

Luxury Property

September 2022

The 英文虎報
Standard

MOUNT
ARCADIA

— 畢架·金峰 —

Presents

Destined For Distinction





MOUNT ARCADIA

— 畢架·金峰 —



- Prominently situated between the mountain range of Shatin and Kowloon Tong, facing the picturesque vistas of Beacon Hill and Lion Rock!
- Conveniently located within a transportation hub, with Central, West Kowloon or Kai Tak accessible within 20 minutes²
- Offering 66 residences in total, including 62 typical units, garden units, penthouses and 4 luxurious collectible houses³.
- Designed with 3-5 bedrooms featuring ensuite layouts³, boasting saleable areas from 1,018 to 3,448 sq. ft.⁴
- Equipped with world-renowned Swiss home appliance brand, V-ZUG⁵ for a premium lifestyle experience
- Residence to parking ratio of more than 1:1⁶, with EV charging stations available for all spaces

On-site Show Flats for Viewing | Opening Hours: 10am – 6pm (Everyday)⁷

FEC 遠東發展 www.mountarcadia.com.hk (852) 8202 8688

Name of the Development: Mount Arcadia | District: Shatin | Name of the street at which the Development is situated and street number: 8388 Tai Po Road Sha Tin Heights | 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: www.mountarcadia.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: Teampearl Company Limited | Holding companies of the vendor: Far East Consortium Limited, Far East Consortium (B.V.I.) Limited, Ample Bonus Limited, Far East Consortium International Limited | Authorized Person for the Development: Chan Wan Ming | The firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity: P&T Architects Limited | Building Contractor for the Development: CR Construction Company Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Kao, Lee & Ye Solicitors | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: DBS Bank (Hong Kong) Limited | Any other person who has made a loan for the construction of the Development: Far East Consortium Limited. This advertisement is published by the Vendor or by another person with the consent of the Vendor. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. [1] The view from a residential unit may be affected by the floor on which it is situated, its orientation and its surrounding environment, buildings and facilities. The view mentioned is only a general description and does not represent the view of all or any of the residential units. [2] The travelling time stated above is the estimated time of driving from the Development to the relevant places during non-peak hours, and is for reference only. The actual travelling time may be affected by actual traffic and road conditions. Source of information: www.google.com.hk/maps (Date of retrieval: 12th May 2022). [3] The Vendor reserves its right to alter the building plans and to change the design, layout and use of the Development, the residential units, the clubhouse, the recreational facilities or any part thereof. The layout, partitions and areas of residential properties and the building plans shall be subject to the final approval of the relevant Government departments. [4] The saleable areas (including the areas of balcony, utility platform and verandah (if any) to the extent that it forms part of the residential property) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (Cap. 621). The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer. [5] The Vendor reserves the right to alter, amend and change the fittings, finishes and appliances of any part of the Development. For details of the fittings, finishes and appliances of different parts of the Development, please refer to the Sales Brochure. The provision of fittings, finishes and appliances is subject to the terms and conditions of the agreement for sale and purchase. [6] "More than a 1:1 apartment to car parking space ratio" means that there are a total of 66 residential properties and 68 residential parking spaces in the Development. It does not mean that each residential property is paired with at least one residential parking space. For details on the sale of residential parking spaces, please refer to the information to be published by the Vendor from time to time. The Vendor reserves the right to determine all details on the sale of residential parking spaces. [7] The vendor reserves the right to change the opening dates and hours of the show flats. Date of printing of this advertisement: 26 September 2022.

This photo was taken near the Development on 3 July 2021, and was processed with computerized imaging techniques, which is for reference only. The facilities, specifications, colours, materials, fittings, finishes, appliances, lighting effects, plants, landscape (if applicable) and other objects etc. as shown in this photo may not appear in the Development or its vicinity. The photo only shows the general conditions of some parts of the Development and may not reflect the air conditioning units, pipes, grilles and other facilities that may appear on the external walls of the Development. There will be other completed and/or uncompleted buildings and/or facilities around the Development, and the environment, building and facilities in the surroundings of the Development may change from time to time. This photo was taken at the furnished Unit A on the 8th floor of Tower 1 (the "Residential Property") of the Development on 3 July 2021. This photo's image is processed with computerized imaging techniques and is for reference only. The photographs, fittings, appliances, equipment, lighting features, furniture, decorative items, ornaments and other items ("the furniture and furnishings") as shown in the photo are special design features applicable to the furnished Residential Unit only, and are not standard provisions to be installed or provided in residential properties upon handover. The view as shown in the photo only applies to some residential properties, and does not reflect the view of all residential properties in the Development. The photographs shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, on the part of the Vendor regarding the Development or any part thereof.





MOUNT ARCADIA - Destined For Distinction

Opulent properties boast extraordinary flexibility in seamlessly blending with nature, and in this respect, MOUNT ARCADIA is a shining example. This exclusive property exudes idyllic ambiance and promises a hassle-free lifestyle, with its low-density living environment, exceptional education network and superb connectivity.

Best-of-both-worlds location

Perched atop a prime mountainside locale, MOUNT ARCADIA overlooks its neighbors of Shatin mid-levels and Kowloon Tong. Day and night, the superior development is blessed with breathtaking and ever-changing vistas of a metropolis brimming with vitality.

A lofty enclave overlooking extensive greenery, MOUNT ARCADIA is backed by the verdant Golden Hill (Kam Shan), Kowloon Reservoir and Shing Mun Reservoir, with the majestic Beacon Hill and Lion Rock in its proximity. Its beautiful suburban setting provides the ultimate joy for those who enjoy the outdoors, as residents need look no further for a relaxing sojourn. There is an array of delightful options right at your doorstep, like jogging or strolling along well-known hiking trails such as MacLehose Trail, Wilson Trail or Golden Hill Family Trail – all free from the hustle and bustle of the city; or enjoying a family picnic at the serene and leafy Kowloon Reservoir Country Park.



Distinguished by design

MOUNT ARCADIA offers 66 residential units in total, including 4 luxurious collectible houses and 62 apartments, 8 of which are special garden units and penthouses. The saleable areas range from 1,018 to 3,448 sq ft. with the configuration ranging from 3-bedroom 1 ensuite to 5-bedroom 5 ensuite.

The harmonious interplay of nature and architecture take on sublime dimensions with the ingenious application of natural stone, green wall, curtain wall and landscape design, bringing residents into close contact with the wonders of nature.



Exclusivity assured

What's more, in redefining the privacy standards of luxury living, almost all units are accessed by an exclusive private lift lobby - a rare offering in the local market. The tower entrance lobby conveys a sense of superb elegance that mirrors the overall glorious design motifs throughout the entire development. The kitchen and bathroom fittings, for example, are from the century-old international premium Swiss brand, V-ZUG, creating a benchmark for indulgence.

The design team realizes that due to the epidemic, residents have a higher awareness of personal and environmental hygiene. Hence, V-ZUG Refresh Butlers have been specially equipped in all special units and independent houses which are worth about HKD 200,000. It uses photocatalyst and steam technology to sterilize clothes and shoes, with a sterilization capacity of 99.99%.



Outstanding connectivity

Situated in an established neighborhood, MOUNT ARCADIA enjoys easy access to large-scale top-notch shopping malls, such as Festival Walk, Elements, and V Walk, all of which offers endless entertainment and dining options including cinemas, ice skating rinks and famous restaurants. Multiple highways and tunnel connections nearby get you to wherever you want efficiently.

Residents can enjoy life to the fullest in the well-developed community which boasts a range of recreational and cultural facilities. Within the vicinity are Shatin Racecourse, Shatin Heritage Museum, Sha Tin Town Hall, Ten Thousand Buddhas Monastery and Penfold Park, just to name a few.

Residents will relish the development's superb connectivity to many main roads via Tai Po Highway, and it only takes about 8 minutes to drive to Kowloon Tong and Tai Wai; Central, West Kowloon and Kai Tak are all within a 20-minute drive from the development.

A seven-seater car pick-up service is provided to facilitate residents to commute between the development and Tai Wai.



The symbol of prestige

To highlight the distinguished status of residents, MOUNT ARCADIA features an exclusive clubhouse - CLUB ARCADIA - which is adorned with a stunning 15-meter tall green wall, a fitting homage to the surrounding pristine environment and overall architectural theme.

MOUNT ARCADIA residents can avail themselves with a wide range of facilities at the Club, including the outdoor swimming pool, banquet hall, co-working lounge, meeting room, children play area, and gym room, to satisfy the needs of every family member. The intelligently designed banquet hall is connected to the outdoor swimming pool, meaning that you can host lavish pool parties with family and friends.

The development is in close proximity to a number of exclusive upscale private clubs, catering to a second-



to-none exuberant lifestyle for all residents. Such prestigious clubhouses and venues as Hong Kong Golf Club, Hong Kong Golf and Tennis Academy, Hong Kong Yacht Club, and more, are within a 30-minute drive away.



MOUNT ARCADIA

Address: 8388 Tai Po Road Sha Tin Heights
No. of Units: 62 Apartments and 4 Houses
Size: Apartments: 1,018 to 1,548 sq. ft.
 Houses: 2,814 to 3,448 sq. ft.
Layout: Apartments: 3 bedrooms (1 ensuite) to 3 bedrooms (3 ensuite)
 Houses: 3 bedrooms (3 ensuite) to 5 bedrooms (5 ensuite)
Developer: Far East Consortium International Limited
Enquiry: (852) 8202 8688
Website: www.mountarcadia.com.hk

Excellent school network

The excellent education network is one of the many drawcards that make the development highly sought-after. The property, which is ideally situated between Kowloon Tong and Shatin, boasts an extensive network of prestigious kindergartens, primary schools, as well as secondary schools.

For those who wish to endow their children with international education, there is a range of renowned international schools nearby, such as International Christian School, ESF Renaissance College Hong Kong, Australian International School of Hong Kong, and more.





Re-opening the borders is key

The Chief Executive has yet to deliver his inaugural Policy Address at the time of writing, but he has made it clear that all options will be explored in tackling Hong Kong's prime community concern – housing shortage.

While both the Lantau Vision Tomorrow and the Northern Metropolis ideas will be examined, he has already established two high-level task forces to boost land supply and speed up the construction of public housing, and they are expected to submit proposals within the first 100 days in office.

So all ears are tuned to what the new CE has to say in his Policy Address, and whether there will be a paradigm shift in government policy on land and property that echoes his emphasis on a result-oriented governance.

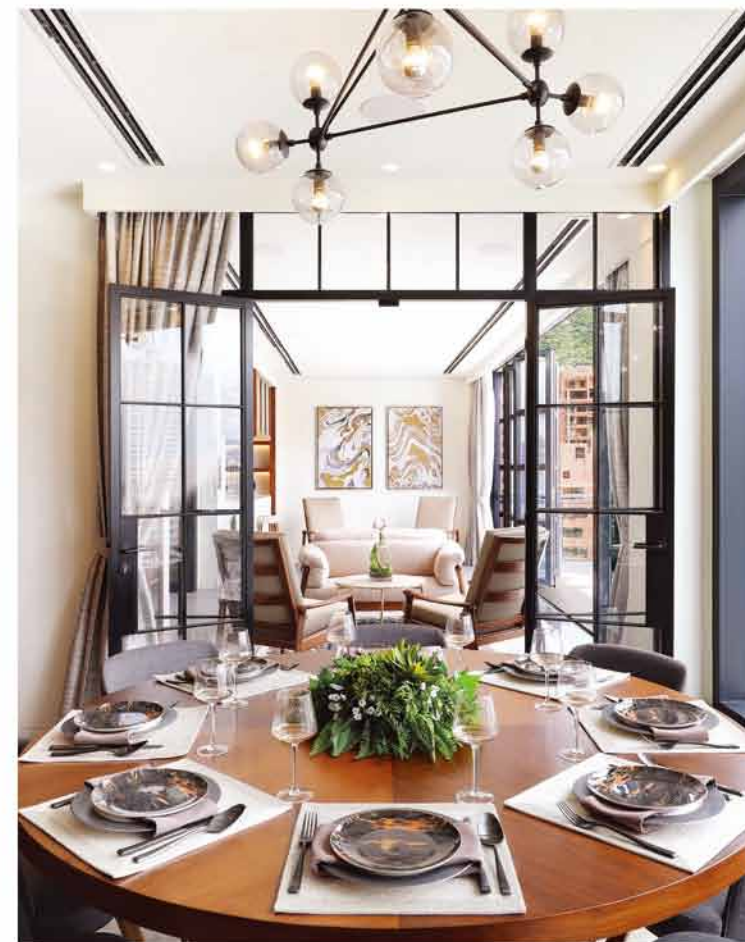
Meanwhile, the property market has taken a dive in the last quarter due to a combination of adverse internal as well as external factors. Locally, the surge in the number of Covid infections overhangs the market, and the media's undue focus on cut-price transactions in preparation for immigration also depresses sentiments. Overseas, the

continued momentum of rate hikes is exerting pressure on local mortgage rates to follow suit, albeit not to the same degree.

However, analysts point out that as transactions and prices fell across the board, luxury properties have fared significantly better. The reason is it is difficult to source prime sites to boost supplies in this high-end sector. Furthermore, owners can generally hold firm with their asking price, so there are very few fire sales.

But there is increasing consensus in the community that the key to resurrecting the market is a prompt and resolute relaxation in quarantine requirements, in which case the fourth quarter of this year should see a strong rebound.

Andy Ng
Andy Ng
Features Editor



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



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YI SERVICED APARTMENTS

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Email
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XI HOTEL

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Kowloon, Hong Kong

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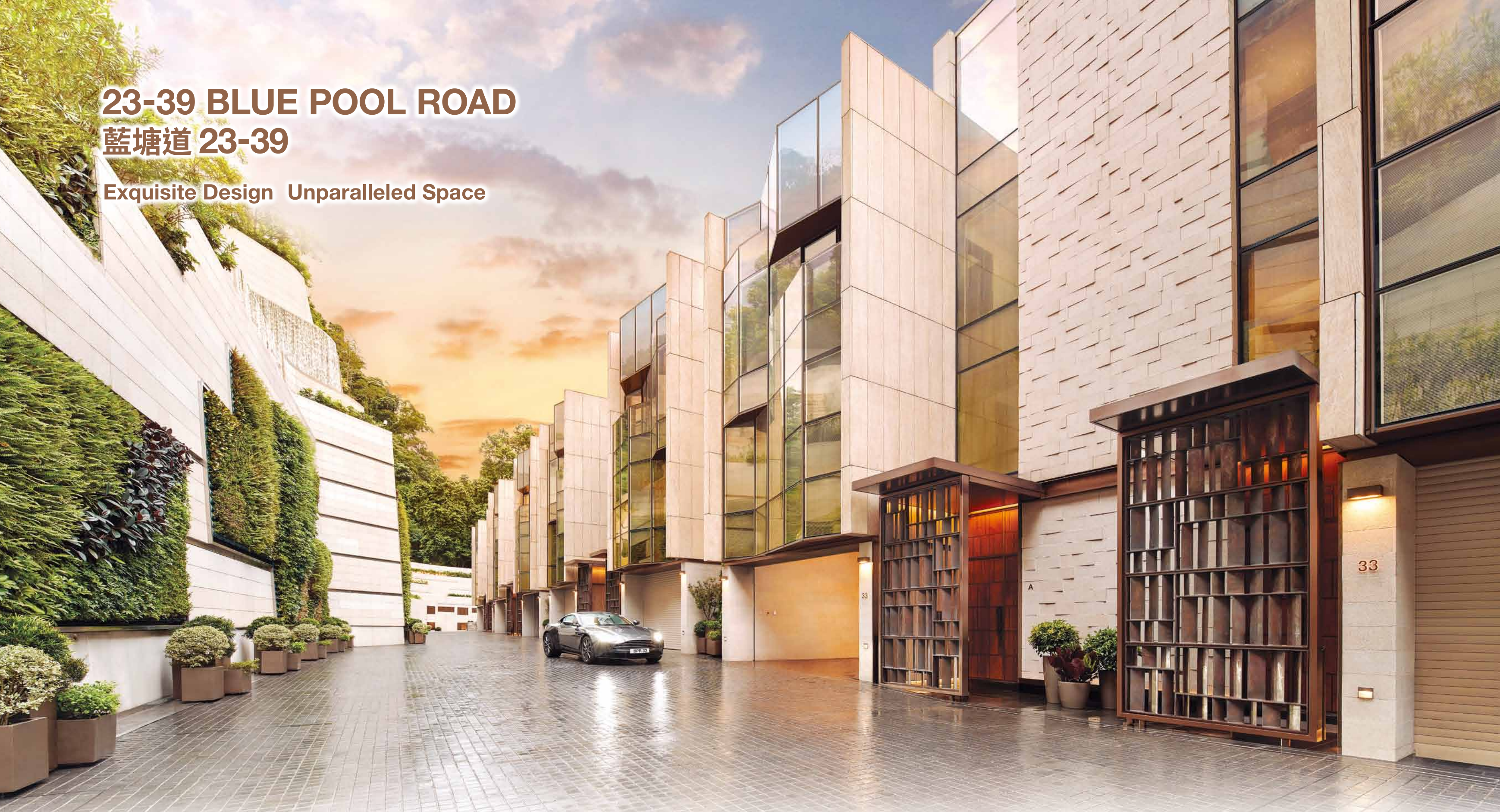


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23-39 BLUE POOL ROAD 藍塘道 23-39

Exquisite Design Unparalleled Space



Website: www.23-39bluepoolroad.com Enquiry: 8203 0010

District : Wong Nai Chung | Name of the Street and the Street Number : No. 23, 25, 27, 29, 31, 33, 35, 37 & 39 Blue Pool Road | The photographs, images, drawings or sketches shown in this advertisement/promotional material are for reference 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 layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, furniture, decorative items, plants, landscaping and other objects and the views in the photos may not appear in the Development or its vicinity. The image shall not constitute or be construed as any finishes and appliances to be provided in the actual unit, please refer to the sales brochure of the development vendor. Lockcoo Limited (Unit A, No.23 Blue Pool Road (also known as Unit B, House 10), Unit B, No.23 Blue Pool Road (also known as Unit B, House 5), Unit A, No.25 Blue Pool Road (also known as Unit A, House 3), and Unit B, No.25 Blue Pool Road (also known as Unit B, House 1)), Rich Town Ventures Limited (Unit B, No.25 Blue Pool Road (also known as Unit B, House 9)), City Lead Ventures Limited (Unit B, No.25 Blue Pool Road (also known as Unit B, House 6)), Holding company of the vendor; In respect of Lockcoo Limited: Hang Lung Group Limited, Hang Lung Properties Limited, Spring Investments Limited and Newhart Investments Limited; In respect of Rich Town Ventures Limited, City Investments Limited | The authorized person for the Development: Dr. Ronald Lu of Ronald Lu & Partners (Hong Kong) Ltd. | Building contractor for the Development: Tysan Building Construction Company Ltd. | The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Not Applicable | Any other person who has made a loan for the construction of the Development: HLP Property Limited | The Vendor advises prospective purchasers to refer to the sales brochure for any information on the Development. | This advertisement is published by the Vendor, and is for reference only. | Remarks: (A) Pursuant to the following assignments: (1) an assignment dated 17 April 2019, Lockcoo Limited assigned to Rich Town Ventures Limited Unit B, No.25 Blue Pool Road (also known as Unit B, House 9) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; and (2) an assignment dated 23 July 2020, Lockcoo Limited assigned to Master Pathway Limited: (i) Unit A, No.31 Blue Pool Road (also known as Unit A, House 6) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; and (ii) Unit B, No.31 Blue Pool Road (also known as Unit B, House 6) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit B, No.23 Blue Pool Road (also known as Unit B, House 10) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit A, No.25 Blue Pool Road (also known as Unit A, House 3) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit A, No.25 Blue Pool Road (also known as Unit A, House 5) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit B, No.25 Blue Pool Road (also known as Unit B, House 1) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; (C) Rich Town Ventures Limited, City Lead Ventures Limited and Master Pathway Limited are associate corporations to Lockcoo Limited

Road | Website designated by the vendor for the development : www.23-39bluepoolroad.com represent an artist's impression of the development concerned only. purchasers should make reference to the sales brochure for details of the development site, its surrounding environment and the public facilities nearby.

express or implied offer, representation, undertaking or warranty whatsoever given by the vendor as to the Development. For the fittings, known as Unit B, House 7, Unit A, No.33 Blue Pool Road (also known as Unit A, House 5), Unit B, No.33 Blue Pool Road (also known as Unit B, House 5), Unit A, No.33 Blue Pool Road (also known as Unit A, House 6), Lead Ventures Limited and Master Pathway Limited: Unit A, No.31 Blue Pool Road (also known as Unit A, House 6), Unit B, No.31 Blue Pool Road (also known as Unit B, House 6), Holding company of the vendor; In respect of Lockcoo Limited: Hang Lung Group Limited, Hang Lung Properties Limited and Newhart Investments Limited; In respect of Rich Town Ventures Limited, City Investments Limited | The authorized person for the Development: Dr. Ronald Lu of Ronald Lu & Partners (Hong Kong) Ltd. | Building contractor for the Development: Tysan Building Construction Company Ltd. | The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Not Applicable | Any other person who has made a loan for the construction of the Development: HLP Property Limited | The Vendor advises prospective purchasers to refer to the sales brochure for any information on the Development. | This advertisement is published by the Vendor, and is for reference only. | Remarks: (A) Pursuant to the following assignments: (1) an assignment dated 17 April 2019, Lockcoo Limited assigned to Rich Town Ventures Limited Unit B, No.25 Blue Pool Road (also known as Unit B, House 9) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; and (2) an assignment dated 23 July 2020, Lockcoo Limited assigned to Master Pathway Limited: (i) Unit A, No.31 Blue Pool Road (also known as Unit A, House 6) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; and (ii) Unit B, No.31 Blue Pool Road (also known as Unit B, House 6) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit B, No.23 Blue Pool Road (also known as Unit B, House 10) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit A, No.25 Blue Pool Road (also known as Unit A, House 3) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit A, No.25 Blue Pool Road (also known as Unit A, House 5) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; Unit B, No.25 Blue Pool Road (also known as Unit B, House 1) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; (C) Rich Town Ventures Limited, City Lead Ventures Limited and Master Pathway Limited are associate corporations to Lockcoo Limited



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District: Ma On Shan | Name of The address of the website Properties (First-hand Sales) The photographs, images, impression of the development computerized imaging the development. The Vendor understanding of the

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will not appear in agreements for sale and purchase, deed of mutual covenant, assignment and other title or legal documents. The descriptions of the Development and residential properties therein contained shall be subject to final approval by the relevant government authorities. Please refer to the sales brochure for details. Photo 1 is taken in the Development on 8 August 2020, and Photo 2 is taken in House 6 of computerized technique and are for reference only. The Vendor reserves the right to amend any or all of the above, and shall be subject to final approval by the relevant government authorities. The Vendor does tion, undertaking or warranty as to the Development and its surrounding environment, buildings, facilities and view. Prospective purchasers should not rely on these photos for any purpose whatsoever. Furniture, only and are not standard provisions, and may not be delivered to the Purchaser together with the residential property upon completion of sale and purchase. Please refer to the sales brochure for standard right to change and/or substitute the relevant fittings, finishes and appliances with other fittings, finishes and appliances. Standard provisions fittings, finishes and appliances are subject to terms and conditions residential property, and floor area of each balcony, utility platform or verandah (if any) forming part(s) thereof, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. Area listed in square feet is converted in 1 square metre = 10.764 square feet and rounded area listed in square metres. Vendor: Loyal Pioneer Limited | Holding Companies of the Vendor: Ease Mind Investments Limited & Clear Idea International Limited | Authorized Person for the Development: Mr. the Development is a proprietor, director or employee in his or her professional capacity: Lu Tang Lai Architects Limited | Building Contractor for the Development: China Overseas Building Construction Limited residential properties in the Development: Deacons & Lu, Lai & Li | Authorized institutions that have made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong Bank (Hong Kong) Limited, The Bank of East Asia, Limited, United Overseas Bank Limited & DBS Bank Ltd., Hong Kong Branch | Other person who has made a loan for the construction of the Development: does not constitute and shall not be construed as the Vendor making any offer, representation, undertaking or warranty, whether expressed or implied. | Prospective purchasers are advised to refer to the sales sales brochure for details. | This advertisement/promotional material is published by the Vendor. | Date of printing: 26 September 2022

眾所仰望之處 與眾不同之境



賣方銷售代理：

 長江實業地產發展有限公司
CHEUNG KONG PROPERTY DEVELOPMENT LIMITED

查詢熱線：**3167 8888**

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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。

| 現樓*開放 歡迎參觀* | 另增設展銷廳於紅磡置富都會912室 |

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(from left) Mr. Raymond Fong, Chief of Property and Mr. King Chan, General Manager, Sales and Marketing, Far East Consortium International Ltd

Positive outlook for the luxury sector of the residential market

Rampant inflation is fast becoming a serious global problem, and Hong Kong is not immune to the pressures. Citing the latest Consumer Price Index released by the Census and Statistics Department, Fong points out that the figure for July 2022 has increased 1.9% year-on-year, up from the corresponding 1.8% increase in June. The private residential property's rent also increased by 0.62% in July 2022. It is against this background that Fong believes, as a proven hedge against inflation, real estate will remain a safe and secure investment option.

If the Mainland and Hong Kong resume normal travel clearance, Fong believes the demand for different types of residences will escalate, and the property market will remain buoyant.

Supply not catching up with demand

In an overview of the local property market, both Fong and Chan are particularly optimistic on the luxury sector. "There has been a long-lasting shortage of supply which has not caught up with the solid demands by many investors and home-seekers for high-quality properties," they observe. "The recent enthusiastic response to new launches in Tuen Mun and Fanling bears testament to the strength of the market."

Fong observes that in recent years, the per-unit price of a luxury flat has repeatedly scaled new heights, with high-quality special units, including penthouses, garden units, and more, as the most highly sought-after options for many buyers.

"Recently, we've witnessed a notable number of big-ticket transactions," he elaborates. "One of our key clients purchased three units at MOUNT ARCADIA for over HKD\$ 100 million, including two 'Phoenix Floor' units, as well as a penthouse unit for HKD\$ 44,448,000, setting a new high for the property."

"Elsewhere in the market, similar deals have been recorded," he continues. "It's clear that the pandemic has not sapped the voracious appetite and robust purchasing power of local buyers."

Fong applauds the Government's recent progressive relaxation in quarantine arrangements for international arrivals, a move that helps re-establish connection with the rest of the world. "We anticipate further relaxation in quarantine measures and, in particular, the resumption of normal travel between Hong Kong and the Mainland," he adds. "We forecast a steady growth in the transaction volume and price in the property market for the second half of the year."

Market conditions have changed

Considering current market conditions, Fong advocates a relaxation of the punitive measures originally designed to cool the property market.

"Property developers see eye to eye with economists and market analysts that, if the terms for the Special Stamp Duty (SSD) are shortened, there will be a marked increase in turnover with the increased supply of properties in the market," explains Fong.

On the flat rate of Double Stamp Duty (DSD) at 15% for non first-time home buyers, Fong suggests the government should consider levying the duty from the 3rd property onwards, a move that will loosen the constraints of the property market, and spur more people to purchase properties for leasing.

As for the 15% Buyer's Stamp Duty (BSD) for foreign investors and corporate customers, Fong believes that most of them are not engaged in speculation, but are purchasing staff quarters. "Any easing in the BSD would go a long way in Hong Kong's urgent efforts to retain local and overseas expertise," says Fong.

MOUNT ARCADIA stands out

In the luxury sector of the property market, MOUNT ARCADIA is one recent project developed by Far East Consortium that stands out because of its unique location. The development is immersed in nature with verdant environs and exquisite design.

"As luminosity is one of the top criteria for a comfortable abode, the curtain wall design allows ample natural lights to the interior," Chan explains. "Furthermore, the hallway in the units is kept short to optimize on space, while the ceiling height design creates a commodious sensation."

"What's more, the property provides excellent comprehensive services, such as seven-seater car pick-up service for residents to commute between Tai Wai city center and MOUNT ARCADIA," Chan adds.

Chan notes that social distancing requirements under the pandemic have made 'work from home' a common business practice. "As more and more people look for tailor-made facilities and amenities, CLUB ARCADIA has thoughtfully created a co-working space to provide an impeccable working and living environment for residents," he points

out. "CLUB ARCADIA, together with landscape area, boasts a total area of more than 16,000 square feet."

Committed to sustainable development, the Group has incorporated numerous green elements in the project, for example, extending the size of the garden and using low carbon construction materials. "On the exterior of MOUNT ARCADIA, there is a 15-meter tall 'green wall' that not only pleases the eye, but also enhances the air quality," Chan says.

Plenty to look forward to

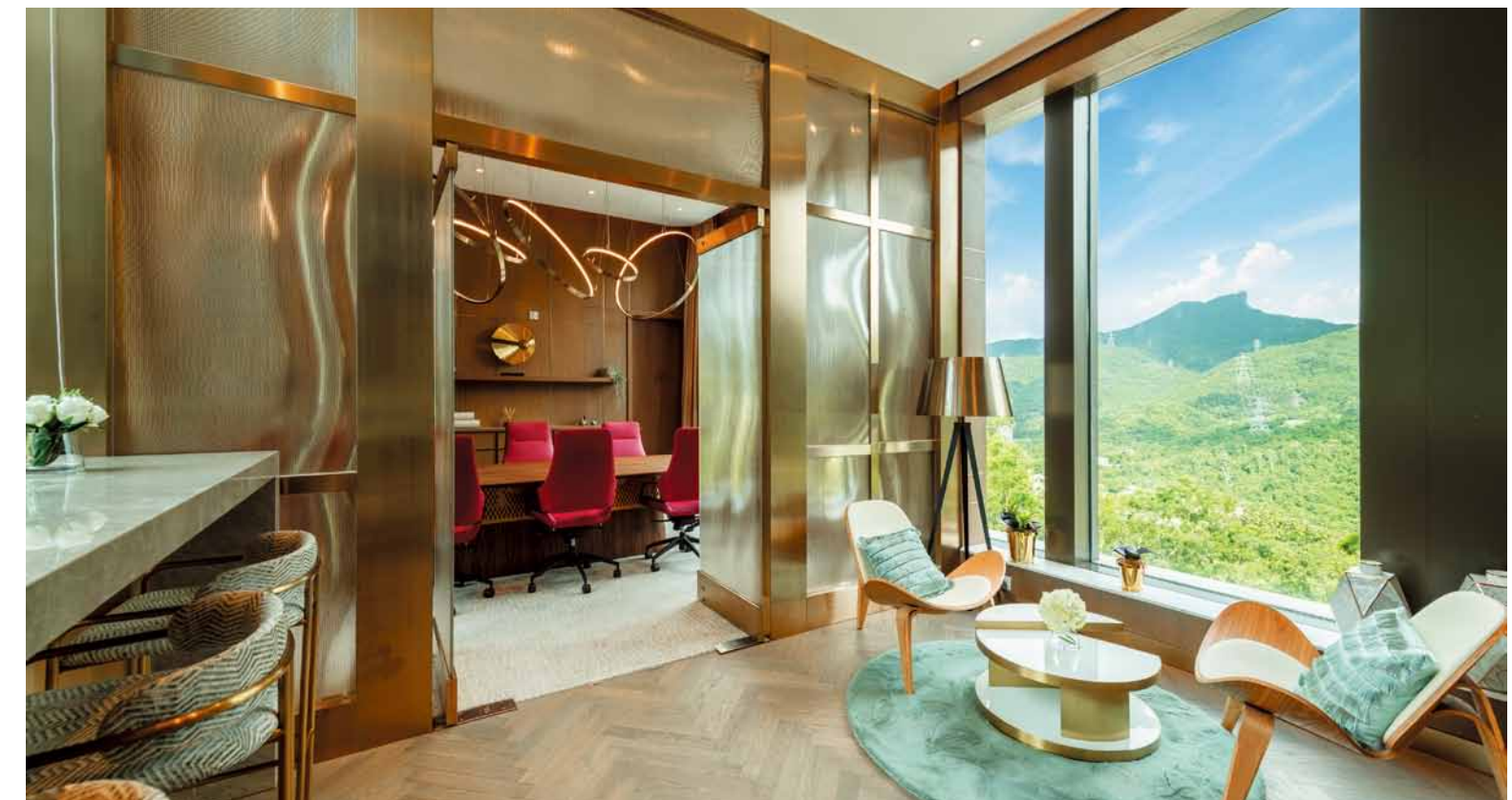
Looking ahead, the Group has its vision set on the world beyond Hong Kong, aiming to develop multi-faceted and cross-regional projects. But locally, buyers can look forward to a host of exciting, upcoming projects.

The Group has two rare sites in and adjacent to the Park Peninsula, located in the former runway area in Kowloon East. It will work with New World Development to develop a large-scale high-end residential project, comprising about 1,300 quality units.

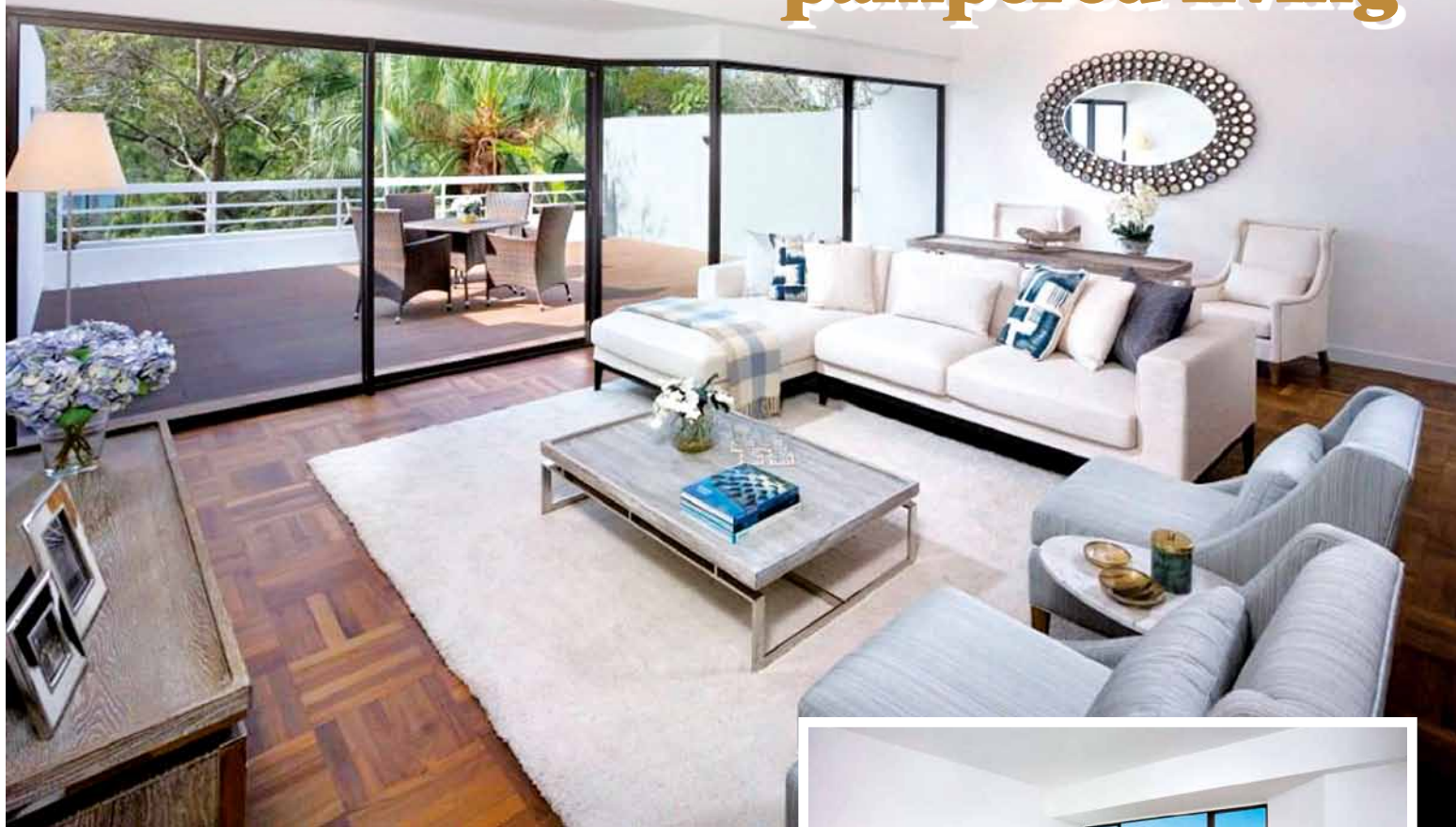
The other site, next to Kai Tak Sports Park, will be developed into the 'Dorsett Flagship Hotel Integrated Development Project' with a gross floor area of about 170,000 square feet, providing about 400 hotel rooms and a wide range of retail shops. Park Peninsula is set to become a brand-new comprehensive and diversified destination in Hong Kong.

The Group has previously won the URA's Sung Hing Lane/Kwai Heung Street development project in Sai Ying Pun. The project is expected to be a residential and commercial development providing about 200 small to medium sized flats. The site is in an excellent location close to the two exits of Sai Ying Pun MTR Station. The Group is optimistic about the development prospects of the project as Sai Ying Pun is a mature community with comprehensive amenities and facilities.

The Ho Chung project, in collaboration with Lan Kwai Fong and Hien Lee Engineering Company Limited, will be developed in the form of resort-like detached houses, and is expected to complete between 2025 and 2026.



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

Address: 9 South Bay Road, Repulse Bay, Hong Kong
No. of units: 44 houses and 12 apartments
Size: 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
Developer: HANG LUNG PROPERTIES LIMITED
Enquiries: (852) 2879 1917
Email: LeasingEnquiry@hanglung.com
Website: www.burnsidevilla.com.hk

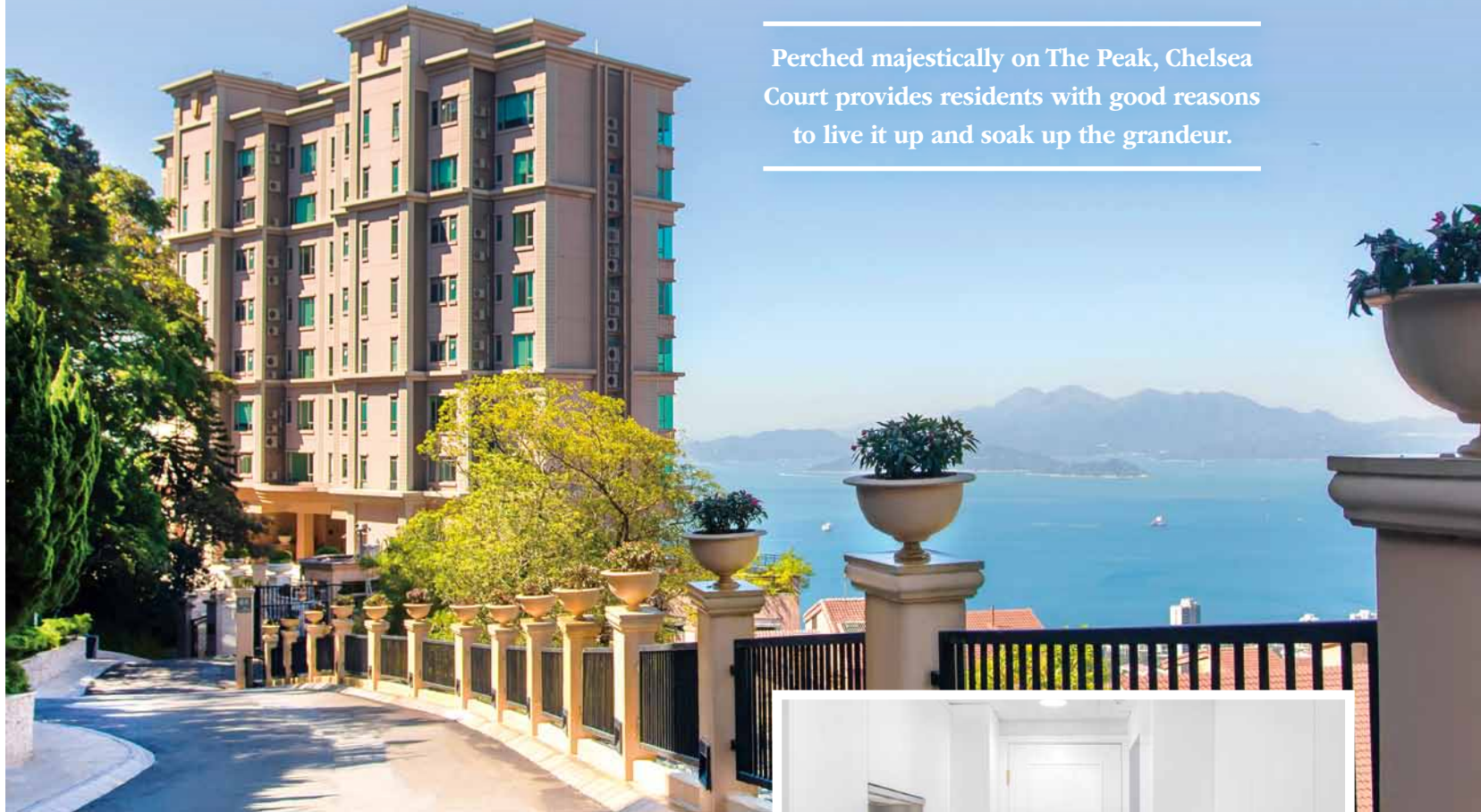


LUXURY OF NATURAL BEACHSIDE LIFESTYLE BURNSIDE VILLA 濱景園

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



The pinnacle of luxury living



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

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

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



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

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

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



CHELSEA COURT

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



Chelsea Court

63 Mount Kellett Road, The Peak

- 1,509-1,522 sf simplex units with 2 ensuites
- 3,100-3,123 sf duplex units with 4 ensuites, 800-1,800 sf private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
- Ample covered carparking spaces
- Professional managed with 24-hour security
- Close to Peak Galleria & schools

PRESTIGIOUS & TRANQUIL
 PANORAMIC SEA VIEW APARTMENTS
 ON THE PEAK

Leasing Enquiry : (852) 2118 8048

residential@harrimanleasing.com

www.chelseacourt.com.hk



Top Tier



Sophisticated living fit for a queen

Queen's Garden on Mid Levels boasts a commanding vista of our world-renowned Victoria Harbour at its best, offering residents an elegant, top-notch lifestyle.

Whether by day or night, residents at Queen's Garden will revel at the majestic view of Victoria Harbour, as well as the stunning skyline of the Central business district and the Kowloon peninsula, from the 14.5-foot high floor-to-ceiling windows.

Comprising three blocks, the residence provides one-, two-, three- and four-bedroom duplexes, with sizes from 2,050 up to 3,790 square feet. The thoughtful configuration of putting the bedrooms above the living and dining rooms means residents get to enjoy enhanced privacy and tranquility.

On top of the magnificent amenities within each apartment, Queen's Garden provides a range of popular facilities as well. State-of-the-art health, fitness and wellness equipments

are available at the Gym and Spa complex; and a daily shuttle bus provides easy access to the Central Business District within 10 minutes. The open-air Sky Garden on the 23rd floor is ideal for watching Chinese New Year fireworks displays, outdoor gatherings among friends and even star-gazing at night.

Queen's Garden is dedicated to offering residents a unique living experience in Hong Kong. Not only are social gathering events regularly organized, but different festivals are celebrated in order to establish a binding community. In addition, professional and experienced coaches and teachers are invited to conduct classes, so children can enjoy all rounded extra-curricular activities after school.



QUEEN'S GARDEN

Address: 9 Old Peak Road, Mid Levels
Layout: One-, two-, three- and four-bedroom duplexes
Tel: 9338 7380
Website: www.queensgarden.com
Email: leasing@queensgarden.com



Your Luxury Mid-levels Apartment

9 Old Peak Road, Mid-Levels



Scan for more information



WhatsApp



Website



Video



Perched at one of the best-connected areas in Wanchai, Hong Kong's commercial and cultural hub, D'HOME offers unparalleled urban convenience to residents and provides tranquil quality living at the heart of the city. Residents are spoiled for choices of things to do!

The neighborhood

Developed by Nan Fung Group, a leading developer, D'HOME is located at the heart of a quaint and historical district famed for its upscale restaurants and bars, quirky cafes, vibrant art scene and world-class exhibitions.

Available for both short and long term leasing, the property offers all the home comforts you would expect of a high-class establishment, with all units featuring a balcony to take in the vibes of a vibrant neighborhood. Perfect for both business and pleasure, it is well served by public transport, including the nearby MTR that provides easy and convenient access across town.

Well-rounded facilities

D'HOME offers a wide variety of facilities for resident's exclusive enjoyment. They can fully relax and recharge in the outdoor swimming pool; enjoy an immersive workout experience at the fully-equipped gym; and spend quality time in the multi-function lounge - allowing



plentiful fun for the family. To unwind and clear minds, visit the rooftop garden or the podium garden for stunning city views.

The apartments feature complimentary Wi-Fi Internet access and selected paid TV channels. Residents can stay connected anytime and anywhere. A full spectrum of well-rounded housekeeping services boosts residents' comfortable living experience.



D'HOME

Address: 239 Queen's Road East, Wanchai

Contract term: 1 month minimum

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

Monthly rate: HK\$17,000 up

Enquiries: +852 3108 3636

Email: info@dhome.com.hk

Website: www.dhome.com.hk



D'HOME



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



Overseas Property Expo

The Standard and Overseas Property Online jointly hosted the '2022 Overseas Property Expo' at the Hyatt Regency TST on July 30. To provide attendees with an overview of the latest news, information and data on the global market, the organizers have assembled a panel of experts to share their knowledge, experience and expertise, focusing on the two major themes of investment and immigration.

Which are the top destination choices in the UK?

Liang names Greater London, Greater Manchester, Birmingham, Reading and Bristol as the top 5 places that Hong Kong people opt for after they have moved to the UK.

He points out that in purchasing property in the UK, Hong Kong immigrants should first take into consideration personal factors such as the number and needs of family members; the budget they have in mind; and whether they have a driving license. Then they can look at factors like the weather; whether there are regeneration plans in the borough of their choice; local and nearby employment opportunities; and other related concerns.

At the seminar, Liang introduced attendees to three properties, namely, 43 London Street, Bookbinder Point and Hendon Waterside.



Derick Liang
General Manager,
Project Sales & Marketing
One Global Group

Truly hassle-free home buying

Chan provides a useful step-by-step guide to buying property in the UK: Buyers should first check their budget against prices of different areas. When they are satisfied with the target property, make an offer and confirm the payment terms. Then they need to instruct a UK solicitor to follow through with the exchange of contract. Investors should appoint a letting agent and furnish the property. The handover and key collection will mark the final step of the purchase.

Lam points out that, at First International, they have an exclusive service for clients. In collaboration with a well-known UK furniture company, David Phillips, they have a showroom on Hong Kong Island where buyers can personally choose the furniture for their property.

Three elegant properties at different price ranges were introduced at the seminar, including South Quay Plaza, Clarendon and the Arches.



Nick Lam
Head of International Property
First International Property



Jackson Chan
Head of Sales
First International Property

Latest information on Malaysia

Cheng provides the most updated information on Malaysia. "Malaysia's international borders have been open to foreigners since 1 April 2022. Fully vaccinated travelers do not have to undergo quarantine," he notes.

Cheng highlights the fact that Malaysia has some of the most favorable conditions in the region for a rapid recovery of its tourism trade, leading to a high hotel occupancy rate. In the manufacturing sector, many foreign semiconductor companies are establishing factories in Malaysia, boosting the local economy and demands for real estate.

Chak introduces the Sail, a grand complex comprising 9 linked towers backed by the picturesque Strait of Malacca. Resembling a regal fleet of ships, it is home to a bustling hub with residences, hotels, retail shops, offices and other glamorous spaces.



Alfred Cheng
Account Manager
Sheng Tai Group (HK) Limited



Mon Chak
General Manager
Sheng Tai Group (HK) Limited

Analysis of the UK rental market

Tam notes that when investors are choosing which UK city to invest in, the auto-pilot choice tends to be London. He points out that with the construction of High Speed 2 (HS2) and the Northern Powerhouse regeneration scheme, Birmingham and Manchester should rightfully come under investors' radar.

"Manchester is a thriving city brimming with opportunities and has an outstanding reputation as a competitive place to do business," says Tam. "A vast array of foreign-owned companies and leading brands have chosen to make Manchester their home."

According to a study by PWC in 2019, Birmingham is dubbed as the UK's leading city for investment, attracting HSBC to relocate its headquarters there from London and creating 1,200 jobs. Deutsche Bank and HM Revenue & Customs have also set up new offices in Birmingham.

"Engagement of a professional letting and management agency could potentially help landlords generate 25% higher rental yield with strategic analyses and offerings," Tam remarks.



Christopher Tam
Lettings Manager
Nexis Property Limited

Differences between Hong Kong and the UK

Man highlights some special characteristics of the UK property market. "From the buyer perspective, property price in the UK is not as transparent as in Hong Kong, and valuation data are not readily available for reference," she explains. "It is also difficult to check property age and there is no fixed school network. More importantly, no haunted house list is available."

Man shares some tips on buying second-hand properties in the UK. "Basically, if you wish to buy second-hand properties, you must use the 'cash-buy' approach or else you cannot make a good deal. Most of the house owners are reluctant to sell their properties to 'mortgage-buy' buyers, and they tend to mark up the property price when selling properties to 'mortgage-buy' buyers."

She advises buyers to choose large-scale developers as they get a more detailed floor plan [of] the properties, and there is a lesser likelihood of delays in property completion.



Man Wai See, Manci
Co-Owner
Century 21 Goodwin
(International) Property
Consultants

Exciting investment opportunities in Vietnam

Chiu points out that Vietnam is fast becoming a 'world factory' as many internationally renowned companies are moving their business and operation to Vietnam. He believes that Mr. Li Ka-shing has also started to shift his investment focus to Vietnam.

Vietnam ranks 7th as the best place for expats in 2022, with 92% of respondents reckoning that they earn enough to live comfortably in Vietnam, while 84% of the expats find the local Vietnamese friendly.

"Vietnam's first metro line began its operations on November 6, 2021 which has greatly enhanced inner-city movements," he adds. "It will open to traffic from the south bank of West Lake to the National Convention Center in 2026."



Luffy Chiu
Founder
V Home Property
(Hong Kong) Limited

Is 2022 the right time to enter the UK property market?

"If buyers are looking for properties with appreciation potentials they should avoid those that are too pricey," Wan observes. "The best price range for cities such as Manchester and Liverpool is between £100,000 and £250,000."

Most buyers are keen on how to reduce their tax burden legally. According to Wan, if you buy a house as a limited company, there are ways through tax planning to pay fewer taxes such as profits tax and capital gains tax.

"Investors can consider two- and three-bedroom townhouses, or duplexes," advises Wan. "But avoid detached houses, bungalows and apartments with luxurious settings."

UKPOA is well-placed to introduce to buyers the correct concept of property purchase, and provide a list of property experts and agents who can help with advice and service in various aspects, including tax reduction, furnishings, property rental, and more.



Alan Wan
Founder
UKPOA

Sheffield - A top city worth considering

Au recommends buyers to consider Sheffield, a metropolitan borough of South Yorkshire which is dubbed 'The Outdoor City'. It is the fourth largest city and one of 11 core cities in the UK. The education network of Sheffield is exceptional with the two top-notch universities - the University of Sheffield and Sheffield Hallam University located in the city.

"The cost of living in Sheffield is the lowest compared to other top cities including Liverpool, Birmingham, Manchester and London. Yet, the average salary for Sheffield is similar to these cities," he adds.

The £470m Heart of the City plan is on track to trigger new developments and investments in Sheffield, which further increases its appreciation potentials. Residents in Sheffield also enjoy superb connectivity thanks to High Speed 2, the UK's new high speed rail line, and Northern Powerhouse Rail. The commute time from Sheffield to Leeds and Manchester is within an hour.



Matthew Au
Senior Business
Development Manager
Red Brick Property Limited

Cambodia - well-placed for vibrant growth

Wong suggests potential investors to focus on three major and must-know cities with great investment potential in Cambodia, including Phnom Penh, Sihanoukville and Siem Reap. Rapid industrial development in recent years has boosted the country's economic performance. Statistics show that industry's share of the GDP has increased from 21.87% in 2010 to 34.8% in 2020.

Wong also highlights Cambodia's My 2nd Home (CM2H), a program promoted by the Cambodia Ministry of Interior to allow foreigners to stay in the Kingdom of Cambodia with a Golden Visa of 10 years. CM2H holders can apply for a Cambodia passport after 5 years.

She recommended Soleil88 with easy access to Phnom Penh International Airport, 3rd line of AGT and the entrance of the Express Road Phnom Penh - Sihanoukville, as well as the three major shopping malls, including K-mall, Midtown Community Mall and Ratana Mall.



Cecilia Wong
President
Penta Global Cambodia
Limited

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.

CBRE

In the latest episode of Overseas Property FB live held yesterday, Victor Li, Senior Director, International Residential Sales at CBRE Hong Kong, shared his views on the Thailand property market and introduced Four Seasons Private Residences Bangkok. Tawantai Taiswad, Senior Director – Sales Division, Country Group Development PCL, explained the concept of hotel branded residence and introduced the services provided by Four Seasons.

Currently, the overall condominium market in Bangkok is recovering from the impact of the pandemic. In 2022 Q2, there were signs of recovery in the tourism sector. Many property developers are waiting for an opportunity to launch new projects in the downtown area. “We observe massive South East Asian launches, which proves that the region is still a popular destination for HK people to emigrate to,” Li remarks.

Li points out two noteworthy developments in Thailand. They include a slump in the Thai currency, and the introduction of the ‘Thailand Elite’ Visa – a Long Term Resident Program (LTR) by which professionals and retirees will be able to enjoy a number of new incentives in Thailand.

“With the relaxed Covid restrictions in Hong Kong, it has become easier for potential buyers to go and view the developments in person,” Li comments. “Together with the government’s new incentives aforementioned, it is definitely a favorable time to invest in Thailand now.”

Whether investors or owner-occupiers, Hong Kong buyers have traditionally been attracted to 6-star hotel branded condominiums that provide curated comforts. Luxury residences in Bangkok have therefore been a popular choice amongst HK buyers.

For this particular occasion, Li introduces the Four Seasons Private Residences Bangkok, one of the most luxurious developments in Bangkok, for Hong Kong buyers.



The Four Seasons Private Residences Bangkok is an iconic 73-storey residential tower standing over more than 14 acres of prime land, on the banks of the Chao Phraya River. It is designed to be the most exclusive residential address where luxury and legendary Four Seasons service combine to create a lifestyle unlike any other.

“Branded residence is fast becoming the investment of choice around the world as it offers a peace of mind of ownership, assurance of quality in design, construction, servicing and amenities,” Taiswad explains.

Being associated with the Four Seasons brand, buyers would naturally expect all the curated comforts provided by a 6-star hotel. The showpiece of Chao Phraya Estate, this bespoke luxury residential tower sits at the heart of the estate - encapsulating the essence of waterfront living, and combining a meaningful luxury lifestyle with the finest in location, service and design.

Four Seasons manages and maintains the property, as well as providing a wide range of services, including 24-hour room service, housekeeping service, resident maintenance service, and more. Complimentary residence shuttle boat to BTS station and Icon Siam shopping centre is also provided.

There are two ultra-luxury hotels in the project, Four Seasons Hotel Bangkok and Capella Hotel Bangkok, offering a total of 11 Hotel F&B outlets, and two spas just underneath their residences. Residents can therefore expect a full service experience.

“It is hard for any other branded residence in Bangkok to compete with us as all of our units are corner units with floor-to-ceiling windows all around the unit. This offers a really wide span of view all around the unit,” Taiswad remarks. “Even for a large one or two-bedroom unit, you get a corner unit, the river view on one side, and the city view on the other.”

Apart from the impeccable service, residents can avail themselves with the myriad of facilities and amenities. The Residence provides double facilities, including 2 pools (river and sky), 2 gyms, 2 lounges, and more. They can have a leisurely



stroll along the longest waterfront promenade at 350 meters, and enjoy the state-of-the-art gym equipment, as well as the highest swimming pool in Bangkok in the residents-only Four Seasons Club. Michelin Star restaurants can also be found within the development where you can try authentic cuisines in an elegant setting.

The Four Seasons Private Residences Bangkok introduces the Signature Package, the ultimate peace of mind for buyers who desire a residence that comes fully furnished to reflect their own standards of grace and quality. The Signature Package is curated in collaboration with Chanintr and B&B Italia.

The residences are currently on the market, and are ready to move into immediately. Those who wish to obtain more information can make 1-to-1 appointments with CBRE.

CBRE

1-to-1 Appointments available

Email: ipm.hongkong@cbre.com.hk

Tel: (852) 2820 6553



L2 International

Currently, East London is evolving into a thriving area as more and more infrastructural facilities are in place. It is a highly sought-after area to invest in since it is home to the City of London and Canary Wharf, two important financial hubs with a working population of over 100,000 people, as well as

Westfield, the fourth largest shopping mall in the UK, together with Greenwich Park and Royal Park.

Greenwich is one of the best places to live in East London. Not only is there a good living environment, but also a comprehensive range of community facilities and amenities.

According to the Land Registry, house prices in the Royal Borough of Greenwich have risen by more than 75 per cent over the past decade, with an average annual increase of 5.8 per cent.

Looking ahead, there will be numerous new developments in East London, for instance, UCL East, a new campus for University College London, and the UAL London College of Fashion, both set to be completed in 2023, and welcoming more than 6,500 students and 4,000 students in research and IT fields respectively. The V&A East Museum and Sadler’s Wells are also expected to open in 2023.

Seeing the rich investment potential of the borough, Greenwich Peninsula is recommended. The development was designed by Allies and Morrison, a UK architecture firm.

Greenwich Peninsula is a £8.4 billion project



undertaken by Knight Dragon, a Hong Kong property developer, covering an area of more than 150 acres. Its distinguished neighbours include Ravensbourne College and the Marks Barfield designed NOW gallery, making it comparable to the West Kowloon Cultural District in Hong Kong.

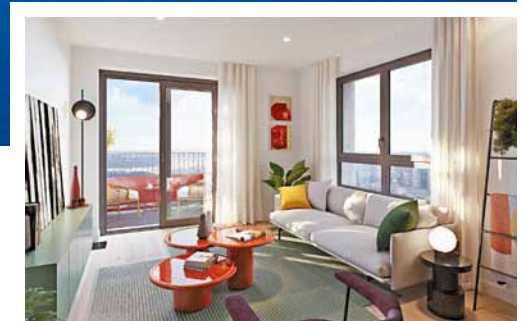
The North Greenwich Underground Station is a mere 5-minute stroll away, taking you to Canary Wharf in 2 minutes, while the Jubilee Line takes you to London Bridge in 8 minutes, and Bond Street in 17 minutes. Residents are conveniently connected to the best the city has to offer.

There is world-class entertainment nearby at The O2. This entertainment complex is not only the world’s most popular music venue, it also boasts over 40 bars and eateries, including The Icon, a designer shopping outlet with Clarins, Hackett and Tommy Hilfiger lining its shelves. You can also find a renowned Michelin restaurant, London in the Sky in the Intercontinental hotel beside the O2.

Gourmands are in for a treat as a world of cuisine awaits you at around every corner, from alfresco Italian dining and morning pastries to riverbank cocktails and delicacies from the Basque region. Whether it is international restaurants, inspired pop-ups, or a traditional pub hiding down a Victorian street, Greenwich Peninsula is overflowing with the highest standard of hospitality.

A bonus for residents is Greenwich Peninsula Market, a brand new platform showcasing and supporting top independent food producers and makers.

On the more relaxing end of the spectrum, the communal hub, Aperture, offers a resident’s gym and welcoming co-working spaces. Cycle lanes also weave throughout Greenwich Peninsula, while the elevated pathways of The Tide and boardwalks of the wetlands are ideal for a relaxing stroll. Residents can also find a



nursery and 24/7 concierge just across the road.

The newest phase of Greenwich Peninsula, Peninsula Gardens consists of 4 blocks delivering 431 high-quality new homes and The Beacon which was newly launched in September will release 151 units spanning studios (434 - 521 sq ft), 1-bed apartments (548 - 577 sq ft) and 2-bed apartments (777 - 814 sq ft).

Peninsula Gardens is suitable for both investment and self-occupancy. The house prices of Greenwich Peninsula are forecast to increase by *22% in the next three years. The estimated with a rental yield of *4.5%.

The starting prices for the studios are £360,000, with a management fee of £4.50 per sq. ft. per annum. Ground rent is exempted, providing investors with a lower barrier to entry as well as greater flexibility for resale. The estimated completion of the apartment will be in Q1 to Q2 in 2025.

To know more about Peninsula Gardens, please register for the exhibition and visit L2 International on September 17 & 18 at Mandarin Oriental Hong Kong in Central.

L2 INTERNATIONAL

Tel: (852) 6286 4657

Mail: info.hk@l2international.com

Exceptional residences with sweeping views in Manchester's thriving city centre



▲ Crown View

As an integral part of the Victoria North master plan, Victoria Riverside features three residential towers, of which the 37-storey Crown View is the tallest, offering residents with unrivalled views of the city.

Named to reference its crown-shaped roof design, Crown View joins the Victoria Riverside scheme with Park View (26 storeys) and City View (18 storeys). The three towers are situated within Manchester's fast-growing Red Bank neighbourhood that features delightful local shops, cafes and bars.

Crown View offers 275 premium apartments that will each have access to more than 4,500 sq ft of exclusive private amenities, including co-working spaces, a bar and residents' lounge, gym and yoga studio, and a private dining area.

Residents will also be able to enjoy peace and tranquillity in the private



CROWN VIEW AT VICTORIA RIVERSIDE LAUNCH EXHIBITION

Contact: Savills (Hong Kong) Limited, International Residential: +852 2842 4472
First International Property: +852 9281 5258

The biggest urban regeneration project in the history of Manchester, Victoria North is one of the UK's largest and most ambitious redevelopment plans. It is set to deliver 15,000 homes in Manchester city centre over the next 15 years, growing the population by 40,000 people and creating seven new and distinct neighbourhoods.



podium garden, aptly named Crown Gardens, in addition to the extensive landscaping in the wider Victoria Riverside estate.

With Manchester Victoria train and tram station just an eight-minute walk away from the site, and Manchester Airport accessible by car in less than 30 minutes, Victoria Riverside will provide smooth access to London and other major UK cities, as well as to international destinations.

Convenience is key when it comes to Crown View. Just a short walk from Victoria Riverside is the Arndale Centre, the UK's largest inner city shopping centre housing more than 240 retailers and restaurants, while Manchester's famous Northern Quarter – known for its vintage shops, trendy bars and record stores – is also at the doorstep.

Going further into town, luxury shopping opportunities can be found at Selfridges and Harvey Nichols, and a number of renowned arts destinations can be explored, including the historic Royal Exchange Theatre and the modern cinema, arts and dining venue, HOME.

A selection of one, two and three-bedroom properties at Crown View are now available for sale with a starting price of £245,000. Completion is scheduled for the first quarter of 2025.



Investments pour into Manchester in recognition of its strong growth potentials

Manchester is one of the UK's fastest growing cities with a strong population growth in recent years. The dynamic city amasses headquarters of the BBC, Amazon and other large enterprises, and top-notch universities in the area produce high quality graduates every year, providing businesses with a skilled and sustainable pool of talents, while the international airport connects this northern capital to every part of the world. All these favorable factors are conducive to a vibrant economy in Manchester.

According to Mr Cheong Thard Hoong, Managing Director of Far East Consortium International Limited, while the Manchester property market has witnessed brisk transactions, prices are only half of those in London, so buyers can expect a staggering 5.5% or more in rental yield. "Manchester is now a property hotspot, with appreciation potentials and stellar returns that better London," Hoong observes.

With hyperinflation triggered by the Russian-Ukrainian war, construction costs in the UK have soared by 10% this year, which put upward pressure on property prices. "During the epidemic, many developers have suspended construction projects across the UK," Hoong notes. "Therefore, the shortage in residential supply in the UK will continue to intensify in the next few years."

In collaboration with the Manchester City Council, Far East Consortium International Limited has undertaken the large-scale urban redevelopment project of 'Victoria North'. Located in Northern Gateway, north of the city center, it is the largest urban renewal project ever commissioned in



(left) Mr. Chris Hoong, Managing Director of Far East Consortium International Limited, Mr. Jackson Chan, Head of Sales, First International Property



Manchester.

The land of this project is provided by the City Council of Manchester, while Far East Consortium International Limited is responsible for planning and development, with the total investment amounting to £1 billion.

The reconstruction area measures 155 hectares, which is equivalent to one-third of the city center of Manchester. It is estimated that the development period could be as long as 10 years. The master plan comprises new infrastructure including connecting paths, commercial facilities, schools, medical centers, large parks, and 15,000 new residential units accommodating 40,000 people.

The residential project of Victoria Riverside consists of three buildings, two of which will be put up for sale, while the other may be reserved for rental purposes in the future. The second phase of the residential project, the Crown View Tower, will first be put on sale in Hong Kong.

The saleable area of these units ranges from 547 to 944 square feet, and the starting price averages at £248,000. The developer reveals that the first Park View Tower launched last year has sold more than 80% of the units, with most of the buyers being local buyers, while Hong Kong buyers account for about 10% of the total, and they are mainly investors.



Far East Vault – A brand new safe deposit box service in Tsuen Wan



There has been a significant increase in the demand for safe deposit boxes as more people prefer storing their important and sensitive documents as well as valuables, including certain things with sentimental value, in vaults.

Leasing safe deposit boxes is now a popular option as it allows them to depend on the building's security to ensure their items are well-protected.

Set in Far East Group's own property

Far East Vault is the brand-new vault offering safe deposit box service under the wings of Far East Consortium International Limited (FEC) (Stock Code: 35.HK), a leading real estate group with 50 years of history in Hong Kong. Far East has a global presence in property development and investment, hotel operations and management, car park operations and facilities management, just to name a few.

Located conveniently in the basement of Far East Centre in Tsuen Wan, a self-owned property by FEC, your valuables are safe with Far East Vault and there is no need to worry about cancellation of the safe deposit box service due to relocation.

Convenient location

The Vault is located just 5 minutes' walking distance away from Tsuen Wan MTR station B2 Exit. Within its close proximity are two large-scale shopping centres – KOLOUR & Citistore. Nearby is a comprehensive transport hub with buses and minibuses terminal, providing you easy access to all parts of Hong Kong. From there, clients can travel swiftly to Kowloon city centre within 20 minutes while Central is within a 30-minute ride away.

Extensive opening hours for access offers flexibility

Far East Vault provides longer service hours compared to bank vault's service. From 8 a.m. to 8 p.m. Monday to Saturday, prestigious services are at your disposal. Clients can conveniently deposit and withdraw before or after work, and during lunch hour.

To ensure high privacy and a swift depositing experience, clients can make a reservation before making a visit.

A great variety of vaults

The Vault offers 6 different sizes of safe deposit boxes to suit the varying needs of clients. Clients can place almost any item in the safe deposit box except illegal or dangerous items. The Vault secures the content of your safe deposit box with no disclosure so that confidentiality is assured.

High-tech identification system

Having invested over HK\$10 million, Far East Vault is built as an automated high-tech vault with identity recognition technology of different security levels, such as Face Recognition, Palm Vein Recognition and Dynamic 2D Code Scanning.

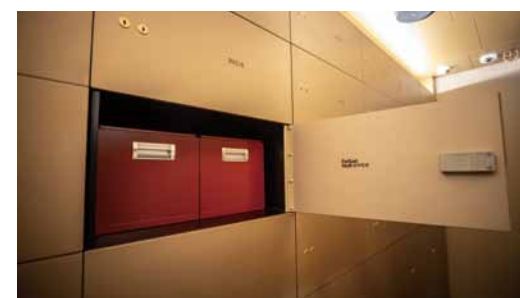
Unlike check-in at bank vaults, there is no need to show your physical identification document upon arrival. The advanced automation streamlines the deposit process and saves your valuable time.

24/7 surveillance service provided by G4S security team

G4S, an internationally renowned security company, is responsible for the alarm system and monitoring the entire vault. Besides, on-site security guards and the off-site security control centre work side by side to monitor the security of your belongings 24 hours a day. Clients will receive a real-time email notification for their records after each deposit and withdrawal.

Private viewing rooms to protect your privacy

The Vault area is closely monitored by security, but in consideration of the importance of privacy, the Vault has a number of viewing rooms which are not monitored by CCTV, allowing clients to organise their collections with peace of mind. To limit the number of visitors during the service hours and to ensure privacy and security, a reservation system is available for clients before making a visit and to ensure the quality experience.



Authorized third-party access

Unlike a typical bank vault, Far East Vault clients can register up to 3 authorised persons in the Vault according to their individual needs. It is a vault of high flexibility, allowing each authorised person enjoy exclusive access to the Vault.

Far East Vault is the best option for your valuables and prized possessions which guarantee you maximum security for all the irreplaceable items. It offers more protection than a home safe or filing cabinet and can provide peace of mind for you.

FAR EAST VAULT

Web: www.fareastvault.com
Address: 135-143 Castle Peak Road, Tsuen Wan, Hong Kong (Close to Tsuen Wan MTR station Exit B2)

Far East Vault 遠東保庫



Permanent address at Far East Group's own property



Prime location with high connectivity - within 5-minute walk to Tsuen Wan MTR station, 30-minute drive to Kowloon and Hong Kong Island



Extensive service hours offered 6 days a week (8am – 8pm) to best accommodate your schedule



6 different sizes of safe deposit boxes to fulfil your needs and requirements



High-tech identification systems to streamline the authentication process



24-hour of on/off-site surveillance service provided by G4S security teams



Private viewing rooms to offer complete privacy



Authorized third-party access to provide maximum flexibility



Contact Us

Address: No. 135-143 Castle Peak Road, Tsuen Wan
 Business hours: 8am – 8pm, Monday to Saturday

Enquiry Hotline: 3623 2338 / 6143 5700
 Website: www.fareastvault.com

KOHLER[®]



INTUITIVE. IMMERSIVE. ICONIC.

The Statement™ showering collection with Anthem™ valves and controls feature unexpected designs, indulgent spray options, and a range of universal forms. The versatile portfolios are meticulously crafted to fit all global plumbing standards, opening the door to truly seamless specification and unfettered creativity. Visit our virtual portal to explore the possibilities and unleash your imagination.



SCAN THE QR CODE TO EXPERIENCE
YOUR VIRTUAL ESCAPE ON MOBILE
[KOHLER.HK](https://www.kohler.hk)



Statement Showering Collection

Boasting exquisite forms inspired by iconic domestic objects, Statement seamlessly blends into the spaces we inhabit. Defined by unique shapes, sizes, finishes, and designs, Statement stretches our perspective and inspires boundless creativity. Groundbreaking in global compatibility, Statement is an open invitation to play with the experience of water.

Anthem Valves and Controls

Anthem™ valves and controls represent the evolution of showering. Born from a mission to go beyond industry standards, Anthem mechanical and digital controls enable superior showering performance. From expert engineering and technical exclusivity, new and innovative ways to manipulate flow, temperature, and water have been brought to life. Captured in an unexpected aesthetic, Anthem valves and controls represent a milestone in showering design and overall experience.



Statement™ Spray Experiences


With a variety of indulgent spray functions, the Statement showering collection helps you build immersive environments for rinsing, massaging, and restoring. Each component is paired with the sprays best suited to its use, expertly aligning form with function. From the flow to the arrangement of streams, the settings have been thoughtfully engineered to deliver transformational moments of wellbeing in every shower.


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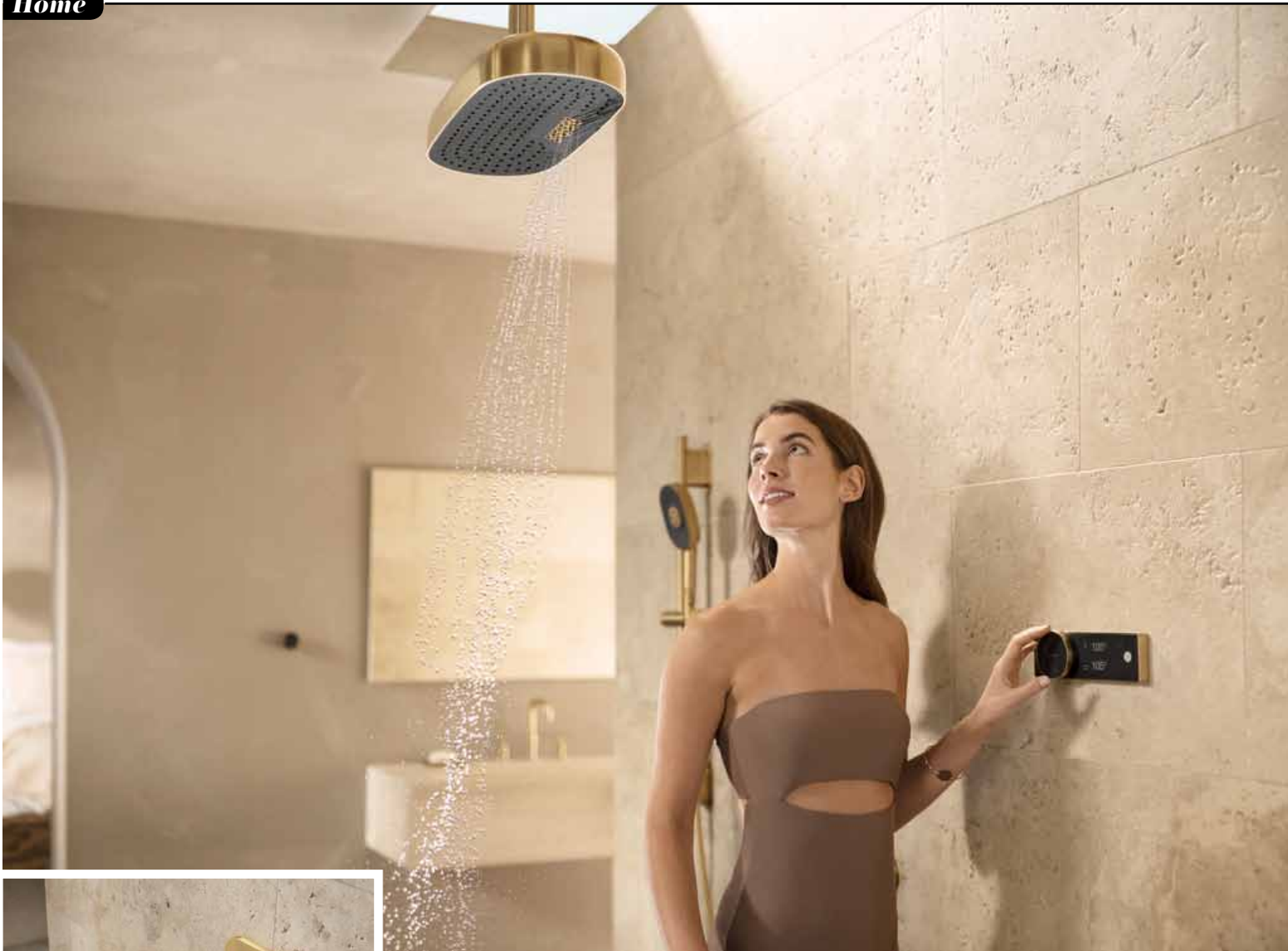
 INFINITY

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 SWEEP™

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RAIN





Unleash your imagination

Famed for its exquisite design, craftsmanship, and innovation of the kitchen, Kohler originated in 1873 and is one of the oldest family-led businesses dedicated to bath and kitchen fixtures, tiles and engines. The global company strives to enhance the level of gracious living for current and future generations, and provides solutions for pressing global problems, including clean water and sanitation in under-resourced areas.

From their earliest days, wellbeing has been Kohler's core focus as it is a basic and fundamental need that encompasses our physical, mental and spiritual health. Kohler supports these needs with their rejuvenating showers that provide the most luxurious retreat for cleanliness and hygiene.

The Statement Showering collection

The Statement shower collection with Anthem valves and controls provides a spa-like experience at home. Having invested over seven years of design, research, and development by a global engineering team of showering experts, the collection takes showering to new heights. It offers a range of unique shapes and sizes

with unparalleled spray functions. What makes it all the more versatile is the fact that it is compatible with plumbing systems worldwide. Statement transforms a daily routine into a wellness ritual that caters to different needs across regions and countries.

The collection re-imagines showering and breathes new life into well-loved standards by marrying the latest in technology with robust craftsmanship, as seen from the new Statement collection – an aerosol shower with advanced showerheads and a wealth of spray patterns to deliver a transformative showering experience.

The collection features an oblong showerhead which provides more enveloping



water coverage for the whole body, and seven immersive spray patterns. A Deep Massage spray composed of twisting jets kneads out all sore areas, while the Cloud spray swathes the body in warm mist that converges to gently caress the body. The Full Coverage Rain mimics the sensation of real rainfall, while Sweep is enabled with wireless Bluetooth function that syncs with your phone for music or hands-free calls; and the angled Ribbon Massage provides a cascade of spray catered to the various needs of every user.

In addition, the Infinity spray creates three experience zones with its interlaced water streams in a single spray; the droplets closest to the nozzle are responsible for rinsing, while the middle zone massages and the furthest stream provides coverage.

Many shower components make use of the state-of-the-art KOHLER Katalyst technology which infuses each droplet of water with air for a warm, luxurious cloak of water to the body. These sprays shape the ultimate showering

experience – drenching your body to your liking and relaxing your mind to foster a sense of well-being.

At Kohler, each shower is a blank canvas and the Statement showering collection is the ultimate palette. The Statement collection is made of an array of showerhead nozzles and accessories, available in a range of shapes and sizes: a multi-function shower head, four styles of handshowers, four unique rainheads and two body sprays. To add a touch of class to your bathroom, Statement comes in four chic finishes: brushed modern brass, matte black, brushed nickel and polished chrome.

Targeted to deliver the ultimate showering experience to all, Kohler designed the components to be versatile and universally compatible – connectable with water inlets of every region. Statement's overall ease of use provides peace of mind to users, designers, and specifiers. The Statement represents the evolution of showering and engages all your senses while elevating your everyday.

Intuitive digital controls to take showering to new depths

You can control the showerheads frictionlessly via the Anthem valves and controls and personalize your shower experience. The digital valve control with a touch-sensitive surface provides independent access to six outlets, such as a soft spray from the overhead rainhead and the strong massage from the hand shower. The intuitive valve control provides pinpoint precision in adjusting the temperature, volume and individual sprays. Create and save up to 10 presets to revisit anytime!

Kohler consistently advances in the digital field – this time, the valve controls are available in mechanical and digital options. The versatile controls boast universal iconography, haptic feedback, and five language options to present refreshing approachability and foster first-rate sensational enjoyment.

A magical blend of precise operation and the uncluttered look of digital controls, the valve control is easy-to-use, intuitive and familiar to all users, not to mention its built-in, pre-



configured hydrotherapies which turn each shower into an immersive journey. With a clean yet sophisticated look, the Anthem blends in with other house appliances but also stands out as it represents superior style and most intuitive interfaces of any non-digital setup.

The exposed thermostatic valve and control coupled with two independently adjustable

outlets has a recessed control that facilitates total shower mastery – users can precisely tune every setting to their exact preferences. The Anthem digital control spoils you with the ultimate showering experience for relaxing, rejuvenating, and having a much-needed escape from your daily busyness.



Kohler
Website: www.kohler.com.hk

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Lockhart Road showroom
G/F Lucky Plaza, 315-321 Lockhart Road, Wanchai, Hong Kong
Tel: (852) 2865 0123
 (852) 2865 0318



The Preservation Specialist.

As the world's most-recognized luxury refrigeration brand, Sub-Zero does more than keep food cold. Sub-Zero is the preservation specialist, delivering food that tastes as fresh as the day it was picked. Beyond performance, Sub-Zero offers thousands of built-in refrigeration solutions that are customized to fit all design tastes. Above all, Sub-Zero is built to last for at least 20 years of daily use, making it a rewarding investment for homeowners.



THE MADISON GROUP

Sub-Zero Wolf Flagship, G17-20 Lee Garden Three,
1 Sunning Road, Causeway Bay, Hong Kong.
T +852 2239 5018 www.subzerowolf.com.hk



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 veneer craftsman allows them to understand the distinctiveness of every type of wood and to respect this valuable raw material.

Each craftsman meticulously bevels 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



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 secureness 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



Jewels for the table



The sparkles won't just be on the necks and wrists of dinner guests – they will be on the table too. Dinner parties are going to be even more bling now that Swarovski is collaborating with German porcelain artisan Rosenthal.

“The partnership between Swarovski and Rosenthal is yet another way through which we are breaking boundaries and building new bridges,” said Swarovski chief executive officer Michele Molon. “This exclusive collection of tableware epitomizes the renovated image of Swarovski as well as its dedication to the highest standards of craftsmanship, thanks to the combination of the unmatched know-how provided by Rosenthal and the new creative vision of Swarovski that we initiated in 2021.”

Designed by Swarovski's creative director Giovanna Engelbert and developed with porcelain experts from Rosenthal, the Signum collection is a richly detailed representation of both brands.

Swarovski's hallmark octagon and brand colors of blue, green, yellow and pink are captured on gold-accented Rosenthal porcelain. To top it off, the lids are engraved with the iconic swan and adorned with cut crystal.

Including tea sets, espresso sets and full dining services, the complete collection



is available in verdant green and is designed to stand alone or be customized with pieces in the other colors.

“With this collection we offer a new way of embellishing your daily life. Just like we are adorning ourselves with jewelry, we get the joy from decorating our lives through this whimsical yet elegant collection of porcelains that adorn our tables,” said Engelbert.

With this collection, Swarovski is introducing its brand pattern for the first time: a translation of the brand's octagonal motif. Inspired by the 19th-century Austrian art movement, the collection has a retro futuristic vibe.

“We are passionate about producing porcelain collections that conceive exceptional memories and bring people together all over the world, a vision very much in line with Swarovski's – creating sparks of joy and imagination with every interaction,” said Rosenthal CEO Mads Ryder.

The collection is available at Swarovski's new shop in Times Square.



SWAROVSKI
Web: www.swarovski.com

Mount Arcadia

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www.mountarcadia.com.hk

Manor Parc

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- Hong Kong Sales Office: G/F,
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Victoria Riverside

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www.23-39bluepoolroad.com

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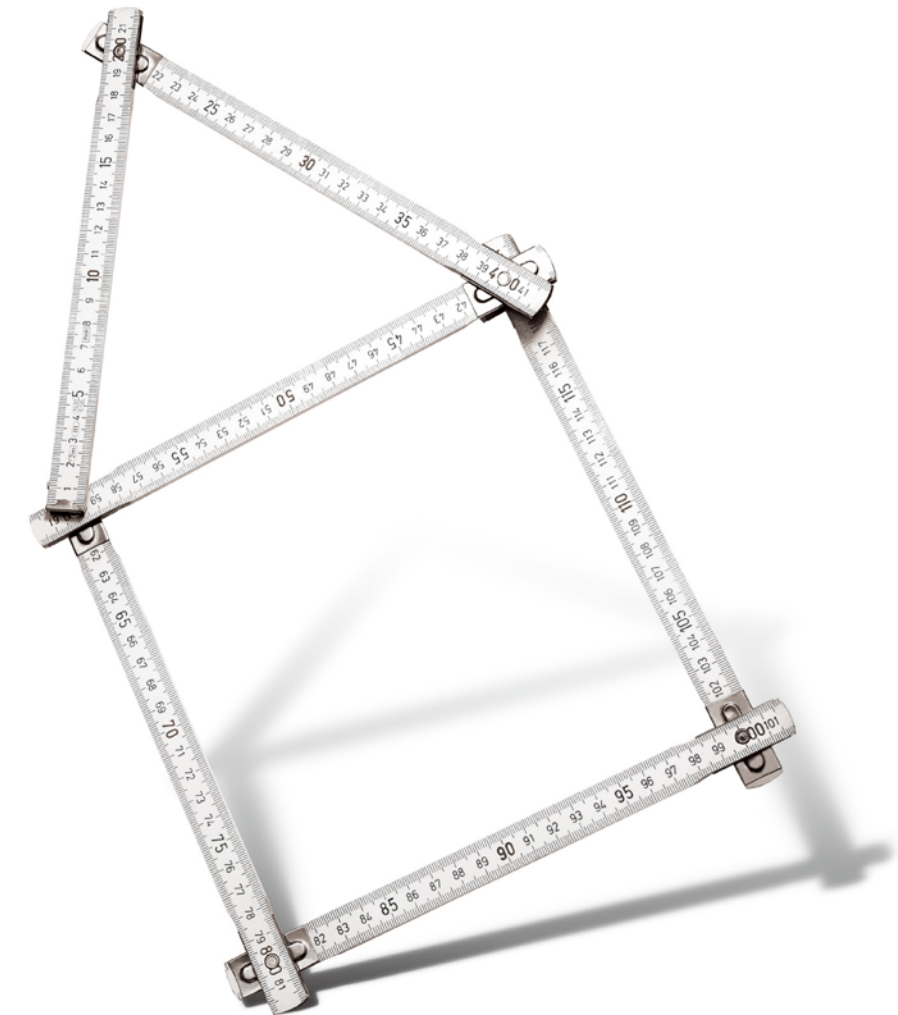
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