

# Luxury Property

APRIL 2022



The Ultimate Excellence  
in New Kowloon Landmark

SHIMA 世茂

This image was taken at the airspace in the vicinity of the Development on 20 February 2020 and have been edited and processed with computerized imaging techniques(2)

SHIMA 世茂

# A LEGEND IS BORN COME 2022



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Radar station atop Beacon Hill

## *An under-discovered paradise for nature-lovers*

Personally, I am a keen hiker and know the Hong Kong countryside well, but it has taken a pandemic for the average person to realise that Hong Kong is such an under-discovered paradise for nature-lovers. The beauty is enhanced by the fact that nature trails are so near and so accessible. Indeed, we have one of the most scenic geoparks in the world, almost right at our doorstep.

Hong Kong's hiking season stretches probably from October to March, while the rest of the year is perhaps too hot and moist for strenuous outdoor pursuits. But I've recently discovered a walking trail that is perfect for all seasons, and is easily reached by public transport, or a mere 4-minute drive from Festival Walk at the Kowloon Tong MTR station. However, if you have the fortune to be living in the exclusive suburb of Beacon Hill, it's just a short stroll up the slope.

I'm talking about Eagle's Nest Nature Trail which is part of Section 5 of the famed MacLehose Trail. Much of the well-formed track is level and shaded amongst bamboo forests, and it's a pleasant and easy walk for one and all at any time of the year. The area is rich in flora and fauna, and a treasure trove of historical relics. At observation platforms, you'll be able to enjoy an unobstructed 270-degree panorama of Kowloon peninsula in the foreground and Hong Kong Island in the background.

It's truly a hidden gem amongst the hustle and bustle in the city.

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# BEACON HILL

The jewel in the crown

In a dynamic metropolis where land is at a premium, it is common to be surrounded by a concrete jungle whichever way you turn. So it's a wonderful serendipity that one can still come across very rare sought-after urban sites that benefit from a low density of housing, and with the added bonus of a sweeping bird's eye view of the sprawling city. That jewel in the crown is Beacon Hill – Hong Kong's secret garden for the privileged few.



## A low-density enclave

On the relatively flat peninsula of Kowloon, high-rise buildings co-exist in a cheek-by-jowl fashion across its length and breadth. Amongst the many crowded districts which have no privacy or exclusiveness to speak of, Beacon Hill has long stood out due to a combination of historical and geographical factors.

Beacon Hill overlooks its neighbour of Kowloon Tong, a prestigious suburb with an exceptionally low density of low-rise private houses because the area used to be in the approach zone for aircraft landing at the old Kai Tak Airport, and property developers had to abide by height restrictions. With the move of the airport to Chek Lap Kok, the whole area

at the foothill of Lion Rock has now further enhanced its attraction with the removal of the previous aviation noise and air pollution problems, and has become an even more coveted and salubrious address for the elites in town.

Residents in the area wake up to the chirping sounds of birds, and breathe in oxygenated fresh air that pervades the hillside. Indeed, official statistics shows that this area enjoys much cleaner air and better quietude than most other areas in Hong Kong.

## A gem in the crown

There is a Chinese saying that 'scarcity generates value', and perspicacious investors certainly know where genuine value lies. They

won't be easily misled by remote, out-of-the-way or massive estate developments that are being marketed under the guise of luxury dwellings.

Perched on elevated verdant foothills, Beacon Hill enjoys a grandstand panorama of the whole Kowloon peninsula – from Kowloon Tong in the foreground stretching to the distant spectacular backdrop of Hong Kong Island. It is such an expansive vista of grandeur that you'd need a wide-angle or panoramic lens for your camera to take it all in.

You don't need a geomancer to tell you that Feng Shui at Beacon Hill is without parallel. The area boasts a south-facing orientation that every homemaker cherishes as a top priority because it is shielded from the harsh, cold winds

from the north in winter, whilst enjoying a cool, soothing southerly breeze in summer. The propitious outlook promises a congenial and indulgent lifestyle that is the envy of many who have no option but to compromise on the ideal abode.

A gem in the crown with a long-established identity of elegance, refinement and understated nobility, Beacon Hill deserves its reputation as an exclusive suburb for the rich and famous.

## Back to nature

Beacon Hill sits next to the majestic Lion Rock which is Hong Kong's premier natural landmark, and a symbol of the resolve and tenacity of Hongkongers. Topping at 457 metres

and covered in lush greenery, Beacon Hill brims with life and vitality, and is home to an array of flora and fauna, as flourishing plants and colourful flowers greet you at every corner. Keep a look out for the rare ailanthus trees, identified by their attractive feathery fronds and yellow fluffy clusters, or the swaying, slender shiuying bamboo, whilst not forgetting the fluttering butterflies.

Beacon Hill residents literally embrace nature as Section 5 of the famed MacLehose Trail is just a short stroll up the hill. It also forms the watershed between Kowloon and the New Territories. Looking south, you are greeted with the splendour of the entire peninsula, from Lei Yue Mun at one end to Kwai Chung at the

other. To the north, you overlook the vibrant new towns on either side of the Shing Mun River all the way out to Tolo Harbour. At the very top of Beacon Hill is a radar station for the Civil Aviation Department which played a key role in Hong Kong's aviation history in the heydays of Kai Tak Airport.

Further west on the track, you enter Eagle's Nest Nature Trail which is a shaded easy hike amongst bamboo forests. Rock climbers will have a field day here as they tackle such challenging routes as Spitting Cobra, Cliffhanger and Mission is Possible. You can even catch a glimpse of Kowloon Reservoir near the Trail's western entrance.



Photo By CP Lau

### Superb connectivity

Beacon Hill is a mere 4 minutes drive down to the nearest MTR station at Kowloon Tong from where you can make easy and swift connections across the city, and you have a choice of tunnels to drive through to the New Territories and onto the Mainland border.

Technology professionals will relish Beacon Hill's proximity to Kowloon Tong's mini technology hub where you will find a collection of R&D institutions like the City University of Hong Kong, Hong Kong Baptist University, Hong Kong Productivity Council, InnoCentre and Business Environment Council.

For the pursuit of knowledge in the area, families can pick and choose from a plethora of prestigious kindergartens, primary and secondary schools, as well as international schools. Aside from the two universities, there are sought-after education providers like La Salle College, Maryknoll Convent School, and more.

Festival Walk, the upscale mall next to the Kowloon Tong MTR station, has all the social and community facilities and services that satisfy your everyday needs – from supermarkets to retail shops, restaurants and bars, to a skating rink and movie theatre. You can also join local clubs for exclusive sports and

dining facilities. In short, the area is your one-stop shop for leisure and entertainment.

### A serene haven

The beauty of Beacon Hill can be summed up by its unrivalled position. It's a serene haven so far removed from the hustle and bustle of the city, and yet so near to where the action is when you want it. It's an urban sanctuary where you can luxuriate in a resort style of living.

Among shrewd investors and discerning home-buyers, all eyes are on an upcoming luxury residential project to be developed in the Beacon Hill area by the multi-award-winning Shima Group, an international and

comprehensive investment group listed in Hong Kong. It represents the grand finale of a trio of new luxury projects in the area, boasting the highest in terms of stature, the largest in scale, and commanding the most breathtaking views because of its elevation.

Watch out for details of the project to be released in due course.



Photo By CP Lau

# EIGHT KWAI FONG

Happy Valley



LIVING ROOM AND BEDROOM OF UNIT E ON 10TH FLOOR



LIVING ROOM AND BEDROOM OF UNIT F ON 16TH FLOOR



BEDROOM OF UNIT F ON 16TH FLOOR



CLUBHOUSE

## DISTINCTIVE AMENITIES

The amenities at Eight Kwai Fong have been thoughtfully designed with your well-being in mind. From the well-appointed gym to the common room with catering kitchen for private events and seated dinners, Eight Kwai Fong provides perfect spaces to gather with friends and family.



CLUBHOUSE

## SECLUDED ROOFTOP GARDEN

The rooftop garden provides a delightful respite from the day: a place to savor the warm glow of summertime or the refreshing evening breeze of the cooler days of autumn. Comfy outdoor furniture in the seating area are the perfect complements to a gorgeous afternoon whiling away the days.



ROOFTOP GARDEN

## URBAN VALLEY LIVING

跑馬地新式生活風尚

A MODERN PARAGON OF CURATED LIFESTYLE

Eight Kwai Fong offers sophisticated and elegant residences designed to enlighten and delight. Conceived as a contemporary building that emphasizes shade and shadow with its articulated façade, the architecture of Eight Kwai Fong articulates the artistry of the overall project, while projecting a very modern silhouette into the landscape of Happy Valley, perfectly blending with the fabric of the neighborhood.

DISTRICT: WONG NAI CHUNG | NAME OF THE STREET AND THE STREET NUMBER: 8 KWAI FONG STREET | 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: [HTTP://WWW.8KWAIFONG.COM.HK](http://www.8kwaifong.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.



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ENQUIRY HOTLINE: 2818 1388  
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Panoramic view from Beacon Hill

# The market is set to regain lost ground

The unexpected severity of the fifth wave of Covid-19 has thrown a spanner in the works of the property market which was looking forward to some robust performance in the post-Chinese New Year period, while the recent sharp fluctuations in the stock market in response to the Ukraine crisis has not helped investment sentiments either.

Fortunately, the Omicron infections have surged and receded swiftly, and developers can heave a sigh of relief with the steady decline in the number of infections since the end of March. The secondary market has already registered a marked increase in trading volume which is a good sign of the underlying strength of the market.

With the progressive easing of restrictions from April 21, all accounts suggest that while developers have held back their new project launches originally scheduled for February/March, they will be playing catch-up and hitting the market with a vengeance in the second quarter of the year, and a warm reception is expected

with the accumulation of buying power in the last two months.

On a longer term, another event worth noting is the election of a new Chief Executive of the HKSAR government come May. It remains to be seen whether the incumbent's plans for massive reclamation at Lantau, and the projections for the Northern Metropolis will be retained, modified or scrapped, as these grandiose plans for land formation have major implications on future building site supplies and property prices.

*Andy Au*  
Features Editor



## RESIGLOW

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WWW.RESIGLOW.COM.HK

### Bonham

8 HING HON ROAD, HONG KONG

SALEABLE AREA: 246 sf. - STUDIO  
310 - 356 sf. - 1 BEDROOM  
551 sf. - 2 BEDROOMS

### Happy Valley

7A SHAN KWONG ROAD, HONG KONG

SALEABLE AREA: 619 sf. - 2 BEDROOMS  
698 sf. - 2 BEDROOMS (1 ENSUITE)  
1,249 sf. - 3 BEDROOMS, PENTHOUSE



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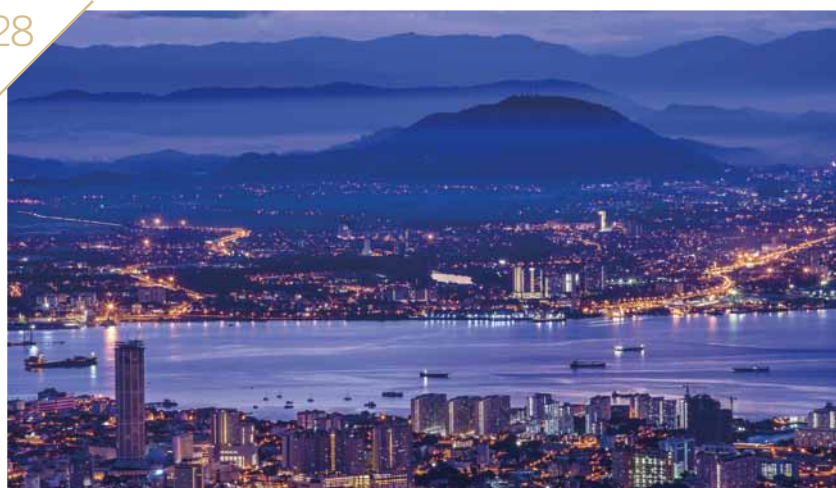
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**Mr. Eric Wong**  
Senior Manager – Property Development,  
Shimao Group

## The accent is always on quality

“Every food connoisseur knows that with the Tuber magnatum Pico, the all-important factor for enjoyment is the quality of the taste and smell itself, because if it’s not up to the mark, there is nowhere to hide,” says Wong, drawing an interesting comparison with property. “By the same token, what makes an idyllic home is, first and foremost, the quality of the site and its environs, all other extraneous factors are mere trimmings and distractions.”

Wong points out that, at Shimao, quality is the over-riding factor in any business proposition. As far as property development is concerned, they would first undertake a comprehensive environmental feasibility study before partaking in any land auctions. “It is only after a careful analysis that convinces us it’s a prime and environs supreme site before we would consider making a bid,” he notes.

Citing a superior site at Beacon Hill that Shimao won in a public auction, Wong explains that the elevated site overlooks its prestigious immediate neighbourhood of Kowloon Tong, with an unobstructed 270-degree view stretching from Lyemun Pass in the east to Stonecutters Bridge in the west. “It’s an unparalleled vista with excellent Feng Shui,” he enthuses.

Shimao also took the trouble of checking on scientific data related to the Beacon Hill site. In

terms of both the air composition and the noise level, the site scores well. “It’s a salubrious site that is a rarity in the market, and one that would be of special appeal to residents who prioritise on health and wellness in their choice of abode,” Wong adds.

As a matter of fact, the importance Shimao attaches to the choice of sites is also reflected in the many iconic landmarks the group has built in major cities like Beijing, Shanghai, Xiamen, and more, says Wong.

In optimising the superiority of their sites, Shimao focuses on creating people-centric homes, and maximising their connection with nature.

“There is a lot of attention to details in such simple matters as designing more enlarged spacious balconies and more expansive windows to capture the home’s surrounding greenery,”

Wong explains. “The same concept extends to facilities like indoor swimming pools and gyms where residents can tone up their physique as well as immerse in the natural ambience at the same time.”

Wong applauds the government’s plans as outlined in the Chief Executive’s 2021 Policy Address on making more land available, and on further streamlining land development processes. “To make bread, we first need flour. Therefore, the more land is on offer, the better we can flex our muscles in serving the needs of the community,” he remarks. “As a well-established developer, we do not fear competition, as we believe each company has its own niche in the market.”

It has been a difficult year for most businesses, but Shimao has done well. Amongst the wide range of its business portfolio, its



Photo By CP Lau



### A privileged peek

Meanwhile, just to whet your appetite before the official launch, Shimao’s prestigious development at Beacon Hill will comprise only 332 apartments in phase one, mostly of 3 to 4-bedroom configurations each in excess of 1,300 sq.ft., with some boasting ultra-wide balconies, and some with L-shaped balconies, to take in the unrivalled view.

Residents can also look forward to the comprehensive facilities of a 5-star clubhouse

designed on the concept of ‘Nature & Cloud’. Here you can do your laps in the pool or flex your muscles in the gym in full view of the surrounding greenery. Entertain friends in style at the Banquet Room with your premium collection from the Wine Cellar, while the children have a ball in the indoor and outdoor Child’s World. For added health protection, the clubhouse has installed an NCCO air purification system based on a new Nano Oxygen Polymerization technology.

hotel chains of Sheraton and Four Points have enjoyed high occupancy rates, and it has made some sound property investments in the CBD. Looking ahead, the Group will be keen to seize opportunities that arise in the market.

Wong underscores his confidence in property as a safe and secure investment. In this day and age of rapid changes in the market, investors have to ride out violent fluctuations in stocks and shares, but property has remained attractive because of its steadfast performance. “Whether for investment or for self-occupancy, property is hard to beat as a safe and sound option,” he notes.

In anticipation of relaxation in cross-border traffic, and the continuance of a low-interest environment and strong market demands, Wong foresees a strong year ahead, especially in the luxury and ultra-luxury segment of the market which has recorded good prices due to the shortage of supply. He predicts a healthy growth of about 10% in the new year.



Photo By CP Lau

# Head south for some pampered living



Burnside Villa is the personification of luxury and exclusivity.

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

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

Water Bay.

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

Facilities in the complex include an outdoor swimming pool, plenty of outdoor space for children to play, outstanding security and a



management service of proven reliability. Some units even come with a private sea-view terrace, garden front-yard and rooftop, adding an extra 1,380 sq. ft. to the already palatial quarters.

Look no further for your dream home.



BURNSIDE VILLA	
<b>Address</b>	9 South Bay Road, Repulse Bay, Hong Kong
<b>No. of units</b>	44 houses and 12 apartments
<b>Size</b>	3 Bedroom House                      2,098 - 2,143 sq. ft. saleable 4 Bedroom House                      2,763 - 2,811 sq. ft. saleable Simplex and Duplex                      2,319 - 2,510 sq. ft. saleable
<b>Developer</b>	HANG LUNG PROPERTIES LIMITED
<b>Enquiries</b>	(852) 2879 1917
<b>Email</b>	LeasingEnquiry@hanglung.com
<b>Website</b>	www.burnsidevilla.com.hk



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# 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 and a surround-sound entertainment unit so that residents and their guests can enjoy the pleasures of top flight entertainment in a home setting.

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



## D'HOME

**Address** 239 Queen's Road East, Wanchai  
**Contract term** 1 month minimum  
**Size** 401-582 sq. ft. (GFA);  
 270-380 sq. ft. (SA)  
**Monthly rate** HK\$17,000 up  
**Enquiries** +852 3108 3636 | **Email** info@dhome.com.hk

**Address** 80 Robinson Road, Mid-levels  
**Contract term** 12 months minimum  
**Size** 1,136-1,411 sq. ft. (GFA);  
 841-1,052 sq. ft. (SA);  
**Monthly rate** HK\$60,000 up  
**Website** www.dhome.com.hk



## Your serviced apartment home in Wanchai

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

**Leasing Enquiries**  
 www.dhome.com.hk  
 info@dhome.com.hk  
 + 852 3108 3636



南豐地產代理有限公司  
 Nan Fung Real Estate Agency Ltd. (C-026066)



D'HOME

# A goldmine of Property expertise

Co-organised by The Standard and Sing Tao The Standard Overseas Property Online, the Overseas Property Facebook Live gathers insights from industry professionals and introduces outstanding property projects from top markets around the world.

## ABBEY BARN PARK

Isabella Po, Head of International Lettings and International Residential Sales at CBRE Hong Kong, shared her views on the UK property market, and introduced High Wycombe in Buckinghamshire, UK.

High Wycombe, just North-West of London, is a vibrant and historic community town in Buckinghamshire with much to offer; a superb railway system, a choice of outstanding schools, and acres of green open spaces.

Isabella noted that High Wycombe is mainly composed of young professionals from London or young families who deliberately moved here for the renowned educational network. For those who are not looking to travel all the way to London for work can be assured of the employment opportunities with High Wycombe. Isabella said the town offers jobs within 4 main sectors – engineering, IT, pharmaceuticals and F&B.

The suburbs of High Wycombe are extremely popular over other London's surrounding cities for its vast woodlands and greenery, offering the perfect retreat for those who want a quick getaway from the concrete jungle. All necessities and amenities can be found in High Wycombe's town centre, the two main shopping destinations are The Eden Shopping Centre and Chilterns Shopping Centre, many family-friendly eateries, supermarkets and high street brands can be found here.

The High Wycombe railway station in the city centre takes residents to London in about 30 minutes, they also offer a monthly pass at £150. While driving to London should take about 45 to 50 minutes, Isabella advised that taking the train can avoid traffic congestion and is much more convenient.

The exceptional education in High Wycombe is one of the many reasons many young families



own a home here. Their nearby outstanding primary and secondary schools include Abbey View Primary Academy, Chepping View Primary Academy, Wycombe High School, John Hampden Grammar School and Royal Grammar School. While there are also good choices for universities such as University of Reading, Royal Holloway University and University of Oxford, they are slightly further away and will require around 45 minutes of commute, said Isabella.

A 1-bedroom apartment in High Wycombe is around £211,000 but in contrast with other popular cities such as Reading or London it can reach a staggering £244,000 and £500,000 respectively, for those with a budget, this is a good consideration, said Isabella. Leasing a 1-bedroom apartment at £950 - 1,100 per month and a 2-bedroom at £1,250 - 1,300 per month.

Built by award-winning developer, Berkeley, Abbey Barn Park offers contemporary homes with a gorgeous backdrop against a vast green woodland. Their first released collection, the four-storey tall Mirabelle

House has 16 high-quality apartments, each apartment comes with its own parking space and private terrace. Offering a mix of 1-bedroom (505-537 sq ft) at £257,500 up and 2-bedroom apartments (704-749 sq ft) at £357,500 up.

All the homes enjoy exceptional finishes, complete with a set of kitchen and bathroom appliances and underfloor heating, plus a 10-year Premier guarantee for extra peace of mind. The property also has a direct shuttle service to the train station, taking residents to the railway within 10 minutes.

Residents can explore the 34-acre country park, the various fitness trails and enjoy relaxed countryside living at its finest. Management fees for a 1-bedroom apartment is £1,600 per year and a 2-bedroom apartment is £2,200 per year. The council tax is £3,000 per year. The estimated completion of phase 2 will be from Q2 2023, while the entire project will be completed in 2028.

### CBRE

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## VICTORIA HOUSE AND VIADUX

According to a survey done on Hongkongers who have immigrated to the UK, one in every ten Hongkongers chose to move to Manchester, the second leading city choice after London.

Cubie who has lived in Manchester for over 10 years explains that Manchester's lower living costs and much lower property prices compared to London make for a very attractive relocation choice. This multicultural hub boasts its own Chinatown and University district. Many Hong Kong residents are drawn to Manchester for its familiar roots and community. However, Cubie warns potential immigrants to avoid limiting their choice to certain quaint towns, such as Sale or Altrincham, purely based on school rankings.

Manchester City Centre has a limited land supply compared to other surrounding cities such as Bolton and Warrington, which translates to higher property prices. With many white-collar professionals in the city centre choosing to rent, investors can expect rent increase of up to 20-30% per year, as seen from January 2021's post-lockdown period.

Deansgate has amassed a large collection of luxury properties for lease. Here, a one-bedroom flat at £1,100 could, upon contract renewal, rise to £1,350, while a two-bedroom can cost up to £2,000. Therefore, buyers can receive a staggering 6% rental yield within a short period of time.

Viadux is one of Deansgate's luxury living

projects that sits directly above the train station, an extremely rare find in Manchester. Situated right next to the iconic landmark, Beetham Tower, this first-class property attracts buyers who have a more flexible budget and is definitely worth the price, Cubie says. A one-bedroom flat starts from £265,000 on the lower floors to £300,000 for the top floors; and a two-bedroom from £400,000.

Buyers looking to invest in areas more affordable than Deansgate, yet still with many outstanding schools, can consider Piccadilly – Manchester's largest train station that directly connects to London. Piccadilly also has a great intra-city metro link for commuters working within the city.

Cubie recommends taking a look at Victoria House within the Portugal East regeneration project. The project has a total of 177 units and shares the same architect who designed Deansgate. Its developer, Salboy, has financial backing from Betfred and its own private contractor team to construct their properties. Their 420 sq ft one-bedroom starts at £190,000 (compared to Deansgate at £260,000), and their 750-800 sq ft two-bedroom at £310,000. Management fees are based on £3.4 per sq ft per year.

Victoria House, accompanied by Mayfield Park, is surrounded by high-end shopping malls, offices,

and residential buildings. Their facilities include a gym, yoga studios, a lounge, podium garden, F&B outlets, retail shops, and supermarkets.

Cubie advises buyers to move quickly as the developers plan to raise their prices by 5% in April. Fortunately they are offering an early bird discount, 1% for 1-bed, 2% for 2-bed, and a discounted £400 repossessing fee from Cubie herself.

Swan Knights' physical store in Causeway Bay has a comprehensive portfolio of properties to help you source your ideal home and offers one-on-one consultations for buyers who want more details.

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### BLACKWALL REACH

According to CBRE's latest projections, property prices in the UK for the next 5 years are expected to rise by 22%, while the rental market will see an expected growth of 16%. Cheng explained that the significant increase was due to the relaxing pandemic restrictions in the UK, and the transition towards a post-pandemic lifestyle. Many office workers who moved out to rural areas are now drawn back into the city, which translates into a higher demand for rental units near their workplace.

Exclusively represented by CBRE, Blackwall Reach is one of the most important redevelopment projects in London. Valued at £300 million, this housing-led, mixed-use and mixed-tenure regeneration project offers 1,575 residential units made up of a variety of 1-, 2- and 3-bedroom apartments, with stunning views of the picturesque Millenium Green horticultural park and the city. In addition to landscaping, each unit offers a private balcony, terrace or an indoor winter garden to provide a balanced indoor to outdoor ambience for those

working from home.

Blackwall Reach's close proximity to London's major financial district, Canary Wharf, attracts young, white-collar professionals in the financial industry who work close by. Canary Wharf is a mere 10-15 minute walk from the property, or a 3-minute train ride from the DLR Blackwall Station which is adjacent to the development. The opening of London's new Elizabeth line can take residents to central and the outskirts of London from an 8-minute walk from Canary Wharf station.

Hongkongers will be impressed with its wide range of amenities, such as concierge services, play areas for their children, and a communal roof terrace. The newly-completed Station Square also provides residents with fitness facilities, restaurants and retail stores right at their doorstep.

Cheng pointed out that Blackwall Reach is very popular with renters, with leases all taken out within a week for their first phase apartments. Many tenants have been steadily living there for over 3 years now, and there is a high renewal ratio because of the property's geographical advantage and convenience.

Based on the results of the first phase, there is a higher rental yield for 1- to 2-bedroom apartments. The 1-bedroom fetched £375-425, a 4.4% gross yield, compared with the 2-bedroom at £460-590, a 4.1% gross yield, while the 3-bedroom



rented for £600 and up, a 3.5% gross yield - all considered high by London's standards.

The starting prices for 1-bedroom apartments (600 sq ft) are £499,995, 2-bedroom apartments (700-900 sq ft) at £596,500 and 3-bedroom apartments (1,100-1,300 sq ft) at £702,000. Management fees are considered low, at only £3.75 per sq ft per year.

The developers of Blackwall Reach, NU living, primarily operate across East London and Essex. This project is in partnership with the London Borough of Tower Hamlets and the Greater London Authority, so tenants can rest assured regarding their financial backing and reputation. NU living's regeneration project has carefully incorporated architectural style and ecological diversity within its award-winning designs.

#### CBRE

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### VISION MANCHESTER

As the UK's second largest city, Greater Manchester has captured the attention of Hong Kong investors over the years. Hongkongers who are looking to invest in the UK are in luck as their income proof facilitates the application of property mortgages and is recognised by UK banks, notes Joan. Those with a BNO 5+1 visa may be concerned about applying for a mortgage if they immigrate due to the loss of their jobs and lack of income proof. Joan reassures viewers by detailing the requirements needed; local banks look for 3 months of bank transactions and an employment letter of 3 months, they will already consider this as a proof of income and will provide a mortgage offer. Joan invites those with more inquiries to contact mortgage brokers from OnePlatform who can offer more in-depth income level information required for local mortgages.

In the past two years, we have seen a huge jump in Manchester's property market, says Joan. From Oxford Economics' data, the predicted real estate growth from 2020 to 2026 will be about 23.5% and rent levels will be about 15%, all thanks to the low affordability ratio for Manchester's properties at 5.9 while London's affordability ratio is at 12.7.

Ginny went on to introduce Axis Tower, a previous development located in Deansgate, only one minute away from Deansgate's Metrolink. This project achieved a near 100% occupancy rate within a month after its completion. Their 1-bedroom leased for £1,100-1,200 per month, 2-bedroom leased for £1,300-1,400 per month and 3-bedroom leased for £2,300 per month.

Their new luxury development, Vision Manchester, is right across Axis Tower and located adjacent to the M1 line, right in between the Deansgate station and the Deansgate Castlefield station, connecting residents to all parts of the city. This 37-storey tall residential building stands next to the iconic skyscraper, Beetham tower, and can be seen from any point in the city.

In 2015, the UK government introduced a new nationally described space standard, which set out detailed guidance on the minimum size of new homes. However Ginny and her team acquired the building permit before the



new regulation was in effect and were able to construct smaller and cheaper apartments for buyers with a lower budget, only requiring around £170,000 as a starting price. Smaller studios (280 sq ft) from £170,000, 1-bedroom apartments (300-490 sq ft) at £200,000 and 2-bedroom apartments (600-800 sq ft) at £310,000 are up for sale. The top three floors have 4 rare two-bedroom apartments (1,200 sq ft) and 2 three-bedroom duplex penthouses with a large balcony (2,000 sq ft), suited for families who are looking for a more spacious apartment.

Joan says this property's prime location in the most coveted residential area has a secure rental market. The building provides first-class amenities such as a coffee shop and juice bar on the ground floor, a state-of-the-art gym room with a separate yoga studio and a large co-working space for those working from home and want a change of

scenery.

Walking to Spinningfields CBD takes a mere 5 to 6 minutes, the property is also close to two very famous universities; Manchester University and Manchester Metropolitan University; within 10 minutes walking distance.

Vision Manchester is expecting a 7-8% rental yield. Management fees will be £3.47 per sq ft per annum and ground rent is 0.1% of the purchase price. Unlike other properties which conduct a RPI review every 5 to 10 years, Ginny says the project has the benefit of undergoing this review once every 20 years. Council tax is band C or D, taking up £1,800-1,900 per annum. To be completed in September 2025 and officially breaking ground this July.

#### ONEPLATFORM INTERNATIONAL PROPERTY LIMITED

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# Hendon topping London's growing property market

Hendon, in the North London borough of Barnet, has emerged as one of the capital's top hotspots for property investment due to its projected capital growth of 24.4% that tops the London market and its joint-highest rental growth of 17.7% over the next five years.

Hendon offers an extensive range of local amenities, abundant green spaces and an outstanding educational offering, all with easy access into the City in just 19 minutes via City Thameslink from Hendon Station.

St George – part of the internationally renowned Berkeley Group, unveiled Silkstream as their latest investment opportunity. This nine-acre development offers the best of both city and country living, an attractive aspect for young professionals and families. Bower House is the first international release of homes at Silkstream, neighbouring the £7 billion Brent Cross regeneration project.

As part of a brand-new development that is set to deliver over 1,300 high-quality new homes, spanning from suites to three-bedroom apartments. The first global release of this development offers an excellent investment opportunity for anyone looking to invest in the UK. Prices for suites start from £365,000.



Accompanied with much-desired private outdoor spaces, thoughtfully designed amenities from a gym, concierge, co-working space to cinemas, residents also have access to an extensively landscaped podium garden. The district is also easily accessible to shops, restaurants, cafes, public co-working spaces and a brand new Sainsbury's Superstore.

Hendon Central sits on the Northern Line, via which residents can reach Oxford Circus in 25 minutes, Bank in 28 minutes and Canary Wharf in 44 minutes. Surrounded by seven parks with Green Flag Awards, this makes it one of the greenest boroughs in the capital, and offers local residents an abundant and easy access to varied and beautiful green open spaces.

The wider Barnet area is home to more 'Outstanding' schools than any other other boroughs in London, with excellent state and private educational options for every age, aptitude, faith, and interest. Barnet's five state primary schools and three comprehensives were rated 'Outstanding' by Ofsted. 10 'Outstanding' or 'Good' Ofsted rated schools are all within a 30 minute walk of Hendon. The district includes two of the UK's top ranked schools, Queenswood and Harrow, and also nearby is the 15th most international university in the world, Middlesex University.

For further information please contact selling agent CBRE for a free 1-to-1 consultation, by appointments only.

## SILKSTREAM IN HENDON, NORTH LONDON

1-TO-1 CONSULTATION AVAILABLE (BY APPOINTMENTS ONLY)

**Venue** Berkeley Office – Suite 3001, 30/F, Edinburgh Tower, The Landmark, Central, Hong Kong

**Selling agent** CBRE Ltd.

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## 英國曼徹斯特物業回報率高

英國曼徹斯特是近年投資者熱門的投資勝地，儘管先後出現脫歐、疫情重創經濟等情況，但上述因素未有利淡當地樓價，樓市反而日趨熾熱。為了使曼徹斯特更加有競爭力，當地政府早年推動「北方經濟引擎」計劃，目標是吸引資金從倫敦北移，從而帶動當地的經濟，創造出第二個「倫敦」。受政府發展推動下，曼城近年積極發展高科技產業，已成功將曼徹斯特全面定格為高科技媒體產業中心，吸引了世界龍頭企業如BBC、Amazon等相繼進駐，為當地創造大量就業機會，繼而帶動樓市表現，雙軌道帶動曼城發展。

當地的基建或重建項目陸續落成後，曼城彷彿換上新貌，一脫以往舊殘的形象，宜居性大增，也都推動樓價節節上升。此外，曼徹斯特也是歐洲最多留學生人口的地區，所以對租賃物業有非常龐大的需求。在供過於求的情況下，市中心公寓長期空置率不足2%，租務市場極具承接力。現時曼城樓價升幅已是遠超伯明翰及倫敦，升值潛力高之餘，回報也相當可觀。



曼徹斯特大學(The University of Manchester)

### 鐵路網帶動Piccadilly潛力

最近，全新的黃金地段值得大家留意，就是屬於East Manchester的Piccadilly地區。Piccadilly屬市政府全新打造的一個重點發展地區，其交通網絡無可比擬的是Piccadilly的最大優勢。除火車和輕軌之外，更鄰近興建中的HS2(高鐵)，完成後將擁有最大交通樞紐車站，儼如香港的九龍站和高鐵站一帶的區域。

政府近年有意將Piccadilly打造成為另一個Spinningfield(現有CBD)，正投放大量資源在該區進行多項大型基建及重建項目發展。而鄰近的Mayfield亦屬政府活化項目的重要地段，Mayfield Park更會興建全新達6.5英畝的大型公園，打造成類似紐約Central Park新的旅遊景點。現時區內的重建和基建項目仍在進行當中，物業入場價相對親民。相信隨著該區基建工程逐漸落成後，會吸引國際頂尖企業相繼進駐該區，為該區創造大量就業機會，預期租金回報及升值潛力非常大。

### Deansgate地區具CBD優勢

論投資回報率，眾多地區以Deansgate最為吸引。Deansgate位於曼城核心位置，可對標香港的九龍站，屬市中心數一數二昂貴地段，是政府近五年重點發展的地區。該區更擁有優越的地理位置，相鄰的Spinningfield是國際企業和金融公司的集中地，涵蓋商業大廈、購物中心、休閒設施等完善的配套設施，使該區擁有很強大的投資潛力，吸引了大量高收入白領的進駐。



Deansgate 地區的所有樓盤

# 海外物業代理新勢力

天爵國際開創行業先河

天爵國際物業 (Swan Knights) 由 Cubie Chan 及 Michele Cheng 創立，提供包括買賣物業、出租物業、物業管理、稅收及財務諮詢等的一條龍服務，成為行業首間由女性做為掌舵人的海外物業代理。



SWAN KNIGHTS 天爵國際物業



Swan Knights 創辦人: Michele Cheng (左), Cubie Chan (右)



公司開創行業之先河，改變了同業把展銷廳設於寫字樓大廈的模式，將公司展銷廳和後勤辦公室設於銅鑼灣市中心商場，讓客戶可以隨時入內參觀、查詢，這種「找得到、看得到、能接觸」的新型營銷，提升公司運作的透明度、增加了客戶的信心。

了解到不少客戶在海外置業後有很多疑問或遇到各種的情況，Swan Knights 組織了「業主會」，成為一個有效的溝通平台向客戶提供市場/樓盤資訊、個案分享等；又定期舉行業主的聯誼和交流活動。這些加強公司和客戶之間互動的舉措，深受客戶歡迎，不單止回頭客增加，亦推動客戶轉介比例達到1:1.5之高。



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489 Hennessy Road,  
Causeway Bay, Hong Kong

# Tokyo



# London



# Osaka



# Fukuoka



專營一手及二手日本房地產，提供日本全國各類型物業買賣、租務管理、投資經營管理簽證等服務，亦有駐日團隊為客戶進行實地考察，驗樓、收樓，提供真正一條龍服務。



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f SAKURA JAPAN 櫻之日本不動產 | 🔍



專營英國一、二手物業，大量準現樓供客戶選擇，亦設有駐英國團隊為客戶專業把關，可代客戶於英國當地睇樓、驗樓、收樓等一條龍服務！



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# Manchester



# Nottingham





# Surging demand for Penang real estate: Jade Land Properties concludes UK private equity firms' HK\$60 million investment in Penang International Commercial City (PICC)

Jade Land Properties has secured the bulk sales transaction of 20 units in the landmark smart city development, Muze at PICC (Penang International Commercial City), amounting to a total value of MYR32.4 million (approx. HK\$60 million) by UK private equity firm Shojin Property Partners.



Theresa Fok, Founder & Managing Director of Jade Land Properties

Shojin is an FCA regulated firm operating in the budding online real estate investment industry, which enables investment in mid-market property developments simple, transparent, and affordable by way of crowdfunding. This venture is Shojin's first international project outside of the United Kingdom where funds were successfully raised from more than 40 global investors.

Jatin Ondhia, CEO of Shojin Property Partners said: "Penang is a hugely valuable and significant location, especially with the world's growing reliance on microchip technology, which explains why it received the highest level of foreign direct investment (approx. HK\$138 billion) in comparison with all other Malaysian states in 2021."

## "The Silicon Valley of the East" – Penang's robust Electrical & Electronics industry

Penang is a scenic coastal city situated on the north-western part of Malaysia by the Malacca Strait. It is one of the most economically vital

regions in Malaysia and is also the state with the highest GDP (Gross Domestic Product) per capita. Among its numerous accolades, Penang is rated as "Asia's Next Silicon Valley" by the BBC, the "Third Best Island to Retire in the World" by International Living, and "Medical Travel Destination of the Year 2020" by the International Medical Travel Journal.

In recent years, the state of Penang has emerged as a popular property investment destination among Hong Kong investors due to its flourishing economy. Penang is an established Electrical & Electronics manufacturing hub, contributing 8% of all global semiconductor output. Penang houses manufacturing facilities of over 300 multinational corporations, including Intel, Broadcom, HP, B Braun and Sony, and over 3,000 small and medium-sized enterprises.

Ranging from mobile phones to PCs to cars, semi conductors are used in all sorts of computer devices. In response to the unprecedented global semiconductor shortage



The Team at Jade Land Properties

spurred by the covid-19 pandemic, the world's largest semiconductor manufacturer Intel confirmed its USD7 billion expansion project to build a new computer chip manufacturing facility in Penang's Bayan Lepas Free Trade Zone. This positive development puts Penang in the spotlight on the global stage, which will attract further foreign direct investments (FDI), create more jobs and business opportunities, and fuel demand for real estate.

Building on the positive momentum of Malaysia's successful national vaccination program, the country's GDP growth is set to bounce back to 6.2% in 2022. Market sentiments are improving due to sustained external demand and a pick-up in domestic demand. Malaysia is set to reopen its international borders on 1 April 2022, which will likely see strong recovery for the tourism sector as well.

PICC's Exclusive Agent, Theresa Fok, Managing Director of Jade Land Properties, said: "Penang is a highly attractive location for Hong Kong investors looking to purchase a property abroad for investment, self-use or retirement, due to striking similarities between both cities. Of Malaysia's thirteen states, Penang is the only state in which 59% of the island's population is of Chinese ethnicity such that Cantonese, Mandarin and English are used in everyday life. Penang is also a former British

– the first of its kind in the state. Set on 43-acres of freehold land, PICC aims to create sustainable living in a safe and secure environment with a fully integrated Light Rail Transit station to maximise convenience. The development is strategically located in city's new business district of Bayan Lepas adjacent to the Free Trade Zone, Convention Centre and Penang Golf Club. The comprehensive mixed-use development contains 11 components, including a shopping mall, serviced apartments, international luxury hotel, A-grade offices, medical centre, central park and F&B boulevard. Muze is the first residential phase of PICC comprising of two towers across 52 and 58 storeys with a total of 846 units.

Dato' Khor Siang Gin, Group Managing Director of Hunza Properties Group said: "With over 43 years of experience in the property development sector in Penang and as a consecutive winner of the FIABCI World Prix D'Excellence Award in 2014 and 2015 and a winner of multiple 5-star awards in the 2018-2019 Asia Pacific Property Awards, Hunza Properties Group is pleased with its ongoing partnership with Jade Land Properties, which has expanded our horizons towards a new pool of investors in the UK – private equity firm Shojin Property Partners.

Foreign investment in Malaysia will strengthen international investors' confidence to further invest in the country. This is another milestone achievement, and serves to attract more foreign investment to us. We look forward to collaborating with Shojin Property Partners on our developments for years to come."

crown colony, and a common law legal system is upheld. Given that there is limited developable land on Penang Island, property prices are steadily rising."

Established in 1993, Jade Land Properties (HK) Limited is an award-winning boutique real estate consultancy in Hong Kong with a vision of global real estate, where investing in overseas properties is simple, transparent, and easily accessible. The company identifies auspicious markets abroad and handpicks quality developments to assist their clients in building their international property portfolio.

## About Penang International Commercial City (PICC)

Penang International Commercial City (PICC) is a MYR9 billion (approx. HKD17 billion) ground-breaking smart city development



Penang's first smart city



Given that there is limited developable land on Penang Island, property prices are steadily rising.



Over 70 residents' facilities



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



# A new standard for high-rise living in the heart of London



lines of a visionary man-made geometry are complemented by the organic, verdant shapes of nature. On the skyline, beheld from a distance, the two modernist-influenced towers are striking yet simple, refined and yet ambitious, with a glimpse of green hinting at the wonders within.

As the entrance is approached, Wardian's stunning botanical features and architectural details begin to reveal themselves. This is a feast for the senses, especially for residents, who benefit from apartment and garden designs maximised to achieve the best possible use of space and light. The ethos of discovery meets the promise of an oasis of tranquility in the new centre of London.

Every resident of Wardian London is a member of The Wardian Club, unlocking access to the exclusive first-class facilities'.

Membership grants access to a range of glamorous spaces where guests might be entertained, business ideas exchanged, and new collaborations dreamed up. An iconic 25m pool, cinema, a rooftop observatory, and bar for meeting friends, reading, or working to the backdrop of an amazing view is just a few of the highlights.

## Superb connectivity

Wardian London is well-served by public transport. Canary Wharf train station offers immediate access to the underground (jubilee line), and the DLR line is within a 6-minute walk, while the bus takes you to Mile End in 18 mins and Liverpool Street in 37 mins.

Journey times from Canary Wharf Underground are 8 minutes to Waterloo; 11 minutes to Stratford International for Westfield

shopping centre; and 14 minutes to Bond Street. Alternatively, from Heron Quay DLR, you can get to Limehouse in 6 minutes; Bank in 12 minutes; and London city airport in 20 minutes.

Crossrail is Europe's largest infrastructure project. Stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east. From improving journey times across London, to easing congestion and offering better connections Crossrail will change the way people travel around the capital and will allow you to get to Bond Street in 13 minutes, and Heathrow within 39 minutes.

The 629 apartments come with a 999-year leasehold; they have been completed and are ready to move into immediately.

Attention London property buyers, EcoWorld Ballymore are thrilled to present Wardian London, one of the most visionary projects London has seen in recent years.

In the last thirty years, Canary Wharf has been transformed, and remarkably so. Guided by one of the boldest redevelopment masterplans the world has seen, it has now surpassed the City of London as Europe's leading financial district. Wardian London will be part of this success story. Combining modern architecture with innovative landscaping, it sets a new standard for the high-rise living experience – put simply, a tranquil haven of nature in the heart of London's new financial centre.

## An oasis of tranquility

Wardian London is an architectural triumph, drawing from the heyday of modernist architecture and the finest elements of modern building design. The formal, bold



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# Aspen - Contemporary living in Canary Wharf



Aspen offers a cosmopolitan lifestyle where residents can live, work, and play seamlessly in the very heart of Canary Wharf.

## Outstanding connectivity

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

## Homes that redefine elegance

Designed by renowned Pilbrow and Partners Architects, the two towers at Consort Place feature a curvaceous design that maximises open river views, taking in such London landmarks as the Thames Barrier and the O2 on the Greenwich Peninsula to the east, and The Tower of London and the City of London to the west. Inside the apartments, the interior design by Hirsch Bedner Associates (HBA Residential) makes use of warm, earthy tones, with soft bronze and tactile copper to pay homage to the development's eponymous aspen trees, and reflect its seasonal changing colours. The

development will feature the Aspen Club which provides concierge services, private dining room, screening room, sophisticated winter garden, fitness amenities, and more. At the Aspen Family Club, there are business lounge and a glorious residents' sky lounge at the very top.

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

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

## ASPEN

<b>Address</b>	50 Marsh Wall, Isle of Dogs, London E14 9TP
<b>Size</b>	From 429 sq. ft. to 1,172 sq. ft.
<b>Layout</b>	Studio, 1 bedroom, 2 bedroom, 3 bedroom
<b>Inquiries</b>	First International Property Hotline : +852 2383 8992



# Victoria Riverside - Capitalise on Manchester's grand redevelopment plans

The project is located in a prime position to embrace Manchester's shopping, art and culture, while enjoying the trees, parks and open spaces of the City River Park. The Victoria North (previously Northern Gateway) redevelopment project will create exemplar public spaces, new and improved transport links, exceptional homes, parks and retail spaces for the city's growing population.

Sitting at the forefront of Victoria North, Victoria Riverside is to be developed alongside the new City River Park. At approximately 46 hectares, it will become one of Manchester's largest city-centre green spaces. City River Park has received £51.6 million of central government investment for remediation, river modelling and planting. The regeneration will provide new connections to the city centre for Manchester's northern areas crossing the River Irk into MeadowSide, FEC's flagship development, the NOMA business district and Victoria station.

Victoria Riverside will provide 634 new 1, 2 and 3-bedroom apartments and townhouses with a saleable floor area of approximately 460,000 sq. ft. in Manchester's emerging Red Bank neighbourhood. Located in the prime district, it only takes an 8-minute walk to Victoria station, and 26 minutes by car to Manchester airport.



## VICTORIA RIVERSIDE

<b>Address</b>	Land Bound by Dantzic Street, Gould Street, Williamson Street & Bromley Street
<b>Size</b>	From 539 sq. ft. to 1,100 sq. ft.
<b>Layout</b>	1, 2 and 3-bedroom apartments
<b>Inquiries</b>	First International Property Hotline : +852 2383 8992

# Inspired by Scandinavian perfection



With a humble root dating back to 1950 in a farming community in Vara, Sweden, the story of ASKO was born of one young man's filial love – to build a washing machine for his mother to suit her every need, a unique, energy- and water-efficient machine that would reflect a farmer's love for nature.

Today, ASKO is a leading Scandinavian brand that designs and develops premium kitchen, laundry and professional appliances that exemplify the highest standards of craftsmanship, durability, technological innovation and sustainability features.

Robust and reliable in nature, ASKO products are built with a professional construction that complies with the most rigorous efficiency and safety requirements, and to endure. Employing quality materials in a sustainable manufacturing approach, the brand forges practical, user-centric functionality that makes everyday routine tasks effortless and satisfying, and a difference to people's life. Reflected in ASKO's design language, the Scandinavian values of understated elegance, high-quality workmanship, and natural materials constitute the timeless machines of functional excellence that transcend trends with a respect for the environment.

## Award-winning designs

On top of washers, tumble dryers, drying cabinets and dishwashers, the wide-ranging product profile of ASKO encompasses laundry and kitchen appliances for household use, and professional equipment that cater to businesses across all industry sectors.



ASKO earns widespread acclaim for the superior design, quality and performance of its products in the most coveted international awards. It recorded spectacular results in the prestigious iF DESIGN AWARD 2021 competition, garnering two accolades, including the top iF GOLD AWARD 2021, among nearly 10,000 submissions from 52 countries. The jury of 98 international independent design experts awarded the ASKO Elements wine climate cabinet with the highest honor, while the brand's Celsius°Cooking™ induction hobs and smart cookware system won an iF DESIGN AWARD 2021.

ASKO was also recognized previously by Red Dot Design Award, Good Design Awards, the European Product Design Award, and APDC\*IDA Design Excellence Awards among many others.

## If your washer moves, it is not an ASKO.

Smarter by design, ASKO washing machines are packed with innovations designed to make daily life easier in years of reliable service. The Quattro Construction™ is a unique yet simple system consisting of four shock absorbers that transfer the vibrational energy from the outer drum to the bottom plate of the machine. In fact, the entire construction stands inside the casing and spinning at maximum rate can be achieved virtually free of vibrations, extending the product lifespan.

The hourglass-shaped and removable lifters guide the load to the gentler central area of the



drum and effectively remove large debris, such as dirt and gravel, to the larger holes at the edge of the drum.

Active Drum™ is perfectly balanced to deliver the best possible washing and rinsing performance while still ensuring minimal wear on fabrics. Steel Seal™ door solution eliminates a rubber door seal, which can degrade over time and trap dirt and grime, allowing easier loading and unloading and a more hygienic wash.

## Your best dishwashing partner

Composed of more steel than counterparts in the market, dishwashers from ASKO distinguish themselves with a sturdy, reliable structure, and retain a sleek and sophisticated silhouette stemming from Scandinavian minimalism. Eight of the essential components made of high-quality steel include loading racks, spray pipe, spray arms, door, filter, legs, seam welded tank and ball bearing guide rails.

Super Cleaning System (SCS+) is a patented intelligent feature that saves time, electricity, water and effort. It cleans the fine filter and all the interior surfaces after pre-wash, before running the main wash to give a cleaner result.

With a 25 percent increase in airflow, the Turbo Drying™ drying system gets every load entirely dry. After the final rinse, the moist air inside the dishwasher is mixed with the dry air outside of the dishwasher, drying dishes, glassware and cutlery completely.

**ASKO**

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



## Built Like A Professional Care Aesthetics - Scandinavian Design

With a passion for detail and innovation, ASKO appliances have delivered high performance, quality, and sheer precision for over 70 years. We care about the environment, that's why we offer high quality and environmentally friendly appliances, built to last.





## Fill your kitchen with wonder

Having served over 100 million worldwide households, Franke is determined to deliver the perfect balance of style, comfort and functionality within all their innovative kitchen products and solutions.



### The purest of drinking water

Their two already launched British-made instantFil Countertop drinking water system and Still Pure Under Counter drinking water system proves that Franke still upholds its mission to 'Make it Wonderful' through its usage of premium materials and sophisticated systems.

The filter capacity and purification are NSF standard certified and the instantFil Countertop drinking water system cartridge is lined with microporous ceramic (Kieselguhr), silver ions, an activated carbon block, and ion exchange materials to dispense crisp and clean water by filtering out unwanted contaminants.

Having achieved an outstanding filtration rate of over 99.99% due to its replaceable NSF-certified lead filter cartridge, both drinking water systems are able to reduce levels of common bacteria such as E. coli and Salmonella. The Still Pure Under Counter drinking water system makes use of its ceramic filters to clean over 300 litres of drinking water per hour and exerts excellent water filtering performances with its durable and clean filter.

### Keeping the kitchen germ-free

Franke's Food Waste Disposer Turbo Elite series was designed to help every family free the kitchen of unsightly and unhygienic household waste and maintain a fresh and tidy kitchen space.



The series' built in magnetic motor clocks in at 2,700 to 2,800 rpm, is almost twice as fast as standard induction motor units which only reaches 1,400 rpm. The incredibly powerful motor facilitates the shredding and pulping process of food waste which converts it into smaller pieces which can be directly flushed down drains without fear of blockages.

To help safeguard users' health and prevent germs from spreading, the Disposer is coated with a 'Bio Shield' layer of antimicrobial agents to remove bacterial growth and odours. Its 3-bolt mount system further ensures an easy and secure installation with just a screwdriver, the disposer can be hidden under the sink and won't take up extra space in the kitchen.

### An indispensable addition to the kitchen

Renowned for its impeccable quality, design and meticulous manufacturing process, Franke's taps are the most coveted faucets in the industry and are a must-need in any kitchen. Absolutely free of lead and limestone residues, their stainless steel faucets guarantee safe consumption and are incredibly durable with their corrosion resistance component. Its flexible pressure-perfect hose pairs perfectly with their high-performance ceramic cartridge and is easy to maintain over the years.

Kitchen designers looking for a distinctive brassy finish for their contemporary home can consider Franke's brass tap with a shiny chrome finish or take a look at the wide range of faucet shapes and styles that can be a versatile fit to any kitchen.



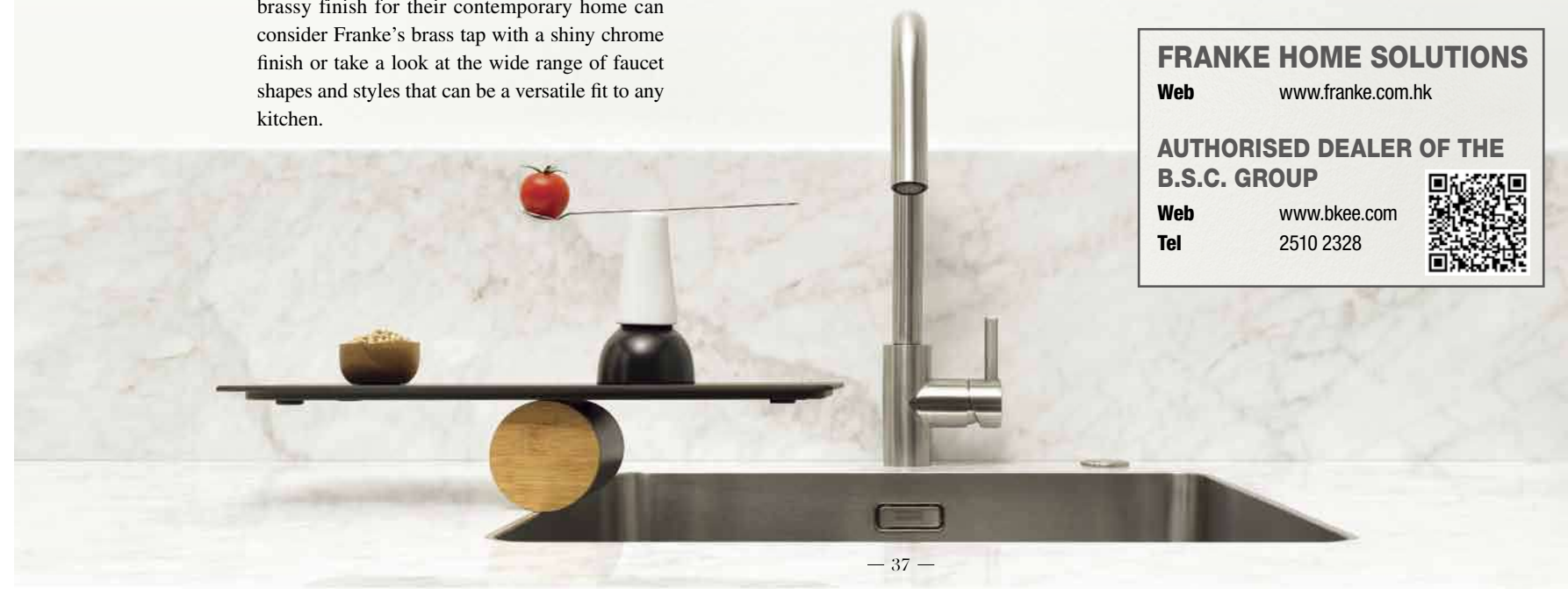
### A sink that never goes out of style

The pioneer in the development of Granite sinks, partnered with Sanitized® to release the permanent antibacterial and hygienic protection technology to its whole Franke Fraganite Sink Series to eliminate up to 99% of bacterial and microbial growth.

Their new series in Q2 - Maris Fraganite Bowl has the distinct feature of being extremely heat resistant; up to 280°C, and because quartz

is one of the hardest materials in the world, the sink is also highly scratch resistant. Due to a lack of a drainer, baking trays, pots and pans effortlessly fit in and can be easily washed.

The stylish and timeless design is available in a broad variety of models with a stylish colour palette to choose from. With the Maris Fraganite Bowl, Franke continues its longstanding tradition in kitchen design and enables consumers to make the most out of their space at home.



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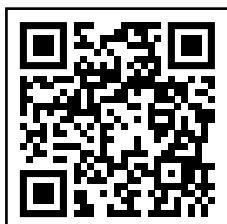
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# A living space with infinite design freedom



Bulthaup b3, a multifunctional kitchen and living space system with a diverse range of layout options and freedom of design, reinvents the classic kitchen layout and gives it an active, playful role. In doing so, customers are given free rein to design personal living spaces according to their own ideas and spatial conditions.



Whether serving as a puristic kitchen island or a space-maximizing function, and whether floating or floor-standing, the walls become an element within a wider functional plan. Wall panels are available in various lengths and materials. The functional wall allows living spaces to flow seamlessly into one another and can be fitted with a range of functions to match the homeowner's personal needs.

Thanks to the technique specially developed by bulthaup, the extremely durable 10mm shelves can be bonded invisibly to the wall panels and allow room planning to be extended far beyond the kitchen.

The versatile function boxes are suitable for a variety of purposes to provide additional storage space for any kitchen and cookware items. Every utensil and spice can be kept in an orderly fashion, and when the easy-to-clean glass fronts are closed, there is nothing to disrupt the smooth lines of the kitchen.

Acting as the centerpiece of the room, the bulthaup b3 monoblock gives off an open, communicative atmosphere and offers plenty of space for preparing and cooking food altogether.

The precise, high-quality finish of the stainless steel and the lack of joints between the rear panel, side panels and worktop ensure a clear and timeless design.

The monoblock's dimensions and front materials are custom built and produced to the wishes of the customer; its carefully thought out functions such as the hobs and water points can also be integrated in line with your needs and puts the spotlight on the resident's creative flair and personality.

The mixer faucets developed specially for bulthaup are not only visually outstanding but have excellent functionality as well. The water flow, temperature and position of the faucet can easily be controlled. The user is able to freely compose three variations of the mixer faucet's projection, either from the worktop, directly from the wall or from the function box.



## Quality down to the finest detail

The many years of experience and knowledge accumulated by their venerated craftsman allows them to understand the distinctiveness of every type of wood and to respect this valuable raw material.

Each craftsman meticulously levels the edge finishes of the fronts, side panels and panels for the entire kitchen with their own unique and characteristic angle. Each high gloss front goes through an ultra-careful nine-stage production process, involving repeated lacquering, sanding and polishing to the backs and edges until the transition from surface edge is seamless and smooth.

The result is an expressive natural product that radiates uniqueness and warmth which offers the perfect invitation to spend time with the family and friends in a relaxed setting, to wine and dine and enjoy each other's company.

## Ergonomics and clarity within bulthaup b3's interior fittings

A custom-organizable and flexible interior design with a range of accessories supplements the collection to create a living space that continually invites you to develop and grow. The bulthaup internal organization system consists of unique yet functional prisms, creating an impression of an open space with great clarity, and offers optimal, ergonomic accessibility for the user's broad portfolio of accessories and cooking utensils. Every drawer and pull-out will showcase the personality and cooking habits of its user.

## BULTHAUP

Web [www.madison.bulthaup.com](http://www.madison.bulthaup.com)



# Transforming your kitchen with a simple touch

Westye Bakke, Sub-Zero founder, began experimenting with refrigeration in the 1930s as a way of storing insulin for his diabetic son. In 1943, Westye bent the coils by hand and constructed his first freestanding freezer out of scrap metal in his basement. By 1945, Westye launched his Sub-Zero Freezer Company, thereby introducing the first system for preserving food at sub-zero temperatures, and the company would soon establish a reputation for quality and innovation.

"When my grandfather started the business, there were many refrigeration manufacturers throughout North America," says Jim Bakke, Westye's grandson and the current president of Sub-Zero. "His strategy was always to build the best, highest-quality refrigeration, because he knew if he did that, he had the staying power that the other people didn't. If you build a quality product, you will always have customers."



Sub-Zero has stayed true to Westye's earliest pioneering efforts, but continues to refine and invent ways to preserve food's freshness and reduce waste. As seen from their dual refrigeration system with separate cooling systems for the refrigerator and the freezer, this refreshing invention prolongs food life and minimizes freezer burn. Sub-Zero refrigerators' air purification system filters out ethylene and unwanted odors every 20 minutes, utilizing technology developed by NASA. Inspired by Westye's desire to build the best, the seals on the Sub-Zero refrigerator doors were designed with preservation and security in mind; many owners even reported no thawing after multi-day power shortages.

Through the years, Sub-Zero has continued to elevate and expand its design leadership. Thanks to the countless choices offered by Sub-Zero, customers now have the freedom to integrate Sub-Zero's refrigerators seamlessly



into any kitchen layout and design alongside any accompanying décor.

Sub-Zero has never compromised on quality, and customers can expect the highest caliber from Sub-Zero's premium grade materials, state-of-the-art technologies, and craftsmanship. Sub-Zero is also highly environmentally conscious of their appliances to create the world's finest and most sustainable homes; over thirty Sub-Zero appliances have earned the Energy Star rating for outstanding energy efficiency which use about fifteen percent less energy than non-certified models.

In 2000, Sub-Zero brought Wolf cooking appliances onboard with an impressive fifty-product launch, transporting professional temperature control into the hands of cooks at home. Refined by more than eighty years of commercial kitchen experience, the technology, durability, and design of Wolf perfectly compliments Sub-Zero in every kitchen.

## SUB-ZERO

Web [Subzero.com.hk](http://Subzero.com.hk)



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