Luxury Property

A PRESTIGIOUS LUXURY RESIDENCE
AT HAPPY VALLEY

EIGHT
KWAI FONG

PEAKSTONE

FARZON GROUP

PRESENTS

A PRESTIGIOUS LUXURY RESIDENCE
AT HAPPY VALLEY
Situated at Happy Valley - one of the city's most desirable neighbourhoods, EIGHT KWAI FONG HAPPY VALLEY is the epitome of luxury, modernity, charisma, and vibrancy.
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.

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 seamless 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 10 people. The room features a fully equipped marble kitchen and is perfect for small gatherings. Parties can also be organized outdoor 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. To escalate the fun, Club Eight will offer a fun range of workshops exclusively for residents in the future.

To commemorate the launch of Farzon Group’s inaugural property project in Hong Kong, the group has exceptionally offered a first-rate butler service – Butler Asia for the first 50 buyers.

EIGHT KWAI FONG HAPPY VALLEY
Luxury living in a coveted locale

Situated in the esteemed upper-class neighbourhood of Happy Valley, EIGHT KWAI FONG HAPPY VALLEY connects residents to a variety of transportation modes to multiple districts in the city. Residents can reach the entertainment and commercial hubs of Causeway Bay and Wan Chai in 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 POA School Net Number 12. The district embraces an assemblage of prestigious schools, including St. Paul’s Primary Catholic School, Marymount Primary School, Queen’s College, French International School and Hong Kong Japanese School. The residence is also pet-friendly.

EIGHT KWAI FONG HAPPY VALLEY
Address
8 Kwai Fong Street
No. of units
139
Area
258 to 428 sq ft
Developer
Farzon Group
Website
www.8kwaifung.com.hk
Enquiry
2818 1388
EDITOR'S MESSAGE

As announced in the latest Budget Speech, the 2021-22 Land Sale Programme comprises a total of 15 residential sites and three commercial sites, capable of providing about 6,000 residential units and about 480,000 square metres of commercial floor area respectively.

With the residential sites under the Land Sale Programme, together with railway property development projects, private development and redevelopment projects and the Urban Renewal Authority’s projects, the potential land supply for the whole year is expected to have a capacity of providing about 16,500 units. The figure barely meets the government’s long-term annual target.

In spite of study after study for years and years, we are nowhere near a breakthrough in land supply or correction in supply and demand for residential housing.

It is worth noting the latest comment from Beijing highlighting the pressing problem of housing which could impact on stability. Having brought back law and order, and revised the electoral system, the central government appears to have placed the long-standing housing dilemma as the next hot item on the agenda. While it is acknowledged that it is a hard nut to crack, the emphasis is that we must now make a determined start.

Hong Kong has certainly heard the message, and already quite a few innovative ideas have been floated. It should also be pointed out that, whilst a host of options have been dropped in the past due to strong opposition from the pan-democracy camp, there is every hope they will find an easier path with a new-look Legislative Council.

We live in interesting times!

A breakthrough in land and housing policy?

As announced in the latest Budget Speech, the 2021-22 Land Sale Programme comprises a total of 15 residential sites and three commercial sites, capable of providing about 6,000 residential units and about 480,000 square metres of commercial floor area respectively.

With the residential sites under the Land Sale Programme, together with railway property development projects, private development and redevelopment projects and the Urban Renewal Authority’s projects, the potential land supply for the whole year is expected to have a capacity of providing about 16,500 units. The figure barely meets the government’s long-term annual target.

In spite of study after study for years and years, we are nowhere near a breakthrough in land supply or correction in supply and demand for residential housing.

It is worth noting the latest comment from Beijing highlighting the pressing problem of housing which could impact on stability. Having brought back law and order, and revised the electoral system, the central government appears to have placed the long-standing housing dilemma as the next hot item on the agenda. While it is acknowledged that it is a hard nut to crack, the emphasis is that we must now make a determined start.

Hong Kong has certainly heard the message, and already quite a few innovative ideas have been floated. It should also be pointed out that, whilst a host of options have been dropped in the past due to strong opposition from the pan-democracy camp, there is every hope they will find an easier path with a new-look Legislative Council.

We live in interesting times!

A breakthrough in land and housing policy?

As announced in the latest Budget Speech, the 2021-22 Land Sale Programme comprises a total of 15 residential sites and three commercial sites, capable of providing about 6,000 residential units and about 480,000 square metres of commercial floor area respectively.

With the residential sites under the Land Sale Programme, together with railway property development projects, private development and redevelopment projects and the Urban Renewal Authority’s projects, the potential land supply for the whole year is expected to have a capacity of providing about 16,500 units. The figure barely meets the government’s long-term annual target.

In spite of study after study for years and years, we are nowhere near a breakthrough in land supply or correction in supply and demand for residential housing.

It is worth noting the latest comment from Beijing highlighting the pressing problem of housing which could impact on stability. Having brought back law and order, and revised the electoral system, the central government appears to have placed the long-standing housing dilemma as the next hot item on the agenda. While it is acknowledged that it is a hard nut to crack, the emphasis is that we must now make a determined start.

Hong Kong has certainly heard the message, and already quite a few innovative ideas have been floated. It should also be pointed out that, whilst a host of options have been dropped in the past due to strong opposition from the pan-democracy camp, there is every hope they will find an easier path with a new-look Legislative Council.

We live in interesting times!

A breakthrough in land and housing policy?
Muze at PICC
(Penang International Commercial City)

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

Steps away from the prestigious Penang Golf Club and Convention Centre
Comprising of a shopping mall, medical centre, 5-star hotel, A-grade offices and Central Park
Directly connected to an LRT station
Scenic views of the golf course, sea and city
Sizes from 1,087 to 1,862 sq. ft.

Price From HK$2M

Special limited-time offer:
10% discount

Register for a private consultation at our event space in Central! Complete 360° virtual property viewings from the comfort of our venue.

Address: UG/Floor, Winway Building, 50 Wellington Street, Central
Registration: 2869 6883 / 9873 0332 / info@jlgroup.hk / www.jadeland.hk

Suitable to live, to invest and to study

Farzon Group presents Eight Kwai Fong Happy Valley, a brand new luxury development in the highly sought-after locale

Farzon Group introduces top projects in the market

Farzon Group presents top projects in the market

A showcase of the hottest luxury properties on the local market

A showcase of the hottest luxury properties on the local market

Premium properties on offer internationally and experts’ insight into overseas investment

Premium properties on offer internationally and experts’ insight into overseas investment

Discover luxury home accessories from leading brands around the world

Discover luxury home accessories from leading brands around the world

Display Advertising Department, 3/F, Sing Tao News Corporation Building, 7 Chun Cheong Street, Tseung Kwan O Industrial Estate, Tseung Kwan O, New Territories, Hong Kong
Advertising Hotline: 3181 3311
Fax: 2758 3579
Website: www.thestandard.com.hk
Email: advertise@thestandard.com.hk
All rights reserved.

Features Editor: Andy Ng
Reporter: Gigi Wong, Christie Cheung
Designer: Carol Yung
Business Director: Irene Chan

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

Disclaimer: Jade Land Properties (HK) Limited 翡翠島物業(香港)有限公司 and the respective vendor give no warranty as to the completeness or accuracy of the information contained herein. Travel times are approximate and are sourced from Google Maps. The selling price is correct at the time of printing. Prices and details are correct at the time of publishing. Our sales representative for overseas property work exclusively in relation to properties outside Hong Kong and, unless stated otherwise, are not licensed under the Estate Agents Ordinance to deal with Hong Kong properties. Property No.: JL0003. Date of Advertisement: 26 March, 2021. SPOB No.: C-057255-A000. Agent: Jade Land Properties (HK) Limited. EAA Licence No.: C-057255. Place of business: Unit 701, 7 Floor, Winway Building, 50 Wellington Street, Central, Hong Kong. Developer Licence No.: 10294-304-2021/0373(L). Advertisement and Sale Permit No.: 10294-304-2021/0373(P). Approving Authority: Majlis Bandaraya Pulau Pinang. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.
Affected by the COVID-19 pandemic and economic uncertainty, in 2020, most of the construction work slowed down and developers refrained from launching new projects because of the dampened sentiment. According to the Transport and Housing Bureau, the number of unsold units increased from 10,000 units to 12,000 at the end of 2020. Recent notable transactions in the ultra-prime segment, however, have helped bolster confidence in the market. Property developers are gearing up to launch new projects, given strong interest from high-end buyers. Several luxury projects in the sales pipeline include 77/79 Peak Road, 21 Borrett Road, and Central Peak in Mid-Levels.

Despite various market headwinds, Hong Kong remains a safe haven for the region’s wealthiest, as demonstrated by resilient demands in the prime and ultra-prime segments. Buyers are generally optimistic about the long-term prospects of luxury residential assets as a good store of value and believe that the assets will appreciate over the longer term.

Looking ahead, with the introduction of the vaccination programme in Hong Kong and across the globe, economic sentiments and business confidence are expected to enjoy an upturn. When the border restrictions are relaxed, demand from expatriates and Mainland investors will return to the market. We expect both leasing and sales demand in the residential market, especially the prime segment, to be robust in the coming months.

Hong Kong’s luxury residential market has remained remarkably resilient in 2021, despite the COVID-19-induced economic recession and a weak employment market. Fifteen big-ticket transactions for properties over HK$100 million in value were registered in the first two months of 2021, with the total consideration surging 76.5% YoY to HK$3.5 billion.

Given the scarcity of home supply in Hong Kong’s wealthy districts, top-of-the-line residential assets continued to receive strong interest from the ultra-high-net-worth individuals (UHNWIs). So far in 2021, we have seen a good number of transactions of super-prime residential properties at record-high prices, capturing huge market attention. For instance, a 3,378-sq ft unit and a 2,995-sq ft unit at CK Asset Holdings’ new super-prime project at 21 Borrett Road, in Mid-Levels Central, were sold for HK$136,000,000 per sq ft and HK$126,000,000 per sq ft, respectively. The former is touted to be Asia’s most expensive residence in terms of unit price.

Also demonstrating resiliency is the high-end leasing market amid the downbeat overall market. A 10,804-sq ft house by Wharf Holdings at 11 Plantation Road on the Peak, was leased at a monthly rent of HK$1,350,000 or HK$125 per sq ft, which is among the highest recorded rents ever for a home in Asia.
PERSPECTIVE

Crafting quality homes in Hong Kong and beyond

Dora Wong
General Manager, Asset Management
Farzon Group, Hong Kong

Farzon Group is part of Peakstone Capital that has properties spanning across not only in Asia, but also Australia and New Zealand. Headquartered in Singapore, Peakstone Capital is a privately owned real estate investment, management and development company that focuses on investments in residential, office and retail core assets, redevelopment projects and greenfield residential developments across Asia-Pacific. Peakstone Australia is also part of Peakstone Capital.

Hong Kong and Asia

In mid-2020, Farzon Group made its first debut in Hong Kong by closing a US$200 million residential transaction in Happy Valley, namely, Eight Kwai Fong Happy Valley. Acquired from New World Development, one of Asia’s most celebrated developers, the 28-storey residence comprises 139 elegant studios and 1-bedroom units, ranging from 258 to 428 sq ft, all with a highly practical unit design.

Dora Wong, General Manager Asset Management, highlights that the project has been well-received in the market despite the pandemic. As at the end of February 2021, approximately 50% of the saleable units have been sold, amounting to over HKD 400 million. The remaining units are earmarked for rental starting from the 4th quarter of this year.

Meanwhile, Dora is pleased to note that all buyers that have moved in are happy with the homes, especially with the quality of materials. “To offer a contemporary and opulent lifestyle for residents in this eminent neighbourhood of the city, the group has put in every effort in the materials and the design,” she adds. Dora remains confident in the property market.

Australasia and the rest of the world

Peakstone Australia is steadily transforming the Australian commercial and residential property landscape through the investment, management, and development of quality commercial and residential assets. With offices in Sydney and Perth, Peakstone Australia is responsible for the Group’s commercial investment and development portfolio in Sydney, Melbourne, and New Zealand.

One of the recent launches is Aqualuna in Sydney. The project is an eight-storey apartment luxury building, offering units from 62 studios to 5-bedroom penthouses, with balconies that command panoramic views of Sydney Harbour. As at the end of February 2021, approximately 50% of the saleable units have been sold, and most of the buyers have already moved in. Aqualuna has recently received the International Property Award’s Apartment/Condominium Award for Australia in 2020.

Subsequent to Aqualuna and in collaboration with renowned international design practice Hassell, the company will soon be launching its newest residential villa project at 88 Mill Point Road, South Perth.

The property’s curved roof with gently scalloped bronze glass façade with silver vertical reveals have been carefully designed to emphasize the slender form, whilst responding to the warm qualities of Western Australia’s sunlight. Referencing the delicate qualities of the Swan River, the building’s hues will subtly change through the day and night and across the seasons, providing a distinctive address in South Perth.

Peakstone Australia’s latest addition is a grade A building 45 Clarence St in Sydney. Despite the pandemic, this A$530 million property was acquired and settled in late 2020.

Boasting excellent connectivity and unobstructed views, 45 Clarence Street has a net lettable area of approximately 32,000 square meters, with 1,250-square-metre floor plates. It is almost fully leased, and its diversified tenancy profile includes ASX-listed companies and leading financial institutions.

In addition, the Group actively seeks new commercial and residential investment opportunities in Singapore, Japan and Australia. The group will continue to actively expand its land bank by different means, including official land bidding, private land sales, rebuild or acquisition.

“Peakstone Capital will be focusing on acquiring land in high-end districts and the CBD of major Asian cities,” Dora says. “We are committed to offering-quality dwellings to discerning homebuyers.”

Hong Kong and Asia

In mid-2020, Farzon Group made its first debut in Hong Kong by closing a US$200 million residential transaction in Happy Valley, namely, Eight Kwai Fong Happy Valley. Acquired from New World Development, one of Asia’s most celebrated developers, the 28-storey residence comprises 139 elegant studios and 1-bedroom units, ranging from 258 to 428 sq ft, all with a highly practical unit design.

Dora Wong, General Manager Asset Management, highlights that the project has been well-received in the market despite the pandemic. As at the end of February 2021, approximately 50% of the saleable units have been sold, amounting to over HKD 400 million. The remaining units are earmarked for rental starting from the 4th quarter of this year.

Meanwhile, Dora is pleased to note that all buyers that have moved in are happy with the homes, especially with the quality of materials. “To offer a contemporary and opulent lifestyle for residents in this eminent neighbourhood of the city, the group has put in every effort in the materials and the design,” she adds. Dora remains confident in the property market.

Australasia and the rest of the world

Peakstone Australia is steadily transforming the Australian commercial and residential property landscape through the investment, management, and development of quality commercial and residential assets. With offices in Sydney and Perth, Peakstone Australia is responsible for the Group’s commercial investment and development portfolio in Sydney, Melbourne, and New Zealand.

One of the recent launches is Aqualuna in Sydney. The project is an eight-storey apartment luxury building, offering units from 62 studios to 5-bedroom penthouses, with balconies that command panoramic views of Sydney Harbour. As at the end of February 2021, approximately 50% of the saleable units have been sold, and most of the buyers have already moved in. Aqualuna has recently received the International Property Award’s Apartment/Condominium Award for Australia in 2020.

Subsequent to Aqualuna and in collaboration with renowned international design practice Hassell, the company will soon be launching its newest residential villa project at 88 Mill Point Road, South Perth.

The property’s curved roof with gently scalloped bronze glass façade with silver vertical reveals have been carefully designed to emphasize the slender form, whilst responding to the warm qualities of Western Australia’s sunlight. Referencing the delicate qualities of the Swan River, the building’s hues will subtly change through the day and night and across the seasons, providing a distinctive address in South Perth.

Peakstone Australia’s latest addition is a grade A building 45 Clarence St in Sydney. Despite the pandemic, this A$530 million property was acquired and settled in late 2020.

Boasting excellent connectivity and unobstructed views, 45 Clarence Street has a net lettable area of approximately 32,000 square meters, with 1,250-square-metre floor plates. It is almost fully leased, and its diversified tenancy profile includes ASX-listed companies and leading financial institutions.

In addition, the Group actively seeks new commercial and residential investment opportunities in Singapore, Japan and Australia. The group will continue to actively expand its land bank by different means, including official land bidding, private land sales, rebuild or acquisition.

“Peakstone Capital will be focusing on acquiring land in high-end districts and the CBD of major Asian cities,” Dora says. “We are committed to offering-quality dwellings to discerning homebuyers.”
Exceptional living goes beyond a normal leasing experience

Renting a dream home in Hong Kong can sometimes be a hassle, considering the varying costs and tedious process involved. But with the one-stop leasing solution, there are residences in prime locations that are ready to move right in, settle down, enjoy all the facilities and experience luxury living.

In the local residential market, ‘Signature Homes Residential Leasing’ is a well-known brand under Sun Hung Kai Properties Limited (‘SHKP’), one of the largest property developers in Hong Kong offering luxury home leasing services with decades of experience. It boasts one of the largest property portfolios in prestigious areas like Mid-Levels, Island South, The Peak, and other well-connected urban areas.

Leveraging existing brand equity, Signature Homes recently revamped their new look to bring forth the concept of ‘The Signature of Luxury Living’, where comfort and attentive services capture the essence of tenant experience. Providing a flexible and convenient leasing solution, the thoughtful touches give each client peace of mind during house hunting. With the option of unfurnished or contemporary furniture packages, tenants can also choose among a wide range of apartments, houses, and penthouses, all situated in prime locations.

Pacific View: The pinnacle of Island South living

Island South has become a favored neighborhood for families in recent years. A highly sought-after catchment area for international schools, it is home to beautiful beaches and lush greenery, with access to myriad shopping destinations and recreational clubs at Stanley and Repulse Bay.

Pacific View, located in the peaceful Island South, is one of the iconic properties in Signature Homes’ portfolio. The newly renovated apartments at the property will be available for lease. The new interiors, fitted with high-end finishes and brand new kitchen appliances, offer an exceptional level of contemporary living. Tenants can enjoy unobstructed sea views through its floor-to-ceiling windows, and make use of the comprehensive facilities to live a healthy lifestyle.

Dedicated all-round service

At the group’s leased properties, a professional ‘Tenant Relations Team’ is always on-hand to address each tenant’s needs and concerns during their stay. These include a host of household services ranging from grocery deliveries to general maintenance and regular activities to help tenants and their families stay active, happy and connected.

Signature Homes is the epitome of luxury living.

RESIDENCE FOR LEASE

Mid-Levels · Island South · The Peak · Other Urban Areas

Contact us for more properties

Leasing Hotline 9228 2931 | www.signaturehomes.com.hk

PACIFIC VIEW

Address 38 Tai Tam Road, Tai Tam, Hong Kong
Layout 3-bedroom 1,534 sq. ft. saleable;
4-bedroom 1,674 sq. ft. saleable.
Developer Sun Hung Kai Properties
Contact Signature Homes for more properties
Website www.signaturehomes.com.hk
Enquiry (852) 9228 2931
Email signaturehomes@shkp.com
The pinnacle of luxury living

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

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

Chelsea Court features eight duplexes and twelve simplexes. Units range from 1,509 to 3,123 sq ft in gross area, with exceptionally high ceilings for enhanced perspectives. The duplex units provide spacious living and dining areas plus four large ensuite bedrooms, each unit also comes with the exclusive use of 811 to 1,872 sq ft gross of private garden, or roof terrace, reached via an internal staircase. For residents who regularly entertain, the garden and roof terrace is the ideal location, where guests can take in the spectacle of a glorious sunset – an additional reason for convivial gatherings. Likewise, the simplexes offer two ensuites.

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

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

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

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

Impeccable design
Completed in 2002, the upscale residence is a modern and dramatic 70-storey tower comprising 54 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 sloping ceilings. Bathrooms and kitchen are finished with brand fixtures and appliances. Each unit has a double car park, and a private lift lobby, with personalized lift codes that provide for unrivaled security. The LCD panel displays in all passenger lifts ensure residents are connected to business, finance and entertainment data at all times.

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

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

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

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

BEST HARBOUR VIEW DUPELEX DEVELOPMENT
Head south for some pampered living

Burnside Villa is the personification of luxury and exclusivity.

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

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

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

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

Look no further for your dream home.

BURNSIDE VILLA

<table>
<thead>
<tr>
<th>Address</th>
<th>9 South Bay Road, Repulse Bay, Hong Kong</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of units</td>
<td>44 houses and 12 apartments</td>
</tr>
<tr>
<td>Size</td>
<td>3 Bedroom House 2,098 - 2,143 sq. ft. saleable</td>
</tr>
<tr>
<td></td>
<td>4 Bedroom House 2,763 - 2,811 sq. ft. saleable</td>
</tr>
<tr>
<td>Developer</td>
<td>HANG LUNG PROPERTIES LIMITED</td>
</tr>
<tr>
<td>Enquiries</td>
<td>(852) 2879 1917</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:LeasingEnquiry@hanglung.com">LeasingEnquiry@hanglung.com</a></td>
</tr>
<tr>
<td>Website</td>
<td><a href="http://www.burnsidevilla.com.hk">www.burnsidevilla.com.hk</a></td>
</tr>
</tbody>
</table>

LUXURY OF NATURAL BEACHSIDE LIFESTYLE
There’s no place like home

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

Cozy and convenient

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

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

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

Well-rounded facilities

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

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

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

D’HOME

Address
239 Queen’s Road East, Wanchai

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

Monthly rate
HK$17,000 up

Enquiries
(852) 3108 3636 | Email info@dhome.com.hk | Website www.dhome.com.hk

Address
80 Robinson Road, Mid-levels

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

Monthly rate
HK$60,000 up

Enquiries
(852) 3108 3636 | Email info@dhome.com.hk | Website www.dhome.com.hk

A TREASURY OF THE FINEST HOMES
FURNISHED APARTMENTS

WANCHAI
MID-LEVELS

ENQUIRY: www.dhome.com.hk | info@dhome.com.hk
(852) 3108 3636

www.dhome.com.hk
Borrowing from the luxurious style of yesteryear’s most fashionable Chinese cities, Apartment O at both locations are also equipped for modern-day guests. All apartments come with complimentary WiFi and housekeeping service, whereas cordless phones are available in the Causeway Bay branch. For entertainment, residents can access Netflix and free channels on a 42-inch smart TV.

For those who want to stay in shape, Apartment O offers 5-star hotel gym facilities. Other facilities include a lounge, cigar room, business centre and rooftop BBQ facilities to suit your leisure and business needs.

Apartment O at Causeway Bay
Situated in a quaint area in the midst of bustling Causeway Bay and comprising just 15 units, these pet-friendly apartments range from one to two bedroom options which include a terrace or balcony, an ensuite master bathroom with Jacuzzi, a fully functional kitchenette and separate dining area. The rooms are themed in two styles: Classic Shanghai and Old Hong Kong, where architecture used by the affluent are preserved and represented by a combination of the finest quality furnishings and art work.

The decor includes hand-painted tiles, paintings from the Qing dynasty, traditional Chinese wooden furniture, Western leather sofas, wooden louver doors, lace curtains and more. Conveniently located near Causeway Bay MTR station and some of the city’s top-notch shopping centres – Hysan Place and Times Square – Apartment O at Causeway Bay provides just the right amount of modern-day conveniences with historical luxe.

Marrying opulent and elegant charms

While the vintage-inspired Apartment O at Causeway Bay transfer guests back to 1930s Hong Kong and Shanghai, Apartment O at Happy Valley offers an unparalleled living experience with its stylishly modern apartments.

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

Where Serious Style Meets Complete Convenience in the Form of a Vintage-style Premier Serviced Apartments

APARTMENT O
Address
5 Hoi Ping Road, Causeway Bay
No. of units
15
Area
1,020 - 1,500 sq. ft.
Layout
1 - 2 bedrooms
Address
25 Wong Nai Chung Road, Happy Valley
No. of units
22
Area
670 sq. ft.
Layout
1 bedroom
Enquiries
(852) 9165 6769
Website
www.apartmento.hk
Email
info@apartmento.hk

APARTMENT O
Address
5 Hoi Ping Road, Causeway Bay
No. of units
15
Area
1,020 - 1,500 sq. ft.
Layout
1 - 2 bedrooms
Address
25 Wong Nai Chung Road, Happy Valley
No. of units
22
Area
670 sq. ft.
Layout
1 bedroom
Enquiries
(852) 9165 6769
Website
www.apartmento.hk
Email
info@apartmento.hk
London
In an episode on London property, Man Chak and Vincent Li—Co-Owner and Sales Consultant of Century 21 Goodwin (International) Property Consultants—shared their expert views on Britain’s economic outlook and investment tips.

Britain, as one of the hottest investment hotspots among Hong Kong investors, has witnessed a strong performance in its property market amidst the current global recession and pandemic. The latest data show there has been a 2-3% increase in transactions in the South, and a 5-6% rise in the North.

For impending investors interested in the UK property market, Li recommends two boroughs: Harrow and Barnet.

Harrow has, in recent years, outperformed the London average, drawing more and more local and overseas buyers for its selection of stunning new homes, great schools and excellent transport links.

Another appeal of Harrow is its plentiful green spaces and cultural attractions. From Stanmore Country Park to Harrow Arts Centre, there are always relaxing and mesmerizing spaces for you and your family to enjoy. Traditionally seen as a family location, Harrow is in close proximity to a wide selection of schools rated from good to outstanding by Ofsted.

Located in the heart of Harrow, Eastman Village is an exciting new residential quarter surrounded by excellent transport connections and steeped in local history. As a landmark set to undergo revitalization, Eastman Village spoils its residents with the connectivity of zone 5, meaning that the development is linked to a new network of footpaths and cycleways, tube and London Overground service. It is just a 10-minute stroll to Harrow & Wealdstone station, and a 13-minute ride to Euston with West Midlands Trains. Residents can reach the city centre and financial districts all within 30 minutes.

With a 999-year leasehold, the development is estimated to be completed by 2021 to 2022. One, two, three-bedroom units are priced from £280,000; £400,000; and £500,000 respectively.

Man emphasizes that regeneration areas are excellent investment choices due to their strong rental yields and capital growth potentials. Harrow, in particular, offers solid returns for buy-to-let investors with a rental yield as high as 4.9%. “As Harrow is still under ongoing development, the borough is rich in potential and its property price is set to boom in the future.”

CENTURY 21 GOODWIN INTERNATIONAL
Tel (852) 2947 3348
Website www.c21-international.com

Malaysia
During another episode, Sheng Tai International Hong Kong general manager Mon Chak and celebrity Kitterick Yiu shared their views on Malaysia’s economic outlook and investment tips.

When people explore immigration and investment options in Asia, Malaysia often features prominently in their list of priorities. Malaysia enjoys surging popularity because of a number of favorable factors: a low entry threshold, the Malaysia My Second Home (MM2H) scheme (which is now temporarily suspended but is expected to resume soon); low cost of living; and congenial weather. Malaysia was also ranked first in the Best Healthcare in the World category of the 2019 International Living Annual Global Retirement Index, while its low medical fee has made it even more attractive.

It is also a popular destination for children to further their education. International schools in Malaysia mostly adopt the UK education system, which provides a seamless pathway for students to enter universities in Britain. While Malaysian schooling is held in high regard, the average tuition fee of its international schools is merely one-third of that in Hong Kong.

With both places sharing similar historical background, Hong Kongers would feel very much at home in Malaysia because of commonality in culture and language. There is also the bonus of a favorable exchange rate of the Malaysian ringgit versus the Hong Kong dollar.

As both the pandemic and a global economic slowdown, the country has been experiencing remarkable progress as it takes advantage of the trade war. Also, as the country is rich in culture and boasts various

SHENG TAI GROUP (HK) LIMITED
Tel (852) 3563 8905
Website www.shengtaiinternational.com
Canada

On the Canada market, Christy Chan, property consultant of Zebraland Property, and Frankie Kwan, Sales Manager of Westbank, shared their views regarding the country’s economic outlook and investment prospects.

The speakers point out that, with its outstanding infrastructure, pristine environment, rich cultural heritage, political stability, a sound economy and a rising population – it’s small wonder that Canada has been one of the top favorites for investors and intending immigrants over the years.

For those interested in the Canadian property market, Chan and Kwan recommend Oakridge - an upscale neighborhood in Vancouver, voted one of the most liveable cities in the world.

Located in Vancouver’s vibrant west side, Oakridge is set to become the second CBD of Vancouver. It is co-developed by leading developers Zebraland Property and QuadReal who have invested over tens of billions of dollars in this large-scale integrated project.

Boasting a project area of 1.2 million sq. ft., the mixed development comprises luxury residences, grade-A office buildings and opulent malls within 10 towers and four mid-rise buildings.

Meanwhile, the residential project comprises studios, 1 to 3-bedroom units and penthouses, ranging from 462 to 1,843 sq. ft. Residents enjoy unobstructed city views, and cutting-edge technology with its Apple Smart Home system. Its comprehensive range of clubhouse facilities include fitness centers, swimming pools, theatres and more.

The development encompasses over 360 shops, including luxury brands and Michelin-starred restaurants, plus the newly built second largest library in the city within. Residents can also take advantage of a host of facilities in the community including the largest community space in Vancouver, athletic and fitness facilities, and many more.

Conveniently located, the project sits atop the SkyTrain 41 Avenue Station, which puts you in easy reach with the rest of the city. Oakridge is also a mere 15-minute drive from downtown, Vancouver International Airport, and the world-famous University of British Columbia.

With price starting from CAD$1 million, it is expected to be the most unique and all encompassing project Vancouver has produced to date.

Well-known Hong Kong business magnate, Li Ka-Shing, has recently unveiled the regeneration blueprint for Convoys Wharf, a former dockyard in London, into a thriving community akin to Whampoa Garden and Taikoo Shing in Hong Kong.

Convoys Wharf

Located in Deptford, in south-east London, England, Convoys Wharf is on the south bank of River Thames. Comprising an area of 174 million square feet, or about nine times the area of Victoria Park in Hong Kong, it is under plans for regeneration as proposed by Cheung Kong Holdings and Hutchison Whampoa.

As a mixed residential and commercial project, Convoys Wharf boasts up to 3,500 new homes, with a total investment estimated at up to £1 billion. The project will comprise a number of 40-storey residential buildings and a 1.5-acre park.

Regeneration plans in Deptford

Deptford is undergoing a widespread regeneration with a number of key projects under way. Deptford station has been refurbished with a new ticket office for better passenger information, while a historical Victorian carriage camp has been restored into a new public square, The Deptford Rise, providing 121 apartments and a mix of commercial places.

A new public piazza and market space have been established adjacent to the new Deptford Station courtyard, and new lighting has been installed at the Deptford railway bridge. Meanwhile, Deptford Lounge has become an award-winning community hub with the relocated Tidemill Academy and an extended leisure centre. To facilitate better traffic flow, Giffin Street has been made one way, with a new parking boulevard alongside Frankham Street.

Deptford Foundry – an ideal residence

Far removed from the hustle and bustle of the urban jungle, Deptford Foundry is a magnificent 22-storey residential tower offering 281 units complete with terrace, retail, food and beverage, studio and cycle storage amenities, not to mention a wonderful landscaped garden.

It is only 5 minutes’ stroll down to Folkestone Gardens and 12 minutes’ walk to Deptford Market Yard. The shopping and entertainment facilities of Canary Wharf are only a 14-minute drive away. Children can attend quality schools in the neighborhood, such as Goldsmiths University of London and University of Greenwich.

As the sales agent for Deptford Foundry, Zebraland Property Consultancy Limited is one of the top-level overseas property agency companies in Hong Kong. “We pride ourselves on having a team of experts who have returned from abroad and equipped with essential industry knowledge in local as well as overseas real estate investments,” says Ivan Wan, Director of Zebraland. “We are well placed to deliver trustworthy, informed and content-rich videos to our customers, covering areas of property introduction, property and community development analyses, in person site visits, along with expertise sharing.”
Situated in the esteemed upper-class neighbourhood, Aqualuna enjoys excellent connectivity. It is just a 3-minute walk to the nearby train station. Residents can also stroll to the CBD within 10 minutes.

Subsequent to the Aqualuna project, and in collaboration with the Western Australia-based international design practice, Hassell, Peakstone will soon be launching its newest villa project at 88 Mill Point Road, South Perth.

Sydney and Perth – top investment cities in Australia

When people explore immigration and investment options, Australia often features prominently due to a host of favorable considerations, such as a strong real estate market, high investment returns, quality education, desirable living environment, and many more.

Although the pandemic has negatively impacted economic growth globally, recent market analyses predict a strong rebound in Australia as its overall capital values have held firm in a challenging year.

For those looking for luxury properties in the country, Sydney and Perth have long been popular choices due to their competitive advantages. Both cities have been the strongest and most consistent performers over the last four decades with their property values doubling every decade. As the most international and populous capital city in Australia, Sydney offers plenty of high-end, knowledge-based jobs in the business and financial services sectors.

Meanwhile, Perth is Australia’s top-performing property market last year. CBRE predicted Perth houses this year would soar in value by between 9 and 12 percent, while unit prices would rise by 5 to 7 percent, due to Western Australia’s strong economic performance; return to positive interstate migration; and federal government incentives. Its rental market is also running hot as the pandemic has not affected Perth as strongly as cities on the east coast; there were fewer Covid-19 cases and its population growth has not been as closely tied to migration.

Also, the recent introduction of a “safe haven” visa for Hongkongers is expected to boost the number of Hongkongers heading south, further raising the demand for housing.

Aqualuna Residences, Sydney

Located opposite the world-famous Sydney Harbour Bridge is Aqualuna, one of Peakstone’s latest projects. Aqualuna is an eight-story apartment luxury building, offering units from 62 studios to 5-bedroom penthouses, with balconies. Every apartment offers plenty of natural light from morning to sundown, illuminating the panoramic views of Sydney Harbour.

Developed by Peakstone, designed by the globally acclaimed Koichi Takada Architects, and built by award-winning builder Ceerose, the project has won the International Property Award’s Apartment/Condominium Award for Australia in 2020, as it has successfully encompassed elements of its environs with a touch of luxury. It
Japan’s residential market underwent some very unique developments in 2020. In contrast to the usually strong population growth in the metropolitan area, the population inflow halted during the year due to Covid-19 measures that restricted people movement. Many students and job seekers were discouraged from moving to Tokyo, as evidenced in the Tokyo 23 wards population index by nationality which shows a sharp decrease in the number of foreigners.

At the start of last year, the transaction volume of new condominiums in Tokyo experienced a 36% drop. However, after the state of emergency was lifted, show rooms resumed from June 2020, and transaction volumes reached 98% of the same period last year, illustrating the resilience in the market.

The transaction volumes of Osaka City in 2020 followed a similar trend, with figures dropping in the first half of the year, followed by a solid recovery of double the volume in the second half.

Remarkably, the price per sqm for new-built condominiums in Tokyo rose by 11%. It appears that the prolonged stay-home period has created extra demands for better quality housing. Show rooms in central Tokyo are almost fully booked during weekends. Even after the second state of emergency was declared in early January 2021, the number of enquiries showed no signs of receding. Most developers have no plans of adjusting prices downwards, especially since supply in 2021 is forecast to be lower. In fact, major developers have, over the past 5 years, struggled to secure land for condominiums.

Similarly, there was a 7% increase in Osaka City’s average price. With unchanged residential mortgage policies, Osaka’s residents continue to demonstrate a strong demand for new condominiums. The average price for Osaka City’s new condominium has been increasing since 2012, and JLL foresees a healthy increase down the track.

Prices in both primary and secondary markets in the central Tokyo and Osaka are forecast to rise by 2.3% in 2021 due to sustained demands and short supplies. Low interest rates and the government’s home loan tax deduction have contributed to the strong demand.

In the leasing market, Tokyo rentals are increasing at almost the same rate as the past few years, whereas Osaka has experienced slower growth. With the city’s reliance on students, expats and job seekers, the overall vacancy rate has suffered. This market weakness is expected to be a short-term phenomenon brought about by the Covid-19 outbreak, as leasing partners note that the impact is minimal as rentals have remained stable. Moreover, new-built apartments are being leased out at the same speed as before Covid-19.

The pandemic has certainly changed market perceptions and preferences. Currently, the most sought-after units are those that have personal working space or communal facilities. Tokyo and Osaka remain the major competitors in attracting opportunity seekers.

In the leasing market, Tokyo rentals are increasing at almost the same rate as the past few years, whereas Osaka has experienced slower growth. With the city’s reliance on students, expats and job seekers, the overall vacancy rate has suffered. This market weakness is expected to be a short-term phenomenon brought about by the Covid-19 outbreak, as leasing partners note that the impact is minimal as rentals have remained stable. Moreover, new-built apartments are being leased out at the same speed as before Covid-19.

The pandemic has certainly changed market perceptions and preferences. Currently, the most sought-after units are those that have personal working space or communal facilities. Tokyo and Osaka remain the major competitors in attracting opportunity seekers.

A unique year for the residential markets of Tokyo and Osaka

Mandy Wong
Head of International Residential Hong Kong, JLL
UK property market boosted by government support measures

In the latest budget delivered in March, the British government announced proactive measures to boost the economy and facilitate property development.

The UK’s real estate market stands to benefit from a new Employment Support Scheme and the extension of the stamp duty holiday to the end of September this year. In view of these favourable measures, Pansy Wong, UK Property Specialist at Prestige Investment International Limited, expects housing prices in the UK to rise, and the leasing market to remain solid.

Employment Support Scheme
Rishi Sunak, Finance Minister, announced that the UK government will assist employers to tide over the pandemic by paying 80% of the wages of their employees. The scheme aims to prevent workers from being laid off with salaries guaranteed, employees will not be under pressure to default on rental payments. As a result, demands in the leasing market should remain strong, although the rental may register a slower growth.

Stamp Duty Holiday
The stamp duty holiday, which was originally scheduled to end in September, has been extended to September this year. The news should spur potential property buyers to make purchases as soon as possible to qualify for the benefit. For first-time property buyers, they will be exempt from stamp duty for properties valued up to $500,000, being laid off. With salaries guaranteed, employees will not be under pressure to default on rental payments. As a result, demands in the leasing market should remain strong, although the rental may register a slower growth.

Pansy Wong

Manchester demonstrates superior value

Manchester is the UK’s most vibrant property market. Named the most liveable city in the country by The Economist’s ‘Global Liveability Index’, this is a globally attractive destination for businesses, new talents and investors. Rapid economic growth in recent years has transformed Manchester into one of the fastest-growing cities in Europe, with a city centre economy that will be worth more than £6bn annually by 2025. Furthermore, the Greater Manchester region is demonstrating economic growth of 4.3% a year compared to the national average of 3.6%.

It is also Europe's fastest growing technology hub, with big names such as Google, Amazon, the BBC and Microsoft in the city, and investment into the sector increasing by 277% in just one year.

The city is experiencing an extremely fast residential and commercial expansion, changing it forever and making this the ideal time to purchase property. Every year, the city’s economy grows, and it is estimated by Manchester City Council that the city centre population is increasing by 5,000 people a year in response to this.

There is a serious lack of housing to provide for all these people – particularly high-end luxury apartments, which are seeing demand increase year on year. Due to this imbalance in supply and demand, property values in Manchester are rising fast.

Over the year to January 2021, the average property price growth for UK cities was 4.3%, according to the UK Cities House Price Index from Hometrack. For Manchester over the same time period, prices went up by 6.3% - a huge and superior margin. The same index shows that this will slow down across 2021 and beyond. This combination, along with affordable entry prices, makes Manchester the top choice for people who wish to purchase UK property.

At Alliance, we are proud to be a driving force behind Manchester’s growth, having three decades of experience in the city behind us. We take great pride in our buildings and are committed to producing award-winning developments which stand the test of time – like our flagship Manchester buildings AXIS and Oxygen.

Our determination to inspire, our scrupulous attention to detail and the specialist expertise of our team allows us to constantly raise the bar. This allows us to be at the forefront of the Manchester market and provide the very best luxury homes that the city has to offer.

Want to find out more about purchasing a property in Manchester? Talk to our team today.

Prestige Investment International Limited

Manchester is the UK's most vibrant property market. Named the most liveable city in the country by The Economist’s ‘Global Liveability Index’, this is a globally attractive destination for businesses, new talents and investors. Rapid economic growth in recent years has transformed Manchester into one of the fastest-growing cities in Europe, with a city centre economy that will be worth more than £6bn annually by 2025. Furthermore, the Greater Manchester region is demonstrating economic growth of 4.3% a year compared to the national average of 3.6%.

It is also Europe's fastest growing technology hub, with big names such as Google, Amazon, the BBC and Microsoft in the city, and investment into the sector increasing by 277% in just one year.

The city is experiencing an extremely fast residential and commercial expansion, changing it forever and making this the ideal time to purchase property. Every year, the city’s economy grows, and it is estimated by Manchester City Council that the city centre population is increasing by 5,000 people a year in response to this.

There is a serious lack of housing to provide for all these people – particularly high-end luxury apartments, which are seeing demand increase year on year. Due to this imbalance in supply and demand, property values in Manchester are rising fast.

Over the year to January 2021, the average property price growth for UK cities was 4.3%, according to the UK Cities House Price Index from Hometrack. For Manchester over the same time period, prices went up by 6.3% - a huge and superior margin. The same index shows that this will slow down across 2021 and beyond. This combination, along with affordable entry prices, makes Manchester the top choice for people who wish to purchase UK property.

At Alliance, we are proud to be a driving force behind Manchester’s growth, having three decades of experience in the city behind us. We take great pride in our buildings and are committed to producing award-winning developments which stand the test of time – like our flagship Manchester buildings AXIS and Oxygen.

Our determination to inspire, our scrupulous attention to detail and the specialist expertise of our team allows us to constantly raise the bar. This allows us to be at the forefront of the Manchester market and provide the very best luxury homes that the city has to offer.

Want to find out more about purchasing a property in Manchester? Talk to our team today.
Mr. Jason Turnbull, Deputy Managing Director cum Chief Financial Officer at Masterise Homes, says he is proud to introduce this one-of-a-kind project to Hong Kong as it will be Vietnam’s new icon and global landmark. “Located at the heritage landmark of Bason, the crown jewel Grand Marina, Saigon is born under the vision of creating exquisite real estate developments to impeccable standards - a legacy that can be passed on to generation after generation,” he adds.

Mr. Kingston Lai, Founder & CEO of Ashton Hawks, points out that Hong Kong is no stranger to Vietnam’s real estate market due to its phenomenal potentials. “We believe branded residences will withstand shocks and challenges and sustain their value over time,” he stresses. “Grand Marina, Saigon is a rare opportunity that ticks all the boxes, especially for the savvy and affluent who are looking to expand their portfolio with yet another trophy asset,” Lai concludes. “We are delighted to partner with Masterise Homes to offer Grand Marina, Saigon to Hong Kong and beyond.”

For more exclusive information on the potential of Urban Branded Residences and how they impact Vietnam’s fast-growing luxury real estate market, please contact Ashton Hawks.

As a steady economic outperformer in southeast Asia, Vietnam has surpassed China in its GDP growth rate. Also, CEIC and DBS economists predict that the Vietnamese economy could grow significantly in the next ten years and surpass Singapore by 2029.

While the global economic slowdown has impacted countries, big and small, around the world, Vietnam has been an exception. One of the reasons is that the trade war has prompted many manufacturers to relocate to Vietnam to escape the increased tariffs. As the largest city in the country, Ho Chi Minh City stands out as an economic hub with the strongest growth potentials.

Grand Marina, Saigon

In a press conference held on March 16, Ashton Hawks introduced the world’s largest Marriott Branded Residences – Grand Marina, Saigon, a luxury property that is poised to become the most desirable and iconic residential address of the city with its unsurpassed waterfront position in Ho Chi Minh City’s District 1.

A pioneer in Vietnam of the Urban Branded Residences Concept, the development is a 10-hectare riverfront large-scale, mixed-use complex with ultra-luxe residential, office and commercial properties, alongside a landmark 850-metre Waterfront Promenade. Overlooking fetching views of Saigon River will be eight resplendent residential towers rising from the tranquil shorefront.

Grand Marina, Saigon offers not only extensive amenities, tailored service and lifestyle benefits, but also an everyday access to the ultimate Marriott experience of elevated modern living. The development is Marriott International’s largest branded residence project in the world, and the company’s first foray into Vietnam’s highly vibrant branded residential market segment.

Residents can take advantage of the unparalleled access to the city’s cultural and commercial centers, with the country’s finest schools, restaurants, shopping destinations at the doorstep. The upcoming Metro link close by will put the entire city within easy reach.

The First Marriott Branded Residences in Vietnam

With a thriving luxury property market and low entry prices against the background of a booming economy, not to mention its rich cultural heritage, picturesque beaches, and mouth-watering food, Vietnam is fast becoming one of Asia’s hottest destinations to visit and live.
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.

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 Nanotech Matt Materials 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.
Hong Kong-based Tai Ping’s custom handmade carpets have been chosen to grace the floors of China’s ultraprime Qian Tang Residence show flat, designed by Hangzhou-based NVD Interior Design. The designer chose the carpets to furnish the 7,200 sq ft, one-story apartment, as they chime in well with the contemporary Chinese aesthetic of the property by the Qiantang River.

Taking pride of place in the living room is HOV III by Noë Duchaufour. The black-and-white piece from Tai Ping’s Raw collection matches the marble wall, while its organic irregular edges add a sense of fluidity.

As the dining room is heavy on Chinese accents, with its abundance of marble and gold, the designer chose the Yukiwa rug from the Reves d’Orient collection. Kenzo Takada’s delicately nuanced blue, mustard and beige palette envelopes the dining table in a harmonious circle for a loving family meal.

This matches the restful neutrals of the bedrooms, which are decorated with a muted beige, pink and green Abalone I carpet from the Tides collection and a geometric Archetype BO2 from the Anthology collection to accentuate the herringbone tiles.

The area with the biggest wow factor is the study. From the majestic leaf print wallpaper to actual pots and plants, as well as a table full of herbal fragrance, the room is inspired by tropical landscapes. To match this greenery, Tai Ping artisans handcrafted a bespoke rug to mimic a freshly mown lawn – complete with three-dimensional daisies.
Miami in the 1980s was the holiday place to be. Imagine the sunshine casting a golden glow over some pastel Art Deco facade and you will get what Miami Nice, Francfranc’s spring/summer collection, is all about.

Inspired by the city’s vitality in the 1980s, the collection is filled with retro and unique designs.

Vivid colors and avantgarde geometric patterns bring that sparkling, carefree Miami style into your home.

One item that perfectly embodies the collection is the Lotus personal chair. Its turquoise string upholstery brings to mind the cane furniture beloved during the period and is nicely contrasted by a fuchsia aluminum frame.

Alternatively, if you don’t want to totally buy into the Miami look, you can update your home with pops of color in the form of cute cactus-shaped cushions, retro print tumblers, acrylic art or pastel vases.
Directory

Eight Kwai Fong Happy Valley
2818 1388
www.8kwaifong.com.hk

Aqualuna Residences
1800 068 830 (Australia)
www.aqualunasydney.com

Algburth / Branksome Crest / Branksome Grande / Tavistock
2818 2200
www.kerryprops.com

Resiglow
7A Shan Kwong Road, Happy Valley
2967 2200
www.resiglow.com.hk

Alliance Investments
9244 2880
www.alliance-investments.com.hk

Apartment O
5 Hoi Ping Road, Causeway Bay
2967 2200
www.apartmento.hk

Ashton Hawks
2155 4421
www.ashtonhawks.com

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

Century 21 Goodwin International
2947 3348
www.century21.hk

Chelsea court
63 Mount Kellett Road, The Peak, Hong Kong
2118 8046
www.chelseacourt.com.hk

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

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

Francfranc Hong Kong
hk.francfranc.net

Jade Land Properties (HK) Limited
2869-6883
www.jadeland.hk

JLL
www.jll.com.hk

Knight Frank
www.knightfrank.com.hk

Mia Cucina (Kitchens by Towngas)
2867 2700
www.towngasmiacucina.com
Facebook: towngas.miacucina

Pacific View
38 Tai Tam Road, Tai Tam, Hong Kong
9228 2931
www.signaturehomes.com.hk

Prestige Investment International Limited
9386 4994
www.prestigeinvestment.org

Ray White Hong Kong
www.raywhitelike.com

Sheng Tai Group (HK) Limited
3563 8905
www.shengtaiinternational.com

Tai Ping Carpets
www.tapingent.com

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

Zebraland Property
6998 4646
www.zebraland.com

Property services made to measure
one unique property. Yours.

Your property is unique.

But most property management companies don’t see it that way.

They apply a standardised approach. Their understanding of your property is represented by a form with a few boxes filled in.

It makes far more sense to have your property handled by your own specialist team.

A team of surveyors, engineers, marketing specialists, negotiators and managers.

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

CP Property Services. We’re your team.

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

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

TREGUNTER PATH • MID-LEVELS • HONG KONG