



# LUXURY PROPERTY

**The  
Standard**


SPECIAL EDITION 2017

# ST MORITZ

## 雲端

萬千世界之中 千萬世人之上



 新鴻基地產

發展項目名稱：雲端 區域：沙田 本發展項目的街道名稱及門牌號數：麗坪路88號\* 賣方就本發展項目指定的互聯網網站的網址：[www.stmoritz.com.hk](http://www.stmoritz.com.hk) 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。 查詢熱線：+852 3119 0008

賣方：創福集團有限公司 賣方之控股公司：Kaiberg Enterprises Limited、Time Effort Limited、新鴻基地產發展有限公司 本發展項目的認可人士：呂元祥博士 本發展項目的認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：呂元祥建築師事務所（香港）有限公司 本發展項目的承建商：駿輝建築有限公司 就本發展項目中的住宅物業的出售而代表擁有人行事的律師事務所：徐嘉慎律師事務所 已為本發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：香港上海滙豐銀行有限公司（於開售前提供） 已為本發展項目的建造提供貸款的任何其他人：Sun Hung Kai Properties Holding Investment Limited 盡賣方所知，由本發展項目的認可人士提供的本發展項目之預計關鍵日期：2017年6月30日（「關鍵日期」指批地文件的條件就本發展項目而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。） 本廣告由賣方發布或在賣方的同意下由另一人發布。 賣方建議準買方參閱有關售樓說明書，以了解本發展項目的資料。 本廣告中之相片及/或繪圖並非於本發展項目實景拍攝，純屬設計師對有關發展項目之想像，由電腦模擬及處理，僅供參考，亦並非說明本發展項目最後完成之外觀或其景觀。發展項目的批准建築圖則會不時修改，落成後之詳情可能與該些相片及/或繪圖有所不同，該些相片及/或繪圖經電腦修飾處理，相片及/或繪圖內的設計、建築、設施、裝置、裝修物料、設備、裝置物及其他物件等及其展示之景觀和環境不一定會在本發展項目或其附近範圍出現，僅供參考，且不構成任何賣方就本發展項目或其任何部份不論明示或隱含之任何要約、承諾、陳述或保證。有關發展項目的詳細資料，請參考售樓說明書。 \*此臨時門牌號數有待本發展項目建成時確認 本發展項目的預售樓花同意書待批。 本廣告之印製日期：2016年12月15日

# ISLAND GARDEN 香島

YOUR GATEWAY TO SOUTHSIDE LIVING 香島

## THIS IS MY NATURE

自然而然

Balance,  
We strive to achieve it, but easier said than done.  
Situated on Mount Parker's hillside, between city and nature, between social and private.  
Five minutes drive# from Tai Tam Road to South side, breeze through mountains, greeneries, and the sea.

Property Address: 33 Chai Wan Road\* | No. of Towers: 4 Towers (Tower 1, 2, 3 and 5)  
No. of units: 470 | Flat Mix: 1-Bedroom to 4-Bedroom & Special Units  
Sales office: G/F, Citicorp Centre, 18 Whitfield Road, North Point | Opening Hours: 11:00 - 19:00

Rendering of the development\*  
This photograph was taken above the Development on 26 July 2016. It has been processed with computerized imaging techniques, with rendering of the Development added thereto. It is for reference only. The surrounding environment, buildings and facilities around the Development may change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities around the Development.



ISLAND GARDEN, facing Mount Parker on one side and Lei Yue Mun Park and Holiday Village on the other, residents can enjoy the surrounding mountain view\*.

ISLAND GARDEN, the heart of verdant nature close to near 2,300 hectares<sup>A</sup> of green areas. The Eastern Corridor and The Eastern Harbour Crossing, provide a speedy access to the business hubs of Central, Island East and East Kowloon.

ISLAND GARDEN. Completely balanced.  
Best of both worlds.

ENQUIRY:

8102 8366

SALES AGENT:

 南豐物業代理有限公司  
Nan Fung Property Agency Ltd

DEVELOPER:

 南豐集團  
NAN FUNG GROUP

DOWNLOAD THE MOBILE APP TO EXPERIENCE MORE

  #THISISMYNATURE

 YouTube  THIS IS MY NATURE



District: Shau Kei Wan  
Name of the street and the street number: 33 Chai Wan Road\* The website address designated by the Vendor for the

Development: [www.islandgarden.com.hk](http://www.islandgarden.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.

Vendor: Timse Enterprises Limited. Holding companies of the Vendor: Chen's Group International Limited, Chen's Group Holdings Limited, Nan Fung International Holdings Limited, Nan Fung Group Holdings Limited, Nan Fung Property (Hong Kong) Holdings Limited and Jetfield Resources Limited. Authorized Person for the Development: Dr. Lu Yuen Cheung Ronald. Firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: Ronald Lu & Partners (Hong Kong) Limited. Building Contractor for the Development: Bardon Construction Company Limited. Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo and Guantao & Chow Solicitors & Notaries. Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: China Construction Bank (Asia) Corporation Limited. Other persons who have made a loan for the construction of the Development: Nan Fung Property Consolidated Limited and Richmass Trading Limited. The estimated material date for the Development as provided by the Authorized Person for the Development to the best of the Vendor's knowledge: 31 January 2019. (\*Material date means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase for the purpose of the agreement for sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).) This advertisement is published by the Vendor or with the consent of the Vendor. \*The above provisional street number is subject to confirmation when the Development is completed. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. # Source of journey times by car from the Development to the above places: Google Map, [maps.google.com.hk](https://maps.google.com.hk) (date of reference: 2016/09/02) The actual journey time is subject to contemporaneous traffic condition. All information does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied. \*The renderings of the Development in this advertisement/promotional material are not taken from the Development and have been processed with computerized imaging techniques. The facilities, layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, lighting effects, furniture, decorative items, plants, landscaping and other objects and the views thereat may not appear in the Development or its vicinity when the Development is completed. The renderings only show the general appearance of the Development. The structures and surrounding environment of the Development have not been shown in the renderings or may be different from the reality. This advertisement/promotional material does not reflect the actual view or the external appearance of the Development. The renderings and the content contained therein are for reference only. This advertisement/promotional material does not constitute any offer, representation, undertaking or warranty whatsoever, whether express or implied, on the part of the Vendor. The surrounding environment, buildings and facilities around the Development may change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whatsoever, whether express or implied, regarding the surrounding environment, buildings and facilities around the Development. A Source: Agriculture, Fisheries and Conservation Department, [http://www.afcd.gov.hk/english/country/cou\\_vis/cou\\_vis\\_cou\\_vis/images/KeyPlan\\_1CP\\_SA.jpg](http://www.afcd.gov.hk/english/country/cou_vis/cou_vis_cou_vis/images/KeyPlan_1CP_SA.jpg) (date of reference 2016/08/26); Lei Yue Mun Park and Holiday Village [http://www.lcsd.gov.hk/en/camp/p\\_lymp.php](http://www.lcsd.gov.hk/en/camp/p_lymp.php) (date of reference 2016/08/26); Victoria Park <http://www.lcsd.gov.hk/en/parks/vp/index.html> (date of reference 2016/08/26) (Date of printing: 15 Dec 2016)





# Chantilly

肇輝臺6號  
6 SHIU FAI TERRACE

*A splendid residence neighbouring Stubbs Road*

*5-bedroom with 4 en-suites or*

*4-bedroom with 2 en-suites layout\**

*Saleable areas 2,816 sq ft or 2,805 sq ft*

Viewing by Appointment **2880 1838**  嘉華國際  
K WAH INTERNATIONAL

District: Mid-Levels East | Street number and name of the street: 6 Shiu Fai Terrace  
Designated website for the development: [www.chantilly.com.hk](http://www.chantilly.com.hk)

The photographs, images, drawing 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.

Vendor: Grand Spark Limited, Citigrand Hong Kong Limited and Dragon Mark International Limited | Holding company of the Vendor: K. Wah International Holdings Limited, Sulfair Enterprises Limited, K. Wah Stones (Holdings) Limited and K. Wah Properties Investment Limited | Authorized person for the development: Peter C. C. Mak | Firm or corporation of which the authorized person of the development is a proprietor, director or employee in his professional capacity: WMKY Limited | Building contractor for the development: Grand Tech Construction Co. Ltd. | Firm of solicitors acting for the Vendor in relation to the sale of residential properties in the development: P. O. Woo & Co. | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Bank of China (Hong Kong) Limited (Note: the loan has been repaid in full) | Other person who has made a loan for the construction of the development: K. Wah Properties Investment Limited

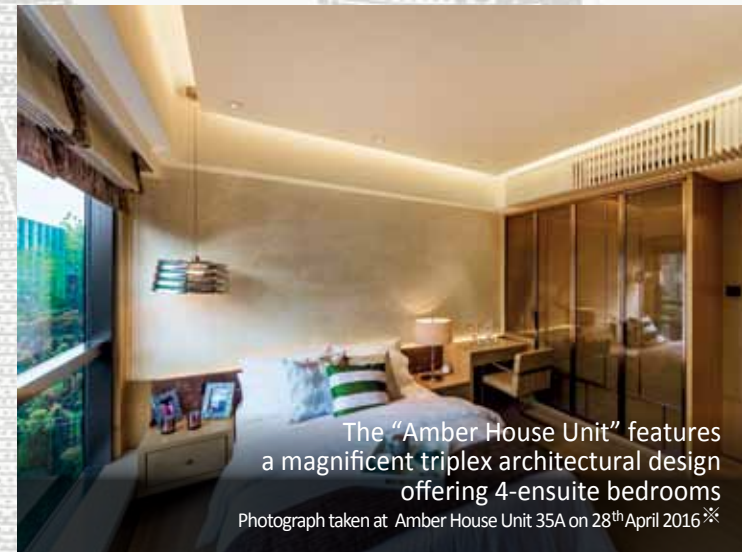
\* Grand Spark Limited is the vendor of all specified residential properties in the development save and except Unit A on 2/F and Unit B on 15/F. Citigrand Hong Kong Limited is the vendor of the following specified residential property in the development: Unit A on 2/F. Dragon Mark International Limited is the vendor of the following specified residential property in the development: Unit B on 15/F. "Specified residential properties" means any residential property to which the Residential Properties (First-hand Sales) Ordinance (Cap. 621) applies by virtue of section 10 thereof. | \* The identical holding companies of Grand Spark Limited, Citigrand Hong Kong Limited and Dragon Mark International Limited are K. Wah International Holdings Limited, Sulfair Enterprises Limited, K. Wah Stones (Holdings) Limited and K. Wah Properties Investment Limited. | This advertisement is published by the Vendor or under the consent of the Vendor. A prospective purchaser is advised to refer to the sales brochure for any information on the development. Date of printing: 15 Jan 2017 | This advertisement/promotional material does not constitute and shall not be construed as constituting any offer, representation, warranty or contractual term whether expressed or implied (whether related to view or not). | \* For the 5-bedroom unit with 4 en-suites, 2 of the en-suites bedrooms share the same bathroom.



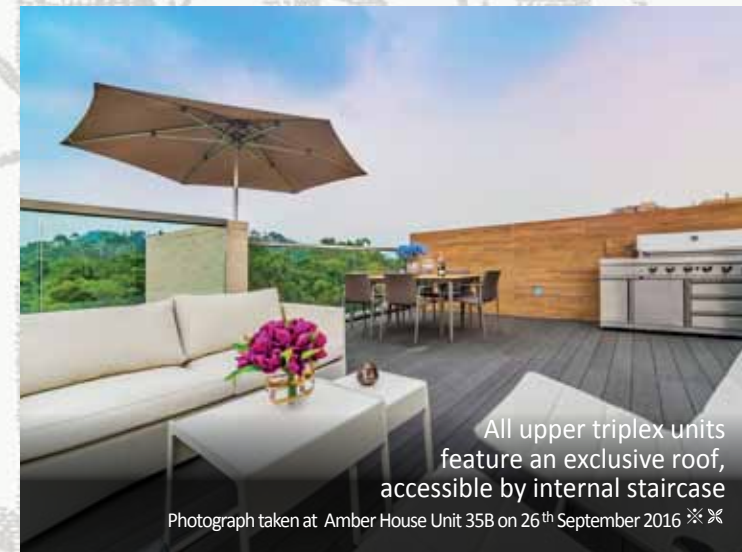
琨崙  
JADE GROVE

Actual on-site photo

Photograph taken at Jade Grove on 22 November 2016



The "Amber House Unit" features a magnificent triplex architectural design offering 4-ensuite bedrooms  
Photograph taken at Amber House Unit 35A on 28<sup>th</sup> April 2016



All upper triplex units feature an exclusive roof, accessible by internal staircase

Photograph taken at Amber House Unit 35B on 26<sup>th</sup> September 2016

Situated in the prime location of Tuen Mun, with an approximately 30-minute drive you can reach Kowloon Station, Central or Shenzhen Bay\*

Close proximity to the Hong Kong Gold Coast and a renowned international school of Hong Kong<sup>+</sup>

Awarded "Final Platinum" in Hong Kong Green Building Council's BEAM Plus Programme<sup>△</sup>

District: Tuen Mun

Street name and number for this Development : 8 Tsing Fat Lane

Website Address<sup>^</sup>: [www.jadegrove.com.hk](http://www.jadegrove.com.hk)

Tel: 2618 1970

華懋集團  
Chinachem Group

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.

This advertisement is published by, or with the consent of, the vendor.

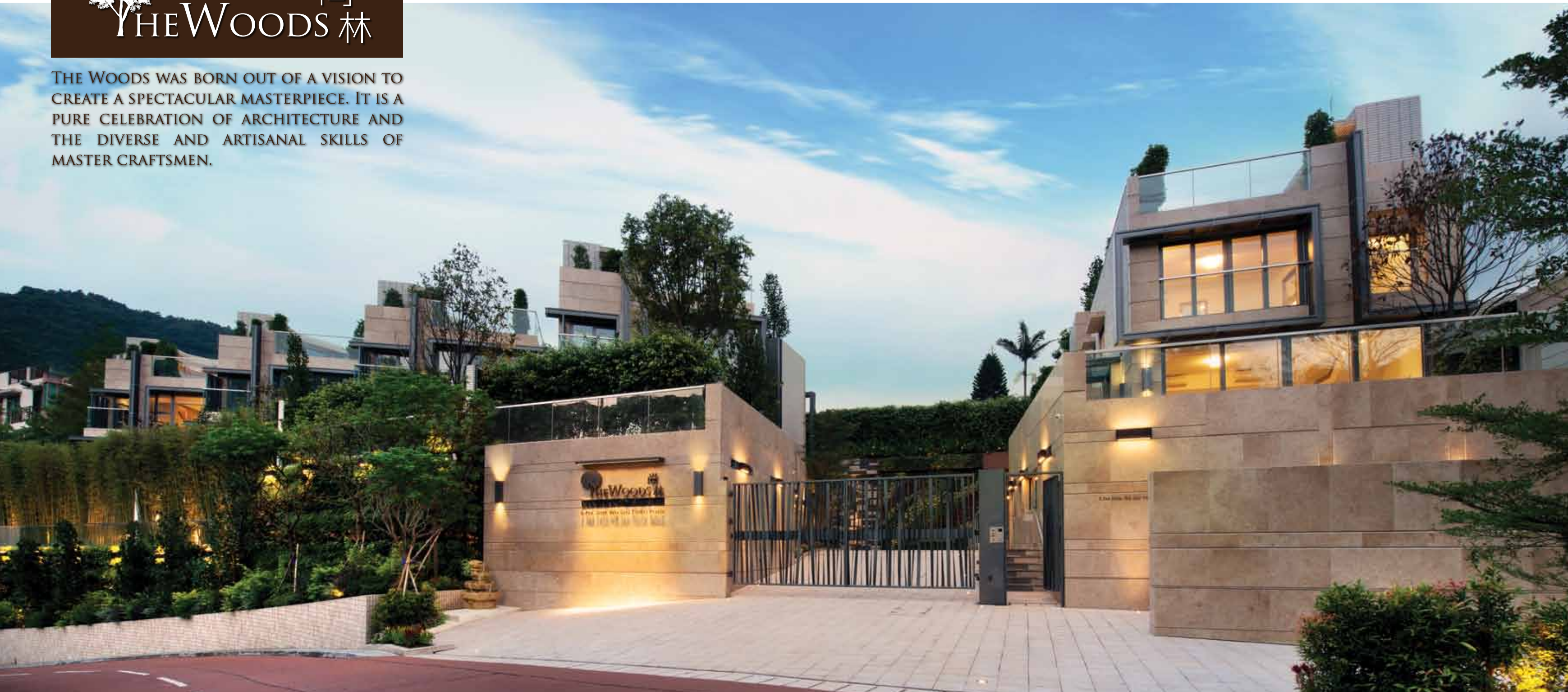
Vendor: Citi-Sky Development Limited. | Holding Company of the Vendor: Chime Corporation Limited. | Authorized Person: Mr. Li Chi Ming, Eric. | The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity: CASA Design International Limited. | Building Contractor: Chevalier (Construction) Co. Ltd. | Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Ford, Kwan & Company, Vincent T.K. Cheung, Yap & Co. | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Nil. | Other person who has made a loan for the construction of the Development: Chinachem Agencies Limited. | Prospective purchasers are advised to refer to the sales brochure for any information of the Development.

\*According to the estimation and calculation by Google Maps, going to the International Commercial Centre (ICC) and Central via Route 3 requires 26 minutes and 31 minutes respectively, travelling time from the site to Shenzhen Bay via Castle Peak Road requires 27 minutes. The above information is for reference only and the actual travelling time might take longer, subject to actual traffic and weather conditions. | <sup>+</sup> Sources of information: <http://edb.hkcdcity.net/internationalschools/searchResult.php?id=18&lang=en>, for reference only | <sup>△</sup> Source of information: <http://greenbuilding.hkgbc.org.hk/zh/projects/view/57>, for reference only | <sup>\*</sup> The fittings and finishes as shown in this photograph are not the standard provisions included in the unit upon handover. Please refer to the sales brochure for details. | <sup>\*</sup> The photo is enhanced by computer graphic, for reference only | <sup>^</sup> Website to be designated by the Vendor for the Development for purposes of Part 2 of Residential Properties (First-hand Sales) Ordinance.

Date of Printing: 16 January 2017



THE WOODS WAS BORN OUT OF A VISION TO CREATE A SPECTACULAR MASTERPIECE. IT IS A PURE CELEBRATION OF ARCHITECTURE AND THE DIVERSE AND ARTISANAL SKILLS OF MASTER CRAFTSMEN.



國際集團  
International Group



大富控股有限公司  
Tai Fu Holdings Limited

Enquiry :  
**8108 6060**  
www.thewoods.com.hk



Name of street and street number of the development:

Villa A : 2 Pak Shek Wo San Tsuen Road

Villas B to F : 6 Pak Shek Wo San Tsuen Road

District: Tseng Lan Shue

Website: [www.thewoods.com.hk](http://www.thewoods.com.hk)#

#The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance.

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.

This advertisement is published by the vendor, Stanhope Holdings Limited, or is published with the consent of the vendor. The vendor also advises prospective purchasers to refer to the sales brochure for any information on the development.  
• Vendor: Stanhope Holdings Limited • Holding company of the vendor: Not applicable • Authorized person for the development: Ms. Pi Tsui Man Angelina • The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity: Barrie Ho Architecture Interiors Ltd. • Building contractor for the development: Leung Cheung Shing Construction & Eng. Co. Ltd. • The firm of solicitors acting for the owner in relation to the sale of the residential properties in the development: Bernard Wong & Co. • Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Chong Hing Bank Limited • Any other person who has made a loan for the construction of the development: Not applicable  
Printing date: 16 January 2017

# HILLTOP HOUSE<sup>+</sup>

Commanding 270° panoramic view



LUXURY HOUSE LIVING



homantin hillside  
何文田山畔



District: Hung Hom

Name of the Street and the Street Number: 8 Wai Yin Path

Reservation hotline: 2752 2288

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. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. Website: [www.homantinhillside.hk](http://www.homantinhillside.hk)#

# Website containing electronic copies of register of transaction(s), sales arrangement(s), deed of mutual covenant, aerial photograph, price list(s) and sales brochure. This advertisement is published by the Vendor. Vendor: Brave Sky Investments Limited. Holding company of the Vendor: Not Applicable. Authorized Person: Mr. Ronald P. C. Liang of LWK & Partners (HK) Limited. Building Contractor: Bordon Construction Company Limited. Vendor's Solicitors: F. Zimmern & Co. Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: DBS Bank Ltd., Hong Kong Branch and BNP Paribas Hong Kong Branch (The Mortgage was discharged on 31<sup>st</sup> March 2016). Other persons who have made a loan for the construction of the Development: Ace Guide Investments Limited and Janwell Development Limited. Printing Date: 16<sup>th</sup> January 2017. \*"Hilltop House" refer to the duplex unit 31A-32A with rooftop, Tower 1 of the development. All descriptions in this advertisement are applied for the duplex unit 31A-32A with rooftop, Tower 1 of the development only. All photos in this advertising are taken on-site of the duplex unit 31A-32A with rooftop, Tower 1 of the development during 23<sup>rd</sup> September, 2016 and 26<sup>th</sup> October, 2016 representatively. The photos have been edited and processed with computerized imaging techniques, which are for reference only.





THE PAVILIA HILL  
柏傲山

SERENITY ABOVE THE CITY

- In close proximity to 荃灣 MTR Tin Hau Station
- Large-scale Hong Kong Island residential project
- Landscape garden and clubhouse created by world's foremost Japanese designers Shunmyo Masuno and Koichiro Ikebuchi respectively
- Clubhouse amenities including Swimming Pool, Onsen Salon, 2 Function Rooms, 2 Children Play Areas and Gymnasium etc.

ON-SITE SHOWFLATS ARE NOW AVAILABLE FOR VIEWING  
11am - 8pm, Monday to Sunday



[www.thepavilahill.com.hk](http://www.thepavilahill.com.hk)#

Name of the street and the street number: 18A Tin Hau Temple Road District: North Point  
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 address of the website designated by the vendor for the development for the purpose of Part 2 of the Residential Properties (First-hand Sales) Ordinance. Date of Printing: 15 January 2016

Vendor: Silver Rich Holdings Limited, Fook Hang Trading Company Limited, Holding company of the vendor (Silver Rich Holdings Limited); New World Development Company Limited, Fook Hang Trading Company Limited, Holding company of the vendor (Fook Hang Trading Company Limited); New World Development Company Limited. Authorized person for the development: Ms. Chan Wan Ming of P&T Architects and Engineers Ltd. Building contractor for the development: Hip Hing Builders Company Limited. The firm of solicitors acting for the owner in relation to the sale of the residential properties in the development: 1. Woo, Kwan, Lee & Lo, 2. Vincent T.K. Cheung, Yap & Co. Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: 1. Bank of China (Hong Kong) Limited\*, 2. The Hongkong and Shanghai Banking Corporation Limited\*\*, 3. Standard Chartered Bank (Hong Kong) Limited\*. Any other person who has made a loan for the construction of the development: 1. New World Development Company Limited\* 2. Kam Wah Investment Company Limited\*. \*The loan has been settled and the bank undertaking has been released. \*\*The loan has been settled. This advertisement is published by the vendor of THE PAVILIA HILL. Prospective purchasers are advised to refer to the sales brochure for any information on the development. Image 1: This photograph was taken on 22 April 2016 at the clubhouse of the development, and have been edited and processed with computerized imaging techniques. Image 2 & 3: These photographs were taken on 22 April 2016 at the development, and have been edited and processed with computerized imaging techniques.

8339 3838

Holding company of the vendor:  
 新世界發展有限公司  
New World Development Company Limited

Other investor in the development:  
 協成行發展有限公司  
HIP SHING HONG (HOLDINGS) COMPANY LIMITED



Download music



# NAPA

SAVOUR THE GOODNESS OF LIFE



The images are not for sale. The Development is by appointment only.

## SAVOUR THE GOODNESS OF LIFE

When you enjoy the luxury of time, you notice the beauty that surrounds you.

- House and low-density living in the prestigious So Kwun Wat area
- Near to the future Hong Kong – Zhuhai – Macao Bridge<sup>1</sup>, Hong Kong - Shenzhen Western Corridor and the Hong Kong International Airport, strategically located for access to Guangdong, Macau and around the globe
- Close to the renowned Harrow International School Hong Kong
- Spectacular views of greenery with a resort-style clubhouse
- Low-rise apartment units (2, 3 and 4-bedroom special units)
- Exquisite villas with individual gardens and rooftops

**WHEELOCK**  
PROPERTIES  
會德豐地產

2118 2000  
www.napahk.com.hk



Rendering of NAPA

Name of the street and the street number of the development: 88 So Kwun Wat Road\* District: Tuen Mun \*The above provisional street number is subject to the Rating and Valuation Department's confirmation when the Development is completed. 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 address of the website designated by the vendor for the development: [www.napahk.com.hk](http://www.napahk.com.hk)

1. This is a proposed railway line and is subject to government approval. It is not a confirmed project. The above information is for general reference only and does not constitute an offer of the Development. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement.

Whelock Properties (China) Limited is the sole agent for the sale of the Development. Any information in this advertisement is for general reference only and does not constitute an offer of the Development. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement. The Developer is not responsible for any loss or damage caused by the use of the information in this advertisement.

# 南區 MARINA SOUTH 左岸

從「南區·左岸」實地拍攝之景觀+

帆影·地鐵 境流轉



✳ 金鐘

✳ 海洋公園

✳ 黃竹坑

✳ 利東



外觀設計概念圖  
其座向與實地相片並非一致

## 港島南 深灣畔 矜罕臨海大宅

「南區·左岸」前臨深灣，滿目碧海藍天<sup>o</sup>，海濱生活悠然起航。  
港鐵南港島綫，接連金鐘都會與臨海生活，隨心流轉。  
置身豪華會所裡<sup>□</sup>，一闌歌、一支舞、一席盛宴，見逸致，顯矜貴。  
單位實用面積<sup>◆</sup>由1,681至2,728平方呎。

現樓單位 歡迎預約參觀



「南區·左岸」主入口實景拍攝<sup>o</sup>

<sup>o</sup>上述實景拍攝相片經電腦修飾處理。



「南區·左岸」盛宴廳實景拍攝<sup>o</sup>



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The successive rounds of cooling measures announced by the government to curb the irrational exuberance in the property market has worked as far as scaring off speculators is concerned. But if they hope to make housing more affordable, they are nowhere near achieving their target.

Intervention in a free market often brings unforeseen results. Take the punitive stamp duty on properties that are re-sold within three years of purchase, while the measure is aimed at discouraging short-term speculation, it has also drastically reduced the number of properties offered for sale in the secondary market. This is a prime reason for the prices to remain stubbornly high.

It must be borne in mind that some 60% of property owners have paid off their mortgages, so rate rise is not a major worry, and there is generally little or no pressure for fire sales. When the market is soft, owners simply withdraw their properties from sale and put them on the lease market instead. This situation is reflected in the continued shrinkage of the secondary market in the overall property transactions.

On new supplies in the primary market, Anthony Cheung, Secretary for Transport and Housing, recently conceded that there is a gap between the housing supply target for the next ten years and the land available to meet those needs. It has become more difficult to find sites, and the planning process has become more lengthy and complicated.

On the other hand, the insatiable demand for housing continues unabated. The situation is exacerbated by recent inflow of hot money in search of better yields and a hedge for currency fluctuations. And unless the Renminbi stages a respectable rebound, we shall see more luxury properties and land scooped up by Mainland investors in the foreseeable future.

As a first-tier metropolis of the world, Hong Kong is a coveted place for living and investment, and its property will always enjoy a premium.



Features Editor



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# CONTENTS

---



## LUXURY RESIDENTIAL

- 012 **GRAND YOHO**  
Where everything you need is at your doorsteps
- 014 **BOWEN'S LOOKOUT**  
Distinguished Lookout
- 016 **CHANTILLY**  
A splendid residence neighbouring Stubbs Road
- 018 **COMMUNE MODERN**  
Welcome back to nature
- 020 **HOMANTIN HILLSIDE**  
Unparalleled Glamour and Chic
- 022 **ISLAND GARDEN**  
Contemporary elegance in the lap of nature
- 024 **JADE GROVE**  
The crown jewel of Castle Peak Road
- 026 **O'SOUTH**  
23 Tong Chun Street -  
The grand finale in Tseung Kwan O South
- 028 **ONE HOMANTIN**  
An opulent residence in the heart of the city
- 030 **PALOMA BAY**  
Idyllic island living
- 032 **PARK MEDITERRANEAN**  
Everyday resort living par excellence
- 034 **THE PAVILIA HILL**  
Serene ambience in the heart of the city
- 036 **PACIFIC PALISADES**  
Resort living in the heart of the city
- 038 **STARS BY THE HARBOUR**  
Opulent living by the harbour
- 040 **THE SUMMIT**  
The pinnacle of exquisite living
- 042 **THREE BAYS**  
Blissful tranquility by the sea
- 044 **THE WOODS**  
The secret garden residence for the privileged few
- 046 **THE ZUMURUD**  
Luxury pads at the core of the city

## LUXURY SUITES

- 050 **THE CAMPHORA**  
Heritage meets modern touch
- 052 **CITADINES MERCER HONG KONG**  
Ideal location in the CBD
- 053 **HOTEL PRAVO HONG KONG**  
Right in the heart of Kowloon
- 054 **SOMERSET VICTORIA PARK HONG KONG**  
In the hub of metropolitan Hong Kong
- 055 **THE STANLEY ORIENTAL HOTEL**  
Seaside resort living
- 056 **D'HOME**  
There's no place like home
- 058 **FOUR SEASONS PLACE HONG KONG**  
Luxury at its core
- 060 **GARDENEAST SERVICED APARTMENTS**  
A haven of tranquility
- 064 **GATEWAY APARTMENTS**  
Your Gateway to Contemporary Luxury
- 066 **HONG KONG GOLD COAST RESIDENCES**  
Beach resort living
- 068 **THE HARBOURVIEW PLACE @ ICC MEGALOPOLIS**  
Premium living with gorgeous harbour views
- 070 **THE JOHNSTON SUITES**  
A refined city life
- 072 **KORNHILL APARTMENTS**  
Home comforts
- 074 **VEGA SUITES**  
Chic, contemporary and premium living
- 076 **THE VENTRIS**  
A coveted address



# CONTENTS



## CHINA, MACAU & OVERSEAS

- |   |  |
|---|--|
| 080 <b>SAVILLS, MACAU</b><br>Macau Overview   | 092 <b>THE MONUMENT THONG LO</b><br>Spacious Luxury in the Thai capital  |
| 084 <b>MAGNOLIAS RATCHADAMRI BOULEVARD &amp; WALDORF ASTORIA BANGKOK</b>                    | 094 <b>GRAND TOWER</b><br>Living the high life in the heart of Frankfurt |
| 086 <b>ONYX APARTMENTS</b><br>Vibrant central London living                                 | 096 <b>HAMPSTEAD MANOR</b><br>Living in style with the literati          |
| 088 <b>COUNTRY GARDEN SILVER BEACH</b><br>Enjoy the sea view as Van Gogh would have seen it | 098 <b>ROYAL ALBERT WHARF</b><br>Waterside apartment living              |
| 089 <b>FOREST CITY</b><br>Smart city living in Malaysia                                     | 102 <b>LUXURY ART OF LIVING</b>  |
| 090 <b>BAYSWATER APARTMENTS</b><br>Elegant And Luxurious Living In Central London           |  |

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# “STEADY AS SHE GOES”

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The local property market has never been one for the faint-hearted as it went through yet another rollercoaster ride in 2016. Market pundits predict more of the same for the new year against a backdrop of rising interest rates and the high probability of more black swans emerging on the global horizon.

In spite of the heavy-handed official clampdown on the property market, and many looming uncertainties both locally and internationally, analysts are mostly optimistic on the outlook for 2017, and nobody is forecasting any major setbacks.

Willy Liu, CEO of Ricacorp Properties, is among the more bullish among market observers, predicting a small upward adjustment in prices for 2017 – 5% for small and medium units, and up to 8% for luxury properties. Rents will rise in tandem by about 8% for the former, and 3% for the latter. And in terms of the number of transactions, the number could reach the 60,000 mark, with the limelight again on the primary market rising by 12% to 20,000, and the secondary market dipping by 1.7% to the 40,000 mark.



Liu points out that the market made a slow and steady recovery in early 2016 as purchasing power gathered momentum, but there was limited speculative buying. What eventually fuelled the market was the increasing lack of alternative investment opportunities all over the world. So when the progressive devaluation of the Renminbi began to be felt, investment money began flooding into the local market.

The property market has also undergone a significant transformation as new properties continue to take an increasing share from the secondary market. The reason, as Liu explains, is that big developers have the financial resources to come up with easy payment terms and bonuses to counter the dampening effect of increased stamp duty.

Ever since the introduction of the first raft of cooling measures in 2010, the primary property market has taken an increasing share of the overall market, rising from 10% to about 31% by the end of 2016. This trend is set to continue, says Liu.

On the interest front, Liu says that even if the Fed lives up to its forecast of three upward adjustments for 2017, it would only bring the rate up to 1%, which does not translate into an unbearable burden for mortgage holders, not to mention the fact that Hong Kong may not necessarily follow the US in rate adjustments.

Liu is of the view that the new Chief Executive will probably adopt a wait-and-see attitude towards the property market, so there is unlikely to be any new drastic control measures, one way or the other. With the unrelenting demand for housing, and with supply still in catch-up mode at least in the short term, there is no downward pressure on property prices.







In analyzing the statistics for the 2016 property market, David Chan, Riacorp Properties' Director, points out that in the primary market, the total number of transactions and value will reach 17,900 and \$190.2 billion, representing an annual increase of 9% and 14% respectively. The value is a historic high thanks to a high turnover in luxury properties.

In the secondary market, transactions could just make the 40,000 mark, representing a dip of 1% compared to 2015, and a historic low since 1996. Transaction volume fell by about 3% to \$253.4 billion.

Based on figures for Hong Kong's 50 leading private housing estates, prices for small and medium units rose by 4.4% for the first eleven months in 2016, and could rise to 5.5% by the end of the year. The corresponding figures for luxury properties are 4% and 5% respectively.

Citing the top ten districts for property transactions in the secondary market in 2016 (up to December 14), Chan points out that Tuen Mun tops the league with 2,624 cases, followed by Tseung Kwan O with 2,390 cases.

On the basis of individual estates, Kingswood Villas in Tin Shui Wai is way ahead with 604 transactions (up 2%), followed by City One Shatin's 397 cases (down 3%). Taikoo Shing tops the list on the Island with 284 cases (up 30%), while Whampoa Garden fares best in Kowloon with 207 cases (up 3%).



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Based on a comprehensive master plan, YOHO was, from the very start, conceived with residents' convenience in mind. Commuting from Grand YOHO to other parts of Hong Kong cannot be easier as the residence is right next to Yuen Long station of the MTR West Rail Line. For commuters to the mainland, they can avail of the facilities in the YOHO mall waiting room, before making their way via escalator to the cross-border shuttle bus terminus.



### Shopping paradise

Providing one million square meters of retail space founded right below the residence, the YOHO Mall is the largest shopping mall along the MTR West Rail Line. Shopaholics need not worry about lugging bulky bags from their shopping spree, as home is right atop the mall. With a plethora of specialty boutiques, luxury brand shops, fine restaurants and cinemas, residents of Grand YOHO enjoy a dynamic urban lifestyle with all their community needs taken care of.

### Clubhouse for the privileged

Grand YOHO boasts the largest clubhouse in the YOHO Development, offering a comprehensive range of facilities. Its four spacious ballrooms give Grand YOHO a distinct edge over other properties. Featuring different themes, they make excellent venues for social functions. The grand ballroom on the fifth floor, in particular, possesses all the opulence for a wedding banquet.

The clubhouse comprises five outdoor pools and two indoor pools, including two massage pools and one children pool on the fifth and fifth-M floor. Other amenities include an indoor multi-purpose sports room, gym room, a ping-pong room, a snooker room, and even a kids-football court. There is also a barbecue site perfect for family bonding. The energetic little ones, meanwhile, will have a ball in the children's playroom. And for those who desire a serene environment to read or study, a reading room and a library fit the bill very nicely.

### GRAND YOHO

|           |  |
|-----------|--|
| Address   | No.9, Long Yat Road  |
| Developer | Sun Hung Kai Properties Limited                                |
| Website   | <a href="http://www.grandyoho.com.hk">www.grandyoho.com.hk</a> |
| Enquiry   | 3119 0008  |

# BOWEN'S LOOKOUT

## Distinguished Lookout

Nestled in the exclusive, low-density residential enclave of The Peak, Bowen's Lookout enjoys spectacular views of one of the world's most mesmerising harbours and dynamic cityscape, offering discerning guests sophisticated living with exclusivity.



### Coveted address

Bowen Road is home to luxury residences in soothing environs, and captures the most stunning section of the splendid Victoria Harbour. It is a blissful retreat from the hustle and bustle of the city without compromising connectivity.

Residents will relish the ease of commute to the thriving business and commercial hubs of Central and Admiralty. The trendy SoHo and Lan Kwai Fong precincts are also just a stone's throw away, offering a fascinating choice of fine dining restaurants and entertainment hotspots. Shopping ranges from high-end shopping malls to quaint boutiques, allowing you to shop for thoughtful

gifts, or designer brands to your heart's content, whilst not forgetting daily necessities.

### Exclusive residences

Bowen's Lookout offers elegantly appointed 25 apartments and one penthouse, each occupying an entire floor. The grand marble-floored lobby ensures the highest level of security with a smart-card identification system installed at each entrance. Every 2,388-square-foot apartment provides four bedrooms and two ensembles, while the 4,050 square-foot exclusive penthouse features five bedrooms, including two ensembles. Each unit features a private balcony that guarantees a breathtaking outlook any time of the day or night.

### Superb amenities

All units are stylishly furnished to the highest order with quality fittings, including a kitchen fitted with granite countertop, double sink, Pains single lever faucet, and Gaggenau built-in ovens. Residents have a choice of hosting their intimate gatherings at home, or in the property's cozy function room, where a well-equipped kitchen facilitates fine cooking. A spacious alfresco dining area also makes for an ideal location for enjoying a delicious meal with friends.

There is a comprehensive array of leisure facilities at your service. After an intense workout at the state-of-the-art indoor gymnasium, you may choose to pamper yourself at the Jacuzzi or the picturesque landscaped garden. Alternatively, you may indulge in sunbathing on the sun deck, while the children enjoy their fun time in the playroom. For people who appreciate the finer things in life, Bowen's Lookout is the very epitome of gracious living.



### BOWEN'S LOOKOUT

**Address** 13 Bowen Road, The Peak  
**No. of units** 26  
**Area (Apartments)** 2,388 s.f. (M.F.A) / 1,702 s.f. (S.F.A.)  
**Area (Penthouse)** 4,050 s.f. (M.F.A) / 2,739 s.f. (S.F.A.)  
**Layout** 4 bedrooms (Apartments);  
 5 bedrooms (Penthouse)  
**Developer** Sino Group  
**Enquiries** (852) 8207 7608  
**Website** [www.bowenslookout.com.hk](http://www.bowenslookout.com.hk)  
**Email** [leasingcs@sino.com](mailto:leasingcs@sino.com)



# CHANTILLY

## A splendid residence neighbouring Stubbs Road

Luxury residences at Chantilly with a generous sized living and dining room for a selected few.



Located in a prestigious Mid-Levels East residential area in the Stubbs Road neighbourhood, Chantilly overlooks a captivating view of the Happy Valley racecourse. It is detached from the hustle and bustle of the city and yet enjoys easy access to core business areas in Causeway Bay, Admiralty and Central, as well as internationally celebrated shops and 5-star hotels.

### Classical architectural design

French-inspired architecture with meticulous details and balconies wrapped in floral bushes create an ambience reminiscent of classic fairy tales. Each unit has its own private balcony with wide open and lush green views. Spacious and splendid residence offers a generous layout design featuring 5 bedrooms with 4 en-suites or 4 bedrooms with 2 en-suites with saleable areas of 2,816 sq ft or 2,805 sq ft respectively. Generous living and dining rooms render a premium and sophisticated level of living, perfect for families enjoying a delightful time together. Home-cooking lovers can show off their culinary talents in the fully equipped kitchen with renowned brands such as Sub-zero, Miele, Gaggenau and Poggenpohl.

### Unmatched privacy

The private lift lobby concept and state-of-the-art smart card access control system offer unmatched privacy for residents. With only 24 units at Chantilly, the development represents a privileged exclusivity and tranquility for a selected few.

### Prestigious school network

Situated close to distinguished local and international educational institutions such as Wah Yan College, Marymount Primary School, German Swiss International School, Bradbury School (ESF) and many more, Chantilly sits in a geographically ideal spot to nurture your next generation.

## CHANTILLY

|                     |  |
|---------------------|--|
| <b>Address</b>      | 6 Shiu Fai Terrace, Mid-Levels East, Hong Kong |
| <b>No. of units</b> | 24   |
| <b>Area</b>         | 2,805 or 2,816 sq ft (saleable area)           |
| <b>Layout</b>       | Four- and five-bedroom apartments              |
| <b>Developer</b>    | K. Wah International Holdings Limited          |
| <b>Enquiries</b>    | (852) 2880 1838                                |



# COMMUNE MODERN

## Welcome back to nature

Surrounded by breathtaking views of country parks in the lush green district of Fanling, Commune Modern combines all the essential elements of a peaceful community and a healthy lifestyle.



### A breath of fresh air

Dynamic developments in recent years have transformed Fanling into a thriving neighborhood with a comprehensive range of community facilities, and yet it still manages to retain much of its rustic charms and historical heritage. Located adjacent to the Pak Sin Leng Country Park, Commune Modern is a twin-tower residential development that enjoys an open, unobstructed outlook where every day is virtually a picnic in the park. Residents revel in the arms of nature as they avail of a wide variety of outdoor facilities against the superb backdrop of picturesque mountain views.

### Impeccable accessibility

Positioned strategically in the northern New Territories, Fanling is a boon for cross-border commuters as it enjoys easy access through various mainland border checkpoints. Just a few minutes' walk from the residence to Fanling MTR station, bus stops and mini-bus stations, residents can make connections to other parts of the city through the extensive transportation network.



### Unparalleled community amenities

The salubrious environment of Commune Modern is conducive to a healthy lifestyle, as the neighborhood brims with a wide array of recreational facilities, including golf course, bicycle trails, libraries, gym rooms, children's playgrounds, barbecue sites and more. In addition, there are plenty of fine restaurants, stylish boutiques, supermarkets and convenience stores at your doorsteps to meet everyday needs.

Featured with a 50-meter long outdoor swimming pool, a very rare length in the same district, the clubhouse has a wealth of sport and leisure facilities such as gym room, landscaped garden, barbecue sites, children's playground and a multi-function room for the residence to keep a healthy and balanced lifestyle.

### COMMUNE MODERN

|                     |  |
|---------------------|--|
| <b>Address</b>      | 28 Wo Fung Street, Fanling                                     |
| <b>No. of units</b> | 296  |
| <b>Layout</b>       | Studio to 3-bedroom  |
| <b>Unit Size</b>    | 235 – 645 sq ft  |
| <b>Developer</b>    | Sino Land Company Limited                                      |
| <b>Website</b>      | <a href="http://www.communemodern.hk">www.communemodern.hk</a> |

# HOMANTIN HILLSIDE

## Unparalleled Glamour and Chic

Nestled in the serenity of Wai Yin Path in a low-density residential area in the heart of central Kowloon, the luxury residence Homantin Hillside is the epitome of prestige and grandeur.



### Uncompromising quality

Homantin Hillside sports a gleaming pale gold sculptural base and sleek sky-blue curtain walls, with a unique fluidity in the design expressed in the form of curvaceous glass-fronted balconies that enhances its contemporary exuberance.

The best offering of Homantin Hillside lies in its Grand Floor Collection, comprising 12 distinguished units on the 29th to 32nd floor. The collection sets a new standard in terms of privacy and lifestyle, with generously-sized living and dining areas, and a choice from two to four bedrooms, some with additional flat roofs. The jewel in the crown is the awe-inspiring Hilltop House. True to its stately presentation, the opulent 1,857-square foot duplex penthouse comes with an extra large roof garden for your ultimate indulgence.

### Sophisticated Design

To create the refined style that meets the taste of discerning residents, the developer has specially engaged Ed Ng, the co-founder and principal of the award-winning Hong Kong-based design studio AB Concept, to design and furnish the Hilltop House.

Applying visionary concepts he has developed for top hotels, prime properties and fine restaurants, he has come up with luxurious finishes and topnotch materials to create an unparalleled stylish ambiance. The 11-ft tall ceiling and floor-to-ceiling windows have helped enrich the sense of space and brighten the home with natural light. Plus the 270-degree unobstructed view to be the backdrop, magnificent mountain views and landmarks of Hong Kong, including ifc, ICC and Kai Tak Cruise Terminal, are right within the sight.

A project jointly undertaken by Wing Tai Asia and Nan Fung Group, three masters from the world of architecture and design have focused on their considerable talents on Homantin Hillside: world-renowned architecture from Arquitectonica; interior design company Yabu Pushelberg (which has taken inspiration from its much-lauded work for the celebrated Park Hyatt, New York); and leading landscape designer Andy Sturgeon. Perfectly designed to give you a taste of fine living, Homantin Hillside is a perfect option to those discerning few to live in.

### HOMANTIN HILLSIDE

Enquiries 2752 2288

Website [www.homantinhillside.hk](http://www.homantinhillside.hk)



### Impeccable Location

Prestigiously standing on Wai Yin Path in a low-density residential area in the heart of central Kowloon, the residence Homantin Hillside perches at a prominent address and exudes the grandeur and prestige that exemplifies luxurious living. As it takes just 3 minutes of walking to the newly opened Homantin MTR Station at Exit A, the residence enjoys supreme connectivity with other parts of the city.

### Surrounded by Lush Greenery

In touch with 1.2 million square feet of green belt, the residence is flanked by the tranquility of the nature - a rare treat for a bustling city. Residents are greeted by sweeping views of the magnificent harbor, mountains and city that magically create varying moods from dawn to dusk into the starry night.



# ISLAND GARDEN

## Contemporary elegance in the lap of nature

As the latest luxury residential development in the Eastern district, Island Garden is an architectural masterpiece that capitalizes on its lofty position to take in the wonders of nature.

### Scenic location

Located on the low-density Eastern district, Island Garden enjoys a commanding, open outlook above the hustle and bustle of the city, with convenient access to transportation, and an easy drive to the serene southern beaches.

Island Garden is constructed on an elevated podium which measures 14.5 meters at its highest point. The project's front porch opens up to Mount Parker in all its splendour, while the picturesque Lei Yue Mun Park and Holiday Village sit at its backyard, endowing the development with some of the most coveted views on Hong Kong Island.

Outdoor enthusiasts will be thrilled by the many hiking options with trails that connect the development to a plethora of pristine havens brimming with a diversity of flora and fauna, within the Tai Tam Country Park and Shek O Country Park.



Rendering of the Development

### Premium address

On top of the beguiling natural landscape in its environs, Island Garden is close to the social hub of the Southern District, which is home to a number of premium private clubs, such as the American Club and Shek O Country Club. With a multitude of prestigious amenities within easy reach, the development offers a perfect home for those in pursuit of the good life.

Travelling a little further to the three celebrated hotspots of Soho East, Cityplaza and Stanley Main Street, residents will be able to satisfy their taste buds from sophisticated restaurants to casual eateries that have repeatedly made the Michelin Guide.

### Breathtaking design

The architectural design of Island Garden was conceived by the multi-award-winning architectural team of Ronald Lu & Partners, with the natural environment surrounding Mount Parker blending seamlessly with the de luxe residence.

The building exterior is in perfect harmony with its environs through the

copious use of natural stone, wood and glass elements. Exuding grace and grandeur, the entrance is embellished with a plaid pattern and dotted lines to create a warm and welcoming ambience.

The clubhouse of Island Garden aims to allow their residents to let their body and mind soar with the spirits of nature. It has a scenic view of Mount Parker, allowing residents to be taken away by the awe-inspiring greenery, and enjoy a moment of bliss in a life of leisure. The clubhouse is equipped with a rich selection of facilities, including an approximately 25 metres long indoor heated swimming pool with Jacuzzi area, banquet hall, children's playroom, video conference room, entertainment room and more.

### Elite school network

Families with children will cherish the educational options as Island Garden is grouped under a premium education network of distinguished institutions, including Belilios Public School, St. Mark's School, Cheung Chuk Shan College and Canossa College, as well as international schools, including Chinese International School, Delia School of Canada, French and Korean International School, etc.



Clubhouse rendering of 25m indoor Swimming pool



Clubhouse rendering of Banquet Hall



Clubhouse rendering of Children's Playroom



Clubhouse rendering of Entertainment Room



Clubhouse rendering of Video Conference room

### ISLAND GARDEN

**Address** 33 Chai Wan Road, Shau Kei Wan  
**No. of units** 470  
**Area** 485 sq. ft. - 2,290 sq. ft.  
**Layout** One- to five-bedroom apartments and duplexes  
**Developer** Nan Fung Group  
**Enquiries** 8102 8366  
**Website** [www.islandgarden.com.hk](http://www.islandgarden.com.hk)



# JADE GROVE

## The crown jewel of Castle Peak Road

If you have a penchant for luxury living, look no further than Jade Grove at the Castle Peak peninsula.



### Coveted location

A tree-lined road from Castle Peak Road leads you up to the grand entrance of Jade Grove, with its imposing central piazza and manicured pool garden. Architecturally modeled after picturesque European hilltop villages, this exclusive development is enveloped by natural greenery, and looks out onto scenic bays.

Living adjacent to the salubrious environs of Tai Lam Country Park, residents can blissfully embrace nature and opt for a leisurely stroll, a spirited hike, a muscle-toning jog, or a challenging bike ride amongst its serene mountain trails.

Families are particularly well-placed as a famed British international school, popularly known for being 'the cradle for prime ministers', has its Hong Kong affiliate in close proximity, not to mention a host of other top-notch English local schools.

### Super connectivity

Jade Grove is strategically positioned as the nucleus of the financial hubs in the Central CBD, Qianhai and Hengqin in the Pearl River Delta. With the progressive completion of major infrastructural projects like the Hong Kong-Shenzhen Western Corridor, Tuen Mun-Chek Lap Kok Link, and the Hong Kong-Zhuhai-Macao Bridge, residents can enjoy easy access to the rest of the territory and beyond.

The jet set can prepare for take-off at the Hong Kong International Airport in just 23 minutes, while shoppers can start browsing at Tsim Sha Tsui in merely 26 minutes. Businessmen crossing the border can reach Shenzhen Bay in 27 minutes, and complete formalities without leaving the car.

### Exquisite design

Jade Grove comprises 76 luxury house units from 2,174 to 2,389 sq. ft., and 15 detached houses from 2,452 to 2,788 sq. ft. (exclusive of private garden), with 5 different configurations to choose from. There are ample parking facilities, with the ratio of units to car parking spaces at 1:1.5.

A reflection of the developer Chinachem Group's dedication to sustainability, Jade Grove features environmentally-friendly

materials and low-emission designs. It is one of only three residential developments in Hong Kong to have attained the BEAM Plus V1.1 Platinum Rating Certification awarded by the Hong Kong Green Building Council.

House units range from 3 bedrooms (with 2 ensuite) to 4 bedrooms (with 4 ensuite) plus a store room, while all detached houses feature 4 bedrooms (all with ensuite), plus a store room.

The top-of-the-range, 3-storey 'Jade' houses boast a two-car garage, double rooftop, and a private garden with pool. Level 1 features the living and dining rooms with a ceiling height of 11.5 ft.; Level 2 features two ensuite, one of which comes with a walk-in closet; and Level 3 features the master-bedroom that opens out to a balcony.

All kitchens and bathrooms in Jade House and Diamond House feature custom-fitted POGGENPOHL furnishings, and quality natural stone. Houses are further equipped with GAGGENAU electrical appliances for an extra touch of opulence.

Residents can luxuriate in Club Jade which offers a yoga/dance room, table tennis room, music room, games room, gymnasium, saunas and steam rooms amongst its multifarious facilities. Laid out generously with imported furniture and fittings over more than 11,910 sq. ft., there is also an 18.5-metre outdoor swimming pool.

Jade Grove is a rare gem for people who desire a sparkling residence to call home.



### JADE GROVE

**Address** 8 Tsing Fat Lane, Tuen Mun  
**No. of units** 91 (76 house units & 15 houses)  
**Area** 2,174 - 2,788 sq. ft.  
**Layout** 3-bedroom house units to 4-bedroom detached houses  
**Developer** Chinachem Group  
**Enquiries** (852) 2618 1970  
**Website** [www.jadegrove.com.hk](http://www.jadegrove.com.hk)

# O'SOUTH

## 23 Tong Chun Street - The grand finale in Tseung Kwan O South

Located on a coveted seaside site in the vibrant township, O'South commands a sweeping panorama that reaches out beyond the horizon.



Tseung Kwan O South



Tseung Kwan O Promenade



Stock photo

As a new master-planned, low-density residential community that is buffered from the city's hustle and bustle, Tseung Kwan O South (O'South) offers a more tranquil environment in contrast to downtown's hubbub, without compromising on accessibility, convenience and living standards.

Renowned in the market for its popular residential projects, especially in O'South, Wheelock Properties is launching the last prime site by the sea that offers an open seaview outlook on three sides. Spanning 270 degrees, most of the units feature prized views of Hong Kong Island East across the harbour.

The residence is within a few minutes' walk to the MTR station, providing easy connectivity with the business hubs of East Kowloon and Island East. Residents will enjoy enhanced convenience in their future commutes when the East Kowloon line is connected with the Shatin-Central line and the Tseung Kwan O line.

Comprising eight towers, the development offers a total of 926 residences, including 22 villas and 904 low-density units. Residents can freely avail of the multifarious facilities of its de luxe club, including an indoor/outdoor swimming pool, gymnasium, yoga room, sauna, indoor ball

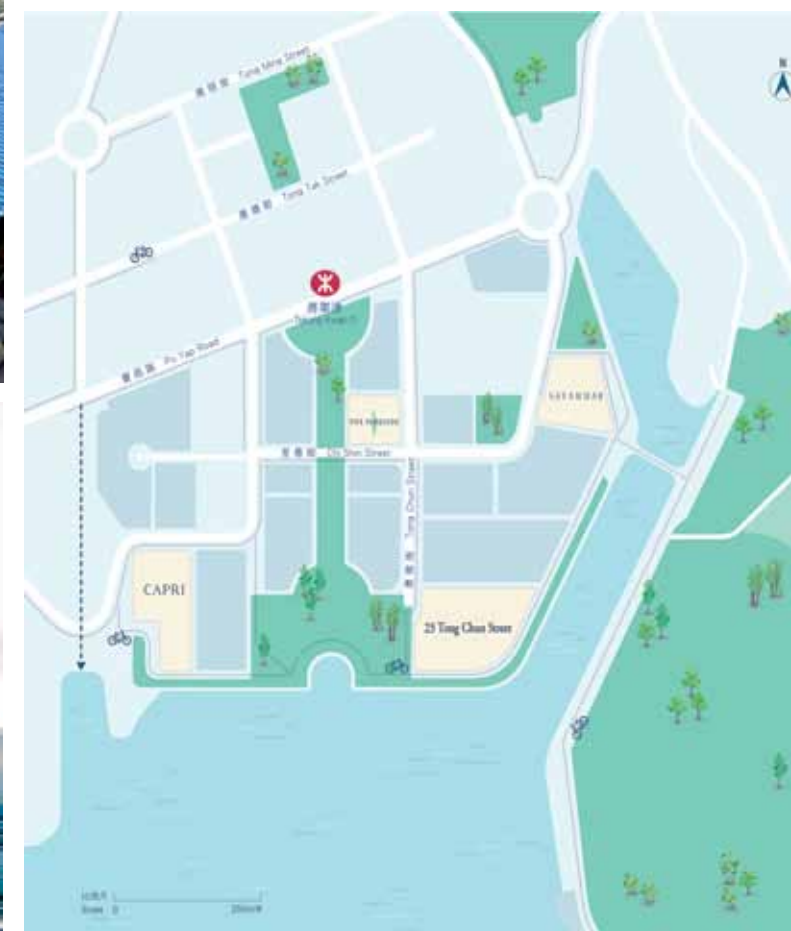
court, multi-function room, entertainment room, kids' zone, sitting lounge, manicured garden, and more.

Buyers in quest of a refined lifestyle will revel in the picturesque seaside promenade adjacent to the development. With the future completion of a Central Avenue, residents will find fulfillment in their everyday community needs.

Wheelock's O'South portfolio comprises The Parkside which sold out all of its 591 units when launched in November 2014, with residents moving in from September 2016. The second project is CAPRI, a low-density seaside development that has pre-sold 98% of its 428 units, including the 5 transactions of villas. Launched in May this year, the third project named SAVANNAH, has pre-sold 798 of its 804 units.

### 23 TONG CHUN STREET

|                      |                                    |
|----------------------|------------------------------------|
| <b>Address</b>       | 23 Tong Chun Street, Tseung Kwan O |
| <b>No. of blocks</b> | 8 residential blocks, 22 villas    |
| <b>No. of units</b>  | 926 in all                         |
| <b>Configuration</b> | Studios to 4-bedroom units         |
| <b>Completion</b>    | 31 <sup>st</sup> August 2018       |
| <b>Developer</b>     | Wheelock Properties                |



Wheelock residential portfolio in Tseung Kwan O South

# ONE HOMANTIN

## An opulent residence in the heart of the city

Located in a prestigious residential area, One Homantin enjoys an idyllic environment and supreme convenience, making it the ideal family home.



Conceptual design drawing of Simplex Unit A on 19/F of Tower 2



Conceptual design drawing of THE CLUBHOUSE Entrance

Nestled near 18 hectares of a soothing green belt and open leisure grounds, One Homantin is a precious oasis of serenity in the midst of a highly coveted residential hub in the metropolis. Its impeccable credentials are further enhanced by the newly-opened Homantin MTR station, giving the distinguished residence easy connectivity to the Kwun Tong Line Extension and the Shatin-to-Central Link scheduled for completion in 2019 and 2021.

Families will be delighted with the fact that the residence is situated in the renowned 34 primary school network, teeming with a range of quality international schools and elite local schools from pre-school to the tertiary level. In the vicinity are such eminent educational institutions as Diocesan Boys' School, La Salle College, Heep Yunn School, American International School and more, so that young students will not have to travel far to get the best possible education.

Comprising 561 units from 1- to 4-bedroom layouts, One Homantin has been thoughtfully designed from the user's point of view. The well-proportioned and efficient configuration meets residents' every desire for optimal layout and comfort. Equipped with home automation system, it is a smart home that provides for mobile remote control of electronic appliances, allowing a relaxed and care-free lifestyle.

Ideal for family with kids, the 3-bedroom unit with 3.15-meter-high ceiling creates a sense of spaciousness and lets in a copious amount of natural light by the floor-to-ceiling windows. The utility room adjacent to the kitchen is a bonus that will be appreciated for its practicality, while the bathroom is installed with a Thermo ventilator and Bluetooth loud speaker for extra indulgence. International brand names, such as Miele, Varenna, Kohler, Hansgrohe, Poggenpoh, are chosen for appliances and fittings.

Designed by Randle Siddley, an internationally renowned landscape architect based in London, an elegant English-styled Central Courtyard embodies all the gracefulness of the finest English garden for residents' exclusive enjoyment.

The sense of extravagance is extended to the 3-storey clubhouse designed by the award-winning London-based G.A Residential team who designed the Corinthia Hotel in London. The clubhouse features an array of recreational facilities for different age groups. Children can run wild in the Toddler's Corner, Kid's Corner, Outdoor Play Area, and the convertible Roller Rink or Multi-function Sports Court, while adults can release all their stress by chilling on the deck of two swimming pools and a Hydro Lounge, or breaking a sweat in the gym where trendy facilities such as TRX and aerial yoga are well-equipped.



Conceptual design drawing of Outdoor Pool and Wading Pool



Modified show flat of Unit E on 16/F of Tower 7



Modified show flat of Unit E on 16/F of Tower 7



Modified show flat of Unit D on 16/F of Tower 1

### ONE HOMANTIN

|               |  |
|---------------|--|
| Address       | 1 Sheung Foo Street, Ho Man Tin                          |
| No. of Blocks | 6  |
| No. of Units  | 561  |
| Area          | 372 - 1564 saleable square feet                          |
| Layout        | From 1- to 4- bedroom layout; including 56 special units |

# PALOMA BAY

## Idyllic island living

Indulge in the tranquility of the idyllic island of Peng Chau, and enjoy a rare combination of modern convenience and resort lifestyle, far from the hustle and bustle of the city.



Nestled in the quaint and dainty island of Peng Chau, Paloma Bay comprises 2 villas and 26 low-rise blocks of apartments, in which some embrace a sweeping view of the surrounding seas and nearby islands. Paloma, derived from 'Palomus', the Latin word for dove, is a symbol of peace. And quite appropriately, this resort property embodies all the desirable elements of tranquility and harmony that are sought after in a bustling metropolis.

Life on this emerald isle is all about de-stressing and going back to nature. Some units come with stylish balconies or private gardens where residents can immerse in sea breezes and the glow of sunset. And for the romantically inclined, just stroll along the flour-soft sandy beach that sparkles in the golden rays of sunset with the loved ones on the doorstep.

For exercise, aside from a leisurely stroll along the sandy beach at Tung Wan, the cove also makes an ideal destination for other water activities such as diving and boating. And for the more energetic, a hike or a bike ride on Peng Yu Path will open up the island's ecosystem for your appreciation. It leads to the iconic Old Fisherman's Rock via a bridge.

Alternatively, embark on the island's Heritage Trail and go back in time. Visitors are welcome at cultural establishments like the Seven Sisters Temple, the Golden Flower Shrine, and the Lung Mo Temple. For history lovers, check out the relics of the old lime kiln and Great China Match Plant, Asia's largest match factory in the 1930s.

To try out some local delicacies, you can't go past the 'shrimps on toast' and 'red bean ice' in one of those Hong Kong-style cafés, while seafood is also a must-try. Regular ferry services ply between Peng Chau and Central, taking a mere 30 minutes. There are also inter-island ferry services to Mui Wo and Cheung Chau, and a kaito service to Discovery Bay. Paloma Bay villas and apartments are well-appointed with comprehensive appliances, including telescopic cooker hood, 2-in-1 washer and dryer, electric water heater, split-type air-conditioners and more. Pre-installed cables for telephone/broadband connection and video door phone for direct communication with visitor are all in place. 24-hour security service is also available for the discerning residents.



### PALOMA BAY

|                     |  |                |                    |
|---------------------|--|----------------|--------------------|
| <b>Address</b>      | 18 Peng Lei Road, Peng Chau  |                |                    |
| <b>No. of units</b> | 54   |                |                    |
| <b>Area</b>         | (Apartments) : 785-843 s.f. (M.F.A.) / 628-674 s.f. (S.F.A.)<br>(Villas) : 1,790-1,860 s.f. (M.F.A.) / 1,342-1,394 s.f. (S.F.A.) |                |                    |
| <b>Layout</b>       | 3 bedrooms (Villas); 2 bedrooms (Apartments)   |                |                    |
| <b>Developer</b>    | Sino Group   | <b>Enquiry</b> | 8207 7608          |
| <b>Website</b>      | www.palomabay.com.hk   | <b>Email</b>   | leasingcs@sino.com |



# PARK MEDITERRANEAN

## Everyday resort living par excellence

Located in Sai Kung, Hong Kong's oasis, Park Mediterranean offers a prized tranquil lifestyle.



Garden unit

Spread over three towers, the 285 units come in various layouts, from 1-bedroom to 3-bedroom with a store room. There are also a number of special units that feature a garden, flat roof or rooftop space. Each tower is eight storeys high and allows each unit to provide insurmountable privacy with its low density arrangements.

Residents can luxuriate in Park Mediterranean's resort-style clubhouse which sports a 40m-plus outdoor swimming pool, together with cosy poolside cabanas and gardens with water features. It also has a banquet room, reading lounge, and a sports gym to cater to various interests and tastes.

### Natural beauty on the city-side

Neighboring the verdant settings of country parks and in the vicinity of Hebe Haven, Royal Hong Kong Yacht Club, Park Mediterranean is situated in one of Hong Kong's most idyllic residential settings.

For those who enjoy the great outdoors, Sai Kung offers lots of facilities for outdoor activities such as exploring nature's wonders at the Hong Kong UNESCO Global Geopark, or practice their swings at the Jockey Club's stunning Kau Sai Chau public golf course.



The Banquet Room at the resident's clubhouse



Poolside cabanas with landscaped garden and water features



Ngong Ping, Sai Kung

For more sports pursuits, the nearby Sai Kung Outdoor Recreational Centre and Hong Kong Golf & Tennis Academy provides a comprehensive range of handy facilities.

### Vibrant international seaside community

Just a stone's throw away is the Sai Kung waterfront promenade and Sha Tsui Path where residents can take a leisurely stroll, and breathe in the soft sea breeze as they enjoy their al fresco seafood meals from the myriad of restaurants and sun-kissed bars that other city folks have to drive to get to. The trendy restaurants, pubs and bars around the residence serve up sophisticated cocktails and delicious eats that will kick off any night.

Right around the corner of Park Mediterranean is also Sai Kung's world-famous seafood market and seafood restaurants that offer up the day's freshest catch.

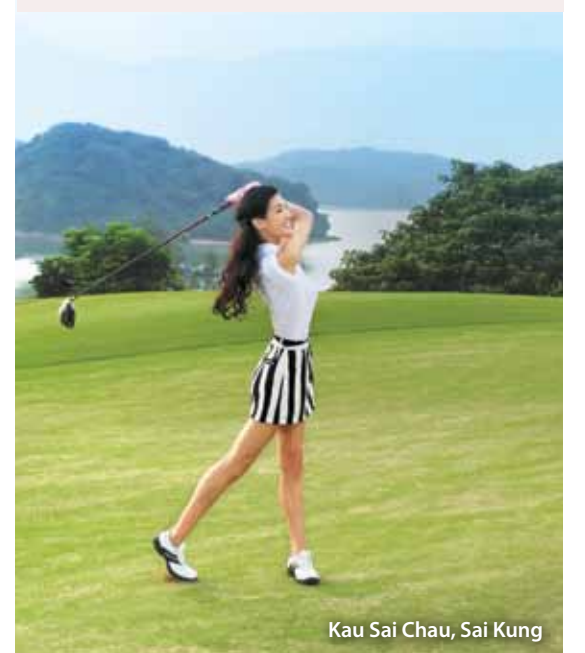
Suitably for those with a family, Hong Kong Academy, one of the city's leading IB international schools, is located within the neighbourhood and provides world class education to children of all ages.

### Easy accessibility

Despite its idyllic surroundings, Park Mediterranean is well-connected with the rest of the city. The bustling hub of Kowloon East, where office buildings and large-scale shopping centres are found, is only around a 20 minutes' drive away. Likewise, it takes less than 40 minutes approximately to drive to the Central Business District.

## PARK MEDITERRANEAN

|              |  |
|--------------|--|
| Address      | 9 Hong Tsuen Road, Sai Kung  |
| No. of units | 285  |
| Area         | 378 sq. ft. to 852 sq. ft.   |
| Layout       | 1-bedroom to 3-bedroom with a store room                               |
| Developer    | Sino Land Company Limited  |
| Website      | <a href="http://www.parkmediterranean.hk">www.parkmediterranean.hk</a> |



Kau Sai Chau, Sai Kung

# THE PAVILIA HILL

## Serene ambience in the heart of the city

With the aim of introducing a whole new living concept and lifestyle to Hong Kong, New World Development Company Limited is creating a residence where peace and tranquility pervade at every corner.



The Pavilia Hill was conceptualized from 'The Artisanal Movement', a progressive new approach to artistically-inspired living initiated by cultural entrepreneur, Mr Adrian Cheng, Executive Vice-Chairman and Joint General Manager of New World Development Company Limited.

The name 'Pavilia Hill' comes from Cheng's ideal of creating a pavilion that stands serenely on a lush hillside. To turn his vision into reality, Cheng joined hands with two internationally renowned designers, Shunmyo Masuno and Koichiro Ikebuchi, to curate this pavilion-like-villa-on-the-hill.

The new residence is the first-ever development in Hong Kong to embrace the Japanese Wabi-sabi design aesthetics where beauty is found in the transience of nature. The idea accepts the natural cycle of birth and decay, and the irregularities of impermanence; it strips away excesses to reveal the simplicity and purity that lie beneath.

### Serene Oasis

The leading landscape designer, Shunmyo Masuno is also the 18th-generation Head Priest of Kenkohji Temple and a Professor at the Tama Art University in Japan.

Masuno believes that gardens are special places where the mind dwells. Serenely tucked in the hillside, the Zen Garden of The Pavilia Hill amplifies the interaction between nature and the city through each and every stone sculpture created and crafted by Masuno. His profound design connects residents in a subtle manner – understated yet contemplating.

### Place of relaxation

In the same vein as Masuno, Koichiro Ikebuchi is responsible for the clubhouse design. Originally from Japan and now resides in Singapore, Ikebuchi has received numerous awards for his work in Asia, the Middle East, and Australasia. He has created designs for countless resort hotels, luxury homes, penthouses and offices.

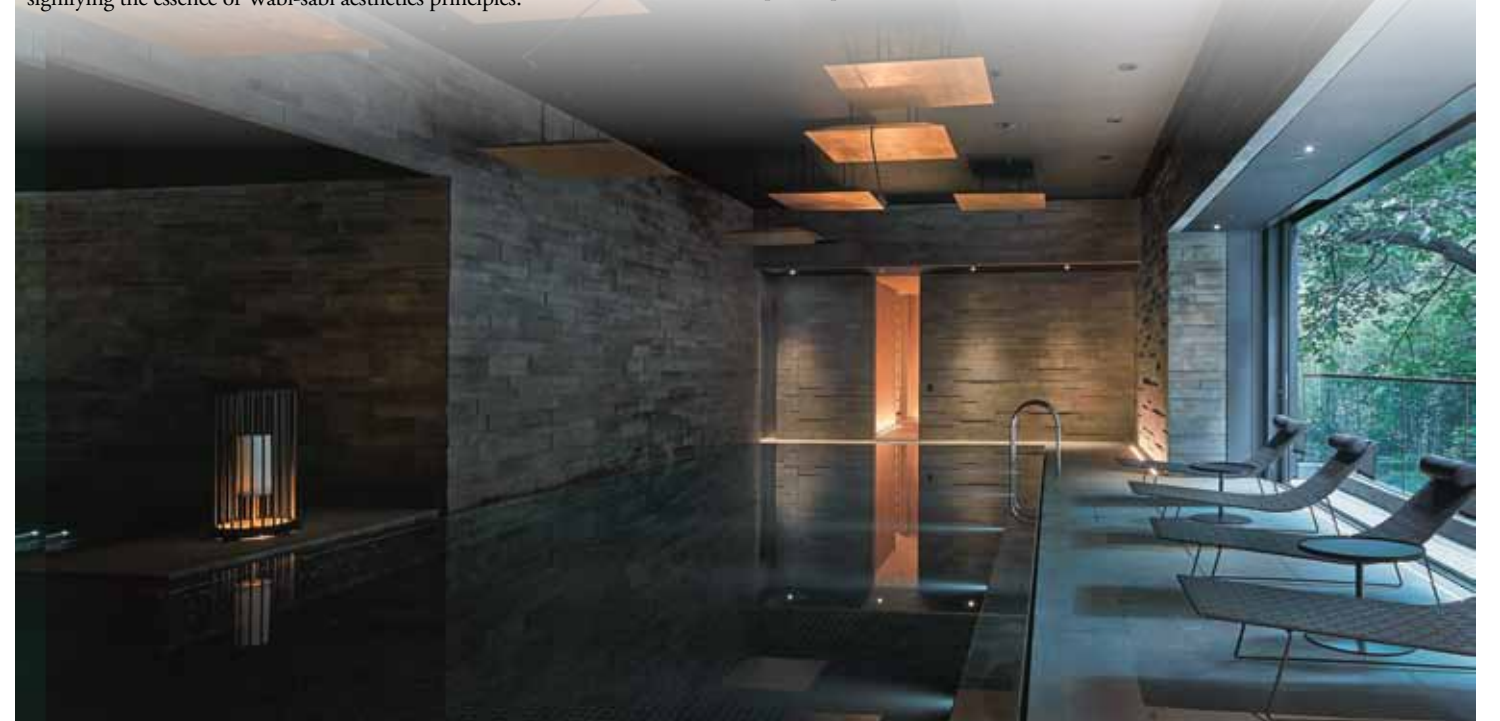
The clubhouse of Pavilia Hill uses plenty of natural materials and has intentionally preserved their original texture and removed all unnecessary embellishments to emphasize the beauty and simplicity of every natural detail, signifying the essence of Wabi-sabi aesthetics principles.

The indoor swimming pool of the clubhouse is not located on the podium level, but rather on the third floor. This is to create the sense of intimacy that is common in Japanese Onsen hotels. Residents can appreciate the panoramic sweep of greenery soaring up the hill through the surrounding windows. Golden leaves decorate the ceiling of the pool area which opens out to the hill, while light floods in to glisten on the water, eliciting a sense of deep calm and relaxation.

### Commanding locale

Located in the convenient district of Tin Hau, residents of The Pavilia Hill have easy access to Causeway Bay shopping areas and recreational facilities such as Victoria Park. For foodies, the neighboring streets also host a variety of restaurants serving food from around the world. Just a few minutes' walk away is the Tin Hau MTR station, giving residents seamless connections to the rest of the city.

The Pavilia Hill's exquisite design and attractive location have caught the eyes of many potential residents. Noteworthy units within the residential complex include special four- to five-bedroom apartments and duplexes ranging from 1,186 sq.ft. to 3,751 sq.ft. and in particular, a duplex with a private pool roof.

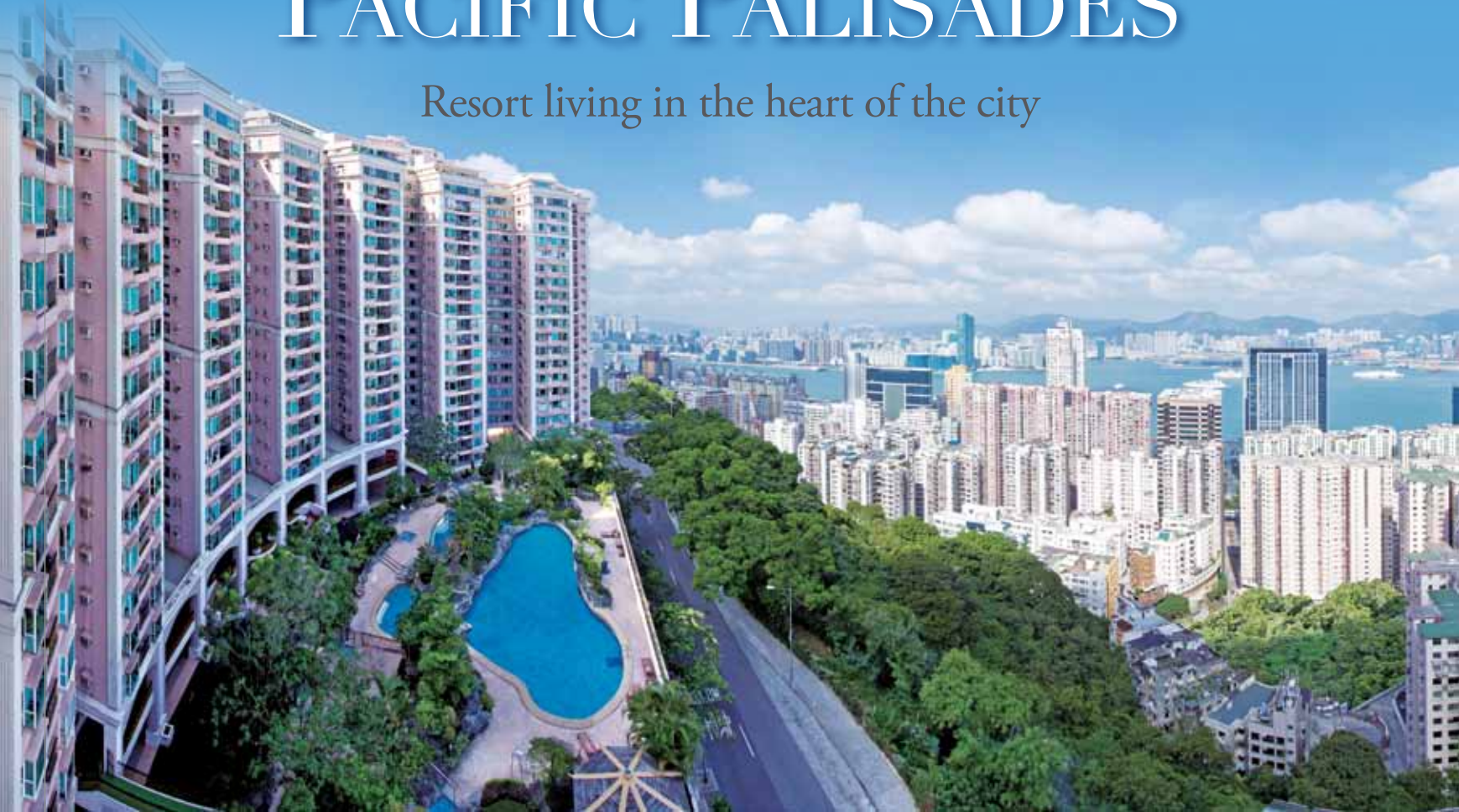


### THE PAVILIA HILL

**Address** 18A Tin Hau Temple Road, North Point  
**No. of units** 358  
**Area** 596 sq. ft. - 3,751 sq. ft.  
**Layout** One- to five-bedroom apartments and duplexes  
**Developer** New World Development Company Limited & Hip Shing Hong (Holdings) Company Limited  
**Enquiry** 8339 3838  
**Website** [www.thepavilihill.com.hk](http://www.thepavilihill.com.hk)

# PACIFIC PALISADES

Resort living in the heart of the city



In touch with nature and yet within easy commute to major shopping areas, Pacific Palisades' superb location allows residents to indulge in the best of both worlds.

Perched on Braemar Hill in Eastern Mid-Levels, Pacific Palisades enjoys the coveted greenery and tranquility of Choi Sai Woo Park, as well as the proximity to the buzzing commercial hubs of North Point, Causeway Bay and Taikoo Shing, where the MTR stations nearby can whisk you to the central business district in minutes. A residents' shuttle service is also available for added convenience.

Comprising variously-sized units with versatile layouts, quality fittings, marble kitchens and bathrooms, the exquisite residences embrace a private terrace garden with a breathtakingly open outlook.



The comprehensive clubhouse caters to residents' relaxation and well-being with a resort-style swimming pool, state-of-the-art gymnasium, as well as a plethora of facilities.

Leisurely moments are best spent at the café and multi-purpose lounge, while children are kept blissfully occupied at the playroom. There are also family-friendly seasonal activities to nurture a great sense of community.

Apart from a comprehensive range of community amenities including supermarkets and a diverse offering of dining options, Pacific Palisades is also enviably blessed with an impressive network of prestigious schools in the neighbourhood, including Braemar Hill Nursery School for toddlers, St. Paul's Kindergarten, Canossa School, Queen's College and St. Paul's Convent School, plus a good choice of international schools to meet the needs of expatriate families.



## PACIFIC PALISADES

|                          |  |
|--------------------------|--|
| <b>Address</b>           | 1 Braemar Hill Road, North Point   |
| <b>No. of units</b>      | 809  |
| <b>Area (Apartments)</b> | 702- 3,839 s.f. (M.F.A.) /<br>554- 3,075 s.f. (S.F.A.)                       |
| <b>Layout</b>            | 1-3 bedrooms (Apartments),<br>4 bedrooms (Duplex)                            |
| <b>Developer</b>         | Sino Group   |
| <b>Enquiry</b>           | (852) 2512 8851  |
| <b>Website</b>           | <a href="http://www.pacificpalisades.com.hk">www.pacificpalisades.com.hk</a> |
| <b>Email</b>             | <a href="mailto:evawong@sino.com">evawong@sino.com</a>                       |



# STARS BY THE HARBOUR

## Opulent living by the harbour

Hong Kong is such a vibrant metropolis that its spectacular skyline on both shores of the world-renowned Victoria Harbour has never ceased evolving. Residents of Stars by the Harbour will be able to witness this magical metamorphosis from their dress circle home.



As a luxury residence located within the integrated waterfront development of Victoria Harbour, Stars by the Harbour comprises four towers of three- to four-bedroom units, plus nine exclusive townhouses. The residence is one of the very few new developments in recent years that have an expansive view of the harbour lights.

### Hung Hom on the rise

The Hung Hom waterfront development area in which Stars by the Harbour is situated will be putting on a dynamic new façade in the near future. Just one block away from the residence is the new Kerry Hotel Hong Kong, a member of the Shangri-la Hotel Group. Other developments include Grade A commercial buildings that have already signed up international businesses and name brands. With the build-up of new ventures, the waterfront will soon become a prime location where international leaders and elites rub shoulders.

### Well connected network

Stars by the Harbour enjoys a host of convenient transport options. It is next to the Hung Hom and new Whampoa MTR stations which connect with the Kwun Tong Line Extension and the future Sha Tin-to-Central Link respectively. Together with links to other MTR and rail lines, residents of Stars by the Harbour can gain easy access to the CBD, Causeway Bay, Mong Kok and other city hubs.

### New developments ahead

Stars by the Harbour residents can look forward to reap the benefits brought about by two major developments in their vicinity. The Kai Tak Development Area will undergo a 'Fantasy' transformation into a major tourist attraction with a plethora of entertainment facilities, while the West Kowloon Cultural District is steadily taking shape as one of the world's biggest cultural projects and will help raise Hong Kong's standing in the global art scene.

Through the premium locale and surrounding developments, Stars by the Harbour is well positioned to become a distinguished community that will attract the cream of society.



### STARS BY THE HARBOUR

|                     |  |
|---------------------|--|
| <b>Address</b>      | 7 Hung Luen Road, Hung Hom   |
| <b>No. of units</b> | 312  |
| <b>Area</b>         | 728 - 1,408 sq. ft.  |
| <b>Layout</b>       | 3-bedroom (from 728 to 1,067 sq. ft.) to 4-bedroom (from 1,328 to 1,408 sq. ft.) |
| <b>Developer</b>    | Cheung Kong Property Development Limited   |
| <b>Enquiry</b>      | (852) 3160 3300  |
| <b>Website</b>      | <a href="http://www.starsbytheharbour.com.hk">www.starsbytheharbour.com.hk</a>   |



# THE SUMMIT



## The pinnacle of exquisite living

Ideally located at 41C Stubbs Road, in the fashionable Mid-Levels district, The Summit is one of the most prestigious residential skyscrapers in town, featuring glamorous duplex suites with front-row seats to the breathtaking views of Hong Kong Island and the magnificent city skyline.

### Impeccable design

The Summit offers distinguished luxury homes with a pre-eminence that leaves residents spellbound. The upscale development boasts 52 elegant four-bedroom duplexes measuring around 3,007 square feet gross; and 2 lavish double duplexes measuring around 5,976 square feet gross, featuring a grand living and dining hall, 4 extra-large bedrooms, and a spacious family room.

All the 54 designer duplex suites are superbly furnished to the highest design standards and notable for their towering 20-foot high ceilings, which afford an immense sense of space and grandeur. A private lift lobby and personalized lift codes ensure unrivaled security, while LCD panel displays in all passenger lifts ensure that residents are connected to the pulse of business, finance, and entertainment at all times.

### Top class amenities

On top of meticulous personalized customer services, The Summit also offers an enviable range of leisure and sports facilities that caters to your every need.

The private children's playroom with a maritime-themed indoor playground 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 featuring state-of-the-art Italian "Technogym" leisure equipment.

Golfers seeking a unique golf experience that will help take their game to the next level will delight in the world-class golf simulator with USA "Deadsolid Golf" indoor challenge.



## THE SUMMIT

**Address** 41C Stubbs Road, Hong Kong  
**No. of units** 54  
**Size** Standard duplex approx 3,007 sq. ft. gross / 2,390 sq. ft. saleable  
 Double duplex approx 5,976 sq. ft. gross / 4,771 sq. ft. saleable  
**Developer** HANG LUNG PROPERTIES LIMITED  
**Enquiry** (852) 2879 0222  
**Email** LeasingEnquiry@hanglung.com  
**Website** www.thesummit.com.hk



LUXURIOUS SINGLE AND DUPLEX  
 HARBOR VIEW LIVING

the **summit**  
 a measure of success

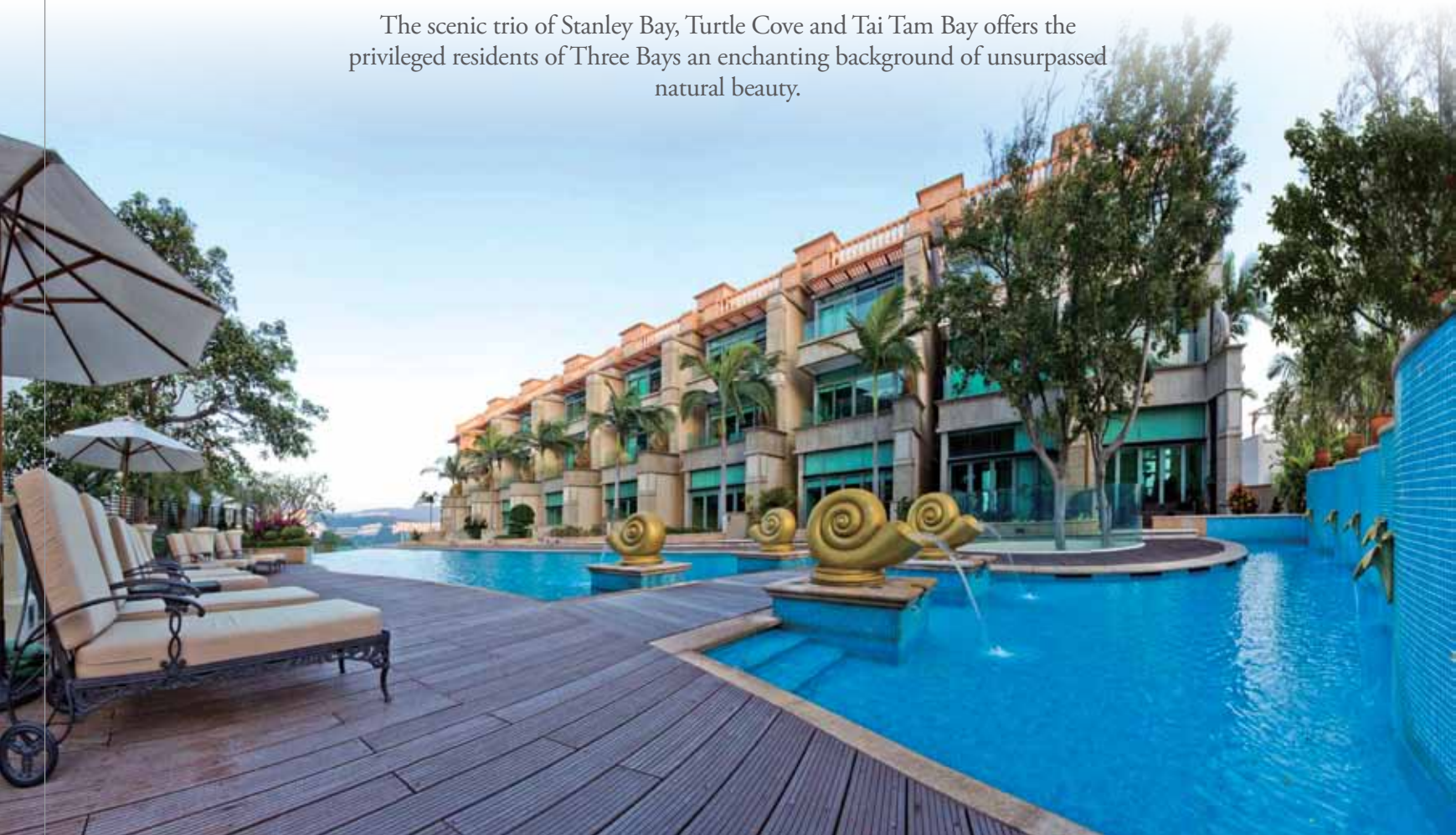
御  
 華

恒隆地產  
 HANG LUNG PROPERTIES

# THREE BAYS

## Blissful tranquility by the sea

The scenic trio of Stanley Bay, Turtle Cove and Tai Tam Bay offers the privileged residents of Three Bays an enchanting background of unsurpassed natural beauty.



Located in the picturesque seaside village of Stanley, Three Bays offers an idyllic resort lifestyle, and, at the same time, welcomes you into the fold of the vibrant local community. Residents can take full advantage of the locale for a full spectrum of land and water sports to keep their body and soul in optimum condition. Shopping in a vast array of quaint boutique shops, corner stores, and old-charm street stalls at the renowned Stanley Market is a blissful therapy, while the enticing selection of dining options is a treat for the taste buds.

### Designed for comfort

A tranquil hideaway from the urban bustle, the exquisite development comprises nine spacious houses, offering spectacular 270-degree views of Stanley Bay, Turtle Cove and Tai Tam Bay. Each four-storey house delivers four opulent ensuite bedrooms with expansive balconies, allowing you to embrace nature in the comfort of your modern home.

All homes have been designed with your comfort in mind, as ceilings rise to between 12 and 16 feet, while grandiose floor-to-ceiling windows let in abundant natural sunlight. A sizable private terrace and garden offers plenty of alfresco room for intimate gatherings with family and friends, as well as for the little ones to run about.

### Amenities galore

The exquisite residences are furnished to the highest standard with brand name amenities. The state-of-the-art kitchen features solid wood cabinetry and a fine selection of Gaggenau and Siemens appliances. For a heavenly bathing experience, nothing comes close to the ensuite bathroom of the master bedroom with its advanced steam massage shower cabin.

A myriad of facilities on-site at Three Bays caters to residents' every recreation need. You may enjoy a quick dip in the 35-metre outdoor swimming pool, work out at the well-equipped gymnasium, relax at the

outdoor Jacuzzi, or hang out with friends on the timber deck while taking in the enchanting sunset. You may also spend quality time with family and friends at Three Bays' airy seaside barbeque area.

For those seeking more variety in their leisure pursuits, the tree-lined trails at the nearby Tai Tam Country Park make for fantastic hiking and jogging experiences, while the American Club Hong Kong in Tai Tam Road, a stone's throw away, offers a plethora of social and recreational activities.

### Excellent school network

Situated in a district blessed with an impressive network of renowned local and international educational institutions, Three Bays is an ideal home for families. Prestigious schools in the vicinity include Sunshine House International Pre-school, St. Teresa's Kindergarten, St. Stephen's College, Hong Kong International School, South Island School, and many more.



### THREE BAYS

|               |  |
|---------------|--|
| Address       | 7 Stanley Beach Road, Tai Tam Bay  |
| No. of Houses | 9  |
| Area          | 3,870 s.f. (M.F.A.) / 3,021 s.f. (S.F.A.) and<br>3,960 s.f. (M.F.A.) / 3,092 s.f. (S.F.A.) |
| Layout        | 4 ensuite bedrooms   |
| Developer     | Sino Group   |
| Enquiries     | (852) 8207 7608  |
| Website       | <a href="http://www.threebays.com.hk">www.threebays.com.hk</a>                             |
| Email         | <a href="mailto:leasingcs@sino.com">leasingcs@sino.com</a>                                 |



# THE WOODS

## The secret garden residence for the privileged few

The Woods is an exclusive collection of six brand new luxury detached villas off Clear Water Bay Road, designed for those who appreciate the finer things in life.



Overlooking lush greenery, the property ranges in size from 1,696 sq. ft. through to 2,238 sq. ft. Each of the distinctive three-storey villas offers a unique contemporary and stylish living experience, boasting landscaped gardens, some of which have access to private swimming pools.

The Woods is a rare treasure in Sai Kung and Clear Water Bay, offering matchless Italian-style villa living with precious privacy and exceptional convenience, all set within a quiet neighborhood. The environmental theme and greenery concept harmoniously complement the picturesque views, a reflection of Sai Kung, the celebrated 'back garden of Hong Kong'.

The interior designs of a couple of villas have been exclusively conceived by the award-winning international design firm plusClover, creating a relaxing environment and rich visual experience saturated with textures and colours, all nestled within the soothing surroundings of The Woods.

Each villa contains 3 ensuite bedrooms, an open plan living room / dining area, a spacious kitchen, a maid's quarters with attached bathroom, a private garden and roof terrace, and an individual 2-car carport which is fully equipped with a charger for electric vehicles directly accessible from within the villa.

Majestic grandeur in the form of a modern luxurious limestone façade greets residents as they ascend the private stairway, and begin a journey into supreme comfort and functional design, with all the mod cons in place.

The generously-sized kitchen features custom-fitted Italian units from Varenna, and top-of-the-line appliances, such as German cooktops from Gaggenau, plus stainless-steel Sub-Zero refrigerator, freezer, and wine cellar units from the United States.

Each of the well-proportioned bedrooms contains high-quality German engineered timber flooring, while the bathroom interiors are a mixture of specially chosen marble and limestone, with premium fixtures from Gessi & Dornbracht.

Combining horticulture with striking landscape designs throughout The Woods, the verdant tapestry of the vertical green walls enhance the serene surroundings and natural environment, evoking a sense of space and timelessness.

The villas are close to Sai Kung Town Centre and its numerous restaurants, itself a special place to visit. The district also boasts a range of clubs and outdoor leisure venues: Hebe Haven Yacht Club, Royal Hong Kong Yacht Club, Hong Kong Golf & Tennis Academy, Sai Kung Country Park, Silverstrand Beach and The Clearwater Bay Golf & Country Club which possesses an 18-hole championship golf course and a 300-berth marina.

In the vicinity, there is an assortment of first-class local and international educational options at primary and secondary levels, and at tertiary level, The Hong Kong University of Science and Technology.

Major commercial hubs such as Kowloon Tong, Kowloon Bay & Tsim Sha Tsui are all within easy reach, making The Woods the perfect family home.



## THE WOODS

**Address** Villa A : 2 Pak Shek Wo San Tsuen Road,  
Villas B to F : 6 Pak Shek Wo San Tsuen Road

**No. of units** 6

**Size** 1,696 - 2,238 sq ft

**Layout** 3 ensuite bedrooms

**Developer** International Group, Tai Fu Holdings Limited

# THE ZUMURUD

## Luxury pads at the core of the city

Situated in the traditionally prized residential area of Ho Man Tin, The Zumurud confers on its residents an aura of prestige.



Offering 228 residences at the heart of the classically urban area of Argyle Street, Kowloon, each unit has a pure 4-bedroom residential design, with no small interiors. The area range from 1,574 to 1,723 sq. ft, with each room built with plenty of free space.

Each level of the residence consists of only two units which provide optimal privacy for every resident. The units are parallel from each other and both provide selective green views from outside their windows.

Residents will find the nearby Tin Kwong Road Recreation Ground a handy facility to tone up their physical fitness. The playground is surrounded with trees and plants, and makes for a welcome break from the bustling city. Other public facilities in the vicinity include the Tin Kwong Road Tennis Courts, Kowloon Tsai Park and Perth Street Sports Ground.

### Unique Family Rooms

The Zumurud is distinguished by the fact that a majority of its generously-sized 4-bedroom units have the bonus of a Family Room which is very rare

for local properties. Separate from the formal living room, it's a precious self-contained space that can serve a multitude of handy uses, for example, as a casual hangout for family bonding, or a party room for the kids.

### Top of the World

At the top of each of the six towers at The Zumurud are 12 special residential units that contain a walk-on rooftop. Privileged residents of these units have an exclusive bird's eye view of the surrounding city and can revel in the feeling of being at the pinnacle of a metropolis. The top units also have a particularly high ceiling compared to standard units, offering flexibility in choosing more elaborate lighting fixtures.

Residents can also luxuriate in the al fresco comfort of the spacious balcony which lets in natural light and fresh air. Displaying attention to details at every corner, the luxury units come with top-shelf amenities and appliances with name brands like Bauknecht, Gaggenau and Bosch.

### Classic luxury

The comprehensive clubhouse at The Zumurud has been designed like a treasure trove. Its plush interiors feature an array of outstanding European-designed furnishings that carry internationally-recognized brands, such as Bentley Home, Barovier & Toso and Versace.

The classic design theme is carried over into the French garden at the residence which sports a fountain as its centerpiece, creating a romantic backdrop with its glistening waters and lush plant life.

### Prime Location

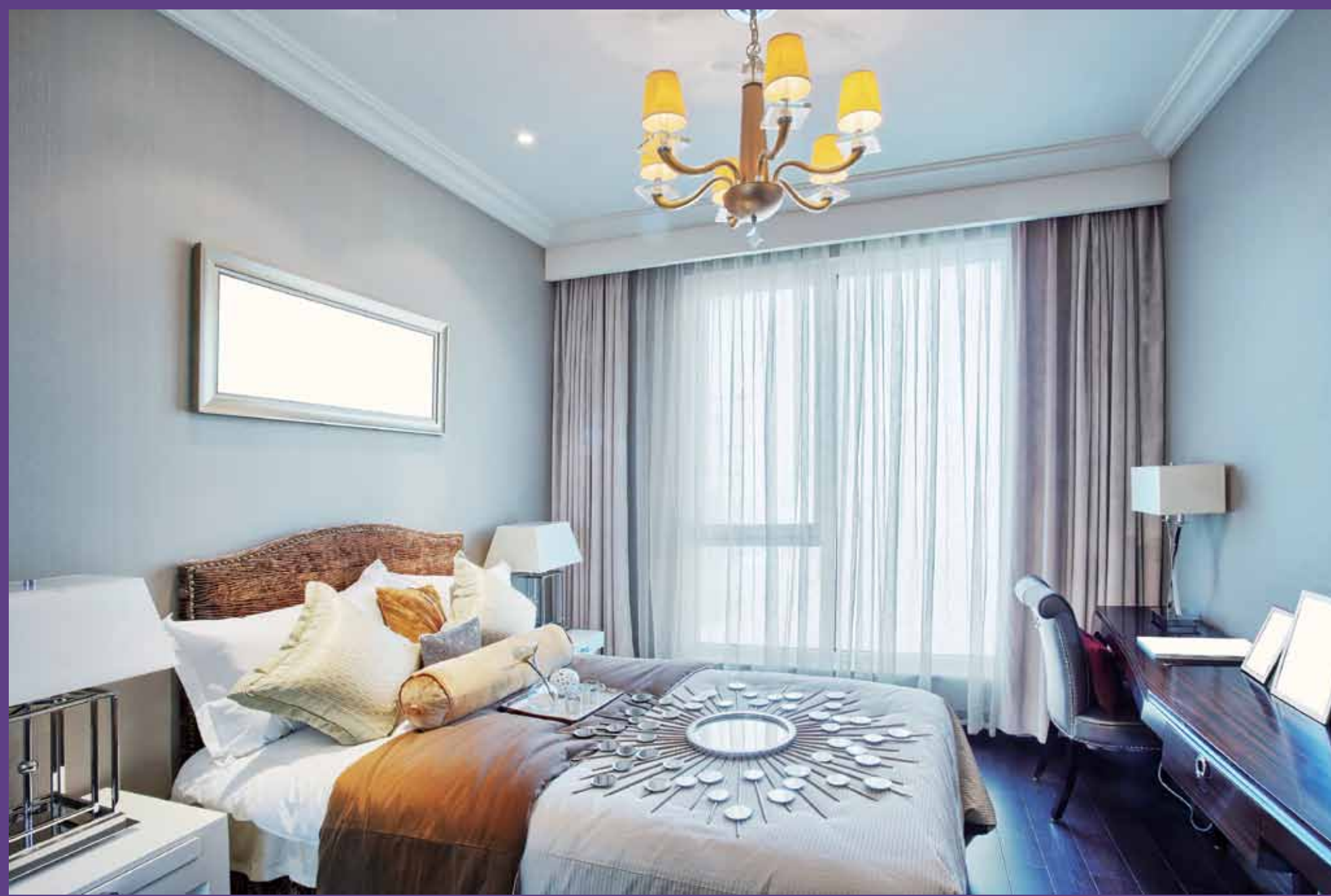
Living at the core of Kowloon, and with the future To Kwa Wan MTR station only a short stroll away, residents at The Zumurud have easy access to every hotspot in the city.

Considering that a majority of residents that live in luxury residences are families, The Zumurud offers 267 parking spots. As there are 228 units at The Zumurud, this mean the ratio comes to 1:1.17 per spot and there is at least one space for every residence.

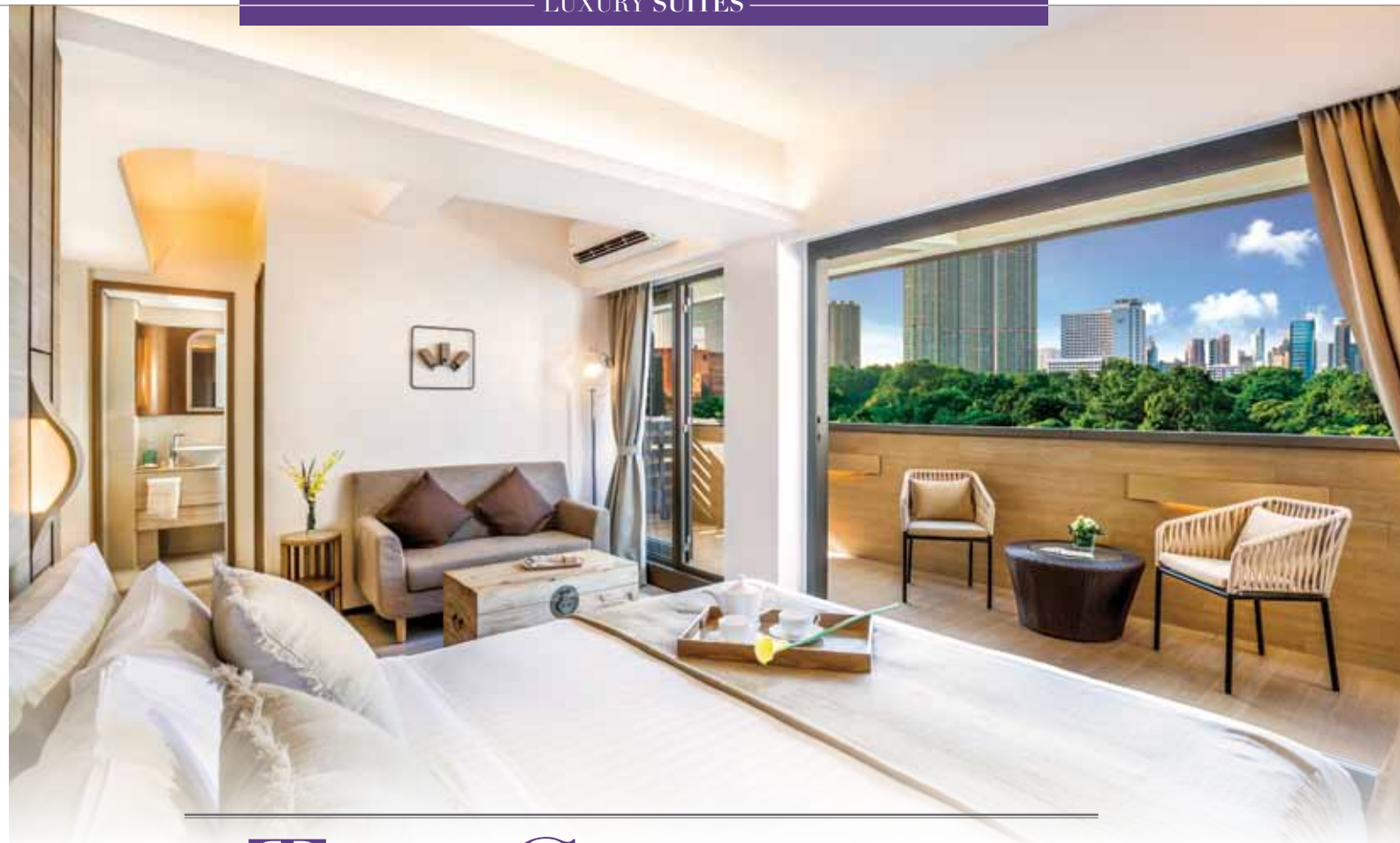
### THE ZUMURUD

|                     |  |
|---------------------|--|
| <b>Address</b>      | 204 Argyle Street, Ma Tsu Kok            |
| <b>No. of units</b> | 228                                      |
| <b>Area</b>         | 1,574 - 1,723 sq. ft.                    |
| <b>Layout</b>       | Pure 4-bedroom plus suite apartments     |
| <b>Developer</b>    | Cheung Kong Property Development Limited |
| <b>Website</b>      | www.thezumurud.com.hk                    |
| <b>Tel</b>          | 2180 2323                                |





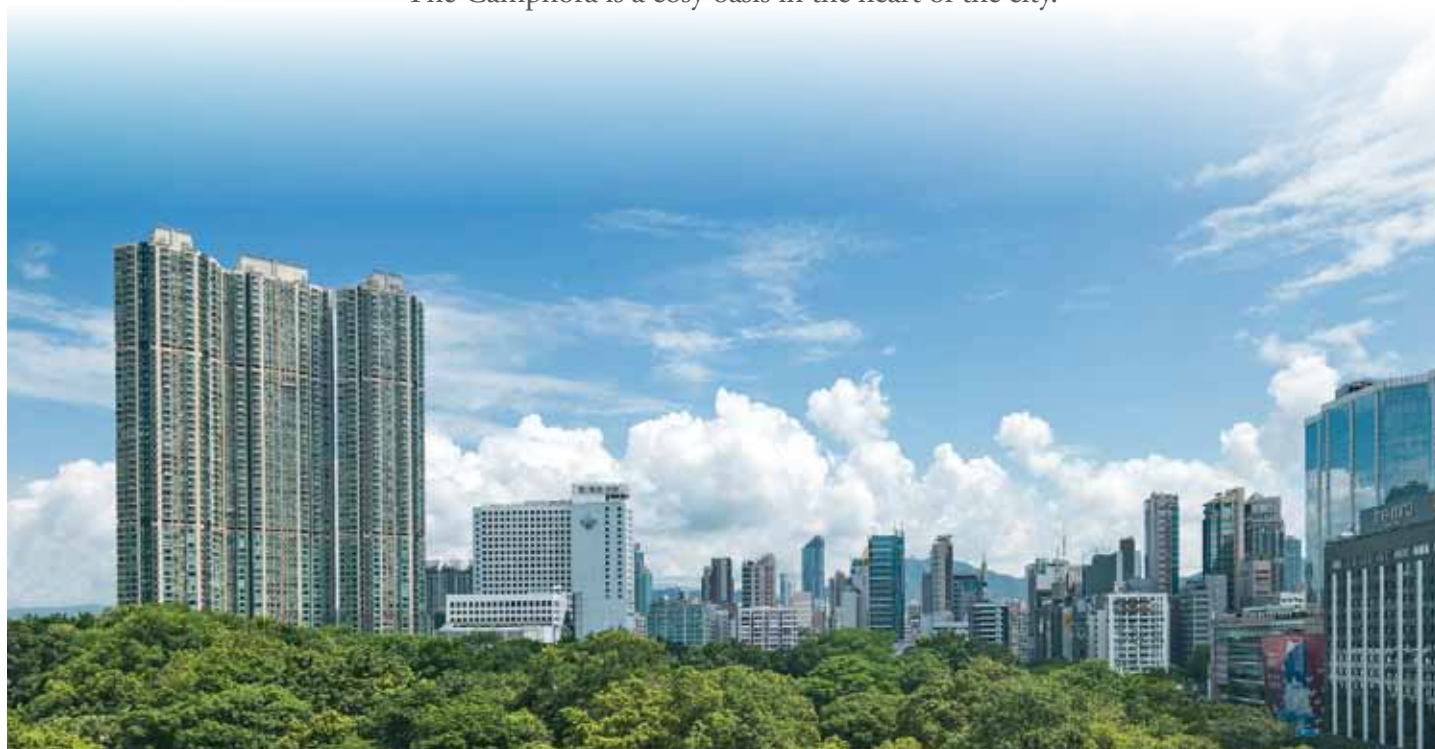
# LUXURY SUITES



# THE CAMPHORA

## Heritage meets modern touch

Carefully refurbished from a 1950s mansion into a stylish modern residence, The Camphora is a cosy oasis in the heart of the city.



Built in the 1950s, The Camphora is housed in a mansion that has been refurbished into a serviced residence, offering guests a perfect balance of quality living in the city and historical charm. With this perfect blend of antiquity and modernity, the Camphora has been awarded the “Special Architectural Award – Heritage and Adaptive Reuse” at the 2015 Annual Awards of the Hong Kong Institute of Architects.

The design of the property pays tribute to the city for its blend of the best from the East and the West and is inspired by the 12 century-old camphor trees native to Haiphong Road, which are on Hong Kong’s Register of Old and Valuable Trees. Reminiscent of the Art Deco style popular during the 1930s, the exterior employs an updated Streamline Moderne design in a contemporary context.

The interior design, comprising khaki furniture, wooden elements and a bright airy palette, exudes a cosy and contemporary ambience. The apartments also come with a fully equipped kitchen, including an oven, gas cooker, exhaust hood, refrigerator, freezer, and Meyer kitchenware. You can also make your own breakfast in the apartment; a Nespresso coffee machine is available in selected units.

### Breathtaking views and impeccable facilities

The Camphora comprises 24 residential units with a studio configuration, spread over nine floors. Most of the units come with an outdoor terrace, where residents can enjoy the mesmerising view of the picturesque Kowloon Park and the hustle and bustle of Haiphong Road. In addition, the 5th floor of the mansion houses a clubhouse that features a gymnasium, self-service laundry room, business corner, meeting facilities and reading area.

Complimentary broadband and Wi-Fi access are available throughout the mansion, and an LED iDTV with over 50 TV channels in each room.

Beside a welcome gift pack, residents have access to twice-a-week maid and linen services, as well as a 24-hour concierge.



### Prime location with unrivalled connectivity

The Camphora’s exceptional location at the heart of the vibrant Tsim Sha Tsui offers residents with unrivalled convenience to savour the best in urban living. On one side, Nathan Road beckons with a fantastic myriad of shops and restaurants, and on the other, the Canton Road is a shopper’s paradise.

With Kowloon Park right at your doorstep, you can enjoy a respite from the hectic city life with the lush greenery, fountains and waterfalls. To maintain a healthy lifestyle, the Kowloon Park swimming pool and Kowloon Park sports centre are where you can go for a workout. A short stroll will take you to the waterfront precinct of the Hong Kong Cultural Centre, Hong Kong Space Museum and Avenue of Stars, where you can snap a shot with Bruce Lee and put your hands into Jackie Chan’s hand prints.

For seamless connections to other parts of the city, the Tsim Sha Tsui Station is just a stone’s throw away. Also nearby is the Hong Kong China Ferry terminal where jetfoils whisk you to Macau and other ports in the Pearl River Delta. For a more leisurely commute to Hong Kong Island, hop on the legendary Star Ferry for a short, scenic ride.



### THE CAMPHORA

|               |   |
|---------------|---|
| Address       | 51-52 Haiphong Road, Tsim Sha Tsui                |
| No. of rooms  | 24  |
| Areas         | 491 – 518 s.f. (M.F.A.) / 319 – 337 s.f. (S.F.A.) |
| Contract term | From 1 month                                      |
| Monthly rate  | From HK\$30,800                                   |
| Enquiries     | (852) 8207 7608                                   |
| Website       | www.camphora.com.hk                               |
| Email         | leasingcs@sino.com                                |

# CITADINES MERCER HONG KONG



## Ideal location in the CBD

Situated in a rejuvenated district bursting with historical charms and heritage flavors, Citadines Mercer Hong Kong sits cheek-to-jowl with the CBD with such business landmarks as the IFC, and the Exchange Square.

## Unrivaled convenience

The property enjoys unrivaled convenience with the Sheung Wan MTR station at its doorsteps, providing easy access to shopping and entertainment hotspots throughout the city, as well as easy connection to the Airport Express. The nearby Hong Kong-Macau Ferry Terminal also facilitates a speedy trip to the gaming capital of the world.

Well-known as a cultural city and a financial hub, Hong Kong is also a culinary heaven, with many Michelin-starred restaurants located around the property. Citadines Mercer itself features a Michelin 3-star Japanese restaurant – Sushi Shikon. After dinner, guests can also enjoy a slice of the nightlife entertainment scene at Lan Kwai Fong and SoHo, which are just an 8-minute walk away.

## Perfect Living Space in the city

Citadines Mercer Hong Kong offers 55 apartments and comes with a fully-equipped gymnasium, an outdoor swimming pool and the Breeze Lounge. Each apartment is decked with modern, contemporary furnishing, providing the perfect living space to relax in the comfort of your home away from home.

Citadines Mercer Hong Kong is one of a vibrant collection of The Ascott Limited's serviced residences in over 100 cities in the Americas, Asia Pacific, Europe and the Middle East. A member of CapitalLand, it is the global leader in branded serviced residences, bringing you more than 30 years' experience in supporting travellers who work and live away from home. Because life is about living.



## CITADINES MERCER HONG KONG

|                      |   |
|----------------------|---|
| <b>Address</b>       | 29 Jervois Street, Sheung Wan                           |
| <b>No. of units</b>  | 55  |
| <b>Gross Size</b>    | 240 - 410 sq.ft.  |
| <b>Contract term</b> | 1 month - 1 year  |
| <b>Monthly rate</b>  | From HK\$32,000   |
| <b>Enquiries</b>     | (852) 2922 9988   |
| <b>Email</b>         | enquiry.hongkong@the-ascott.com                         |
| <b>Website</b>       | www.citadines.com/china/hong-kong/the-mercier-hong-kong |

# HOTEL PRAVO HONG KONG



## Right in the heart of Kowloon

Located at the core of the bustling metropolis, Hotel Pravo Hong Kong is where the action is, whilst offering weary travellers an oasis of comfort and serenity.

## Never a dull moment

Located right in the hubbub of Hong Kong's busiest and trendiest shopping strip, Hotel Pravo Hong Kong is a 3-minute walk to the Tsim Sha Tsui MTR Station and 7 minutes to the Star Ferry Pier where travellers get the chance to ride on the iconic Star Ferry while enjoying fabulous views of Victoria Harbour.

A whole host of shopping malls are located in the vicinity, from iQUARE and T Galleria Duty Free to Harbour City and 1881 Heritage. Shoppers will find themselves grasping the exact reason why Hong Kong is crowned one of Asia's biggest shopping metropolises.

## Design-themed rooms with a personalized touch

Choose from a choice of five sleek and design-themed rooms – dark, light, feminine, masculine and luxury - for one that is best suited for your travel needs. Each hotel room is fitted with a sumptuous queen-sized bed, free mini-bar with daily refreshment, a complimentary handy smartphone with unlimited 3G mobile data, unlimited local calls and IDD's to 10 selected countries, as well as high-speed Wi-Fi for you to stay connected on the go and in the tranquility of your room.

Hotel Pravo Hong Kong is a leading hotel within Ascott International's worldwide collection of hotels & serviced apartments. A member of CapitalLand, it is the global leader in branded serviced residences, bringing you more than 30 years' experience in supporting travelers who work and live away from home.



## HOTEL PRAVO HONG KONG

|                      |   |
|----------------------|---|
| <b>Address</b>       | 10 Peking Road, Tsim Sha Tsui                           |
| <b>No. of units</b>  | 92  |
| <b>Gross Size</b>    | 143 - 469 sq. ft.                                       |
| <b>Contract term</b> | 1 week minimum  |
| <b>Monthly rate</b>  | From HK\$22,500   |
| <b>Enquiries</b>     | (852) 3188 7888   |
| <b>Email</b>         | enquiry.hongkong@the-ascott.com                         |
| <b>Website</b>       | www.citadines.com/china/hong-kong/hotel-pravo-hong-kong |

# SOMERSET VICTORIA PARK HONG KONG



In the hub of metropolitan Hong Kong Somerset Victoria Park Hong Kong sits along the city's bustling commercial and retail district of Causeway Bay, with its popular shopping malls and the lush greenery of Victoria Park.

## Idyllic setting

Stay close to the action at Somerset Victoria Park for international sporting events held at Hong Kong Stadium, such as the annual Rugby Sevens. If being a spectator is not enough to pump up your adrenaline, test your physical limits on some challenging but rewarding hiking trails, such as Twin Peaks and Dragons Back, with the latter being voted as the No. 1 Urban Walk in the World.

A mere 5-minute stroll from the Tin Hau MTR Station and a 15-minute drive to Hong Kong-Macau Ferry Terminal, the property enjoys easy connectivity.

## Seamless blend of comfort and convenience

Comprising 68 cosy studio and one-bedroom serviced apartments, Somerset Victoria Park Hong Kong suits the lifestyles of business and leisure travelers. With contemporary furnishing, and high-speed wireless internet, each apartment offers a seamless blend of comfort and convenience.

At the end of a long day in the bustling city, retire to Somerset Victoria Park Hong Kong to rejuvenate yourself. The residence offers travel-savvy guests comfortable rooms that come in various sizes, ranging from cleverly designed studios to spacious 1-bedroom apartments. Each of these 1-bedroom apartments is fitted with a kitchenette, separate living and dining areas, and an en-suite bathroom.

## Somerset Perks

To further enhance your staying experience, as a Somerset resident, you can enjoy complimentary access to a comprehensive list of facilities available in-house, such as a full-serviced gymnasium, launderette and a Resident's Lounge.

Somerset Victoria Park Hong Kong is one of a premier collection of The Ascott Limited's serviced residences in over 90 cities in the Americas, Asia Pacific, Europe and the Gulf region. A member of CapitaLand, it is the global leader in branded serviced residences, bringing you more than 30 years' experience in supporting travelers who work and live away from home.



## SOMERSET VICTORIA PARK HONG KONG

|                      |   |                     |                 |
|----------------------|---|---------------------|-----------------|
| <b>Address</b>       | No.118 Electric Road, Causeway Bay                                |                     |                 |
| <b>No. of units</b>  | 68  | <b>Gross Size</b>   | 183 - 356 sq ft |
| <b>Contract term</b> | 1 month - 1 year  | <b>Monthly Rate</b> | From HK\$20,000 |
| <b>Enquiries</b>     | (852) 3653 8088   |                     |                 |
| <b>Email</b>         | enquiry.hongkong@the-ascott.com                                   |                     |                 |
| <b>Website</b>       | www.somerset.com/china/hong-kong/somerset-victoria-park-hong-kong |                     |                 |

# THE STANLEY ORIENTAL HOTEL



## Seaside resort living

The Stanley Oriental Hotel is a sought-after residence nestled in the coveted south side of Hong Kong Island. Residents can feel the soothing sea breeze the moment they step out onto their private wrap-around balconies which front the ocean.

## Superb location

A mere 25-minute drive from Hong Kong's CBD, the hotel enjoys an uninterrupted sweeping view of the picturesque Stanley Bay, taking in such points of interest as the colorful Stanley Market, the historical Murray House, the sleek Stanley Plaza, and the age-old Tin Hau Temple. There is a host of stylish bars, restaurants, shops and supermarkets, all in the vicinity.

## Designed for relaxation

The hotel features a contemporary design with elegant bedrooms and modern bathrooms designed with customers' comfort in mind. To relax and unwind, just set yourself down on the king-size bed and cozy furniture.

Each perfectly-designed studio or one-bedroom suite comes with a host of luxury facilities. Whether for a weekend getaway or for a longer stay, the Stanley Oriental Hotel is fully equipped with modcons. Make sure you make the most of the seaside setting and indulge in the al fresco lifestyle with the rooftop Jacuzzi and BBQ facilities.



## THE STANLEY ORIENTAL HOTEL

|                      |                                       |                  |                    |
|----------------------|---------------------------------------|------------------|--------------------|
| <b>Address</b>       | 2/F, 90B Stanley Main Street, Stanley |                  |                    |
| <b>No. of units</b>  | 9                                     | <b>Area</b>      | 600 - 1200 sq. ft. |
| <b>Contract term</b> | 1 week minimum                        | <b>Enquiries</b> | (852) 2899 1688    |
| <b>Website</b>       | www.stanleyorientalhotel.com.hk       |                  |                    |
| <b>Email</b>         | info@stanleyorientalhotel.com.hk      |                  |                    |



# D'HOME



## 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 with paid channels, a surround-sound entertainment unit and iPod docking 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  
**Contract term** 1 month minimum  
**Size** 401-582 sq. ft. (GFA); 270-380 sq. ft. (SA)  
**Monthly rate** HK\$19,800-36,000

**Address** 80 Robinson Road, Mid-levels  
**Contract term** 12 months minimum  
**Size** 1,136-1411 sq. ft. (GFA); 841-1,052 sq. ft. (SA)  
**Monthly rate** HK\$58,000 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](http://www.dhome.com.hk) | [info@dhome.com.hk](mailto:info@dhome.com.hk)  
852 3108-3636



D'HOME



# FOUR SEASONS PLACE HONG KONG



## Luxury at its core

Gorgeous harbour views, impeccable service and a variety of lifestyle and luxury services to match your needs and desires, Four Seasons Place is the ultimate luxury living experience for business or pleasure.

## In the centre of it all

In an ideal location at the core of Central Business District atop Hong Kong Airport Express station, Four Seasons Place's 500-plus suites is the Suite Hotel of choice for busy business travelers seeking convenience and contemporary style. Guests can enjoy a variety of transport options within a short stroll, including taxi stands, VIP drop-off, Hong Kong's famed mass transit system, ferries to outlying islands and more.

Situated in Hong Kong's renowned ifc complex and mall, entertainment options such as luxury boutique shopping, gourmet restaurants, a cinema and Hong Kong's vibrant nightlife district, Lan Kwai Fong, are all of top-notch quality and within easy access.

## Luxury living to suit every style

A variety of excellent lifestyle options leave guests spoiled for choice with entertainment to suit all kinds of needs. These include a rooftop heated pool and Jacuzzi with extraordinary panoramic views of Victoria Harbour, a convenient 24-hour gym and sky lounge, as well as 24-hour concierge service. Rooms are exquisitely designed by none other than Yabu Pushelburg and Bilkey Llinas Design to reflect a comfortable atmosphere that exudes luxury and sophisticated style. Ranging from studios to three-bedroom suites and penthouses, all suites are equipped with IPTVs, Blu-ray players and Bose home entertainment systems. All units also include a fully equipped kitchenette for when guests crave home cooking - unless they would prefer to explore the 24 hour in-room dining service. On top of that, a dedicated team of Guest Relation Executives offer a variety of personalized services - from planning birthday celebrations to organizing cultural events.



## FOUR SEASONS PLACE HONG KONG

|                      |   |                     |                     |
|----------------------|---|---------------------|---------------------|
| <b>Address</b>       | Atop Hong Kong Station, 8 Finance Street, Central |                     |                     |
| <b>No. of units</b>  | 519   | <b>Gross Size</b>   | 547 - 3,562 sq. ft. |
| <b>Contract term</b> | 1 month minimum                                   | <b>Monthly rate</b> | HK\$48,300 up       |
| <b>Enquiries</b>     | (852) 3196 8228                                   |                     |                     |
| <b>Website</b>       | www.fsphk.com                                     |                     |                     |
| <b>Email</b>         | enquiries@fsphk.com                               |                     |                     |



## LUXURY LIVING ATOP HONG KONG STATION BY THE HARBOUR

Four Seasons Place offers luxury serviced suite living at a prime location adorned with magnificent views in the heart of Central. With flexible terms of stay available, featuring a full range of world class facilities and the famed Four Seasons intuitive service, Four Seasons Place blends tasteful living with elegant comfort and superb convenience.

www.FSPHK.com  
(852) 3196 8228



**FOUR SEASONS PLACE**  
*Hong Kong*

# GARDENEAST SERVICED APARTMENTS



## A haven of tranquility

Situated in the thriving hub of Wan Chai, GARDENEast Serviced Apartments, with 216 fully furnished units in 28 storeys and landscaped gardens, promises superb connectivity matched with peace and serenity.



## Transport and entertainment hub

The premium location of GARDENEast means residents are close to everything the city has to offer. As one of the business and entertainment hubs of Hong Kong, Wanchai is a flourishing neighborhood that combines historical charms with a vibrant mix of fine-dining and nightlife offerings. It also offers convenient access to other business districts, shopping hotspots and entertainment venues such as Causeway Bay, Central and Tsim Sha Tsui, as the Wanchai MTR station is only a short stroll away. Alternatively, hop on a classic tram for a kaleidoscopic tour of the Island in all its splendor.



## Impeccable amenities

GARDENEast accommodates a wide spectrum of needs, with room configurations ranging from spacious studios and deluxe bedrooms to plush executive suites and twin beds in selected rooms. All units are well-appointed with a private balcony and a state-of-art kitchen. Tasteful designer furniture aside, in-suite amenities include iDTV with Cable/Now & Satellite TV channels, DVD player, complimentary broadband internet and wi-fi services, and split-type air-conditioning system with heating function.

There is also a well-equipped gymnasium complete with massage chairs to cater for wellness pursuits. Enjoy the tranquility of the lush gardens. Business travelers will be inspired by the business center and the multi-function room with a reading corner. To make the stay a carefree comfort, the property provides a thrice weekly maid service, while linen & towels change is twice weekly.

## GARDENEAST SERVICED APARTMENTS

**Address** 222 Queen's Road East, Wan Chai  
**No. of units** 216 **Size** 395 – 672 sq. ft.  
**Contract term** 1 month minimum **Enquiries** (852) 3973 3388  
**Website** www.gardeneast.com.hk  
**Email** enquiry@gardeneast.com.hk

**GARDENEast**  
serviced apartments



## PRIME SERVICED APARTMENTS

Experience a sensory green living that embraces a superlative lifestyle at the heart of Wan Chai

**FLEXIBLE LEASE TERM FROM 1 MONTH**



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222 Queen's Road East, Wan Chai, Hong Kong

www.gardeneast.com.hk | enquiry@gardeneast.com.hk | HOPEWELL REAL ESTATE AGENCY LIMITED



GATEWAY APARTMENTS 港威

WHARF  
Established 1986

# Your Gateway

to Contemporary Luxury



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](http://www.gatewayapartments.com.hk) | Enquiry (852) 2119 3000



# GATEWAY APARTMENTS

## Your Gateway to Contemporary Luxury

Rising high above Tsim Sha Tsui with spectacular views over Victoria Harbour, Gateway Apartments offers unparalleled living that truly defines sophisticated comfort.



### Exclusive provisions with impeccable services

A complex of 499 elegantly-appointed serviced apartments boasts a wide range of apartment types, starting from a generous-sized 712 sq.ft. Studio unit, to a spacious, elegant 3-Bedroom Penthouse apartment with 2,931 sq.ft.

Each elegant space at the Gateway Apartments shines with its own unique personality. The lavish Italian-styled furniture and warm textured fabrics come standard in each unit. The spacious marble bathrooms feature elegant mirrored vanities, cast-iron bath tubs and separated shower with massage shower heads.

Functionality and practicality have not been overlooked, all units are fitted with a range of amenities such as LCD TVs, home theatre systems with over 100 TV channels including cable and satellite TV, a state-of-the-art air filtration system, a pillow menu and specially designed bedrooms are fitted with all amenities necessary for kids.

Further to the luxurious hardware, the seamless, impeccable services at the Gateway Apartments promise a world of sumptuous multicultural luxury. Along with the multi-lingual Concierge team and daily housekeeping services, are the 24/7 top-notch security and maintenance support.

### Take time for yourself

More than just an aspirational address, the Gateway Apartments affords its Residents a unique lifestyle of choice, with privileged access to the fine facilities of the exclusive Pacific Club with an array of wellness and lifestyle programmes, located within the complex. Residents have full access to the exceptional facilities including a 25-meter heated indoor swimming pool, indoor & outdoor tennis courts, state-of-the-art gymnasium, and separate Men's and Ladies' Spas. It also features a wide variety of dining options such as an Italian restaurant, a Chinese restaurant, a Grillroom and casual family dining.



### Your gateway to sophisticated living

Being a world-class five-star property, Gateway Apartments lives up to its name by acting as a gateway to bustling Kowloon side of the territory, combining convenience, connectivity and contentment. Situated within the famed retail and commercial complex of Harbour City, the most vibrant shopping mall in Hong Kong, Residents of the Gateway Apartments enjoy ready access to all means of transport within easy walking distance.

Ideal for business and leisure, the Apartments is well served by a multitude of transport links, including a nearby MTR station that provides an efficient and comprehensive linkage to all parts of the city, and a ferry pier for jetfoil journeys to Macau and the Pearl River Delta.



### GATEWAY APARTMENTS

|                      |  |
|----------------------|--|
| <b>Address</b>       | Harbour City, Tsim Sha Tsui  |
| <b>No. of rooms</b>  | 499  |
| <b>Gross Size</b>    | 712 – 2,931 sq. ft.  |
| <b>Contract term</b> | 1 month – 2 years  |
| <b>Monthly rate</b>  | From HK\$50,300  |
| <b>Enquiries</b>     | (852) 2119 3000  |
| <b>Website</b>       | <a href="http://www.gatewayapartments.com.hk">www.gatewayapartments.com.hk</a>         |
| <b>Email</b>         | <a href="mailto:enquiry@gatewayapartments.com.hk">enquiry@gatewayapartments.com.hk</a> |

# HONG KONG GOLD COAST RESIDENCES

## Beach resort living

Blessed with expansive views of the enchanting aquamarine seas, while cradled by gentle rolling hills and lush greenery, Hong Kong Gold Coast Residences offers privileged residents a sanctuary of unrivalled serenity and exclusivity.



### Natural paradise with excellent connectivity

Nestled on spacious grounds in the idyllic Castle Peak Bay area, Hong Kong Gold Coast Residences provides a combination of convenience and tranquility, as it is connected to major areas in the city by various transport modes. Complimentary shuttle service can whisk you to Tsuen Wan Station or Olympic Station in just 20 minutes, or even as far as the airport in merely half an hour. Driving to Central and Tsim Sha Tsui takes only 30 minutes.

The nearby Gold Coast Piazza affords a plethora of entertainment and shopping options, as well as a fine selection of dining outlets featuring scrumptious Chinese, Japanese, Singaporean, French, Italian and Indian cuisines.

Residents can spend quality time visiting the Butterfly Garden, eco-farms and herb gardens within the complex. They can venture into the adjacent Tai Lam Chung Country Park, which is Hong Kong's second largest country park, to explore the fascinating flora and fauna. Alternatively, they can tackle the challenging Maclehoose hiking trail nearby, which has been named one of the best hikes in the world.

Young families with children will also be delighted by the world-renowned Harrow International School Hong Kong in the vicinity, which promises a stimulating learning environment.

### All-encompassing facilities and services

Superbly crafted with the fine materials and finishes, the Residences features marble from Central Italy, strip teakwood flooring, and polished granite tiles for both style and functionality.

The Residence offers a wide range of apartments for either long-term or short-term leases. Depending on the type of lodging you choose, the property comes with private rooftop or sea-view balcony. For serviced apartment, complimentary broadband internet access and *Now* TV are provided for residents' entertainment. For residents' peace of mind, there is 24-hour emergency maintenance services and manned security. Meanwhile, housekeeping and linen services are provided twice a week.

Residents enjoy exclusive access to a wide range of leisure activities. You may choose to sail the seven seas in the Gold Coast Yacht and Country Club's 58-foot luxury yacht, or take a dip in one of Hong Kong's largest outdoor free-form pools. You may also tone up at the well-equipped gym, the seaside jogging trail or tennis courts, before relaxing at the sauna and steam rooms.

The Residence is a haven for leisure with plenty of open space, especially for an array of outdoor activities. Children will have a ball in the 50,000 sq. ft of Gold Coast Lawn.

### HONG KONG GOLD COAST RESIDENCES

|                     |   |
|---------------------|---|
| <b>Address</b>      | 1 Castle Peak Road, Castle Peak Bay   |
| <b>No. of units</b> | 1,102   |
| <b>Areas</b>        | <b>Seaview Apartments</b><br>610 – 1,718 s.f. (M.F.A.) / 476 – 1,245 s.f. (S.F.A.)<br><b>Marina Villas</b><br>1,950 – 3,540 s.f. (M.F.A.) / 1,559 – 2,833 s.f. (S.F.A.) |
| <b>Enquiries</b>    | (852) 8108 0200   |
| <b>Website</b>      | www.goldcoast.com.hk  |
| <b>Email</b>        | galycowen@sino.com  |



# THE HARBOURVIEW PLACE @ICC MEGALOPOLIS



## Premium living with gorgeous harbour views

A modern and contemporary escape nestled in CBD, The HarbourView Place offers breathtaking views with marvelous service and incredible access to Hong Kong's greatest features.



## Optimal location with mesmerizing views

Five minutes from Central with indoor access to the Airport Express train, The HarbourView Place is located atop the Kowloon MTR station, a junction of several major rail lines, offering fast and easy access to far reaches of the city. An additional bonus is the ideal location by Hong Kong's famous Victoria Harbour, where guests can enjoy scenic seafront views.

Nestled between Hong Kong's tallest building, the International Commerce Centre (ICC), The Ritz-Carlton Hong Kong, W Hong Kong, and Elements mall, The HarbourView Place is in an ideal location for luxury and leisure – with an abundance of entertainment, shopping and dining options for guests to enjoy.



## Exceptional personalized service

The 266 serviced suites, which range from studios, one- to three-bedroom suites, and Presidential Suites, are immaculately designed to include a variety of convenient provisions that keep guests entertained and at ease. Apart from kitchen essentials, rooms include wide screen LED HDTVs, 5.1 KEF home theatre systems with DVD players, Nespresso machines, a choice of pillows and Pillow top Sealy Mattress for ultimate comfort in a home away from home.

Beyond the suites there are a variety of exquisite amenities that guarantee entertainment and leisure options for guests, including a rooftop heated pool and Jacuzzi on the 76th floor, 24-hour well-equipped gymnasium and lounge, sauna, cozy reading lounge with internet access, Laundromat and a multi-purpose function room. Personalized services include round-the-clock multilingual concierge, regular and meticulous housekeeping service, in-room dining, and limousine service.

Catering to a variety of schedules – from weekly to long term stay, The HarbourView Place is the ideal living experience for a variety of travelers seeking luxury and comfort in a home away from home.

## THE HARBOURVIEW PLACE @ICC MEGALOPOLIS

**Address** Atop Kowloon Station, 1 Austin Road West, Kowloon  
**No. of units** 266 **Gross size** 464 - 3,270 sq. ft.  
**Contract term** 1 month minimum **Monthly rate** HK\$36,000 up  
**Enquiries** (852) 3718 8000  
**Website** www.harbourviewplace.com  
**Email** enquiries@harbourviewplace.com



## CHIC LIVING ATOP KOWLOON STATION BY THE HARBOUR

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

[www.HarbourViewPlace.com](http://www.HarbourViewPlace.com)  
 (852) 3718 8000



Short / Long staying package available



THE  
**HARBOUR  
 VIEW**  
 PLACE

at the ICC megalopolis



Sun Hung Kai Properties

SignatureHomes®

# THE JOHNSTON SUITES

## A refined city life

In a city that literally never sleeps, The Johnston Suites offers guests an intimate, relaxing stay complemented with attentive service, and the convenience of being close to all major commercial districts and local attractions.

### Ideal location

Nestled in the very heart of Wan Chai, Hong Kong's renowned business-cum-entertainment district, The Johnston Suites offers an array of lifestyle pleasures accessible from the doorstep. The vibrant neighbourhood is blessed with a plethora of fine dining outlets, hip spots and rejuvenated heritage-protected buildings. The Hong Kong Convention and Exhibition Centre and the Happy Valley Race Course are also just a stone's throw away, providing exciting hubs of social activities, exhibitions and sports events.

In close proximity to the Wan Chai Station, residents are guaranteed easy access to major commercial and business areas, such as Causeway Bay, Admiralty and Central. A host of other public transport options are also available, including buses and trams.



### Bespoke services and comprehensive amenities

Designed with comfort of guests in mind, the suites are the epitome of quality contemporary living, with attentive service and first-rate amenities.

Superbly furnished with a spacious living room, all suites come with a well-equipped kitchen comprising electric stove, microwave oven and refrigerator, enabling residents to fully revel in the joy of home cooking.

In-house entertainment includes LCD TV with NOW TV channels, DVD player, and iPod dock. To ensure a comfortable stay for all guests, all rooms include air-conditioning with individually controlled thermostats and an exclusive welcome package of amenities.

The upscale property also boasts an enviable range of leisure and sports facilities, such as 24-hour state-of-the-art gymnasium, a rooftop leisure area, and garden terrace that makes an ideal place for relaxation.

Premium services encompass business centre services, as well as twice-weekly housekeeping services. Free broadband and wireless internet access is complemented by mail and message delivery services, ensuring that residents stay connected at all times.

### THE JOHNSTON SUITES

|                      |   |
|----------------------|---|
| <b>Address</b>       | 74-80 Johnston Road, Wan Chai                     |
| <b>No. of rooms</b>  | 87  |
| <b>Areas</b>         | 566 & 577 s.f. (M.F.A.) / 354 & 365 s.f. (S.F.A.) |
| <b>Contract term</b> | From 1 month                                      |
| <b>Monthly rate</b>  | From HK\$36,500                                   |
| <b>Enquiries</b>     | (852) 3966 0000                                   |
| <b>Website</b>       | www.thejohnstonsuites.com                         |
| <b>Email</b>         | thejohnstonsuites@sino.com                        |



# KORNHILL APARTMENTS



## Home comforts

Nestled in the vibrant hub of Island East, Kornhill Apartments offers residents all the comforts of home – and much more, with its serene setting and comprehensive facilities, as well as superb connectivity to all parts of the city.

## Upscale neighborhood in an unrivalled location

Adjacent to the two mega retail malls of Kornhill Plaza and Cityplaza, Kornhill Apartments offer easy access to an irresistible array of shops, supermarkets, restaurants, cafes, as well as entertainment outlets, such as cinemas and ice-skating ring. On top of these privileges, business residents will be delighted by the apartment's enviable proximity to the major office blocks of Taikoo Place and One Island East.

The self-sufficient precinct also enjoys excellent connectivity to all parts of the metropolis, courtesy of its extensive and efficient transport network, such as the Island Eastern Corridor and the Eastern Harbour Tunnel. The Tai Koo MTR station is just a leisurely stroll away, connecting residents to all major commercial and entertainment hubs like Causeway Bay and Central. Other transport options, such as taxis, buses and trams are also available.

## Spacious rooms and full amenities

Ranging from studios to deluxe three-bedroom suites, Kornhill Apartments are strategically designed to maximize living space, which cater to both individuals and families. Decorated in contemporary style to confer home comforts, each spacious apartment is equipped with a suite of kitchen appliances, a wide-screen TV with Cable channels and wireless internet access. A regular housekeeping schedule, complemented by 24/7 concierge, round-the-clock car parking facility, in-room safe and self-service laundry room are thoughtfully provided to meet everyday needs.



All residents can enjoy exclusive use of the cozy leisure area named The Third Place, which comprises a computers corner, wireless internet access and a reading lounge. For the health-conscious, a comprehensive range of sporting and wellness facilities are available at Waterfall, on the 9<sup>th</sup> floor of the complex.

## KORNHILL APARTMENTS

|                      |                             |                     |                       |
|----------------------|-----------------------------|---------------------|-----------------------|
| <b>Address</b>       | 2 Kornhill Road, Quarry Bay |                     |                       |
| <b>No. of units</b>  | 450                         | <b>Gross size</b>   | 400 – 1,250 sq ft     |
| <b>Contract term</b> | 1 month minimum             | <b>Monthly rate</b> | HK\$24,000 – \$72,000 |
| <b>Enquiries</b>     | (852) 2137 8101             |                     |                       |
| <b>Website</b>       | www.kornhillapartments.com  |                     |                       |
| <b>Email</b>         | kornhillapts@hanglung.com   |                     |                       |

KORNHILL APARTMENTS | 康蘭居

*We're family*  
NOT JUST A HOME



Address : 2 Kornhill Road, Quarry Bay, Hong Kong

Email : kornhillapts@hanglung.com

Website : www.kornhillapartments.com

Leasing Hotline:

**2137-8101**

只選好的 只做對的

恒隆地產  
HANG LUNG PROPERTIES

# VEGA SUITES



## Chic, contemporary and premium living

A tranquil escape from the fast-paced city life, Vega Suites is strategically located to offer quick and easy access to the hustle and bustle of urban city centers.



### The best of both worlds

Stunning open city or partial sea views, with easy access to Hong Kong's diverse districts and immaculate services, Vega Suites offers a diverse range of options for guests seeking a stay that offers unique moments of ultimate tranquility in the fast-paced Hong Kong city life. Vega Suites is an integrated complex comprising Crowne Plaza Hong Kong Kowloon East and Holiday Inn Express Hong Kong Kowloon East, luxury residence 'The Wings,' and PopCorn mall- atop one million square feet of shopping malls, where guests can choose from a delectable array of upscale restaurants, chic boutiques, supermarkets, shops and cinema complex. Conveniently located atop the MTR Tseung Kwan O station and public transport interchange in Kowloon east, Vega Suites is no more than 15 minutes to Kwun Tong, Kowloon Bay, Quarry Bay and North Point, approximately 20 minutes to Causeway Bay and no further than 30 minutes to Central, Admiralty and Tsim Sha Tsui.

### An abundance of choice

Guests can relax and enjoy in one of the 176 chic, comfortable and cosy suites, ranging from 372 sq. ft. to 1,560 sq. ft., which offer open city and partial sea views and come equipped with home entertainment systems and a range of branded appliances, cutlery and cooking utensils. A wide range of modern facilities available at Vega Suites offer health, wellness and social opportunities, including a gorgeous Green Terrace with BBQ, VIP, workout, computer and laundry corners. The well-equipped Fitness Centre and swimming pool at the neighboring Crowne Plaza Hotel are available to guests to cater to any wellness pursuits. For a personalized experience, guests can also enjoy 24-hour multilingual concierge, housekeeping and towel changing services, limousine pick-up as well as personal car parking spaces.

Vega Suites integrated complex offers an abundance of endless opportunities in a chic and modern setting that leaves guests spoilt for choice.

## VEGA SUITES

|                      |  |                     |                     |
|----------------------|--|---------------------|---------------------|
| <b>Address</b>       | Atop MTR Tseung Kwan O Station, 3 Tong Tak Street, Tseung Kwan O |                     |                     |
| <b>No. of units</b>  | 176  | <b>Gross Size</b>   | 372 - 1,560 sq. ft. |
| <b>Contract term</b> | 1 month minimum  | <b>Monthly rate</b> | HK\$21,000 up       |
| <b>Enquiries</b>     | (852) 3963 7888  |                     |                     |
| <b>Website</b>       | www.vegasuites.com.hk  |                     |                     |
| <b>Email</b>         | enquiries@vegasuites.com.hk                                      |                     |                     |



A Stylish Suite Hotel  
Another Sparkling Jewel of a Vibrant  
Integrated Development



- ✦ The stylish suite hotel in Kowloon east, redefining contemporary chic.
- ✦ Lustrous selection of units - Studio, 1-Bedroom, 2-Bedroom and 3-Bedroom with flexible staying term.
- ✦ Located in the all-encompassing landmark development comprising two international hotels, trendy PopCorn mall and the luxury residence The Wings.
- ✦ Strategically located atop the MTR Tseung Kwan O Station enjoying close proximity to the commercial hub of Island East and Kowloon East.



# THE VENTRIS

## A coveted address

Nestled in the heart of Happy Valley, one of the Island's most renowned districts, The Ventris provides a seamless blend of serenity and lavish comfort. With a wealth of high-end shops and quaint bistros in the vicinity, the upscale development is a paragon of city living.



### Unparalleled connectivity

Set amidst Hong Kong's hub of social and sports clubs, and close to the shopping mecca of Causeway Bay, The Ventris is ideal for residents, who desire a home offering both urban convenience, salubrious environment and a contemporary, distinguished lifestyle.

With an array of charming coffee shops and alfresco dining restaurants in the neighbouring area, plus a plethora of sporting events and parties that take place all year round at the nearby racecourse and clubhouses, there is entertainment galore right at your doorstep.

Situated in close proximity to the tram station and MTR station, with superb transport links, the prime address guarantees swift and easy travel to all parts of the city.



### Homey comforts and exceptional features

The Ventris offers high-quality one-bedroom homes that speak for elegance and style. Finished in a neutral palette in harmony with the idyllic surroundings, the apartments are characterised by a suite of quality amenities and furniture. Since each floor houses only one apartment, a high degree of privacy and exclusivity is assured.

Tailored to meet modern needs, there are extensive and well-appointed facilities. Home entertainment comprises a 40" Samsung LED iDTV with over 50 local and now TV channels, as well as Wi-Fi access. Guests can enjoy the pleasures of home cooking with the fully-fitted kitchen, featuring premium De Dietrich appliances and Meyer kitchenware.

For a complete peace of mind, on top of round-the-clock security services, all units are installed with a door phone for direct communication with lobby security. In addition, handy in-room laundry facilities are available, while housekeeping and linen services are rendered twice a week.



### THE VENTRIS

|                      |  |
|----------------------|--|
| <b>Address</b>       | 20 Ventris Road, Happy Valley                                      |
| <b>No. of rooms</b>  | 8  |
| <b>Areas</b>         | 812 s.f. (M.F.A.) / 567 s.f. (S.F.A.)                              |
| <b>Contract term</b> | From 1 month   |
| <b>Monthly rate</b>  | From HK\$42,800  |
| <b>Enquiries</b>     | 8207 7608  |
| <b>Website</b>       | <a href="http://www.the-ventris.com.hk">www.the-ventris.com.hk</a> |
| <b>Email</b>         | <a href="mailto:leasingcs@sino.com">leasingcs@sino.com</a>         |



CHINA, MACAU  
&  
OVERSEAS



## MACAU'S RESIDENTIAL PROPERTY MARKET EMERGES FROM THE COLD

A two-year slump since 2014 has seen property prices in Macau drop by as much as one-third, but analysts believe the worst is over, and with economic recovery under way, 2017 could see a steady growth in the market due to increased local demands.



**Mr. Franco Liu**  
Managing Director, Savills  
Macau & Southwest China

“There is a direct correlation between the gross domestic product (GDP) and property prices in Macau,” says Franco Liu, Managing Director of Savills Macau & Southwest China. The anti-corruption drive in mainland China has had a negative impact on casino turnover in Macau, dropping by one-third in the past two years. This is reflected in property prices which recorded 26 consecutive months of decline.

“The transaction volume has remained flat in the past two years. There were only around 7,000 transactions of new flats in 2015 and the figure dropped further in 2016 to about 6,000 transactions in 2016,” Liu points out. “This dismal turnover is shared by more than 6,000 real estate agents in Macau, so you can see how depressed the market had been in the last two years.”

However, there is finally light on the horizon, says Liu. In the third quarter of 2016, the economy of Macau expanded by 4.0% year-on-year in real terms. It is the first positive quarterly growth recorded over the past two years, and is attributable to a rebound in both exports of services and investment. In the first three quarters of 2016, the economy of Macao contracted by 5.4% in real terms.

As the economy picks up, owner-occupiers are on the rise again. “The estimated growth in property prices in the third quarter of 2016 ranged from 8% to 10%, as two new

properties were released onto the market, and it is expected that there will be a 20% to 30% rise in transactions by the end of the year,” says Liu. As foreign investors and Chinese buyers are discouraged from entering the market by a 10 percent punitive tax, as well as a newly-imposed restriction on the use of UnionPay credit card for payment, the latest surge of buying interest came from local buyers in the main.

“Government cooling measures and restrictive regulations have combined to banish speculators from the market,” Liu observes. “With prices dropping to a more affordable level, local end-users believe the market has found its bottom, and are starting to re-enter both the primary and the secondary markets.”

Barring any unforeseen changes in government policies and black swans in the global economy, Liu expects a mild growth in property prices in the coming year. “As the purchasing power of local citizens keeps growing at a steady pace, our projection is for a 10 to 15% growth in property prices in the new year,” says Liu. “Since the stock market of Macau is not as developed as Hong Kong, investing on property, as a more traditional means of investment in Macau, will regain its attraction for locals.”

With a better outlook on the property market in 2017, how should buyers plan their next move?

Liu suggests that 2017 provides limited incentives for short-term investors because of market uncertainties and the unlikelihood of any major upward price adjustments. With the very low return on investment in the leasing market, currently at below 1%, he advises buyers to adopt a long-term view in any property investments.

It is, however, a different story for end-users. “First of all, we do not foresee any new property launches for 2017, and the second-hand property market remains largely dormant. As the government has not decided on how many pieces of land will be released for auction in the new year, end-users should seize market opportunities and consider purchasing properties in 2017,” Liu concludes.



何時 | NO MATTER WHEN  
NO MATTER WHERE | 何地



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savills  
第一太平戴維斯

# BREXIT OPENS UP OPPORTUNITIES WITHOUT CHANGING THE FUNDAMENTALS OF THE UK PROPERTY MARKET

With the dust settling after Brexit took the UK by storm in June, analysts find a surprisingly measured reaction to the unexpected vote result, amid a climate of 'business as usual'.

*andy.ng@singtaonewscorp.com*

Partly due to historical legacy, Hong Kong investors have always had an affinity for the UK property market. Brexit has not changed the fact that the 'safe haven' element is likely to remain a permanent fixture, as investors continue to feel comfortable with the country's transparency and well-established legal system.

The UK has also traditionally been the favorite choice for well-to-do parents to send their children for education, from high school through to university, with Hong Kong topping the league of international students, not just in London, but also increasingly in such major centers as Manchester, Liverpool and Birmingham. Therefore buying property in the UK serves the primary purpose of providing a comfortable home for their children, and subsequently for investment when the original need no longer exists.

If market watchers are worried about the Brexit impact on the economy, they only need to check the FTSE indices and the unemployment rate to be convinced that the UK has taken the Brexit shock in its stride. As the Bank of England Governor put it: "The UK can handle change."

If anything, Brexit has created attractive short-term opportunities which foreign investors are quick to grasp. The depreciation of the pound sterling to a 31-year low means they can immediately enjoy a real exchange discount of more than 10%, while those seeking UK mortgages reap the benefit of the 0.25% rate reduction.

A survey of the UK's residential market in July by RICS shows that the net balance of homebuyers expecting prices to rise over the coming year increased from zero to 23%. Insofar as London is concerned, the survey records an annual 4% growth expectation over the next five years.

Market observers point out that an extra reason to act fast is the recent announcement by the new Mayor of London for an inquiry into the impact of foreign ownership on London's property market. There are fears that he could replicate Vancouver's move to slap a 15% foreign buyers tax as a measure to cool down the overheated market.

In taking stock of Brexit, Hamish Pound, Senior Investment Manager of IP Global, thinks this is the time to take advantage of the currency play in the short term. "It's a case of acting now to tap into the medium and long term potential of the UK market," he says. "Our strategy remains outer London, and the key regional growth cities of Manchester, Liverpool and Birmingham."

For years now, housing supply in London has struggled to keep up with demand, creating an acute imbalance in the city's real estate market and driving up prices. Over 42,000 new homes are required per annum for the next two decades, and this target is not being met.

The development of Canary Wharf in the early 1990s set things in motion for the transformation of east London, further fuelled by the London 2012 Olympics. IP Global draws investors' attention to the arrival of Crossrail, Europe's largest construction project. "It is further increasing demand and driving price growth as it transforms rail transport in London, cutting journey times across the city, while having a significant impact on property prices and investment," the report notes.

Other cities that merit attention include Manchester and Liverpool, both filled with positive market sentiments due to the Northern Powerhouse vision, with high rental yields at 6.8% and 6.2% respectively.



# MAGNOLIAS RATCHADAMRI BOULEVARD & WALDORF ASTORIA BANGKOK

At the heart of Bangkok, the 60-storey mixed-use tower offers the thrills of urban life all in one stop.

Comprised of the super the super luxury Waldorf Astoria Hotel from ground floor to 16th floor, residences from 17<sup>th</sup> to 54<sup>th</sup> floor, and a sky bar & restaurant on the 55<sup>th</sup> and 56<sup>th</sup> floor, Magnolias Ratchadamri Boulevard is the last word in luxury, and one of the most coveted residential buildings in Thailand in the present time.

### Exciting city living

Situated on the prestigious Ratchadamri Road, one of the busiest commercial areas in the centre of Bangkok, Magnolias Ratchadamri Boulevard is at the vicinity of the all thrills of urban living. Grand shopping malls and department stores are at the doorsteps offering top-notch shopping and dining experience. From the vast and vibrant CentralWorld and Siam Paragon complexes to the buzzing bargain emporiums of MBK and Pratunamd, plus the kaleidoscope of sidewalk stalls and an array of featured foreign and local boutiques, there are so much fun and fine services and products to be explored.

Known as one of the world's best travel destinations, Bangkok is the synonym of fun. At Ratchadamri, a range of appealing spots, such as movie multiplexes, Siam Ocean World aquarium, Bangkok Arts and Cultural Centre and night clubs, fulfills your entertainment needs are fulfilled to the maximum.



### Supreme Connectivity

Residents enjoy plentiful options for their commute around town from Ratchadamri. With the station of the Skytrain elevated railway and a city bus stop right next to the residence, Magnolias Ratchadamri Boulevard is connected all the major downtown commercial areas of Bangkok. Car drivers enjoy valet parking, direct access to a main boulevard and nearby access to the expressway.

### Stylish interior

With the use of top-notch materials, all 316 apartments in the residence are featured with lofty 3 metres full-height ceilings, floor-to-ceiling windows, generous oversized closets and the rich ambiance of wide-planked smoked oak floors. Custom designed and manufactured by Bulthaup, the famous German kitchen design expert, the kitchens are equipped with high quality branded appliances and decorated with tasteful materials.

### Well-rounded facilities and services

For the use of residents only, the Magnolia Ratchadamri Boulevard Residences Lounge is an exclusive and private club that indulges residents with the luxury leisure. A wealth of amenities, including a fitness center, steam and sauna rooms, swimming pool with kid's pool and Jacuzzi, are all inside the residence to offer the nearest relaxation. 24 hours concierge desk is also available to serve the needs of privileged residents.

## MAGNOLIAS RATCHADAMRI BOULEVARD

|                  |  |
|------------------|--|
| <b>Address</b>   | Ratchadamri Boulevard, Bangkok, Thailand |
| <b>Layouts</b>   | Two-bedroom apartment and penthouses     |
| <b>Developer</b> | Magnolia Finest Corporation Limited      |
| <b>Agent</b>     | CBRE Limited                             |
| <b>Enquiries</b> | (852) 9826 6886                          |
| <b>Email</b>     | register@cbre.com.hk                     |



# VIBRANT CENTRAL LONDON LIVING

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A collection of high-profile, international companies have also set up new offices in the area. Emerging communities of technology start-ups and creative design agencies will further add a sense of innovation to the vibrant district.

Just a few minutes' walk away from King's Cross St Pancras Station, with six Underground lines, the development enjoys great connectivity across London.

Prices of apartments start from GBP795,000 (HK\$6.83 million), with a 999-year leasehold. Completion is expected to be in second quarter of 2018.

For more information, please visit <http://colliersresidential.com/Onyx/> or contact 2822-0743.

## ONYX APARTMENTS

**Address** 102 Camley Street, King's Cross, London N1C 4PF

**Layouts** One to three bedroom apartments

**Developer** Taylor Wimpey Central London

**Agent** Colliers

**Enquiries** (852) 2822 0743



Located along the banks of the picturesque Regent's Canal and on the edge of the King's Cross regeneration area, Onyx Apartments offers 117 new residential units, designed for modern and elegant living.

The façade of the development displays a stunning and harmonious balance of brick and glass.

The project is a significant addition to the residential landscape of King's Cross, which hosts various ground-breaking developments, including Gasholder Park, and Granary Square, a thriving public square that boasts an eclectic mix of commercial shops and more than 1,000 choreographed fountains.

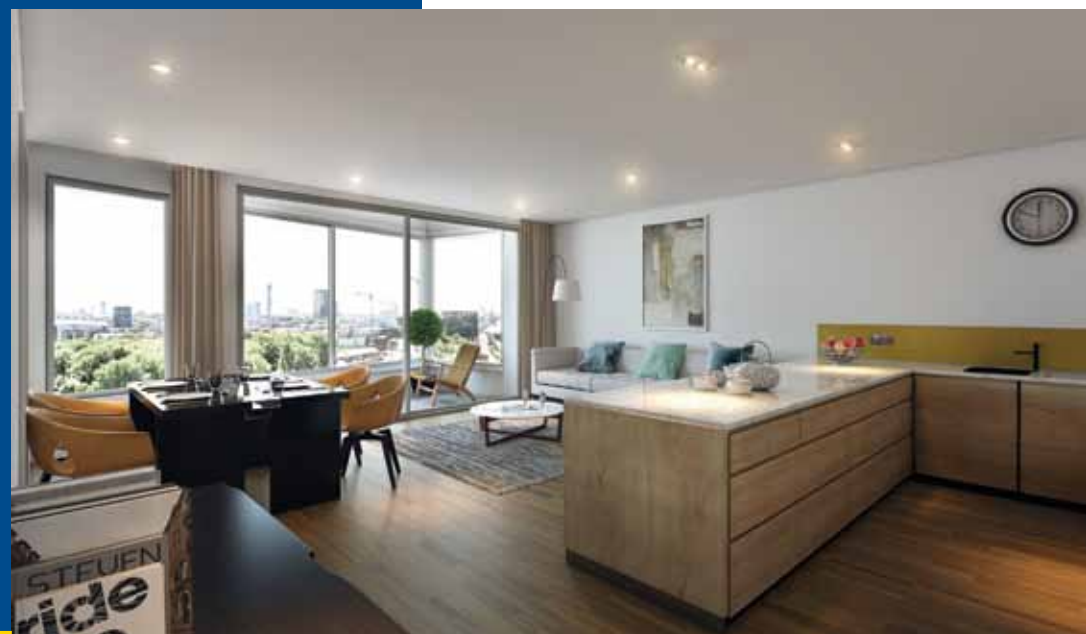
To meet the demands of city-center living, each home is well-appointed with a spacious open-plan layout, a high-tech heat recovery ventilation system, and superb cooling in the living area and bedrooms. Each unit has a bespoke kitchen with integrated Siemens appliances, and luxury wood flooring with underfloor heating throughout.

The apartments also come with floor-to-ceiling glazing and a winter garden, balcony or terrace that will enable the homeowner to soak in the spectacular vistas of London's skyline.

Residents will also enjoy 24-hour concierge services, a large public landscaped area, a communal roof terrace on the ninth floor, and new access to the Regents Canal walkway.

One of London's most vibrant cultural destinations, King's Cross offers a raft of new retail boutiques, galleries, bars and restaurants, among long-established cultural gems in the area such as the British Museum, Museum of London and the British Library.

Meanwhile, young families will be delighted by the different choices of educational institutions in the vicinity, including the flagship Waitrose Cook School, and a number of prestigious universities – the Central Saint Martins, King's College London, University College London, London School of Economics and Political Science, and the London Metropolitan University.





# ENJOY THE SEA VIEW AS VAN GOGH WOULD HAVE SEEN IT

Country Garden, one of the most popular mega-scale real estate projects in southern China, has just announced the release of its fifth residential item – Van Gogh's Sea

Country Garden's opulent collection of Ten Mile Beach residences is built along the spectacular Silver Beach. As picturesque as a Van Gogh painting, the collection's latest release is quite appropriately named 'Van Gogh's Sea', with flats ranging from 1 to 4 bedrooms and 1 to 2 living rooms, and measuring from 484 to 1,571 square feet.

## Embracing nature

Located in the famous tourist hotspot in the coastal area of Yapojiao in Huizhou, Van Gogh's Sea is enveloped by magnificent natural scenery. Formed by the accumulation of coral reefs and sediments over hundreds of thousands of years, the 10-mile long sparkling Silver Beach is right at the doorstep of the resort property.

Imagine strolling on the white, sandy beach under the azure sky, breathing in the fresh gentle sea breezes, and taking in the sweeping vista of the shimmering sea that stretches to meet the horizon. This is what the good life is all about!

## Supreme Connectivity

Located a mere 20 km from Shenzhen, the residence is an easy 1.5 hours' drive from Hong Kong, Guangzhou and Huizhou. With

the progressive completion of the high-speed railways and highways linked to the major exchange at Shenzhen, and its proximity to six major international airports in the Pearl River Delta, the residence is within reach of all the major cities on the mainland in a matter of no more than 3 hours.

The residence is under professional management which also operates shuttle bus services for residents to travel to nearby cities.

## Comprehensive facilities

Van Gogh's Sea is an integral part of a mammoth community development project that comprises a comprehensive range of facilities, including a 5-star world-class hotel with landscaped pools and gardens, as well as conference rooms, shopping malls, cinemas, supermarkets, specialty shops, bars and restaurants, schools, community centers, homes for the elderly, and more.

Couples will revel in the romantic atmosphere of the waterfront promenade, and the many 'lovers' lanes' nestled amongst the lush gardens. For sports enthusiasts, there is a yachting marina for those who yearn to sail the seven seas. Other facilities include a sports center, a water sports center, and jogging tracks.



## COUNTRY GARDEN SILVER BEACH

**Address** Yapojiao, Nianshan Town, Huidong County, China  
**Layout** 1-4bedrooms with 1-2living rooms  
**Area** 484 – 1,571 sq ft  
**Enquiries** (852) 6756 5555, (852) 9389 2190  
**Email** xiaoguohua@countrygarden.com.cn  
**Website** slyt.bgy.cn



# SMART CITY LIVING IN MALAYSIA

Spreading its wing overseas to Johor Bahru in Malaysia, Country Garden is developing a cutting-edge 'smart' residential project – Forest City – which represents an architectural breakthrough with its innovative concepts of multi-layer contouring, vertical greening, and car-free platform.

## The stratification concept

Turning a conceptual design into reality, Forest City is a vertical development comprising three layers. While the bottom layer provides nearly 20 square kilometers of space for car parks and other transport facilities, the roadways are confined in the second layer underground, leaving the first layer a car-free living platform for residents, and separating pedestrians from vehicles.

## Green, green and green

Based on the core principles of sustainability and eco-friendliness, Forest City employs vertical greening to create a forest-like environment, bringing lush greenery to its residents. In the absence of vehicles, pedestrians can go about their business freely in the institutions, shopping malls, activity centers and other leisure facilities located on the ground level.

The developer has appointed SASAKI, a world-class architectural design and planning firm to manage the project's gardening system, and the result is there for all to see and enjoy. There are lush green plants covering building facades, sky gardens and rooftop gardens that not only please the eye, but also purify the air, conserve rainwater and reduce noise pollution.

The verdant city is nestled in natural environs, with more than 10km of coastline, approximately 2,000 acres of mangrove reserve and ecological wetlands in the neighborhood.



## Supreme Location

Just across the Strait from Singapore, Johor Bahru is the third largest habitation in Malaysia. Forest City residents can make use of the 12 VIP passageways to drive to Singapore in a matter of 30 minutes, while direct flights to Guangzhou, the gateway to southern China is just 4 hours away.

With its special tax-free status, Forest City is especially attractive to foreign investors, as residents enjoy a low living cost and high living standard.



## FOREST CITY

**Address** Jalan Forest City 1, Forest City, Pulau Satu, 81500 Johor Bahru, Johor, Malaysia  
**Developer** Country Garden  
**Enquiries** (852) 2136 0828  
**Website** www.forestcitycgpv.com/hk

**Hong Kong International Exhibition Center**  
 901-04, 9/F, Wing On Kowloon Centre, 345 Nathan Road, Kowloon

# ELEGANT AND LUXURIOUS LIVING IN CENTRAL LONDON

[natashasw.chan@singtaonecorp.com](mailto:natashasw.chan@singtaonecorp.com)



Situated on the prestigious North West side of Hyde Park in central London among some of the most regal and expensive properties in the world, Bayswater Apartments is the perfect blend of quality, technology and comfort.

Designed by renowned London architects Robin Partington & Partners, the collection of 15 apartments in a Grade II listed mid-Victorian building, has retained the timeless elegance of its exterior facade, internalizing natural light and space that comes with parkside living.

Each apartment is appointed with luxury finishes and antique bronze switches throughout, while engineered oak flooring is featured in reception rooms and kitchens. The bespoke kitchens boast integrated Siemens appliances and Silestone work surfaces.

Underfloor heating in bathrooms and shower rooms, as well as air conditioning in living areas and master's bedrooms will ensure perfect levels of comfort and tranquility.

For residents' peace of mind, all apartments are equipped with audio video entry phone systems.

With its wide streets, charming proportions, sweeping crescents and garden squares, Bayswater is one of London's most vibrant and cosmopolitan neighborhoods.

Perfectly located next to the West End, London's cultural heartland for theaters, a kaleidoscope of entertainment, high-end restaurants, shopping districts and private members clubs are on the doorstep.

Residents will also enjoy vast expanses of open green space, with nearby Hyde Park nearby, one of London's largest parks. Meanwhile, a short walk will take residents to Kensington Palace, the official London residence of the Duke and Duchess of Cambridge, along with other members of the Royal Family.

In close proximity to several London Underground stations, the development enjoys superb connectivity across London. Bond Street can be reached in just five minutes

and transport hubs Victoria and Paddington stations in under 15 minutes. For outbound travel, Heathrow Airport can be reached in about 30 minutes.

These connections are set to improve further with the new Crossrail Station available in 2018.

Prices of apartments start from £1.95 million (HK\$19.56 million)

## BAYSWATER APARTMENTS

**Address** Hype Park, London W2  
**Layouts** One to three bedroom apartments  
**Vendor** MHA London  
**Agent** Fraser & Co  
**Enquiries** (852) 9750 6478  
**Email** [info@fraser.hk.com](mailto:info@fraser.hk.com)



# SPACIOUS LUXURY IN THE THAI CAPITAL

Thailand's leading and only fully-integrated property developer, Sansiri Public Company Limited, is cooperating with BTS, the top mass transit service provider in the country, to launch 'The Monument Thong Lo', a high-end condominium project.

The condominium is located on Thong Lo Road, a high-profile location comparable to the Peak in Hong Kong, where the residences of Bangkok's upper echelon are situated. Thong Lo is in the heart of Bangkok's Sukhumvit Road, a home to millionaires, old prominent families, government officials and well-known celebrities. Today's Thong Lo is a hip urban neighborhood and eclectic collection of social spots from chic vintage shops and artisanal boulangeries to independent designer houses and premium supermarkets. There are also international schools, international hospitals and office buildings in the area which benefit every family member's living.



This prominent area has always been seen as conducive to businesses and offers the gold-standard for business location due to its proximity to Bangkok's central business district.

Following the concept of 'Luxury is Space', the project contains ample space to suit the lifestyle of all family members. Each unit is designed to be extra-large, starting from the 1,345.5 sq. ft 2-bedroom unit. The ceiling is at least 3.30 meters high, which is above average by condominium standards. The residential units offer the opulence and spaciousness of a luxury home, while outdoors activities are also possible on the large balconies.

It also contains large scenic green areas outdoors, including two on-ground yards. With conservation in mind, the developer has preserved pre-existing plant life, so that trees more than 50 years old are thriving within the vicinity of the condominium.

The living room and dining room are laid with genuine imported Italian marble, while the thick tinted glass windows reduce harmful rays, heat and noise. The sanitaryware are Gessi products while the kitchen wares are Binova brand imported from Italy.

'The Monument Thong Lo' will be the tallest building on Thong Lo Road, reminiscent of a monolith that has erupted from the earth. Speculated to become a landmark of the area, the project includes a uniquely designed outdoor swimming pool that is a work of art itself.

Dog-loving residents are welcome to bring their canine companions as reasonably small dogs are permitted in the condominium, which is a rarity among condominiums projects in Bangkok.

'The Monument Thong Lo' provides a contemporary lifestyle through its facilities which include a lobby lounge, drivers' lounge, garden with outdoor recreation area, kids' amusement area, gym and common area with wi-fi.



## THE MONUMENT THONG LO

|                     |  |
|---------------------|--|
| <b>Address</b>      | Sukhumvit 55 Road                                    |
| <b>No. of units</b> | 127  |
| <b>Area</b>         | 1,345.5 – 7,311.4 sq. ft                             |
| <b>Layout</b>       | Two and three-bedroom apartments and penthouses      |
| <b>Developer</b>    | Sansiri Public Company Limited                       |
| <b>Website</b>      | <a href="http://www.sansiri.com">www.sansiri.com</a> |
| <b>Agent</b>        | Ashton Hawks   |
| <b>Enquiries</b>    | (852) 6205 3512                                      |

\* Computer generated images. The condition is subject to change without prior notice. Project completion date: Sep, 2019.



# LIVING THE HIGH LIFE IN THE HEART OF FRANKFURT

As the tallest residential skyscraper in Europe's leading business and financial centre, Grand Tower in Frankfurt is the last word in luxury, and one of the most coveted residential buildings in Germany at the present time.

Grand Tower is a 172-metre-tall building comprising 401 apartments on 47 floors. Offering 1 to 3 bedrooms to suit buyers' varying needs, the European-styled flats range in size from 961 to 3,224 sq ft. with prices starting at €687,000 (about HKD 5.8 million).

The iconic tower enables its residents to enjoy a spectacular panoramic view of the city, with its spacious balconies and floor-to-ceiling windows. Flexible floor plans offer great possibilities to suit any lifestyle – plus a choice of high-quality materials for baths, floors and walls. The concierge service in the five-star lobby adds up to the final touch of luxury living.



Located right in front of the new underground station exit (Guterplatz), the Tower provides its residents with excellent connectivity, while the adjacent Skyline Plaza shopping centre admirably meets everyday needs. Residents take only 10 minutes' walk from the business center of the city, and 5 minutes from the main railway station. The airport is a mere 15-minute journey away.

As the economic powerhouse of Europe, Germany has a lot going for it. As a vibrant, international business hub, Frankfurt is, at the same time, a city of culture and leisure, offering a cosmopolitan lifestyle. There is a very low vacancy rate in the leasing market, prompting rents to increase by almost 40% since 2006. At present, the average rental yield for units in Frankfurt is slightly above 4%.

Currently under construction, Grand Tower will be a place sublime in every aspect, and created for today's urbanites – people who want it all: luxury living, urban lifestyle, and a place where the sky is the limit.

## GRAND TOWER

**Agent** Jones Lang LaSalle Limited  
**Enquiries** (852) 3759 0909  
**Email** irp.hk@ap.jll.com



# LIVING IN STYLE WITH THE LITERATI

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Not many places in the world can boast of the same amount of richness in architecture and history as the prized north London enclave of Hampstead. Situated there is Hampstead Manor, a one-of-a-kind site that celebrates the legacy of the area.

Couched within the natural surroundings of Hampstead is a development framed by diverse historical contexts linked to craft, education and architectural achievement. Hampstead Manor comprises 13 buildings and 125 distinct residences, including those that are restored Grade II listed and newly built.

Hampstead Manor builds upon the existing heritage of its site. One of the oldest buildings in the development is Kidderpore Hall, a pair of stunning apartments -- one duplex and one triplex in a Grade II listed, Neo Grecian manor house built in 1843. The homes are restored with quality and care, carrying the site's legacy of craftsmanship into the present day.

Those who visit the site will witness the skills demonstrated across the whole development. From crisp contemporary apartments to the immaculate conversion of landmark Grade II listed buildings, Hampstead Manor is a unique example of British artistry and imagination.

Overlooking the green grounds of The Orchard, Chapman is a modern conversion that occupies the leafy northeastern corner of Hampstead Manor. It

retains the excellence of its original Edwardian, mid 20th century architectural character, but it also defines a contemporary character with enduring charm. This personality brings to bear the allure of classic British palettes, furniture and detail, blended with progressive modern materials and finishes.

Chapman comprises 16 residences and a variety of distinctive 1, 2 and 3 bedroom apartments. Each home features a set of refined, modern kitchens, and elegant bathrooms adorned with subtle limestone tiling.

Nestled within the northeast corner of Hampstead Manor, Rosalind Franklin is an ambitious new building comprising 38 residences for private sale and a diverse range of distinctive apartment types.

Rosalind Franklin offers a choice of two interior palettes which define a uniquely tailored home. The palettes are marked at one end by the refined pose of the "Black Mountain" finish. A confident palette combines polished contemporary materials with the familiar warmth of stained timber. The other is a marriage of polished porcelain and treated oak, interrupted by moments of luxuriously dark brown marble effect porcelain and polished chrome.

In contrast to the "Black Mountain" finish is the serene "White Desert" which is a collection that is fresh and airy -- embodying an enlivened sense of brightness. It is a delicate balance of pale white marble porcelain and whitewashed timber that provides a palatial feeling of space.

With green views across Kidderpore Avenue and The Orchard on either side of the building, Dudin Brown occupies the southeastern pocket of Hampstead Manor.

Originally built in 1905, Dudin Brown retains the refined erudite character of the historic building with improved contemporary relevance.

Comprising five distinctive two-bedroom homes, and one three-bedroom dwelling, the converted Dudin Brown building remains a prominent feature on the sloping Kidderpore Avenue, separated from the quiet road by an elegant lawn and a majestic oak tree.

These are spacious homes with adaptable interiors, designed for the changeable needs of modern living. They are fitted with beautifully resolved settings for cooking and entertainment and luxuriously comfortable rooms in which to unwind.

A wide variety of amenities are provided to all Hampstead Manor residents. The Hampstead Manor spa and gym are situated in Willoughby. The design uses a crisp palette of porcelain Alabastri tiling, textured linens and iridescent

jade, detailed with slim seams of brass. Facilities include a five meter by 5 metre by 14 metre swimming pool, sauna, hammam, experience shower, spa and gym with a range of contemporary equipment plus male and female changing facilities.

Residents also have access to the Hampstead Manor town car service. The car runs from Hampstead Manor to nearby train and tube stations.

Prices of apartments start from £755,000, with 999-year lease. Completion is expected from the fourth quarter of 2017 to the second quarter of 2018.

## HAMPSTEAD MANOR

|                  |   |
|------------------|---|
| <b>Address</b>   | Hampstead Manor, Kidderpore Avenue, NW3 7ST |
| <b>Layouts</b>   | Studio, 1 to 5 bedroom apartments           |
| <b>Developer</b> | Mount Anvil                                 |
| <b>Agent</b>     | Knight Frank                                |
| <b>Enquiries</b> | (852) 2846 7418                             |



# WATERSIDE APARTMENT LIVING

allen.jim@singtaonewscorp.com

London has shown the greatest house price growth over the last 10 years across Britain, and new homes located in this region are now available through Savills.

Royal Albert Wharf is a residential development located in the London Borough of Newham at the Royal London Docks. This area has seen extensive regeneration in the last few years. According to the latest Land Registry figures, in the 12 months leading to July 2016, average prices have increased by 19.6% in Newham, compared to an average of just 11.7% across London.

Newham is home to the Olympic Park, and was one of six host boroughs during the 2012 Summer Olympics. With the construction of "Olympicopolis," a museum and education complex within the Olympic Park, the arrival of Crossrail and London City Airport's expansion, the region offers the ideal location for investment.

Also being built in the immediate vicinity is the new Advanced Business Park. Known as "Asian Business Port," the park is set to become London's third financial district, with a £1.7 billion (HK\$16 billion) investment to build a bridge linking the east and west.



Offering more than 4.7 million square feet of office space for international companies to set up European headquarters in the Royal Docks area, the park is due for completion in 2017.

Royal Albert Wharf will deliver some 1,500 new homes, as well as new garden squares and essential amenities. The first phase of apartments at this vibrant new community is surrounded by water on three sides, and the dock will soon be lined with new cafes, bars and work spaces for residents and visitors to enjoy.

Comprising one, two and three bedroom apartments and duplexes, all units offer spacious, open-plan living areas that are bathed in light through full-height windows and doors, from which residents can access either a private balcony or terrace.

Designed to high quality, contemporary specifications, the kitchens come complete with Manhattan gloss units and integrated Bosch or Siemens appliances, including oven, ceramic hob, fridge, freezer and dishwasher.

Bathrooms and en-suites boast ceramic wall and floor tiles, crisp white Ideal Standard sanitary ware, and Grohe mixer taps and shower heads,

with chrome ladder-style heated towel rails, complemented by a mirrored vanity unit.

Royal Albert Wharf is just a short walk from Gallions Reach DLR station, providing easy train services to London's financial districts of Canary Wharf and the Advanced Business Park. Less than one kilometer away is the University of East London – one of Britain's leading modern universities for research, attracting students from more than 120 countries.

Just 19 minutes via public transport from Royal Albert Wharf is Westfield Stratford City, the largest urban shopping and leisure mall in Europe. Offering more than just the best in designer retail, it provides concierge and car valet services, as well as a wealth of restaurants, cafes and bars. It also offers world-class leisure facilities, ranging from one of the largest all-digital cinemas in Europe, to bowling at All Star Lanes, and the 24-hour Aspers Casino.

Prices for units at Royal Albert Wharf start at €362,500 (HK\$3.2 million), with the project scheduled for completion in the 2017 second quarter.



## ROYAL ALBERT WHARF

**Address** Royal Docks, London E16  
**Layouts** One, two and three bedroom apartments and duplexes  
**Developer** Notting Hill Housing Group  
**Agent** Savills International Residential  
**Enquiries** (852) 2842 4472  
**Email** irs@savills.com.hk



ART OF  
LIVING

# CLEANLINESS IS NEXT TO GODLINESS

Marrying German design and engineering with Japanese spa culture, the new GROHE Spalet product Sensia Arena takes shower toilets into a new dimension of cleanliness and wellbeing.

Styled in the renowned GROHE Design Studio, the sleek Sensia Arena blends in smoothly with any bathroom decor. All about personalisation as opposed to standardisation, settings of Sensia Arena can be adjusted – from spray strength to spray position, water temperature and pressure to cleansing cycle duration. Spray type like standard, lady and twin shower, or oscillating and massaging mode, can also be selected according to your own preferences.

The toilet houses its own instant water heater to supply unlimited amounts of warm water. From the shape of the bowl to the advanced coatings, everything is in place to ensure the highest level of hygiene.

The new AquaCeramic technology creates

a smooth hydrophilic layer on the ceramic surface that dirt and limescale cannot stick to. Moreover, the advanced HyperClean prevents 99% of bacteria growth with anti-bacterial silver ions. The effectiveness and reliability of this innovative technology have been certified by the Society of Industrial Technology for Antimicrobial Articles.

Flushing from three water outlets at once, the new Triple Vortex system creates a powerful vortex that leaves nothing behind. The rimless bowl also makes for easier cleaning, while avoiding splashes during the flush.

The spray arms are not only made from anti-bacterial material, but also benefit from automatic rinsing before and after each use.

When not in use, the spray arms are protected against soiling behind a nozzle guard.

Transforming daily ritual into a refreshingly pleasant experience, an innovative odour extraction system keeps bad smells at bay – Airshield around the bowl seals the air inside the toilet, while a second vent draws odours out of the bowl through a special carbon filter.

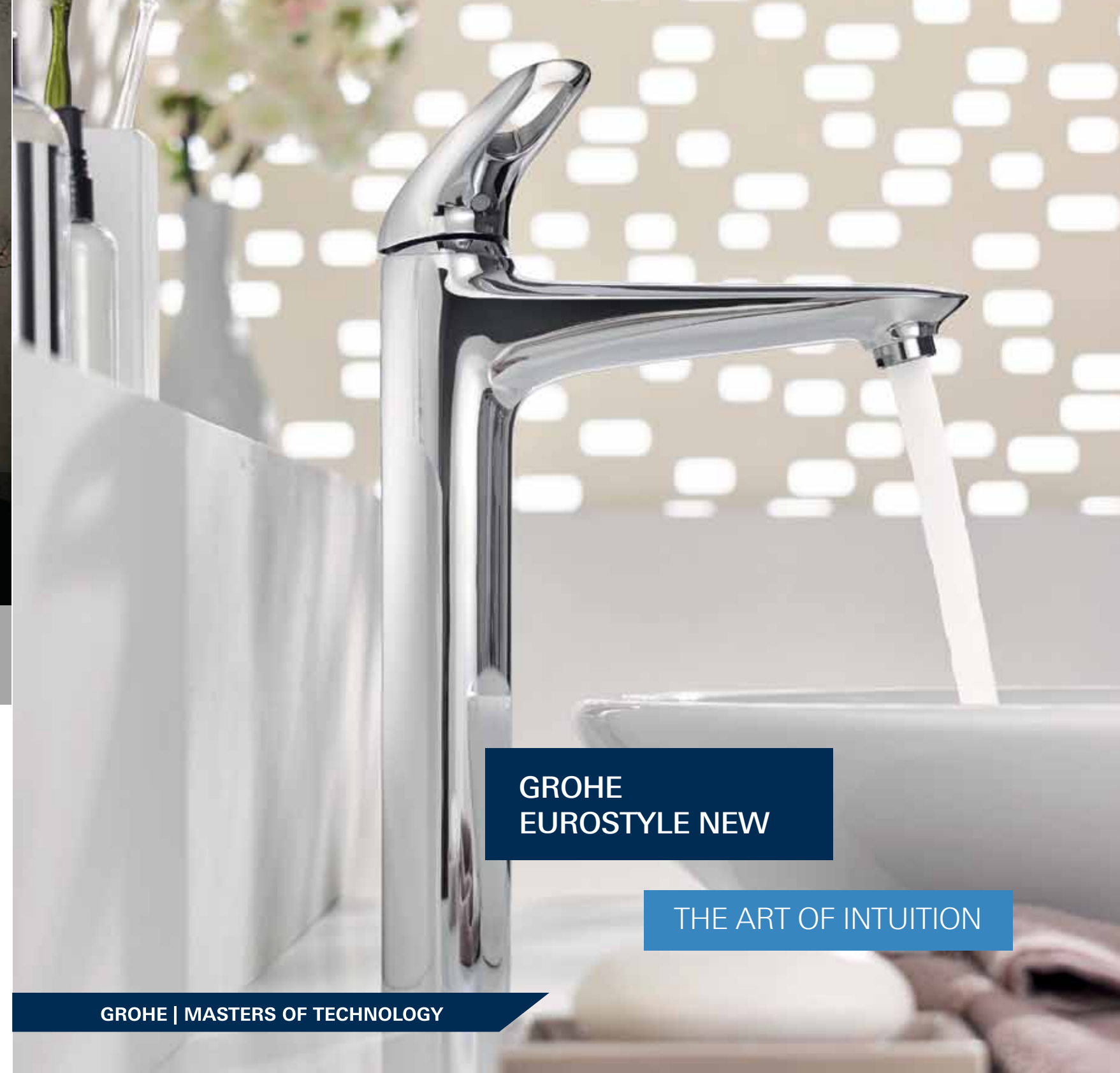
Without the user having to touch anything, the smart toilet lid opens and closes automatically. A soft nightlight is also available to guide users at night.

Wall-mountable for convenient access, the remote control unit gives users full control of all options and settings. Alternatively, these functions can be found on the side panel of the seat.

Smartphone users can also download the GROHE Spalet app, which allows them to programme their preferences to their individual profiles. As such, any Sensia Arena toilet in the world will deliver their preferred type of care.

GROHE

[www.grohe.com](http://www.grohe.com)



GROHE  
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GROHE | MASTERS OF TECHNOLOGY

## PURE EMOTION

Emotions - not just reason and analysis - guide actions. Allow yourself to drift, but maintain control. Organic shapes that beautifully caress the senses will help you reach this goal. The Eurostyle line was developed for intuitive, environmentally conscious people.

### AVAILABLE AT

**GROHE FLAGSHIP STORE BY CHAN YEE KEE BLDG. MATERIAL CO. LTD.** - 369 Lockhart Road, Wanchai |  
**HOP LUNG** - 193 Lockhart Road, Wanchai | 293 Lockhart Road, Wanchai | 298 Lockhart Road, Wanchai | 300 Lockhart Road, Wanchai |  
 199 Portland Street, Mongkok | 237 Portland Street, Mongkok |  
**LUEN HING HONG** - 236 Lockhart Road, Wanchai | 370 Lockhart Road, Wanchai | 352 Portland Street, Mongkok | 682 Shanghai Street, Mongkok |  
 31A Hop Yick Road, Yuen Long |  
**NGA FUNG** - 33-36A Estrada de Coelho do Amaral, G/F, Macau |  
**PACIFIC LIFESTYLE** - 357 Lockhart Road, Wanchai |

GROHE

Pure Freude  
an Wasser



# SMALL IN SIZE, BUT GREAT IN TECHNOLOGY



Recognized as the world's smallest shower toilet that offers maximum satisfaction, SATIS is the epitome of hygiene, comfort and advanced technology.

Bestowed with a Good Design Gold Award for integrated toilets, SATIS by INAX delivers maximum satisfaction despite its petite size. Compared to the conventional models that measure 790mm, the tankless SATIS is only 650mm from front to back, it is therefore a space-saving solution for modern homes.

The SATIS shower toilet revolves around four main areas: hygienic cleansing, a fully automated system, advanced comfort technology and easy cleaning.

Equipped with front and rear cleansing nozzles, SATIS offers perfect hygienic cleansing for both women and men. Infusing warm water with air to provide a gentle shower on delicate areas, this special feature is designed for the ladies. As for posterior rear

cleansing, there are two modes – one for a stronger and direct spray of water, and the other for a gentle spray covering a wider surface area. Users can even alternate between strong and mild to create a massaging effect.

Experience hands-free convenience with SATIS's fully automated system. The automatic seat has a built-in sensor that detects the user, opening and closing the lid by itself. Flushing is also automatic, which occurs as soon as the user steps away from the toilet.

A night light is built into the SATIS, inside the bowl and at the user's feet, to provide a gentle illumination at night, eliminating the need to switch on the bathroom's main light. During cold seasons, users will be delighted by the heated toilet seat.

Making cleaning a breeze, the Direct Vortex flushing system offers a complete cleansing of the bowl and a total purge of waste by water pressure only, while the rimless design of SATIS together with Proguard technology prevent the build-up of water stains. Hyper Clean, a revolutionary nanotechnology, is also applied in the making of the sanitary ware to inhibit bacteria growth.

With the Plasmacluster Technology, SATIS even cleans the air after each use. The plasma being discharged will release positive and negative ions into the air. When the ions come into contact with mold, they transform it into water before re-circulating into the air. This air-disinfecting technology effectively suppresses mold and removes unpleasant odors.



INAX

[www.lixil.co.th/satis-integrated-toilet](http://www.lixil.co.th/satis-integrated-toilet)



INAX

SATIS



MADE IN JAPAN

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COMFORT TECHNOLOGY



HYGIENIC CLEANSING



EASY TO CLEAN



AVAILABLE AT

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 ACME SANITARY WARE CO. LTD - 26A Hop Yick Road, Yuen Long | 250 Portland Street, Mongkok |  
 CLASSIC BATHROOM ACCESSORIES CO. - 249 Lockhart Road, Wanchai |  
 FUKEE BLDG MATERIALS - 12 Tak Wah Street, Tsuen Wan | 692 Shanghai Street, Mongkok | 685 Shanghai Street, Mongkok | 252 Lockhart Road, Mongkok | 79 Hop Yick Road, Yuen Long |  
 OSCAR BATH & KITCHEN LTD - 342 Lockhart Road, Wanchai |  
 ULAND SANITARY WARE CO. LTD - 233 Lockhart Road, Wanchai |  
 VASO CASA - 1229 Canton Road, Prince Edward |

# MODERN SIMPLICITY

Bang & Olufsen's latest Cool Modern Collection just simply speaks for itself.

Inspired by contemporary living and the timeless elegance of the Art Deco movement, Bang & Olufsen adds a warmer nuance to the brand with a new collection of brass-toned products, the Cool Modern Collection. The collection includes the new BeoVision 14 television, the wireless music system BeoSound 35, the iconic BeoLab 18 speakers, and the wireless speakers BeoSound 1 and BeoSound 2.

### BeoVision 14

The 4K ultra HD TV, BeoVision 14, is a masterpiece that Bang & Olufsen is proud of. It comes with a 40- or 55-inch LED-based LCD screen with anti-reflection front glass, which dampens disturbing reflections to more than 98%. Furthermore, the construction of the ultra-thin oak wood lamellas requires extraordinary precision work that stretches the limits of the material. Only the finest flawless oak is applicable to make such craftsmanship possible.

### BeoSound 35

This all-in-one wireless sound system has a compact, slim-line design look based on a pentagonal basic structure and with a wide sound staging profile.

### BeoSound 1 and BeoSound 2

The two wireless speakers are designed for convenience, crafted for mobility and featuring an impressive 360 degrees of spherical sound magic. Both of them are equipped with the Acoustic Lens Technology renowned from classic Bang & Olufsen speakers such as BeoLab 5 and BeoLab 18. The devices feature proximity sensors that enable control of the basic operations on the speakers intuitively.



BeoVision 14



BeoSound 2



BeoSound 35



BeoLab 18



BeoSound 1

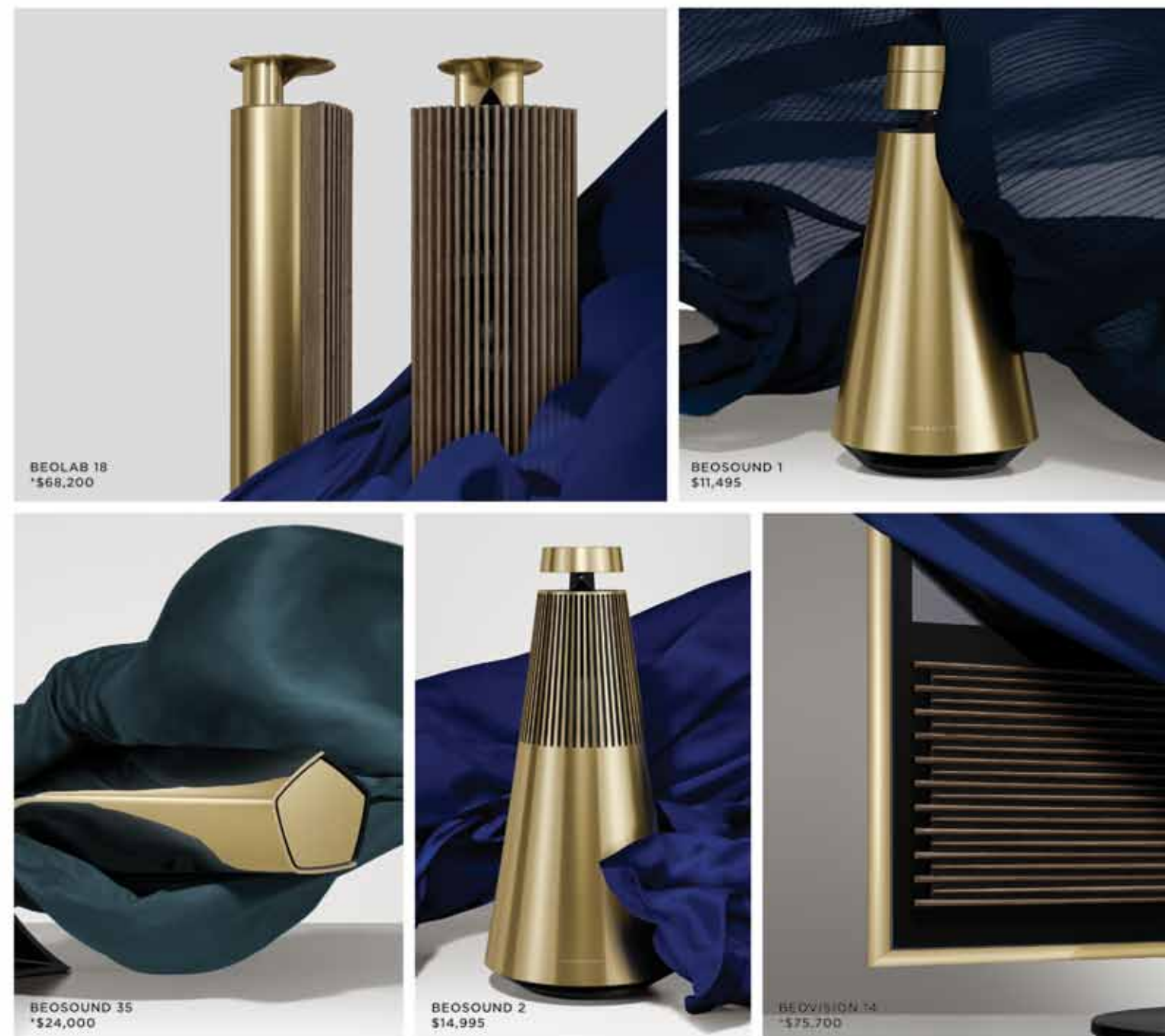
**BANG & OLUFSEN**

[www.bang-olufsen.com/en](http://www.bang-olufsen.com/en)

# BANG & OLUFSEN

## COOL MODERN COLLECTION

A NEW TONE OF EXPRESSION



BEOLAB 18  
\*\$68,200

BEOSOUND 1  
\$11,495

BEOSOUND 35  
\*\$24,000

BEOSOUND 2  
\$14,995

BEOVISION 14  
\*\$75,700

Introducing new brass tone collection inspired by contemporary living and Art Deco, fuses technology, product design and decorative art in a luxurious modern expression.

Single-item purchase is available.  
\*Prices vary based on accessory options / product sizes.

**bang-olufsen.com**

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ifc mall  
2526 8800

Elements  
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Festival Walk  
2265 7860

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853 2878 2911

SIEMENS

## Outstanding. Built-in.

The iQ700 3-in-1 varioSpeed oven with pulseSteam provides a truly flexible kitchen experience. For up to 50% time saving with combined heating technology varioSpeed.

[siemens-home.bsh-group.com/hk](http://siemens-home.bsh-group.com/hk)

Siemens Home Appliances Showroom  
UG/F, Club Lusitano, 16 Ice House Street,  
Central, Hong Kong  
(main entrance on Duddell Street)  
Tel: 2625 5577



[www.facebook.com/SiemensHomeHongKong](http://www.facebook.com/SiemensHomeHongKong)

Siemens. The future moving in.



## Developed for a life less ordinary.

### The new iQ700 appliances range is a feast for the eyes.

The iQ700 oven series features impeccably matching perfect built-in design. Thanks to the front which is coordinated with one another down to the very last detail.

Each appliance is unique on itself and combined, they become an extraordinary design experience.

With the iQ700 oven series, you can achieve perfect alignment irregardless of a vertical or horizontal installation.

### Full range in different sizes

The new combination oven appliances come in either 45cm or 60cm heights.

### Full graphic TFT touch display with cooking tips



It's never been this easy to keep an eye on everything. Bigger size, brighter colours, higher contrast and better resolution.

The new TFT-Touchdisplay Plus also boasts a new menu structure optimized for convenience and intuitiveness.



### varioSpeed oven with pulseSteam

Save up to 50% of the time by activating the integrated microwave function.



Use pulseSteam to prepare perfectly crispy and juicy dishes.



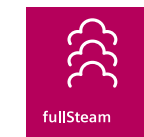
### Finally, pre-heating is no longer necessary and you can save time: the coolStart function.

Cooking frozen food in the oven is now even faster - thanks to the innovative coolStart function. With the support of this intelligent heating phase, you can now successfully cook frozen food quickly and without pre-heating - which is particularly time saving.



### Oven with fullSteam

Use fullSteam, to cook vegetables without losing taste, colour or vitamins.



### Extra large capacity with up to 71 litres

### Achieve the best roasting results - easier than ever before: roastingSensor Plus.

Thanks to three measuring points, the innovative roasting thermometer is able to precisely and reliably measure the internal temperature of your dishes. This is suitable for numerous dishes and can even be combined with the integrated microwave and the pulseSteam function.



Siemens. The future moving in.

# THE SOFA SPECIALIST

Specialized in tailor-made, high-end sofa with superior leather sewing and stitching skills, KELVIN GIORMANI is widely acclaimed as one of Asia's leading sofa-crafters both in terms of creativity and craftsmanship.



Designed by renowned Hong Kong designer and founder Kelvin Ng, who has won a multitude of awards, including the prestigious American Society of Furniture Designers' (ASFD) Pinnacle Award, KELVIN GIORMANI sofas have been sold all over the world, in countries like the United States, Canada, Japan, Korea, Singapore, Thailand, Indonesia, Denmark, Russia, Poland and Australia.

Established for 9 years, KELVIN GIORMANI has over 60 galleries and showrooms in major cities, such as Tokyo, Sydney and Casablanca.

Currently on display at its showroom in Wan Chai are the popular Signature and Contemporary series of sofas.

Customers should look out for the 2014 award-winning sofa SNELLO, a model that comes with four different genuine leather-crafting features, namely diamond-shape weaving, square-shape weaving, perforation and special pattern stitching. Incorporating perforation into leather weaving together with sleek stainless legs, the distinctive and chic silhouette is heightened.

With an emphasis on minimalist design, PACECO comes in neat and clean lines. Not just that, each seat comes with a separate power switch, with which users can adjust the angle of headrest and footrest respectively according to their own preferences. PACECO headrest allows extra reclining angle, which is rarely found in other sofa recliner. You can now lie down comfortably to watch movies or TV on sofa with good support.

In addition, a USB port is available at the sofa for charging your smart phones and notebooks, a bonus for those who work on sofa.

Slim and sleek, ALBANI is suitable for any home interiors. Its armrest design is simple yet elegant. You can choose between original and stripy metal legs for the sofa. Headrest can also be added for your comfort and support.

Catering to the sophisticated tastes and discerning needs of customers, different sizes, stitching, and compositions, as well as 7 levels of softness, 9 leather types, and over 200 colors are available for each sofa.

Let's visit and try out KELVIN GIORMANI's sofas and decorate your home with a masterpiece!



ALBANI



PACECO



SNELLO

## KELVIN GIORMANI SHOWROOMS

**Wan Chai** | Shop B, G/F, Lok Moon Mansion, 29-31 Queen's Road East, Wan Chai | 2111 9824

**Happy Valley** | G/F, 139 Wong Nai Chung Road, Happy Valley | 3106 4282 | [www.kelvingiormani.com](http://www.kelvingiormani.com)



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# ELEGANT AND SMART

Elegance at its peak, Decor Collection has some latest hot items for your home in the new year.

The start of a new year is the best time to refresh your home, like replacing old weary furniture with the latest designs that are both smart and elegant. Decor Collection, a 26-year-old distinguished furniture chain from Europe, has just launched their 100% made-in-Europe collection for your indulgence.

## Smart sofas for smart home

If you want to be pampered in spongy softness, look no further than the two latest smart Reno sofas from the renowned Italian brand Polo Divani. Both equipped with an electronic pedal, the sofas allow you to lie down effortlessly and enjoy the smooth texture of genuine leather covering.

## All about creativity

Renowned for its creativity, Naos of Italy has launched two state-of-the-art smart dining tables: Quasar and Galax. These two masterpieces were instant best-sellers when released earlier in Europe. Both designs can be easily expanded and closed electronically just by pressing a button on the remote control. Or you can play the magician by manual control, as the roulette in the middle of the table helps you collapse the table effortlessly. The tables can be customized with your favorite material, such as glass, porcelain, metal, wood, to harmonize with the style of your home.

## Elegance at its peak

As a dining table specialist from Italy, Cattelan Italia has also released its latest product, Gordon Keramik. Made of posh porcelain and polished using the most advanced technology, Gordon Keramik is highly resistant to heat and scratch, and makes cleaning hassle-free.

## DECOR COLLECTION

Shatin HomeSquare Shop, Cattelan Italia Shop, Causeway Bay Flagship Store, Happy Valley, KOINOR Shop  
Tel : 2882 8335 / 2882 2763



**Reno Sofa**  
Brand: Polo Divani  
Price: HK\$23,800



**Gordon Keramik**  
Brand: Cattelan Italia  
Price: HK\$34,300



**Quasar and Galax**  
Brand: Naos Italy  
Price: HK\$69,900 (Glass Top Version)

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www.decorcollection.com



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**Shatin Shop**

Shop 200-210, 2/F, HomeSquare, 138 Shatin  
Natal Colombo Road, Shatin, NT  
Tel: 2390 6258  
Opening Hours: 11:00 am - 8:00 pm

**Causeway Bay Flagship Store - Happy Valley Shop**

G/F & 1/F (Whole Floor), No. 54A & 54B  
Road, Causeway Bay, HK  
Tel: 2882 2763 / 2882 0877  
Opening Hours: 11:00 am - 8:00 pm

**Koinor Shop**

Shop B, G/F, Green View Mall  
No. 55-57 Wong Nai Chung Road,  
Happy Valley, HK  
Tel: 2882 5335  
Opening Hours: 11:00 am - 7:30 pm

**Cattelan Italia Shop**

Shop 200, 2/F, HomeSquare, 138 Shatin  
Natal Colombo Road, Shatin, NT  
Tel: 2882 3990  
Opening Hours: 11:00 am - 8:00 pm



# REVOLUTION IN THE BATHROOM

Turning 115 this year, the Hansgrohe Group, renowned for its modern mixers for bathrooms and kitchens, is offering a host of new products.



AXOR Citterio E Ambient Washbasin

The German mixer and showerhead specialist bills itself as "the name behind the bathroom revolution" – a boast that is perhaps well-founded. The Hansgrohe group, with its two brands AXOR and Hansgrohe, invented the ubiquitous wall bar showerhead attachment in 1953.

Showers remain the brand's core competency and it has one for every need: overhead, hand and side showers, with different jet types and countless showerhead sizes. Designed to fit within a confined space, Hansgrohe's bathroom mixers are perfect for Hong Kong's shoebox apartments.

## Power showers

Working with famous designers worldwide, the luxury brand AXOR launches its latest innovation – AXOR One, the brand's first all-in-one interactive shower control. No more fiddling around the knobs with soapy hands, you can now turn water outlets on or off with the back of the hand or the elbow.

Tap the paddles to activate the flow of water or choose specific water outlets. Temperature is set by turning the central dial, and a small lever regulates water volume. In line with the recent trend towards eco-friendly living, the Eco Mode from the new Eco Smart technology reduces water consumption up to 50 percent.



AXOR One Thermostat Two Outlets



AXOR One Thermostat Brushed Brass



AXOR Universal Accessories

## The essence of luxury

Developed by AXOR and Italian architect, designer Antonio Citterio, the AXOR Citterio E bathroom fixtures are characterized by a balanced contrast of smooth shapes, clean lines and precious surfaces. Soft and slender mixer handles show characters of the design, as in the single lever faucet with its modern and upright joystick handle, or the 3-hole mixers with their classic cross-handles.

Exuding elegance, sophisticated functionality and outstanding workmanship, all 37 products that make up the collection share a visually appealing and harmonious look, complementing a variety of interior styles, from art nouveau to modern urban.

## The aesthetics of order

Modular and multi-functional, the AXOR Universal Accessories is a comprehensive system solution for bathroom, which consists of handles, bars, and shelf elements.

Everything can be mounted within easy reach and shelves can be placed individually, providing a variety of design options.

Made with high-quality materials such as chrome-plated metal, mirrored and white glass, all items are not only durable, but also hygienic and easy to clean. With a timeless design, the AXOR Universal Accessories will blend into any bathroom décor.



AXOR Citterio E Washbasin Mixer Red Gold

## AXOR BOUTIQUE

Shop A, G/F, 369 Lockhart Road, Wan Chai  
Tel: 28341661  
www.hansgrohe.com.hk

# AXOR CITTERIO E



Antonio Citterio

## Designer - Antonio Citterio

To Antonio Citterio, the living space at home is akin to a person's "second skin", which is why his designs include just about everything that belongs in a dwelling. In his private oasis of rest, he manages to put daily stress and city life behind him. "I'd like to enhance the quality of life" - this is Antonio Citterio's challenging credo.

## Axor Citterio E - The Essence of Luxury

The Axor Citterio E fixtures are characterised by a balanced contrast of smooth shapes, clean lines and precious surfaces - features of elegance and high quality respectively. Soft and slender mixer handles characterise the entire collection's design. All the products that make up this collection share a visually harmonious look that complements a variety of styles, from art nouveau to modern urban.

**Hong Kong Representative Office:** Room 1002, 10/F., OfficePlus Wanchai, 303 Hennessy Road, Wanchai  
Tel: 852 2590 0230 • Fax: 852 2590 0666 • Website: www.hansgrohe.com.hk • Email: info@hansgrohe.com.sg

**Platinum Partners**  
**Axor Boutique:**  
Shop A, G/F, 369 Lockhart Road, Wanchai,  
Tel: 2834 1661

**H2O (Pro):**  
G/F, 287 Lockhart Rd, Wanchai, Tel: 2923 5090

**Sunny Kowloon:**  
G/F, 664-664A Shanghai St, Mongkok, Tel: 2394 4411

**Sunny (Pro) - By H2O (Pro):**  
G/F, 193 Lockhart Rd, Wanchai, Tel: 2156 0388

**Gold Partners**  
**Arnhold Design Centres Ltd:**  
315 Lockhart Rd, Wanchai, Tel: 2865 0318  
**Arnhold Design Boutique:**  
1/F., Dominion Centre, 59 Queen's Road East,  
Wanchai, Tel: 2529 7489

# AXOR

# FORM MEETS FUNCTION

In continuation of its efforts to strive for excellence, American renowned kitchen and bathroom wares brand KOHLER launches intelligent toilet Veil, combining modern functions and architectural aesthetics in its design.



Based on the smooth lines and minimalist exterior of the Green Point Stadium in South Africa, the advanced toilet Veil features the latest Korean technology, to provide three preset automatic clean modes: Soft Wash with a 78-holed forwardly-positioned nozzle, which gently cleanses the sensitive part of women with air-infused water; Spiral Wash with strong spiral spray; and Pulsating Wash with intermittent spray that generates massage effects to soothe defecation.

Meanwhile, the Back and Forth Swing Wash allows users to set up their own personalized cleansing mode with the moveable nozzle. To maintain outstanding hygiene performance, the nozzle is automatically sanitized with sterilized water after each use, and UV light for every 24 hours.

Equipped with a powerful flushing system, the dual hurricane spiral jets of Veil can wash away all dirt without leaving traces. The rimless bowl design also makes it easier for cleaning.

Made with antibacterial materials, Veil's ergonomic French Curved Seat perfectly matches with the human body shape, eliminating pressure points to offer exceptional comfort.

For users' convenience, Veil comes with a touch-screen remote control and wireless charger, as well as a new sensor that could detect objects precisely, to open and close the seat cover automatically.

In addition to the floor-mounted toilet seat, there is the wall-hung version, which provides another choice for consumers, and caters to different home designs.

A perfect combination of form and function, the comprehensive and considerate Veil brings you the ultimate pampering in bathroom. Its uniqueness and breakthroughs have also won it the finalist of 2014 International Design Excellence Award by the Industrial Designers Society of America.



**KOHLER**

www.kohler.com.hk  
Inquiry: 3125 7728



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Arnhold Design Centre: 315 Lockhart Road, Wan Chai, Hong Kong Tel: 2865 0123 | Inquiry Tel No. 3125 7728

KOHLER.COM.HK

# TAKING THE LEAD AT THE FOREFRONT OF KITCHEN DESIGN



A veteran kitchen designer, Tommy Fong of Kitench shares his experiences in the design industry and his take on the evolving requirements of a modern kitchen.

As a designer with three decades of industry experience, Tommy Fong, owner and kitchen designer at Kitench, is a genius professional well-versed in his craft.

“When I first started out, I was a home designer that didn’t just work on kitchens. It was during this period, however, that I noticed a shifting trend of enhanced interest in the kitchen,” says Fong. “People started to accord a higher priority to having a functional kitchen – one that comprises quality components.”

“To meet this rising demand, I moved into the field and specialized in providing premium, individualized kitchen designs,” he says.

His devotion to the industry for the past 30 years lies in the satisfaction he receives whenever he is able to fully complete a project and being able to oversee the advances and changes that occur within design culture.

Fong considers the kitchen to be one of the most important areas of a home when it comes to design, and this is due in part to its ‘static’ nature. “Unlike the living room or other spaces, the appliances in a kitchen cannot be moved easily, making the initial design that much more important,” he explains.

## Shift in needs

In the last few decades, Fong has witnessed quite a few changes when it comes to how the kitchen is viewed and used.

“In the past, the gas stove was a mainstay in the local kitchen. Traditional Chinese cooking, especially stir-fry, requires a genuine flame and high heat to do the job properly,” Fong observes. “To this day, many homes still have at least one gas stove. However, it is gradually being replaced by electric stoves, especially in newly-designed homes.”

Another characteristic of local homes is, Fong notes, the assembly of a variety of appliances in the kitchen. While the oven is a common installation these days, the cooking device wasn’t nearly as prevalent just a few decades ago. Similarly, the freezer and dishwasher are also appliances that have been gaining popularity, and have steadily become essential components of a modern kitchen.

Fong points out that design concepts have changed as kitchens open up and blend in seamlessly with other parts of the modern home. The reason is home-cooking has gained in popularity in recent years, making the kitchen a social space where family and friends congregate. With this in mind, both functionality and aesthetics have become equally important when designing a kitchen.

Fong also notes that new designers within the industry are more inclined to follow trends and recommend designs where the kitchen provides more space for the user.

## Local limitations

As space is at a premium in Hong Kong, Fong points out that there is little room for extravagance in spatial utilization. Apart from accommodating all the essential appliances, the kitchen must also make provisions for maximum storage space, for example by extending the cupboards all the way to the ceiling.

“A local kitchen must be user-friendly and efficient in a range of operations,” he explains. “It’s a job well done if the designer can successfully take into consideration all the special features of a kitchen, and come up with ingenious solutions.”

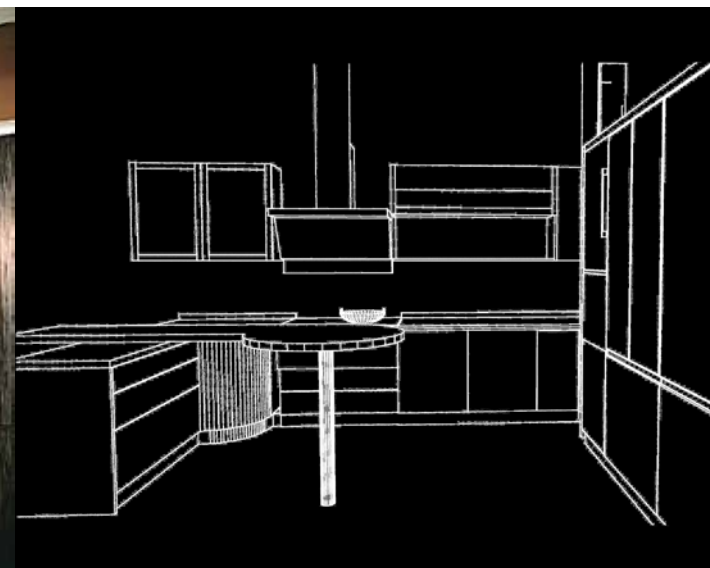
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# TOUCH FREE, BACTERIA FREE

Evolved and enriched, TOTO's New Neorest AH Intelligent Toilet is designed for you to enjoy the most soothing, unparalleled toilet experience!



An iconic century-old brand, TOTO takes pride in its dedication to continuous innovation. This year, the brand has once again pushed the envelope with its New Neorest AH Intelligent Toilet. The revolutionary toilet and Washlet unit combines a streamlined silhouette with groundbreaking functions, and advanced engineering that exceed users' expectations.

Designed and manufactured in Japan, the New Neorest AH Intelligent Toilet upholds the country's unyielding efforts in design aesthetics and quality excellence. The product's modernized flat lines are unobtrusive and elegant for any contemporary bathrooms. The rimless bowl design also means waste and mold no longer stick to hard-to-reach places.

Not only does the sensor-activated toilet lid raise and lower automatically, the side nightlight provides soft lighting for easy navigation at night.

As for washing functions, the highlight remains in the exemplary Washlet. With its heated seat, retractable cleaning wand, warm water massage and warm air drying, the New Neorest AH may just be the best seat in a house.

After use, the toilet is thoroughly cleaned with electrolyzed processed water, which is antibacterial and environmentally friendly. To ensure the highest level of hygiene, the toilet lid, seat surface and retractable wand are made with antibacterial and stain-resistant material, eliminating the spread of germs and bad odors.

Meanwhile, the Hybrid Ecology Flushing System projects powerful jets of water from inside the bowl. This motion creates a whirlpool effect that cleanses the entire surface area, while only using 3.8 liters of water for each flush. The action emits minimal sound—matching the harmonious nature of TOTO's products.

The New Neorest AH Intelligent Toilet has become a popular and prominent fixture not only in Japanese homes, but also among business buildings, five-star hotels and luxury accommodations. An epitome of comfort and sophistication, the smart toilet seat is now available in Hong Kong to revolutionize users' daily bathroom experience.



## TOTO ARCHITECTURAL AND DESIGN CENTRE

1/F, East Town Building, 41 Lockhart Road, Wanchai  
2238 2628



# TOTO



## TORNADO FLUSHING

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# YOUNG TALENT'S CHARISMATIC RISE TO SUCCESS

With more than a decade of experience under his belt, Davis Ng, Kitchen design specialist at Euro Cucina, dissects his concept of the All-Purpose Kitchen.

“We’re finding new ways to be productively comfortable when working during our private time,” he notes. “However, a stereotypical home study can also be a solitary existence for some and no less tedious and isolated than going to the office.”

“The emphasis of the modern kitchen is on openness, with plenty of space for user activities and appliances,” says Ng. “As residences in Hong Kong are strapped for space, many people try to circumvent the limitation by connecting as many rooms together as possible, thereby maximizing the spatial utilization.”

As the line between work and play is increasingly blurred, Ng believes the kitchen is the most natural area of the house for the two activities to merge and find a balance, and should, therefore, perform a number of roles.

“It should serve anyone that enters it, be it the owner or guests that are just passing through,” he adds.

One of the crucial considerations in creating the All-Purpose Kitchen is space for workstations, desktops and shelving. While the connection between rooms needs to be seamless, the possibility of overflowing smells and grease still remains. Ng advises creating a buffer zone between areas, or having dividers that prevent any food materials from travelling around.



## Challenging incentives

To an outsider, kitchen design might not seem much more than placing appliances in the correct spot. In actuality however, the field requires specialist know-how, ingenuity and a touch of finesse in many areas, which is what attracted Ng into becoming a kitchen designer.

Before turning kitchen designer, Ng was in the building services business which gave him connections to the home design field. Having witnessed how dynamic kitchen design could be, and wanting to apply his talents therein, he entered the profession.

Ng points out that kitchen design poses endless challenges, what with the constant emergence of new building materials and innovative products. “It’s a fascinating business that keeps me on my toes,” he says.

Whilst reveling in the creativity of the business, Ng is of the belief that, at the end of the day, it is a collaborative exercise between the designer and client. “First and foremost, it is imperative for all designers to thoroughly understand their client’s needs and what they hope to achieve in their homes,” he explains.

It is due to this firm belief that a good design includes contribution from both client and designer that Ng found his success in these short ten years and becoming a boss after just two.

“The success or otherwise of a project depends ultimately on the degree of satisfaction on the part of the client,” Ng explains. “That’s why design is a two-way process of communication.”

“There is a formula, but that is only the beginning. The true art of kitchen design comes in the subtle process of applying that formula to a person’s unique tastes, preferences and lifestyle needs,” Ng concludes.

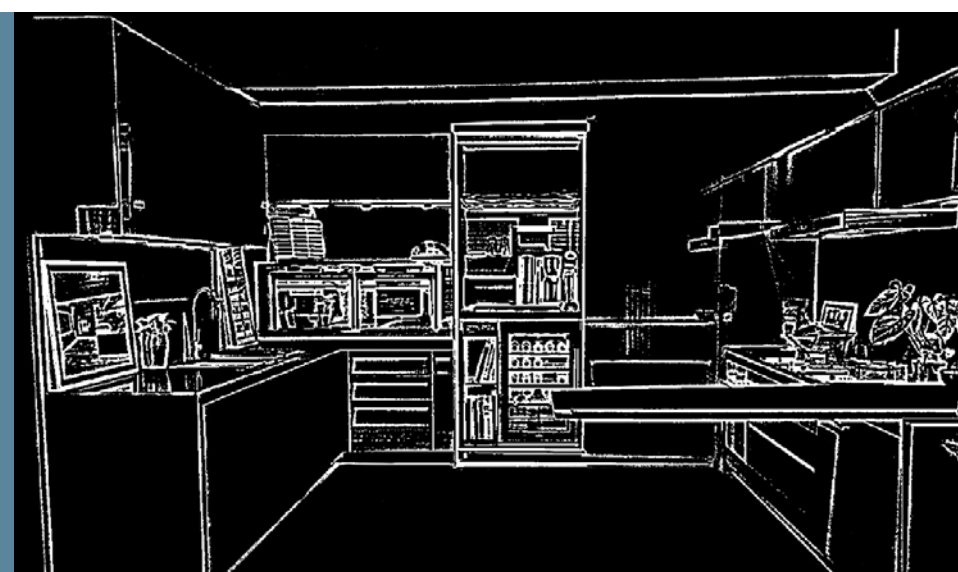
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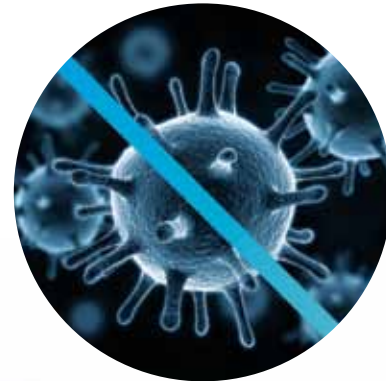
**Siemens. The future moving in.**



# BOSCH ACTIVE OXYGEN™

## REMOVES UP TO 99.99%\* OF GERMS AND BACTERIA

Step into the world of Bosch and be inspired by quality German engineering and innovation: the new Bosch washing machine with ActiveOxygen™ technology effectively removes up to 99.99%\* of germs and bacteria at a touch of button.



Employed as early as 1906 to treat the water supply in Paris, and used today in producing bottled water, O<sub>3</sub> is known for its bleaching action and ability to kill bacteria and viruses. This 'cousin' of oxygen also has a practical, money-saving application – treating water used in laundry operations.

A user's report from Penacook Place Nursing and Rehabilitation Center has shown that systems that generate O<sub>3</sub> can reduce the amount of cleaning chemicals used to produce cleaner, brighter linens and clothing, and at the same time, dramatically lower hot water use in large laundry operations, as O<sub>3</sub> can remove germs and bacteria in a low-temperature wash.

So, what is O<sub>3</sub>?

O<sub>3</sub> – Active Oxygen (also known as Ozone), simply put, is oxygen plus an extra atom, which is formed when oxygen comes into contact with highly charged electrical energy. It is a natural substance that mainly exists in the Ozone layer to protect the human body from UV radiation. It is also a powerful oxidant for functions like disinfection, sterilization, and the elimination of odor and residual chemical composition.

### The application of ActiveOxygen™

Due to its powerful efficacy of disinfection and sterilization, O<sub>3</sub> is widely used by commercial organizations and the government, in hospitals and other medical centers. Apart from air purification, water purification, sewage treatment and food processing, it is also used in industrial laundry systems, car air conditioning cleaning and sterilization services.

### Bringing ActiveOxygen™ into home

Clothes are our second skin. That's why it is especially important that they are clean and bacteria-free. Often, our favorite items of clothing are made from delicate materials that need special care. Generally, users are accustomed to washing their clothes in a water temperature of 30 to 40 degrees in order to protect the clothing fabrics and colors from shrinkage. However, germs and bacteria can't be effectively eliminated under this temperature, while the addition of antiseptic and chemical additives will increase the residual chemicals in the clothing, which may lead to skin allergy.

To take special care of your clothes and to let consumers live better, Bosch launches a new household washing machine with ActiveOxygen™ technology, ideal for health conscious family with new-born babies, pet owners and fashionista.

Whether it is a silk blouse, evening gown, band T-shirt, black jeans, high-performance sportswear, your child's favorite outfit or delicate lingerie, the ActiveOxygen™ technology from Bosch will eliminate up to 99.99%\* of bacteria and germs typically found in clothing – at low temperatures and without any chemical additives. From now on your clothes can be hygienically clean, allergy and bacteria-free simply at the push of a button.

In addition, ActiveOxygen™ preserves delicate fabrics and protects their colors, meaning your favorite clothes will stay with you for a longer time.



\*Up to 99,99% reduction von *E. coli*, *C. albicans*, *S. enterica*, *A. brasiliensis*, *S. aureus*, Bakteriophage MS2 in the "Fast/mix cold" program with regular liquid detergent in the recommended amount and a 4 kg load – test MB 7623/15 of 29 Juli 2015 at the wfk-Institut für Angewandte Forschung GmbH for BSH Hausgeräte GmbH.

**Freshen up your laundry**

Bosch's new washing machine offers an array of innovative functions, including ActiveOxygen™ Refresh.

Clothes that are clean but, for instance, no longer smell great following a trip to a restaurant, can be completely freshened up again with a short program – ActiveOxygen™ Refresh without water washing. It removes odors and bacteria at the same time, therefore it is perfect for highly delicate fabrics that are not supposed to be machine-washed.

Protecting fibers of the fabrics, the program is also suitable for wool fabrics, plush dolls, pillowcases, bed sheets, woven backpack, green bags, as well as your winter clothes that have been placed in the wardrobe for a long time.

**Bosch ActiveOxygen™ Front Loader Washing Machine**

- Model:** WAW28750GB
- Washing capacity:** 9kg
- Spin speed:** 400-1400rpm
- EU energy efficiency class:** A+++ , A wash
- HK energy label:** 1
- HK water label:** 1
- Total connected load:** 2.3kW (10A)
- Dimension:** 848 x 600 x 590mm (H x W x D)  
\*exclude door frame thickness



**Steps:**

- 1** Select your washing programme and add the ActiveOxygen™ option.
- 2** ActiveOxygen™ will be produced and transported into the drum to eliminate the germs and bacteria when the cycle starts.
- 3** The second ActiveOxygen™ treatment before the last spinning will remove all remaining germs and bacteria. The two treatments take only around 30 minutes.



Watch Video



**Invented for life**

Founded in 1886, Bosch has been synonymous with outstanding technology, precision and craftsmanship. Simple yet elegant, Bosch home appliances make every kitchen an art space with concise design and aesthetics of life.

Staying true to the brand's philosophy – "Invented for life", Bosch continues to become a one-stop solution for its consumers around the world.

**Bring perfection closer to you**

Located in Central, the heart of Hong Kong, Bosch Galleria is a 3,000 square-foot showroom, which features Bosch's full spectrum of home solutions, and a dedicated team of professional consultants.

As modern living place emphasizes more on the kitchen space and design, appliances need to excel in functionality and aesthetic versatility. Bosch provides a host of versatile, built-in appliances from its popular product line, and Bosch Galleria, with its sleek and minimalistic interior, demonstrates how they can blend into different kitchen design and décor.

From the fundamental to the sublime, highly-rated kitchen appliances to coffee machines, you will find everything at Bosch Galleria – the tangible catalogue.



**BOSCH GALLERIA**

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