER, WHILST SEEING SOME CHANGES, SUCH AS THE INCREASED DEMAND FOR OUTDOOR SPACE, HAS REMAINED RESILIENT IN A YEAR LITTERED WITH UNCERTAINTY."
MUZE AT PICC
The new heart of Penang pulsating with opportunities.

Impeccably master-planned
• PICC is envisioned as the epicenter for commerce in the region with its cutting-edge features.
• Designed based on a smart and green concept with integrated convenience, bridging present and future work/life needs.
• A multi-billion Ringgit development with PICC Tower, Business Process Outsourcing (BPO) offices, 5-star hotel, lifestyle mall, F&B boulevard, central park, medical centre and residences.

Muze: An experience beyond expectation
As a resident of Muze, you can rejoice in a modern lifestyle enabled by its impeccable convenience. With quick access to the upcoming LRT station through the many link bridges, the neighborhood is well-served by a vibrant mix of shopping mall, medical centre, offices, and hotel.

Priced from HKD2,000,000*, Muze offers smart living with colourful lifestyle choices. The two freehold towers soar skyward at 52 storeys and 58 storeys. Buyers can choose from 3-bedroom setups with sizes ranging from a comfortable 1,087 to 1,862 sq. ft., plus larger penthouse units.

Muze also features 4 facility areas running through 7 levels. While the ‘Escapade’ houses sports and recreation venues, the ‘Pocket Forest’ is a thematic natural retreat. ‘Social Square’ at Level 11 features sparkling pools, a ‘Community Hall’ and ‘Garden Kitchen’ that are ideal for outdoor entertaining.

‘Chillscapes’, designed for relaxation and entertainment, spans across several levels with game rooms, pavilions and a gym/yoga area.

Hunza: Committed to a legacy of excellence
As another prestigious project by Hunza Properties Berhad, PICC joins the exclusive collection of properties that have been built and delivered by the award-winning developer. Amongst its most stellar developments to date are the Infinity Beachfront Condo, Gurney Paragon Residence & Mall and the newly completed Alila2 in Penang. PICC thus marks a visionary step forward for Hunza Properties Group as a forward-looking developer committed to creating a landmark poised to be the Pulse of Penang.

PICC is located in Bayan Lepas, one of the most thriving neighbourhoods in Penang. It is where more than 62% of the Southwest District population lives in. Bayan Lepas has also been earmarked as a major focus of the government’s ‘Penang 2030’ plan aimed to create a green and smart island by enhancing infrastructure, amenities and living exuberance. Here’s why PICC should be your next investment choice.

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

Notably, the Muze Club is an exclusive area in the sky on Level 40 and 41 overlooking panoramic views. You can make use of the Executive Lounge, Gourmet Kitchen and wellness zones with spa facilities there.

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

Address: Bayan Lepas, Penang
Size: 1,087 to 1,862 sq. ft.
Layout: 3 bedrooms plus study room option
Developer: Hunza Properties Group
Completion: 2022/2023
Inquiries: 28696683 or info@jlgroup.hk
Website: https://jadeland.hk/international/picc/
*Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for Muze at PICC.

MUZE AT PICC
(PENANG INTERNATIONAL COMMERCIAL CITY)
Address: Bayan Lepas, Penang
Size: 1,087 to 1,862 sq. ft.
Layout: 3 bedrooms plus study room option
Developer: Hunza Properties Group
Completion: 2022/2023
Inquiries: 28696683 or info@jlgroup.hk
Website: https://jadeland.hk/international/picc/
YOO8 SERVICED BY KEMPINSKI

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

YOO8 Serviced by Kempinski at 8 Conlay, located in the heart of Kuala Lumpur City Centre (KLCC), is the collaboration between world-renowned residential design brand YOO and Europe’s most established hospitality brand Kempinski. Consisting of two residential towers, a five-star Kempinski Hotel, and a lifestyle retail quarter, 8 Conlay is set to become the world’s tallest spiraling twin residential towers upon completion.

Impeccable design

The branded residence offers a sleek exterior matched by the modern interior and furnishings by YOO, the revolutionary lifestyle design brand that has built a shining portfolio of residential developments and major mixed-use development projects. At the helm of the YOO8 design team are Steve Leung, local award-winning architect and designer, and Kelly Hoppen, the eminent British interior designer best known for her work for the rich and famous.

A mix of 1 to 3-bedroom units with study room options, ranging from 705 to 1,328 sq. ft. in size, is on offer. They are furnished with a host of equipment from notable brands, including Gaggenau and Bosch kitchen appliances, Crosswater sanitary fittings, Duravit sanitary wares, as well as Lutron smart home features.

Opulent lifestyle

Residents can enjoy the impeccable service by legendary luxury hospitality group Kempinski Hotels founded in 1897. Just 5 minutes away from the new Conlay MRT station, residents can swiftly access the Pavilion shopping center at the famed Bukit Bintang shopping street through the covered air-conditioned pedestrian walkway. The Petronas Twin Towers is within a 10-minute walking distance.

One can revel in an active lifestyle with the multifarious facilities, including the Water Lounge, an indulgent pool and spa area, Jacuzzis, pod-shaped cabanas and the 25-meter lap pool. The development also features the Green Refuge, a multi-tiered park suspended midair with magnificent views of the city, alongside an elevated jogging path, gymnasium, multi-purpose room, yoga deck, library, and many more!

TOWER B AT YOO8 SERVICED BY KEMPINSKI

Address: 8 Conlay, Kuala Lumpur City Centre (KLCC), Malaysia
Size: 705 to 1,328 sq. ft.
Layout: 1 to 3 bedrooms plus study room options
Developer: KSK Land
Completion: Q4 2022
Website: [https://jakiland.my/international/yoo8/](https://jakiland.my/international/yoo8/)
Inquiries: 2869 6683 or info@jland.group.hk

*Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for YOO8 Serviced by Kempinski.

FOUNTAIN HOUSE

Suburban living in the heart of Welwyn that is only a 28-minute commute to King’s Cross, London.

Founded in 1920, Welwyn Garden City is a town in the country of Hertfordshire, England. Strategically located directly north of Greater London, approximately 32 km from Kings Cross, London, it’s one of the original garden cities. The garden city movement is an urban planning method in which green belts are proportionally integrated with residences, industry and agriculture.

A shift to suburban living

Even before the pandemic, hundreds of thousands of people commute to London for work every day. Welwyn Garden City is a viable affordable alternative to living in London, where the average property price is 15% lower than the London average of GBP488,003. Covid-19 has prompted people to reconsider city living. Many now opt to live and work in less populated suburban areas, like Welwyn Garden City. This sentiment is reflected from the 1.2% rise in rental prices for properties in the commuter belts located in the south of England, where Welwyn Garden City is situated.

Work from home has also become the new normal under Covid-19. The post-pandemic world will very likely see more part-time, full-time or flexible remote working practices being implemented. People have also started to rethink what they value the most in a home, such as quality of living, work-life balance and leisure space.

Convenience on the doorstep

One can revel in an active lifestyle with the multifarious facilities, including the Water Lounge, an indulgent pool and spa area, Jacuzzis, pod-shaped cabanas and the 25-meter lap pool. The development also features the Green Refuge, a multi-tiered park suspended midair with magnificent views of the city, alongside an elevated jogging path, gymnasium, multi-purpose room, yoga deck, library, and many more!

FOUNTAIN HOUSE

Address: Welwyn Garden City, UK
Size: 431 to 667 sq. ft.
Layout: 1 & 2 bedrooms
Developer: Arco Developments
Completion: November 2022
Inquiries: 28696683 or info@group.hk
Website: [https://jakiland.my/international/fountain-house/](https://jakiland.my/international/fountain-house/)

*Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for Fountain House.

Prices of Fountain House start from £270,000.
ASPEN
Contemporary living in Canary Wharf

Outstanding connectivity
Aspen is well-served by a comprehensive transport network. It is within walking distance from Canary Wharf underground station (Jubilee Line), and a 6-minute walk from South Quay DLR (Docklands Light Railway) station, with London City Airport less than 5 miles away by car. Besides, the Thames Clipper river bus service departs every 20 minutes and visits over 39 piers. The upcoming Elizabeth Line (Crossrail) will connect residents to Liverpool Street, Bond Street, and Farringdon in around 10 minutes, as well as Heathrow Terminal 1, 2 and 3 within 39 minutes.

Homes that redefine elegance
Designed by renowned Pilbrow and Partners Architects, the two towers at Consort Place feature a curvaceous design that maximizes open river views, taking in such London landmarks as the Thames Barrier and the O2 on the Greenwich Peninsula to the east, and The Tower of London and the City of London to the west. Inside the apartments, the interior design by Hirsch Bedner Associates (HBA Residential) makes use of warm, earthy tones, with soft bronze and tactile copper to pay homage to the development’s eponymous aspen trees, and reflect its seasonal changing colours. The development will feature the Aspen Club which provides concierge services, private dining room, screening room, sophisticated winter garden, fitness amenities, and more. At the Aspen Family Club, there are business lounge and a glorious residents’ sky lounge at the very top.

Nestled in Consort Place, Canary Wharf and alongside the iconic River Thames, Aspen developed by Far East Consortium (FEC) is poised to be one of the tallest and most striking residences in the capital city. It offers a selection of studios and 1, 2 and 3-bedroom apartments, within an elegant 65-storey tower.

A thriving neighborhood
Today’s Canary Wharf has much more to offer than a corporate metropolis – it houses one of the largest shopping centres in London with a treasure trove of small boutiques and much-loved brands. Aspen is the jewel in the crown of Consort Place. Steeped in history, Consort Place offers a comprehensive range of community amenities, including a health centre, an education facility, a community hall, along with the new Dorsett Hotel. The North Pole Pub, a famous cultural landmark, will be immaculately restored for the benefit of local residents.

Payment Term
• A non-refundable £2,000 reservation fee payable on reservation.
• Exchange of contracts within 28 days of receipt of contract documentation from seller’s solicitors.
• 5% first deposit payable on exchange.
• 5% second deposit payable 6 months after exchange.
• 5% first staged payment payable 12 months after exchange.
• 5% second staged payment payable 18 months after exchange.
• 80% balance of purchase price payable on completion.
The City of London is one of the capital’s best kept residential secrets. With unrivalled transport links, proximity to a global financial centre and bursting with culture, its residential stock still offers considerable value compared to neighbouring Westminster. Barts Square is the very best of City living – a thriving quarter home to a vibrant community of residents, restaurants and retailers set amongst landscaped squares and gardens in the heart of the City of London. Historic yet contemporary, connected yet secluded; discover a neighbourhood of glorious contradictions that feels like a little world of its own.

There are completed apartments remaining in just three of Barts Square’s distinctive buildings – Percivall House, Fenwick House and The Levett Building. Home to a collection of beautifully considered 1 and 2 bedroom residences: Apartments of exceptional quality in a second to none location, with substantial capital growth potential and a deep tenant pool; Barts Square is an investment opportunity like no other.

The Amenities Residents want

Now more than ever, buyers and renters are prioritising amenities and additional space. Outdoor space in the heart of the City is hard to come by, yet Barts offers three separate residents’ gardens totalling 13,250 sq ft. Many apartments also have their own private balconies (average size 55 sq ft) and 20 have Juliet-style balconies. The completed and elegantly furnished amenities at Barts Square include courtyard gardens, residents’ lounges, a deluxe 18 seater private cinema, an elegantly furnished bar and a private dining room.

London’s Fastest connection on your Doorstep

Immediate proximity to Farringdon Station, set to become London’s most important transport hub, makes Barts Square one of the best connected addresses in the UK. Already very well connected with several immediately accessible transport options, the addition of The Elizabeth Line (due to open in 2022) makes Farringdon London’s best connected station, enabling fast and easy journeys across the capital and beyond. Passengers will be able to travel between Farringdon and Heathrow Airport in just over 30 minutes and get to other Central London destinations in moments.

Businesses and Headquarters near Barts Square

Living at Barts Square means not having to rely on public transport on those days you do need to be in. Instead, your City office is just a short stroll from your front door. While working practices are undoubtedly changing, many global firms such as Google and Netflix have announced new lease commitments in Central London, proving the City’s resilience as a global economic centre.

As well as the many international headquarters on the doorstep of Barts Square, the estate itself is home to three office buildings housing a wide selection of tenants including Chicago Booth School of Business, The Trade Desk and several international law firms, adding to the potential tenant pool for Barts Square apartments. Not to mention the fact Barts Square is located in the heart of the City of London, recognized as one of the most powerful central business districts in the world.

To find out more, please contact Savills (HK) Limited, International Residential.

BARTS SQUARE

Address: Bartholomew Close and Little Britain, London EC1A
Layout: One and two bedroom
Developer: Helical plc
Completion: Build complete.
Inquiries: Savills (HK) Ltd, International Residential
+852 2842 4472 IRS@savills.com.hk

BARTS SQUARE

Residential investment in the heart of the City of London

The City of London is one of the capital’s best kept residential secrets. With unrivalled transport links, proximity to a global financial centre and bursting with culture, its residential stock still offers considerable value compared to neighbouring Westminster. Barts Square is the very best of City living – a thriving quarter home to a vibrant community of residents, restaurants and retailers set amongst landscaped squares and gardens in the heart of the City of London. Historic yet contemporary, connected yet secluded; discover a neighbourhood of glorious contradictions that feels like a little world of its own.
Jubilee Garden, Southbank Centre, National Theatre, Big Ben and Tate Modern. World-renowned institutions are also within walking distance of the development, like 8 minutes to St. Thomas’ Hospital Medical School, 11 minutes to King’s College and 13 minutes to London School of Economics and Political Science.

Excellent Connection and Amenities

One remarkable feature of this residential building is the new tube entrance and ticket hall to the Waterloo Underground Station in its basement. Residents can enjoy an excellent underground network connected to Bakerloo Line, Jubilee Line, Northern Line and Waterloo & City Line. From the station, it’s just 5 minutes to Bond Street’s elegant stores, 9 minutes to Canary Wharf’s business district and 14 minutes to King’s Cross St. Pancras and Eurostar. London City, Heathrow, Gatwick and Stansted Airports are all reachable within an hour.

Eight Casson Square creates a contemporary riverfront lifestyle. It provides a selection of high-quality designed 1-bed loft, 1-bed suite, 1 and 2-bed apartments (prices starting from £835,000*) with spacious layouts, high ceilings and floor-to-ceiling windows to relax, entertain and watch the ever-changing London skyline. Residents will also have access to various five-star on-site amenities, such as communal winter gardens, multi-functional gym, studio space, bicycle parking, residents’ lounge and a 24-hour concierge to handle all their daily needs.

A New Landmark in South Bank

Minutes from Covent Garden, Trafalgar Square and the House of Parliament, the south bank of River Thames is a vibrant and growing district of incredible history, heritage, culture and regeneration. Nestled beside the river, Southbank Plaza is an iconic redevelopment of the historic Shell building site. This 5.7-acre estate includes office space in the Shell Tower, One Southbank (home to the commercial office of Shell Oil UK) and Two Southbank Place (occupied by WeWork), plus the residential building of Belvedere Gardens, The Belvedere, One Casson Square, Eight Casson Square and Thirty Casson Square. The commercial towers’ ground level will have a new public square with cafés, delicatessens, boutique shops, and parks.

World-Class Destinations on Your Doorstep

Fronting the water, Eight Casson Square is just a stone’s throw away from many local attractions and landmarks, including London Eye,
Horlicks Quarter is an exciting scheme set to become a landmark place in Slough offering high-quality homes.

UK’s latest investment hotspot

Slough is recently branded as European Small City of the Future in fDi’s latest European Cities Rankings 2020/21 branding. £24m of investment has been secured to transform the area into one of the world’s best digitally connected towns. Furthermore, the £3.5bn regeneration programme backed by major investors including Morgan Sindal, the Abu Dhabi Investment Authority, Aberdeen Assets, will further enhance the central area’s development.

Central Slough is set to deliver 9,000 new homes, plus 10,000 jobs and world-class cultural and leisure facilities for the community. The award-winning developer Berkeley is playing a key part in Slough’s transformation with works underway to transform the Horlicks Factory site in Stoke Poges Lane, one of the most striking historical industrial buildings still standing in Slough into a vibrant new community.

The iconic scheme will feature up to 1,300 high-quality new homes, a mix of apartments and houses, plus a new public pedestrian/cycle link through the site which will provide a quicker route to the town centre and train station for the surrounding neighbourhood.

A British landmark

Berkeley is converting the original factory building into a unique collection of apartments, whilst restoring the iconic Clocktower, War Memorial and Factory Chimney to their former glory. The new development Horlicks Quarter will celebrate the heritage of the area, creating a new community where people will feel welcome, energised and proud.

“Berkeley is passionate about creating fantastic communities where people aspire to live. Our focus is on placemaking, not just housebuilding. We are experienced in regenerating complex sites to deliver sustainable mixed-use developments with an excellent public realm and real identity” says Dianna Everingham, Regional Sales & Marketing Director, Berkeley Homes. “Our ultimate goal for Horlicks Quarter is to create a brand a new community where people will feel proud to live”

Excellent connectivity

Slough is on an exciting journey of regeneration and renewal with the comprehensive transport infrastructure. Thanks to Crossrail and the Elizabeth Line – Europe’s largest infrastructure project – trains to Bond Street will take just 31 minutes and Canary Wharf in 46 minutes.

Slough will further benefit from the proposed Western Rail Link to Heathrow, improving connections throughout the Thames Valley region, with 4 trains per hour linking Slough directly to the world-renowned airport in just 7 minutes.

Slough Borough Council has ambitious plans for the town and strives to remain the most competitive location outside London, building on its steady and sustainable growth underpinned by its successful local economy.

Home to Europe’s largest trading estate in single ownership, Slough has one of the highest numbers of global company headquarters in the UK, including O2 Telefonica, Mars and DHL. With a thriving employment market, highly skilled workforce, a young, fast-growing population and a strong entrepreneurial spirit, Slough is an ideal bet for investors.

Address: Horlicks Quarter, Stoke Gardens, Slough SL1 3QB, UK
Size: 394 sq. ft. - 1257 sq. ft.
Layout: comprises 1300 homes; studio, 1 and 2-bedroom apartments, predominantly apartments
Developer: Berkeley Homes
Completion: From Q2 2022
Inquiries: CBRE Limited +852 2820 8553 / ipm.hongkong@cbre.com.hk
Savills (HK) Ltd., International Residential +852 2842 4472 / IRS@savills.com.hk

HORLICKS QUARTER, SLOUGH, UK

Pioneering regeneration in Slough
The botanically inspired development is welcoming its first residents and celebrating the opening of its world-class amenities.

Developed by EcoWorld Ballymore and designed by Glenn Howells Architects, the residential-led development Wardian overlooks the South Dock and is moments from Canary Wharf. It is a world-first in housing design and creates a tranquil escape from London’s dense urban environment.

Wardian is inspired by the 19th Century Wardian Case by Dr Nathaniel Bagshaw Ward, a local physician and Botanist who revolutionised the transportation of exotic plants across the globe at the height of the British Empire. Nowadays, the mental and physical health benefits brought by biophilic design and green spaces are being increasingly recognized, and Wardian is a unique gem in one of the capital’s most cosmopolitan and commercial areas.

“It’s a joy to welcome our first residents to Wardian, at a time when more and more people are choosing to call the Canary Wharf area home. We have worked closely with Glenn Howells Architects to create an impressive new addition to the Canary Wharf skyline,” says John Mulryan, Group Managing Director at Ballymore.

An urban sanctuary

EcoWorld Ballymore and Glenn Howells Architects’ core vision was to harmonise man-made design with the natural world. The scheme draws on modernist architecture that combines a sleek building design with bold geometric lines, resulting in a striking addition to London’s famous skyline. Each apartment benefits from floor-to-ceiling windows, designed to achieve the best possible use of space and light.

The apartments’ interior design draws inspiration from the development’s unique eco-concept and makes use of a plethora of natural organic materials and a natural colour palette. Wardian intends to reduce solar gain through the use of projecting terraces, resulting in a 42% cooling load reduction in comparison to towers with less shaded facades (projected to rise to 55% saving by 2050 as temperatures increase). Rather than rely on air conditioning, Wardian’s gardens cool incoming air and provide every home with generous shade.

Impeccable design

Wardian comprises two residential towers of 55 and 50-stories, which contain 768 homes including suites, 1 and 2-bedroom apartments and penthouses, with prices starting from £761,000.

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Opulent lifestyle

Every resident becomes the exclusive member of The Wardian Club, giving access to world-class amenities, including a 25m open-air swimming pool, the 53rd floor Observatory, high-tech gym, private cinema, atrium and a 24-hour concierge.

Wardian also offers its own indoor and outdoor landscaping service. Tailored to fit residents’ lifestyles, ‘The Gardener’ offers seasonal plant packages and comprehensive garden maintenance to enable the oasis of each apartment to flourish.

“A central idea of Wardian was to connect people with nature and outside space. We are keen to see how residents make use of the generous private terraces along with the communal gardens and amenities,” says Glenn Howells, Founding Partner at Glenn Howells Architects. “We firmly believe Wardian London heralds a new type of urban living and EcoWorld Ballymore’s creative commitment to this bold idea sets it apart from the competition.”

WARDIAN LONDON

Address: Arrowhead Quay, Marsh Wall, London E14
Layout: Suite, 1 bed, 2 bed & penthouses
Developer: EcoWorld & Ballymore
Inquiries: Knight Frank International Residential Sales Ltd (852) 2846 7418 / irs@hk.knightfrank.com
In line with the brand’s mission of providing sustainable product solutions, GROHE Blue Pure offers quality filtered water to safeguard users’ health and protect the environment.

**Refreshingly 2-in-1 design**

With its 2-in-1 faucet design, the GROHE Blue combines two separate internal waterways for filtered and unfiltered water. The innovative hygienic mousseur ensures that once the water has been filtered it never comes into contact with anything that may taint its taste.

Sleek and minimalistic, this under-sink filter is an excellent space-saving device which blends in with every kitchen’s design and ambiance seamlessly. It also comes with popular design features including Minta pull-out, Eurosmart and BauEdge.

**Compatible with Filtration Technology by various brand**

Thanks to its connection available option, GROHE Blue Pure is compatible with various water filtration brands on the market, giving a chance for users to select the water filter based on their own preference and needs.

In addition, the user-friendly design of GROHE Blue Pure assures easy operation with a classic one hand lever for normal tap water and an additional handle for filtered water.

**Award-winning GROHE’s faucet**

Known as the world’s leading German provider of sanitary fitting, GROHE has been helping many to solve daily household challenges with its products that combine exceptional design with top-notch German engineering.

In 2019, GROHE was crowned “Red Dot: Brand of the Year” out of a total of 8,697 entries. The brand won over the experienced jurors with its outstanding design quality and extraordinarily consistent conveying of its own values across different channels.

**Sustainability advocator**

With its mission of being a sustainability advocator, GROHE Blue Pure continues to live up to the brand’s legacy by providing sustainable product solutions that celebrate ‘Pure Freude an Wasser’, meaning ‘Joy of Water’, not just for today’s consumer but for generations to come.

While the production of 1 litre of water in plastic bottles requires up to 7 litres of water, GROHE Blue Pure works with just the actual water that is being used.

GROHE
Address: 300 Lockhart Road, Wanchai
Tel: 2802 2274
Website: grohe.com

**GROHE BLUE PURE FILTER FAUCETS**

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 waterways 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
GROHE SMARTCONTROL KITCHEN

Make your everyday kitchen life easier

Smart ‘Push and Turn’ button for kitchen sink
With an innovative shower system and ‘Push and Turn’ operation, GROHE’s SmartControl technology is now available in the kitchen, bringing users a completely new and handy kitchen experience. Straightforward, and user-oriented, the SmartControl faucet offers intuitive operation by pushing and turning. Instead of using a lever, users can switch the water flow on and off with just a touch of the intelligent button at the faucet’s outlet. It also works well when using one’s elbow or wrist, which is perfect for people juggling kitchen tasks.

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

To make your everyday kitchen life easier, GROHE SmartControl Kitchen has also come up with two additional convenient features: the pull-out spray head which ensures ultimate flexibility, and the spray head which gently guides back into its original position after use, thanks to the strong GROHE Magnetic Docking.

Three minimalist faucet designs to maximize your convenience
Taking advantage of its intuitive handling, the new GROHE faucet meets all the requirements for precise control, straightforward convenience and ultimate flexibility – all at the touch of a button.

In addition to its user-friendliness, the new faucet features a reduced and puristic design in three different design lines to fulfill different customers’ preferences. The Minta design gives the faucet a minimalist and cylindrical look. The slim and organic lines of the Essence collection boost simple elegance. The previous design of the Zedra line was reinvented with the launch of the SmartControl technology for the kitchen, combining a contemporary look with complete convenience.

The faucet’s A-shaped body is comfortable to hold and visually captures the natural flow of water. GROHE offers the SmartControl faucet in a total of eleven different colors, providing the right model for every taste and kitchen style.

GROHE
Address: 300 Lockhart Road, Wanchai
Tel: 2802 2274
Website: grohe.com

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 SMARTCONTROL

Kitchen is the centre of a family’s day-to-day living, where members share ideas, cook, and enjoy meals together amidst the busy hustle and bustle of life. Dedicated to offering consumer-oriented kitchen portfolio, GROHE introduces the SmartControl technologies to make your everyday kitchen tasks effortless with convenience.

Address:

300 Lockhart Road, Wanchai
Tel: 2802 2274
Website: grohe.com
Today, the kitchen is more than just a place for preparing food, but also a hub of dining, communication and enjoyment. Designed to create an inviting atmosphere and fancy cooking experience, crafting an open kitchen has become one of the hottest kitchen trends.

Derived from the endless inspiration of open-concept, Mia Cucina showcases a cutting-edge open kitchen for contemporary living to suit every aesthetic and personal taste at the North Point showroom.

With its philosophy of ‘The Kitchen with You in Mind’, the brand uses quality materials imported from Italy to enhance user’s kitchen experience.

A grand central island has been established by adopting European innovative ceramic materials as cabinet panels and worktops which is strong and durable with clearly veined textures. The pure black finishing is embellished by the bronze edge, demonstrating a level of sophistication.

Aside from its stylish design, the kitchen also utilizes the revolutionary FENIX Nanotechnology Material (NTM) for the L-shaped base cabinet which can effectively inhibit the growth of bacteria, resist scratches and keep itself free from fingerprints. The innovative materials can prevent slight scratches on the surface, forming aesthetics and functional cabinets.

What’s more, the kitchen has utilized different accessories to maximize its storage, upgrading the kitchen’s functionality. For instance, users can make full use of space by simply pulling out the swinging trays at the corner unit while the double-layer partition design helps keep cooking equipment organized. In addition, the overhead rack over the island in this kitchen smartly captures vertical space for storage and furnishings showcase, striking a delightful and cozy living area.

Due to the coronavirus pandemic, people are eating and cooking at home more than ever before. Kitchen has therefore become the most important room in a home. In view of the increasing desire for an aesthetic and functional kitchen, Mia Cucina (Kitchens by Towngas) presents its grandeur new island kitchen to satisfy customers’ needs and personal tastes.
Wellbeing in relation to physical space is more than just how we feel, as it is a basic, fundamental state that encompasses our physical, mental and spiritual health. One of the basic conditions for a space to be able to support our wellbeing needs is cleanliness and hygiene, for both the space and ourselves.

From their earliest days, wellbeing has been at the core of Kohler, a global leader in the design and innovation of kitchen and bath products. From the luxurious comfort of an intelligent toilet to the effortless simplicity of a touchless faucet, Kohler’s designs and technologies bring new possibilities to familiar spaces.

This year, the brand debuts its Perspective of the Year: Dimensions of Wellbeing. The theme explores the profound impact design can have on wellbeing, particularly the importance of healthy habits, clean environments and personal hygiene to the overall experience.

Kohler’s Perspective of the Year introduces an ongoing dialogue among architects, designers, brands and industry influencers around the globe to embrace moments of enrichment, creativity and introspection.

Through easy-to-clean surfaces and designs, innovative personal cleansing technologies and personalized experiences, the products that exemplify Dimensions of Wellbeing help customers reach the highest state of hygiene and wellbeing.

Intelligent toilets provide an elevated sense of hygiene and personalized control, revealing the possibility of finding wellbeing in unexpected places. With easy-to-clean surfaces, their integrated technology and intuitive interfaces create a sense of calm and order, and water-saving technology contributes to environmental wellbeing.

Combining intelligence and beauty, the Eir Intelligent toilet is constructed with a comprehensive water filtration system. Water sprayed from the wand onto the body is purified and filters out impurities, residual chlorine and heavy metals for a healthier bidet experience. To ensure greater hygiene, the additional sterilization system sanitizes the toilet interior every 24 hours, plus a one-click sanitizing UV light button that activates both E-water and UV light functions to clean the bowl and wand.

Touchless faucets are an important measure in creating greater hygiene and peace of mind in the bathroom and kitchen. It allows users to turn the faucet on with a simple wave of the hand to ensure germs on hands will not transfer to the faucet handle.

The sleek, softly contoured Modern™ ReTouchless Flush™ Toilet suite features a flush sensor. It is activated by simply passing a hand over the top of it, whether you want it half or full flush. It also features a rimless bowl design that leaves nowhere to hide for germs and dirt to ensure optimal cleaning of the bowl.

To express elements of wellbeing within a space, the collection offers a range of finish tones and new detailed graphics. One example is the Graphic Etch finish of the Components Collection which offers a beautiful, subtle gradient to your vanity.

Aspire to your next level of kitchen and bathroom units with the PVD faucet. The collection offers eleven shades of silver and gold, ranging from warm brushed tones to brilliant polished hues, along with unprecedented scratch and tarnish-resistant qualities to complement your personal style and complete your bathroom design. The PVD finishes are now available for customized color matching across all categories including faucets, showers, accessories and toilet hinges.
MINIMAL AND BEAUTIFUL

The whole range of kitchen appliances of the Gorenje by Ora ïto collection is the epitome of sheer beauty, cooking up ideas through its streamline, monochrome design. It comprises a wide range of technology-savvy appliances, giving a clean, simple feel to every kitchen, yet its clever and practical details bring out a vivid sense of possibility.

The black and white appliances are packed full of sumptuous, clever features, making your time spent in the kitchen a special occasion in itself.

**Ingenious Fridge Freezer**

The MultiFlow 360 ventilation system featured in the Ora ïto fridge freezer evenly distributes the ionized air. Thanks to the system’s 14 ventilation slots, a constant temperature on every shelf can be maintained. Food stays fresh and odours are removed by extra negative ions that fill the air.

The refrigerator which gets to know you better over time continuously analyses the way you use your refrigerator with its AdaptT ech prediction feature. Food will maintain its freshness; nutrients will be retained with a constant temperature within.

The refrigerator’s CrispZone with humidity control helps to extend the freshness of your produce with a low temperature and the option to adjust the humidity.

**Versatile Oven**

Inspired by traditional wood-burning ovens, the curved Ora ïto oven distributes hot air evenly from all sides, helping you to get perfectly baked bread and evenly cooked dishes every time.

The oven also is equipped with the PureSteam and MultiSteam 360 features which deliver an impressive steam power. PureSteam generates a cloud of pure warm steam without a drop of water, thereby keeping food crisp and excellent for defrosting food thoroughly and evenly, while MultiSteam 360 lets steam enter the oven cavity, making food soft and tender.

**Marvellous Hob**

Particularly excellent for Chinese/Asian cooking with large pots and pans, the BridgeZone of the hob feature can turn two separate cooking zones into one with its TouchControl operation.

**Dishwashing Wonder**

The fully flexible and practical dishwasher’s interior allows you to choose different loading options. The 16 place settings are arranged by three baskets - big enough to get your dishes washed all in one go.

Thanks to its advanced sensor technology - AutoProgramme, it optimizes the water and energy consumption. Whether you just need to rinse a few glasses, or wash the greasy pots from last night’s stir-fry, the programme will help make your dishes and conscience sparkly clean.

The TotalDry feature automatically keeps the door ajar when the cycle is finished. Excess steam can be let out, and dishes are kept completely dry and fresh.

**High-tech Hood**

As a truly innovative addition to Gorenje kitchens, the hood, with its perimetric air suction system, redirects air extraction from the central part to the outer edges of the hood. It optimises energy consumption, reduces noise and makes air extraction more efficient.

With the AdaptT ech, the fan of the hood stops completely when it is no longer needed. And with its air purifying feature, the hood detects the level of impurities and automatically adjusts the fan speed. Rather than turning the hood on and off, one can simply set the timer and let the air be refreshed on an interval basis. The refresh function is activated every hour and automatically resumes refreshing the air for 10 minutes.

**Magic Microwave Oven**

The microwave’s auto menu program enables you to select the kind of food and enter its weight, it will automatically adjust the power and cooking time accordingly.

Whenever you need an extreme heat intensity to quickly cook up a dish, or to boil 2 litres of water within 6 minutes, PowerBoost is at your service.

**GORENJE**

Website: gorenje.hk

Just as a magician produces an illusion by the sleight of his hand, so you can flambé with the greatest of ease. Everything is possible with the new collection of kitchen appliances designed by Ora ïto. They are simple, intuitive and integrate the best that technology has to offer. Feel them. Touch them. Enjoy the timeless perfection of their design.

Scd Distributor of HOSAR & Macau: Taipeich Co. Limited (A Great Eagle Trading Holdings Company) Tel: 8200 1488
BROWN SAFE MANUFACTURING

U.S. military-grade safes to protect your valuables at home

If you are searching for the finest safe to protect your valuables from home theft, look no further than Brown Safe Manufacturing!

With over 35 years of experience in designing and building the world’s best security products, Brown Safe offers a wide range of standard and bespoke safes that meet every customer’s needs. From USA military-grade vault doors to ballistic and fireproof jewelry safes, the brand keeps your valuables safe from damage and theft at home.

Above all, a safe’s core function is protection, and this is precisely where the Chronos dominates. Originally designed to safeguard nuclear warheads for the U.S. Military, the Chronos watch safe boasts a protection feature set like no other.

This includes ballistic armor plating, four way solid titanium locking bolts, tungsten carbide hard plate, locking bolt anti-drive, active and passive relocking, interlocking anti-pry door, hi-density amalgamate cladding, reinforced anchor bolts, alarm system integration, and a GPS alert and tracking system.

Each Chronos watch safe is a unification of custom-crafted individuality and consistent precision. To ensure steadfast reliability, every component of the safe is developed through precise laser and machine cutting. From the exacting accuracy of the masterful timelock to the precision of the machine cut face, the build quality of a Chronos is as unmistakable.

Featuring the legendary metal, Damascus Steel, Brown Safe introduces a limited edition Damascus Chronos, aiming to offer a perfect degree of precision, refinement and permanency in every watch safe.

The Damascus Chronos watch safe retains the high-security and advanced technology the Chronos Series has become known for, with the added refinement of completely unique Damascus details on each special edition.

In contrast to the Damascus accents, its luxurious black leather lines the interior of the safe to provide a stunning backdrop, while the exterior is wrapped in a deep metallic gray finish polished to a high gloss. The result is dark, brooding, and maybe even slightly sinister, but certainly a watch safe unlike any other.

BROWN SAFE

Manton Security Ltd
Address: 901a, Canton Road, G/F, Mongkok, Hong Kong
Tel: 2770 4398
Whatsapp: 6993 6142
Email: info@mantonsafe.com
Website: www.mantonsafe.com

Visit www.mantonsafe.com to view the entire lineup of jewelry and watch safes, or call today to speak with our sales and begin creating your own custom safe.
Upholding a mission of ‘Make It Wonderful’, Franke strives to provide tailor-made solutions to inspire and enhance every customer’s kitchen life. Admired for its premium materials, innovative products and sophisticated systems, it has served over 100 million households worldwide, providing products from food waste disposer to its popular sink collection.

Food Waste Disposer
Designed to free the kitchen of unsightly and unhygienic household waste, Franke’s newly-launched Food Waste Disposer Turbo Elite series help every family to build a tidy and refreshing kitchen.

With its permanent magnet motor, Turbo Elite series can clock in at 2,700 to 2,800 rpm which is almost twice as fast as the standard induction motor units (1,400 rpm). The shredding and pulping process will turn the food waste into small pieces, allowing direct flushing of wastes through water drains.

To prevent germs from spreading in your kitchen, the Disposer utilizes ‘Bio Shield’ anti-microbial agents to guard against odor-causing bacteria growth and remove the stink, helping to safeguard your body health. What’s more, its 3-bolt mount system enables users to install it easily under the sink with a screwdriver, taking up no extra space to protect their kitchen.

Filtration
Aside from the latest Food waste disposer series, Franke also launches two new British-made instantFil Countertop drinking water system and Still Pure Under Counter drinking water system, to provide healthy and tasty water by filtering out unwanted contaminants.

Certified with NSF’s standard of filter capacity and purification effect, the instantFil Countertop drinking water system cartridge is equipped with Microporous Ceramic (Kieselguhr), Silver ions, Activated Carbon Block, and Ion Exchange Materials. It can filter a high filtration rating to >99.99%, reducing heavy metal from the drinking water and resisting common bacteria like E.coli and Salmonella.

What’s more, both drinking water systems can replace the filter cartridge, which is an NSF-certified lead filtration core component for the reduction of heavy metals in drinking water.

Leveraging the ceramic filters, the Still Pure Under Counter drinking water system can clean 330 liters of drinking water per hour. It also improves the durability of the filter with worry-free on filter replacement, exerting excellent water filtering performance with the clean filter all the time.

Sink
As a pioneer in the development of Granite sinks, Franke has entered a partnership with Sanitized® and introduced the permanent antibacterial and hygienic protection technology to its whole Franke Fragranite Sink Series, which can reduce 99% of the bacteria and microbe growth.

The new European-made Fragranite sink bowl, model FSG211, is made from quartz, one of the hardest materials known to man, highly resistant to physical impacts and thermal shocks up to 280°C. Its stylish and durable design allows users to add a range of practical accessories, such as mobile drainers and Franke roller mat, helping to simplify the cooking process.

Tap
To fully reach the potential of premium bowls, an equally outstanding tap is indispensable. Renowned for its design, quality components and rigorous manufacturing processes, Franke taps are the most desired additions to a kitchen.

Durable and easy to maintain, the stainless steel taps are completely lead-free to secure safe consumption. They do not show limestone residue, while the flexible hose provides pressure and corrosion resistance, along with the high-performance ceramic cartridge to ensure durability.

The brass tap, one of the most common materials used in tap making, and its material characteristics make it possible to create a wide range of tap shapes and styles that fit different kitchens. For instance, its chrome finishing gives a shiny look perfect for contemporary kitchen styles.
Well-known for its top quality and cutting-edge design, Boffi is the Italian expert in kitchens, bathrooms, and storage systems. To celebrate the art of Italian innovation, the brand has in collaboration with Kitchen Infinity, established the Boffi| De Padova Studio in Lee Garden Three, Causeway Bay.

Boasting enormous space of over 400 square metres, the Studio showcases unprecedented novelties co-developed with some of the most influential names in architecture and design, Norbert Wangen, Luigi Massoni and Piero Lissoni. These ultra-refined products range from furniture to kitchens, from bathrooms to outdoor furniture.

Combine

Designed by Piero Lissoni, Combine from Boffi is the latest comprehensive series that includes self-contained kitchens that are joined together to create compact islands with distinct functions, including cooking, washing and preparation. Thanks to its innovative design and diverse functionality, Combine won the NYCxDESIGN award 2019.

K21

The K collection designed by Norbert Wangen never runs out of new sophisticated possibilities. A cult kitchen K21 of Boffi is distinguished by functionality and harmony and can be used in both domestic and public area. Wood peninsulas can be integrated within the unique worktop, offering additional work or convivial areas.

R.I.G Bathroom

Designed by Mikal Harssen, the R.I.G. Modules has been awarded the Honorable Mention at 2020 Compasso d’Oro ADE. Thanks to its ever-changing nature and flexible structure, the modules frame the essential elements of the bathroom, including tailor-made units and basin in wood or marble, mirrors, light bars and towel racks, which is ideal for both wall and freestanding compositions. Modular bathroom system characterised by pure lines and an ultra-flexible design to organise storage spaces with a geometric layout for both domestic or workspaces. The different modules harmoniously blend the materials and their industrial, yet precious aesthetic with functionality and rigour.

Upper

Bringing a variety of composition and materials into the bathroom, the Upper Units boiserie system of Boffi is completely equipped with containers, compartments and shelves, washbasins and mirrors. The use of sophisticated materials such as woods and exclusive stones adds a sense of richness and personality to the bathroom.
Gaggenau, the luxury brand for professional-grade home appliances, presents its latest Combi-steam ovens 400 and 200 series, as well as its redesigned Vario cooktops 200 series, helping users to achieve a perfect cooking result without restrictions.

Combi-steam ovens 400 and 200 series
Iconic in design and functionality, the newest generation of Gaggenau’s master steam – combi-steam ovens 400 and 200 series, offers unrivalled flexibility and ease of use to inspire home cooks to master the beauty of cooking with steam while adding a modern aesthetic to the kitchen.

The brand was the first appliance manufacturer to introduce the combi-steam oven to home kitchen in 1999, allowing the amateur chef to steam, braise, bake, cook, grill and gratinate - methods that up until then were only used in professional kitchens.

Since then, Gaggenau continues to develop its combi-steam ovens further, making technical, design and performance innovations. This includes a fixed water connection model, automatic cleaning system and a full surface grill hidden behind ceramic glass for the ovens 200 series. The introduction of a multicore temperature probe for both 400 and 200 series offers accurate temperature reading, with a variance of one degree within a certain range.

To offer users unrestricted flexibility, the oven cavity of the new combi-steam ovens 400 and 200 series has been increased to 50 litres, filling the full width of the appliance and enabling more space for culinary masterpieces to be created.

Aesthetic, and beautiful, the combi-steam ovens 200 series joins the 400 series to include a fill surface grill hidden behind ceramic glass, ensuring the cavity of the oven remains sleek and minimalist. Alongside this, the addition of glare-free, emotive lighting through invisible LEDs, directs light towards the back, and showcases food that deserves admiration.

All Gaggenau’s new combi-steam ovens are equipped with Home Connect, for the private chef to have more freedom, through controlling their appliance online.

Vario cooktops 200 series
Utilising an established understanding of all things culinary and design, Gaggenau redesigns its Vario cooktops 200 series to fulfil the many different facets of the sophisticated and contemporary home.

Perfect in form and essential in function, the newest series adapts one of an array of aesthetic modifications includes the addition of the quintessential Gaggenau control knob in black, anodized aluminium finish.

In line with the brand’s minimalist, pure design, the control panel has also been recreated using the same, timeless finish. Situated seamlessly within the control panel, the knobs are clearly defined by a beguiling, warm orange lighting system – intelligently indicating whether, for instance, the cooktop is attaining its desired temperature, or cooling down once it has been turned off.

What’s more, the reoccurrence of the new, rectangular shape in the series adds visual consistency to the Vario modular system. By utilising the same black, anodized aluminium finish, the new cooktops perfectly complement each other, as well as the corresponding ovens and steam ovens 200 series in their minimalist, purist design.

Aside from the impressive design, the new series also functionally upgrades its downdraft ventilation. Now available in a width of 15 cm, this special appliance features a suite of improvements to ensure increased and quieter performance whilst keeping visual harmony, in line with the other appliances in the Vario cooktops 200 series portfolio.

The series offers in scale from 28 cm to 60 cm and gives an extensive range of customization options, from gas cooktops, gas wok and flex induction cooktops, to special appliances such as the electric grill or Teppan Yaki.

The sheer flexibility and humble size of this redesigned range assimilates closely with that of a newly developed aspiration. Allow creative visions, once barred by the confines of dimension and function, to materialise as impressive realities.
POGGENPOHL

Realize your dream kitchen

Founded in 1892 in Germany, Poggenpohl is the pioneer and best-known kitchen brand in the world. Upholding the vision of ‘improve the kitchen’, the brand has been developing, designing and producing luxury kitchens, helping customers to realize their dream kitchens.

+SEGMENTO Y

In a stunning reinterpretation of a classic +SEGMENTO collection, Poggenpohl has presented +SEGMENTO Y – kitchens that are matt instead of glossy, with graphic accents or a free mix of white, black and grey areas.

White is the colour of silence, a non-sound. Black is mysterious, modest and arrogant. Grey is the new white and black at the same time. With a fewer colours combination, +SEGMENTO Y offers more compact, confidently monochrome and youthful kitchens, which allows more individuality.

The slender floor to ceiling cabinets provides maximum storage space, while the innovative nanotech matt surfaces give the entire ensemble contemporary modernness and do not show up fingerprints as unsightly kitchen tattoos.

There’s also something else that makes the new range remarkable: Poggenpohl is very clearly and decisively opening up to younger target groups with it. "Luxury can be found in different price segments today. Why shouldn’t younger people benefit from our company’s quality and design accomplishments?" asks Gernot Mang, CEO of Poggenpohl.

+VENOVO

Unexpected and surprising, Poggenpohl’s +VENOVO collection presents a kitchen that fits into any life and yet stands out for its uniqueness, eliminating the boundary between kitchen and living. Standing on frames, it conveys the first impression – this kitchen floats!

+VENOVO gives users special freedoms, such as flexibility. Its design is derived from the open layout and no longer from the classic kitchen with its firmly defined areas. If you would like to reorient yourself and switch city, you can move with +VENOVO and set the furniture up again in an uncomplicated way. Not only diverse, but creative living variations also emerge in combination with freestanding +VENOVO high and/or sideboards. Which allows users to newly create and define their own kitchen space.

Thanks to its aesthetic design, +VENOVO is attractive when viewed from any angle. It seems to float elegantly and almost delicately in the room – supported by two streamlined frames floating around the carcass. An invisible carrying frame makes a prop in the middle area completely unnecessary.

What’s more, +VENOVO is an efficiency talent that includes all functions and areas, such as hob, exhaust ventilation, oven, refrigerator, sink and worktop, which are almost unobtrusively organised.

KITCHEN INFINITY

KI CUBUS

Address: G/F CUBUS, 1 Hoi Ping Road, Causeway Bay, Hong Kong
Tel: 2890 1522
Website: www.kih.com.hk