



LUXURY PROPERTY

**The
Standard**

SPECIAL EDITION 2024

Actual scene at Flat A on 30/F of Tower B*

THE ADDRESS ABOVE ALL

Perfectly located in the heart of the "Park Peninsula",
It celebrates the fruitful collaboration among 6 major property developers
and internationally acclaimed creative masterminds.

THE KNIGHTSBRIDGE

A luxury urban landmark, a world-class mansion on the waterfront,
A majestic architectural wonder established on the prestigious land.

Privileged address, rare and unique;
Bestowed mansion, the one and only.

THE KNIGHTSBRIDGE

天瀧

PARK PENINSULA



Sales Agent:



HENDERSON PROPERTY AGENCY LIMITED
恒基物業代理有限公司
Henderson Property Agency Limited License No. C001911

Sales Office:

15/F, H Centre, Middle Road,
Tsim Sha Tsui
(11:30am - 8pm daily)

Developers:



中國海外
CHINA OVERSEAS



CHINACHEM GROUP
華懋集團



Empire Group Holdings Limited
華置集團



HENDERSON LAND
恒基兆業地產



新世界發展有限公司
New World Development Company Limited



WHEELOOCK 會德豐地產
PROPERTIES

Street name and street number for The Knightsbridge: No.22 Shing Fung Road* District: Kai Tak The address of the website designated by the vendor of the development The Knightsbridge is: www.theknightsbridge.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. The details (including but not limited to implementation, name, location, design, size, scale, distance, completion date, etc.) of the buildings, facilities and development schemes of the district under Kai Tak Development or other districts mentioned shall be subject to the final approval of relevant institutions or government authorities. Such buildings, facilities and development schemes may not be completed or plans to build may be abandoned at the time when the Development is completed or upon handover, and there may be discrepancies in the details between the content and the actual structures when they are completed. The vendor does not give any offer, promise, representation or warranty, whether express or implied with respect to the content. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and view and public facilities nearby. "Park Peninsula" is the promotional name of "waterfront area of the former Kai Tak Airport Runway", and will not appear in the Development, title deeds and documents.

The vendor give no warranties or representations whatsoever, whether in relation to any present or future use, maintenance, sale, disposal, development or otherwise, in respect of "Park Peninsula". This picture is an integration of drone photograph and stock photograph processed with computerized imaging techniques. The background photograph was taken at the construction site of Tower B of the Development at approximately 107 metres above the Hong Kong Principal Datum by drone on 6 October 2024 to simulate the views to be seen at Flat A on 30/F of Tower B of the Development upon completion. This photograph has been integrated and colour-tuned with computerized imaging techniques and is for reference only. The view described may be varied due to difference in floor level, orientation, standing position, angle of view and other factors including but not limited to the variation of scenery at different time intervals between day and night, the change in weather or seasons, surrounding buildings and environmental factors, etc. The view described does not represent the actual view visitors will enjoy whenever he/she looks from the corresponding residential unit. Please note that there may be changes or future changes to the surrounding areas 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 view and public facilities nearby. The stock photograph was obtained from the stock photography agency. It has been integrated and colour fine-tuned with computerized imaging techniques and does not represent the actual scene, environment or any part of the Development, and is for reference only. The provisional street number is subject to confirmation when the development is completed. Vendor: Marble Edge Investments Limited (also as the owner and whose holding company is Marble Edge Limited), Authorized Person for the development: Mr. Leung Kit Man Andy of Ronald Lu & Partners (Hong Kong) Limited (Mr. Leung Kit Man Andy is a director of Ronald Lu & Partners (Hong Kong) Limited), Building Contractor for the development: E Man Construction Company Limited, Vendor's Solicitors: Kap, Lee & Yip, Baker & McKenzie and Grandt, Zimmerman Law Firm, Authorized Institution that has made a loan, or has undertaken to provide finance, for the construction of the development: Bank of China (Hong Kong) Limited, Hang Seng Bank Limited, Industrial and Commercial Bank of China (Asia) Limited and Standard Chartered Bank (Hong Kong) Limited. Any other person who has made a loan for the construction of the development: Smart Finance International Limited, SMART Finance Limited, Chung Hoi Finance Limited, New World Finance Company Limited, Caskin Energy Limited and Perfect Space Holdings Limited. In the best of the vendor's knowledge, the estimated material date for The Knightsbridge is 31 September 2024. Such date is subject to any extension of time that is permitted under the agreement for sale and purchase. All information contained in this advertisement/promotional material shall be subject to the final plans approved by the relevant Government authorities and legal documentation. The vendor reserves the right to make modifications and changes according to the actual circumstances without prior notice. The description, reference, photograph, drawing, image or other information whatsoever in this advertisement/promotional material shall not constitute or be construed as constituting any offer, promise, representation or warranty, whether expressed or implied. This advertisement is published by or with the consent of the vendor. Please refer to the sales brochure for details. Date of printing of this advertisement: 5 January 2024.



啟德海灣

維多利亞港生活圈



發展項目及/或期數的模擬效果圖*

發展項目及期數名稱：啟德海灣（「發展項目」）。發展項目的第1期稱為「啟德海灣1」（「期數」）。發展項目第2期的名稱在本廣告/宣傳資料的印製日期尚未公布。| 期數所位於的區域：啟德 | 期數所位於的街道的名稱及門牌號數：承豐道15號（此為臨時門牌號數並有待期數建成時確認。）| 賣方就期數指定的互聯網網站的網址：www.ktmarina.com.hk | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。



嘉華國際
K.WAH INTERNATIONAL
查詢熱線 2880 8268

WHELOCK PROPERTIES 會德豐地產

中國海外 CHINA OVERSEAS

本廣告/宣傳資料內所有資料均屬發展項目的初步資料，並非根據任何法律或規例註冊或核准。賣方不保證其準確性或完整性，且其內容可能隨時更改。本廣告/宣傳資料內所有資料均屬發展項目的初步資料，並非根據任何法律或規例註冊或核准。賣方不保證其準確性或完整性，且其內容可能隨時更改。本廣告/宣傳資料內所有資料均屬發展項目的初步資料，並非根據任何法律或規例註冊或核准。賣方不保證其準確性或完整性，且其內容可能隨時更改。

ABOVE & BEYOND

VICTORIA COAST

Pokfulam



A New Iconic Seaview¹ Residence in Pok Fu Lam



Enquiry Hotline:
2439 1662



Street name and street number of the Development: No. 301 Victoria for the purposes of Part 2 of the Residential Properties (First-hand) this advertisement/promotional material represent an artist's impression processed with computerized imaging techniques. Prospective purchasers prospective purchasers to conduct an on-site visit for a better understanding

Image 1 was taken at Sandy Bay on 25 October 2022 and has been processed with computer rendering techniques and computerized imaging techniques to illustrate the look, appearance or view of the Development. All information contained therein are for reference only, and do not constitute or should not be construed as any at the Development or its vicinity after completion. The cross, pipelines, air-conditioners, grilles, grilles, grilles, etc. that may exist on the external walls, flat roofs the Development might change from time to time. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied, its surrounding environment and the public facilities nearby. The view enjoyed by a unit is affected by the unit's orientation, level, surrounding buildings and environment, of the Vendor as to the Development or its view. Please refer to the Sales Brochure for details of the Development. | 1. The view enjoyed by a unit is affected by the unit's warranty whatsoever, whether express or implied, on the part of the Vendor as to the Development or its view. The Vendor also advises prospective purchasers to residential property and the floor area of a balcony (if any), a utility platform (if any) and a verandah (if any) to the extent that it forms part of the residential property. Property are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance (Cap.621). Please refer to the Sales Brochure the Development is a proprietor, director or employee in his or her professional capacity; Andrew Lee King Fun & Associates Architects Limited | Building Contractor for provide finance, for the construction of the Development: Nil | Any other person who has made a loan for the construction of the Development: Hoi Tung Investment for any information on the Development. | This advertisement and the contents thereof are for reference only and do not constitute and shall not be construed as

• Located in a traditional luxury residential area, Victoria Coast sits above Victoria Road as a new iconic landmark, offering an exceptional coastal lifestyle in Pok Fu Lam.

• The twin towers offer 118 units from 1,356 sq.ft to 1,367sq.ft.², with every apartment features spacious interior and enjoys the picturesque sea view¹ in this sophisticated neighbourhood. An extraordinary life above and beyond.

Road | District: Pok Fu Lam | Address of the website designated by the Vendor for the Development (Sales) Ordinance: www.victoriacoast.com.hk | The photographs, images, drawings or sketches shown in of the development concerned only. They are not drawn to scale and/or may have been edited and should make reference to the Sales Brochure for details of the development. The vendor also advises of the development site, its surrounding environment and the public facilities nearby.

the surrounding environment, structures and facilities of the Development or its vicinity and is for reference only. The photograph/image does not reflect the actual appearance or any view of the Development and does not contain or reflect offer, representation, undertaking or warranty, whether express or implied, as to the actual design, layout, fittings, finishes, appliances, furniture, decoration, plants, landscaping and other objects of the Development, they might not appear and roofs of the Development, as well as the surrounding buildings, facilities and environment of the Development have not been fully shown or may differ from the actual condition. The surrounding environment, structures and facilities of regarding the surrounding environment, structure and facilities of the Development or the view of or from the Development. The Vendor also advises prospective purchasers to conduct on-site visit(s) for a better understanding of the site, and is not applicable to all units of the Development. This advertisement does not constitute and will not constitute or be construed as any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part orientation, level, surrounding buildings and environment, and is not applicable to all units of the Development. This advertisement does not constitute and will not constitute or be construed as any offer, undertaking, representation or conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. Please refer to the Sales Brochure for details of the Development. | 2. The saleable area of each are calculated in accordance with Section B of the Residential Properties (First-hand Sales) Ordinance (Cap.621) and the area of other specified items (not included in the saleable area) to the extent that it forms part of the residential for details. | Vendor: ISTRIL LIMITED | Holding company of the Vendor: Hoi Tung Investment Company Limited | Authorized Person for the Development: Leung Heung Kwan, Ellis | The firm or corporation of which an Authorized Person for the Development: Hien Lee Engineering Co., Ltd. | The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Deacons | Any authorized institution that has made a loan, or has undertaken to Company Limited | This advertisement/promotional materials are published by the vendor or with the consent of the Vendor. | Please refer to the Sales Brochure for details. | Prospective purchasers are advised to refer to the Sales Brochure constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | Date of printing: 5 January 2024

23-39 BLUE POOL ROAD

- Standing proudly at the edge of Jardine's Lookout amid traditionally affluent residential area of Happy Valley close to Central business district in Hong Kong Island, it combines the bustling rhythm of a large metropolis with the joyful greenery of nature.
- 16 semi-detached houses and a combined house exquisite three-story home showcase the ideal integration of indoor areas and rare outdoor spaces in the city center.
- Crafted by the prestigious and well-known architecture firm Kohn Pedersen Fox Associates (KPF), this is a true achievement and prominent masterpiece that will be passed on to future generations.
- With private elevators connecting different floors, they provide practical and spacious living spaces of approximately 4,571 to 9,186 square feet in saleable area**.



The photo was taken on October 27, 2022 at Unit A & B, House 31 of Blue Pool Road (also known as Unit A & B, House 6). This photo has been processed with computerized imaging techniques and is for reference only.

Website : www.23-39bluepoolroad.com E-mail : propertysales@hanglung.com

Enquiries : 8203 0010

只選好的 只做對的
We Do It Well



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 | Website designated by the vendor for the development: www.23-39bluepoolroad.com
| The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Vendor: Lockco Limited¹; 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.35 Blue Pool Road (also known as Unit B, House 3)); Master Pathway Limited (Unit A, No.31 Blue Pool Road (also known as Unit A, House 6); and Unit B, No.31 Blue Pool Road (also known as Unit B, House 6)); and Ridge Eagle Limited (Unit A, No.23 Blue Pool Road (also known as Unit A, House 10); and Unit B, No.23 Blue Pool Road (also known as Unit B, House 10)).
Holding companies of the vendor in respect of: Lockco Limited; Hang Lung Group Limited; Hang Lung Properties Limited; Siring Investments Limited and Newhart Investments Limited; in respect of Rich Town Ventures Limited; City Lead Ventures Limited and Master Pathway Limited; Hang Lung Group Limited; Hang Lung Properties Limited and Newhart Investments Limited; in respect of Ridge Eagle Limited; Hang Lung Group Limited; Hang Lung Properties Limited; Newhart Investments Limited and Master Pathway Limited. The authorized person for the Development: Dr. Ronald Lu of Ronald Lu & Partners (Hong Kong) Ltd., Building contractor for the Development: Tyson Building Construction Company Ltd., The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Mayer Brown | Any authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not Applicable | Any other person who has made a loan for the construction of the Development: H.P. Treasury Limited | A prospective purchaser is advised to refer to the sales brochure for any information on the development. Please refer to the sales brochure for details. | This advertisement is published by the Vendor. | Remarks: (A) Pursuant to the following assignments: (1) an assignment dated 17 April 2018, Lockco 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; (2) an assignment dated 17 April 2018, Lockco Limited assigned to City Lead Ventures Limited Unit B, No.35 Blue Pool Road (also known as Unit B, House 3) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; (3) an assignment dated 23 July 2020, Lockco 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; and (4) an assignment dated 19 October 2022, Lockco Limited assigned to Ridge Eagle Limited: (i) Unit A, No.23 Blue Pool Road (also known as Unit A, House 10) 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.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. (B) Lockco Limited remains the registered owner of: Unit B, No.29 Blue Pool Road (also known as Unit B, House 7) 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.33 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.33 Blue Pool Road (also known as Unit B, 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 A, No.35 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; and Unit B, No.35 Blue Pool Road (also known as Unit B, House 3) including balconies, yard, stairhood, flat roof(s) adjacent thereto, roof(s) thereabove and 2 Car Parking Spaces appertaining thereto of the Development; and Unit B, No.39 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, Master Pathway Limited and Ridge Eagle Limited are associate corporations to Lockco Limited under the Residential Properties (First-hand Sales) Ordinance (Cap. 621 of the Laws of Hong Kong). | ¹ Lockco Limited, Unit B, No.29 Blue Pool Road (also 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.35 Blue Pool Road (also known as Unit A, House 3) and Unit B, No.35 Blue Pool Road (also known as Unit B, House 3). | Date of production: 3 January 2024 | The saleable area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The floor areas of balcony, utility platform and verandah, if any, are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. The areas of other specified items (not include in the saleable area) are calculated in accordance with Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance. | ² 9,186 sq ft is the combined saleable area for both Unit A, No.31 Blue Pool Road and Unit B, No.31 Blue Pool Road.



Please scan for more details

The photograph was taken from the
airspace above or near
No.15 Shouson on 20 August 2021*

—NO.15—
SHOUSON
壽臣山15號
A DRAMATIC PIECE



英皇國際
Emperor International



CSI
PROPERTIES
利水地產

Enquiry
2838 2118

Name of the Development: No.15 Shouson ("the Development") | District: Shouson Hill and Repulse Bay |
Name of the street and street number of the Development: No. 15 Shouson Hill Road West | 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.15shouson.com | The photographs, images, drawings or
sketches shown in this advertisement/promotional material represent an artist's impression of the
development concerned only. They are not drawn to scale and/or may have been edited and processed with
computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for
details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a
better understanding of the development site, its surrounding environment and the public facilities nearby.

*The photographs were taken from the airspace above or near the Development on 20 August 2021 and have been edited and processed with computerized imaging techniques to illustrate the general appearance of part of the Development or the general condition of the surrounding environment and are for reference only, they do not reflect the actual external appearance of or the view of or from the Development or any part thereof, or the surrounding environment and buildings of the Development. The surrounding buildings and environment of the Development may be simplified, may not be shown in scale or may not be shown. The said view will be affected by the weather condition, the surrounding environment and buildings of the Development and are subject to change from time to time. The fittings, finishes, appliances, decorations and other objects therein may not appear in or the view may not be seen in actual final as-built houses or their vicinity and are for reference purpose only, and are subject to the provisions of the agreement for sale and purchase and transaction documents. The photographs and all the contents do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking or warranty, whether expressed or implied, on the part of the Vendor regarding the Development (whether related to the view or not). Please refer to the sales brochure for details. | This advertisement and contents thereof are for reference only and do not constitute and shall not be construed as constituting any contractual term, offer, representation, undertaking and warranty, whether express or implied (whether related to view or not). | The Vendor reserves the right to alter the building plans and other plans, the design, fittings, finishes and appliances of the Development and any part thereof from time to time. The provision of fittings, finishes and appliances is subject to the provisions in the agreement for sale and purchase. The design of the Development shall be subject to the final approved plans of the relevant Government departments. There may be future changes to the Development and the surrounding areas. | Residential property market conditions may change from time to time. Prospective purchasers shall consider their financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property. | Vendor: Talent Charm Corporation Limited | Holding company of the Vendor: Superb Land Limited & Castle Horizon Holdings Limited | Authorized person for the development: Lee Kar Yan, Douglas | The firm or corporation of which an authorized person for the development is a proprietor, director or employee in his or her professional capacity: Andrew Lee King Fun & Associates Architects Limited | Building contractor for the development: Paul Y. Builders Limited | The firm of solicitors acting for the owner in relation to the sale of residential properties in the development: Baker & McKenzie | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the development: The Hongkong and Shanghai Banking Corporation Limited | Any other person who has made a loan for the construction of the development: Superb Land Limited | This advertisement is published by or with the consent of the Vendor. | Prospective purchasers are advised to refer to the sales brochure for any information on the development. | Date of p: 5 January 2024



OMA by the Sea

海岸度假式府邸

現樓登場

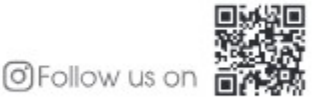
現樓示範單位
歡迎預約參觀

 **WINGTAI ASIA**
永泰亞洲

售樓熱線：**2752 2288**

服務時間：星期一至五 11:00-16:00 (公眾假期除外)

Senses Garden



街道名稱及門牌號碼：青山公路大欖段166號 地區：掃管笏 網址：www.omabythesea.com
本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

本廣告由賣方發布。賣方：Smart Tycoon Limited 賣方之控股公司：Silver Era (HK) Limited, Wing Tai Properties (International) Limited, Wing Tai Properties (BVI) Limited及永泰地產有限公司 認可人士：劉榮廣伍振民建築師有限公司之王明炎先生 承建商：保華建築工程有限公司 賣方代表律師：胡關李羅律師行 已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：DBS Bank Ltd., Hong Kong Branch* 已為發展項目的建造提供貸款的其他人：Silver Era (HK) Limited 賣方建議準買家參閱有關售樓說明書，以了解發展項目的資料。印製日期：2024年1月3日
*有關按揭已於2021年7月29日解除。
相片於2022年9月21日於OMA by the Sea現場拍攝，並經電腦修飾處理，僅供參考。會所不同設施之開放時間及使用受相關法律、批地文件、公契條款及現場環境狀況限制。部份設施及/或服務的使用或操作可能受制於會所守則及設施的使用守則及政府有關部門發出之同意書或許可證，或需額外付款。



TIFFANY HOUSE

狄凡尼·豪舍

澳門半島全新住宅項目

銷情熾熱

精選單位優惠高達8折

折實價 530萬起

歡迎預約參觀

預約電話

(香港)+852 9688 8383

(澳門)+853 2882 8383

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或識別之用,並不構成或被視為發
展商的任何明示或隱含的契約承

諾或保證。圖片或經電腦模擬及簡
化處理,並不按比例。所有資料均以
承諾買賣合約的條款及條件為準。
發展物業的詳情包括所述的資料
須經當地政府部門的批准。發展商
保留權利在無須給予任何通知的

情況下,按當地政府部門要求或其
他原因,改動及撤銷任何有關樓宇
的設計、規格、特色、平面圖、時間表
、上蓋物業之分佈、物料,以及任何
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— EDITOR'S MESSAGE —

ALL SYSTEMS GO WITH THE NORTHERN METROPOLIS?

We keep hearing that land is at a premium because there isn't enough of it in Hong Kong. So it was quite sobering to hear recently from a former senior minister of Singapore – a country often lauded for its housing accomplishments – that their total area is in fact smaller than all of the country parks in Hong Kong added together. So is Hong Kong really short of land? Perhaps some lateral thinking is in order.

With increasing urbanization across the globe, every major city in the world is looking for more developable land to house the rising population. There will always be keen competition from various quarters of the community, not to mention challenges from pressure groups. So it is up to Government to take all factors and options into consideration, decide on their respective priorities, and make resolute decisions and changes, as necessary, for the welfare of the community at large.

To effectively set a land development program in action, we need a proactive, as opposed to reactive, plan for consultation, briefing and the professional propagation of information in a co-ordinated manner that is free of incomprehensible government jargons.

In this respect, I would like to cite the example of Singapore on how they dealt with the Covid crisis. There was then panic in the community with people

looking for reasons, advice and the actions to take. Their Prime Minister appeared promptly on national TV to set the scene, provided updates, and gave clear, succinct answers to all the questions and worries from the people's point of view, and in plain language that they can readily understand, as opposed to repeating convoluted government press releases.

I note that Government is currently running a soft-sell campaign on the longer-term land development project at the Kau Yi Chau Artificial Islands, which is a good start. But how about the upcoming and more urgent Northern Metropolis project? Somehow, the priority seems to be out of kink in terms of publicity for a project that is all systems go.

The recently released Action Agenda shows that this mega project is very complex, and calls for a high degree of co-ordination not only within the government bureaucracy, but also with the private sector as well as other cities in the Greater Bay Area. It will need to be explained in detail to all the stakeholders whilst keeping ordinary citizens informed of the overall picture and progress. If Government manages to organise a professional PR campaign, the mega project stands a better chance of winning widespread support and proceeding on schedule.

Andy Ng
Features Editor



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THE KEYWORDS ARE CAUTIOUS OPTIMISM

It was undeniably a disappointing year for the property market when there was widespread expectation of fireworks in the post-pandemic era due to pent-up demands.

After a spike in the first quarter, the market turned bearish due to a slower-than-expected recovery in the economy and rising interest rates, with buyers adopting a wait-and-see attitude. This creates an anomaly in the market with home prices dropping, but rentals on a steady rise. Except for a few projects that were marketed at below-market price levels, the primary market had lost its luster, leading to a build-up in unsold inventories. Meanwhile the secondary market had to make double-digit price compromises in many cases to close sales.

There was, however, good news in the Chief Executive's Policy Address in October on the property front with the easing of stamp duties and the payment suspension arrangement for incoming talents' acquisition of residential properties. With the new rulings working their way through, there was a noticeable rebound in the transaction volumes in November. The luxury sector, in particular, has put on a strong performance.

The industry is pleased to note that the talent attraction schemes are panning out into a new engine of growth. This timely development is further augmented by the announcement in December of the Investment as Entrepreneurs scheme. Analysts point out that although residential property does not qualify

as investment under the terms of the scheme, there is a high likelihood that applicants look to settling in Hong Kong in the long term, and would be buying their own home. The projection is for luxury homes to benefit from this new housing demand.

Economists point out the fundamentals have remained intact in the local economy: the unemployment rate of 2.9% is lower than at the pre-pandemic period; real wages have maintained a positive growth; and tourist arrivals are rising steadily.

Looking ahead, there is widespread consensus that global interest rates have peaked and are projected to reverse in the second half of the year. This crucial development should bolster buyers' confidence. When renters discover that it is cheaper to pay mortgage instalments than rent, there could be an upsurge in people entering the market again. However, local banks may not necessarily follow closely rate movements in the US, so it may take some time for the benefit to flow through into the mortgage market.

At the start of last year, all the major real estate agents posted bullish projections for the market. Unfortunately, they have all been proven wrong as prices dived by about 7 to 10% overall. This year, the trend is for rental to continue its upward spiral, but when it comes to home prices, cautious optimism seems to be the key word at best.

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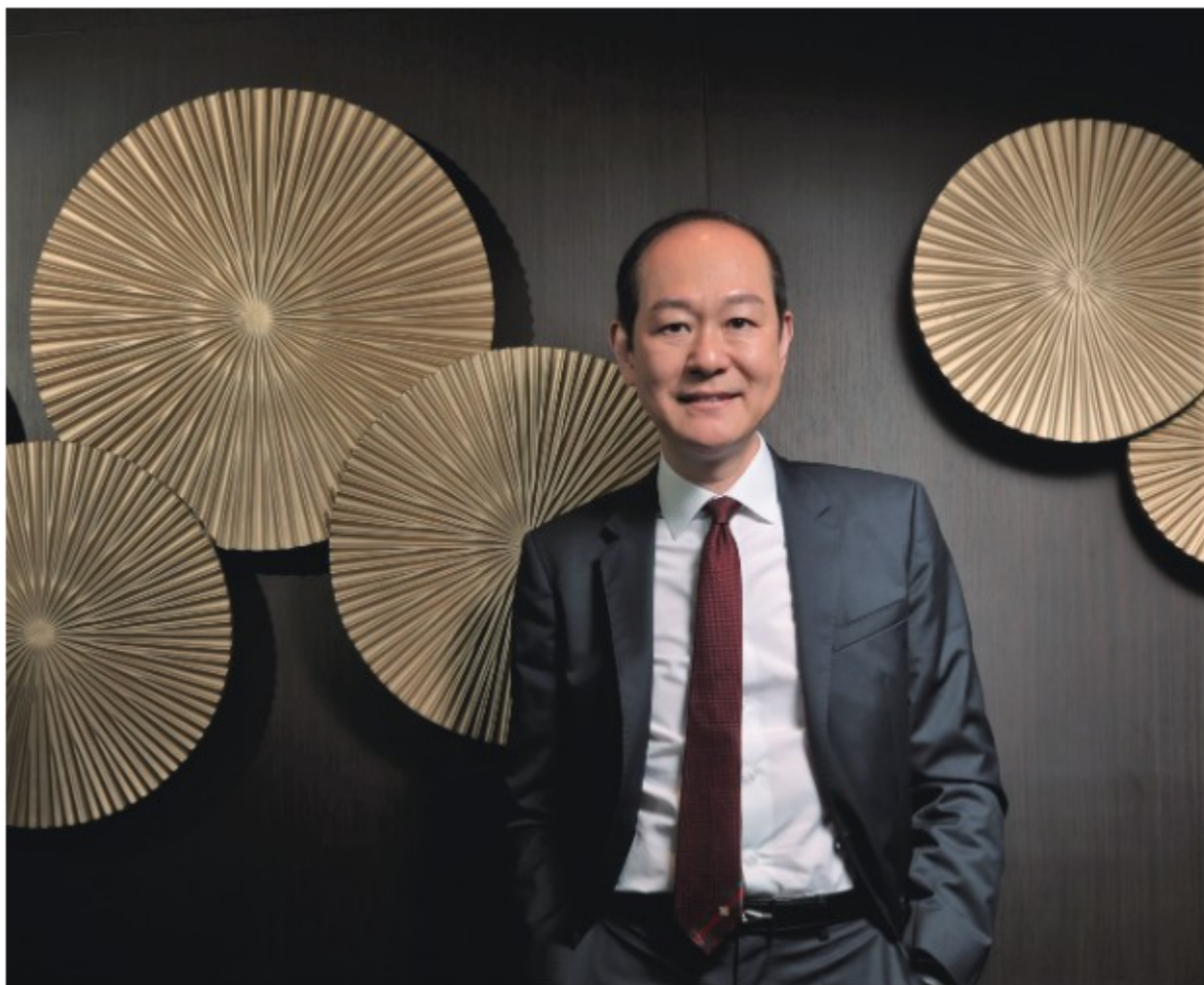
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LUXURY RESIDENTIAL



WILLY LIU
CEO OF RICACORP
PROPERTIES LIMITED

INFLUX OF TALENT AND CAPITAL

Luxury home prices expected to rise 8%

The property market in Hong Kong is expected to rebound in 2024 after experiencing two consecutive years of decline in 2022 and 2023. Positive factors such as declining interest rates, the recruitment of high-level talent, economic recovery, and accumulated wealth are expected to contribute to this rebound. The luxury property market, in particular, is expected to perform well.

One of the key factors contributing to the positive outlook is the expected decline in interest rates. After rate hikes in 2023, it is believed that this round of rate hikes has reached its peak, and there is a possibility of rate cuts as early as the end of the first quarter or the second quarter of 2024. Lower interest rates would stimulate buying and investment activities in the property market. Additionally, the relaxation of property taxation measures would further enhance the positive impact.

The Hong Kong government is actively attracting specialized and high-level talents, with over 80,000 individuals having settled in the city, and if only 15% of them are interested in purchasing properties, it could potentially absorb around 12,000 units. The "first exempt, then impose" policy and the new Capital Investment Entrant Scheme are expected to further motivate talents to purchase

properties. The scheme, which is set to restart in the middle of the year, could attract wealthy individuals from various regions, leading to additional housing demand, particularly for luxury units.

The Hong Kong economy is gradually recovering, and the government is accelerating the influx of capital. The establishment of the mainland large-scale enterprise, Contemporary Amperex Technology Co. Ltd. (CATL), in Hong Kong is a vote of confidence and will create more job opportunities. It is believed that more large enterprises will continue to settle in Hong Kong, which will benefit the economic development of the city. Hong Kong's high level of safety, low tax rates, freedom of speech, and convenient living circle within one hour are advantages that attract these large enterprises, which will also drive the demand for luxury homes among their executives.

Furthermore, Hong Kong has accumulated substantial wealth, and funds are waiting to be reinvested in the property market. With deposits in the banking system reaching HKD 15 trillion. The amount of time deposits alone has increased from around HKD 5.6 trillion at the beginning of 2022 to over HKD 9.1 trillion in the third quarter. If 20% of the HKD 9.1 trillion time deposits are



reinvested in the property and stock markets, the impact will be significant. Therefore, after the decline in interest rates, investors are likely to reallocate their assets from time deposits to the property market, creating new opportunities for the real estate market.

Overall, the property market is expected to reach its lowest point around the Lunar New Year, and if certain conditions are met, it will gain momentum from the second quarter onwards. The total number of residential property transactions is projected to increase by 41% in 2024, returning to the average level of the past 10 years.

In terms of price trends, as negative factors diminish, property prices are expected to recover, with an estimated overall increase of around 8% in 2024. Luxury property prices may have an upward potential of 8% due to factors like talent attraction and the new Capital Investment Entrant Scheme. Rental prices are also expected to increase, benefiting from the ongoing demand for talent coming to Hong Kong, with luxury property rentals projected to increase by 6% in 2024.





NO. 15 SHOUSON

Enchanting Oasis: where nature and luxury unite

Welcome to Shouson Hill, one of Hong Kong's most exclusive and prestigious addresses. Surrounded by lush greenery, this tranquil neighbourhood offers privacy and connectivity.

Introducing No. 15 Shouson, a collection of 15 detached houses that embody the epitome of luxury living. Each residence showcases impeccable craftsmanship and timeless elegance, while fostering a deep connection with nature.

Nestled amidst the scenic beauty of Mount Cameron, Bennet's Hill, Brick Hill, Violet Hill, and Mount Nicholson, No. 15 Shouson is enveloped by a lush green atmosphere and abundant foliage. This natural setting adds to the tranquil and picturesque ambiance surrounding the property.

These exquisite homes offer a range of sizes and layouts to suit your preferences. With saleable areas ranging from 3,727 to 12,073 square feet, you can choose a home that perfectly fits your lifestyle.

Inside, each house features a meticulously designed floor plan, ranging from 4 rooms and 4 suites to 6 rooms and 6 suites. Outside, every

house is complete with a private courtyard, parking spaces, and an in-home lift/elevator. Additionally, 13 of these magnificent residences offer the added luxury of a private swimming pool.

Naturally inspired elegance

Renowned designer Andrew Lee King Fun has artfully designed the facade of No. 15 Shouson, seamlessly blending it with the surrounding natural environment.

The facade boasts stunning vertical green walls, a magnificent 4.5m high vaulted ceiling, and elegant Romanesque columns. The design seamlessly integrates the natural environment with the living space, creating a harmonious ambiance that bathes the interior in an abundance of natural light.

The courtyard acts as a bridge between modern architecture and the natural world. The incorporation of a diverse tree canopy allows



residents to experience the ever-changing beauty of the seasons right at their doorstep.

With a strong emphasis on geometrical concepts, the horticultural and architectural designs ingeniously transform houses into enchanting "green barrels" immersed in a vibrant sea of greens.

Welcome to the future of living

With facial recognition and smart home systems, including QR scanners and sensors in every entrance and window, enjoy the utmost privacy and comfort in your cosy living space.

Most of house boasts not just one, but two private parking spaces. What's more, the developers have thoughtfully included two electric car chargers, including a super charger, ensuring easy and efficient commuting within the locality and beyond.

Embrace the future of sustainable living and effortless travel at No. 15 Shouson.

Unparalleled education and effortless access to elite clubs await

Nestled in close proximity to prestigious clubhouses like the Hong Kong Country Club, Hong Kong Golf Club, and Aberdeen Marina Club, you'll have effortless access to a plethora of amenities and activities.

Education is a cornerstone of a thriving community, and at No. 15 Shouson, you'll also be in the ideal location for access to both elite local schools and renowned international schools.



NO. 15 SHOUSON

No. of units	15
Layout	4 to 6-ensuite
Address	No.15 Shouson Hill Road West
Developer	Emperor International, CC Land, CSI Properties
Enquiry	(852) 2838 2118
Website	www.15shouson.com



23-39 BLUE POOL ROAD

A magnificent work of art beyond legacy

A home at 23-39 Blue Pool Road represents an unparalleled opportunity to reside in a piece of architectural marvel reflecting the finest of urban chic and pastoral grace, set within one of Hong Kong's most prestigious addresses.

Where modern conveniences meet craftsmanship

Perched on a serene hillside setting in Happy Valley, adjacent to the verdant residential area of Jardine's Lookout on Hong Kong Island, the award-winning 23-39 Blue Pool Road comprises 16 semi-detached house and a combined house designed by globally esteemed architectural firm Kohn Pedersen Fox Associates.

For generations, Happy Valley as a scenic enclave has drawn in Hong Kong's well-heeled, its vibrant neighborhood offering residents straightforward access to an impressive array of amenities. In addition to upscale dining, private clubs, and shopping in the nearby areas of Causeway Bay and Wan Chai, the location is home to verdant parks and the Hong Kong Jockey Club. A roster of elite schools like Queen's College and French International School provide families with excellent educational opportunities.



At 23-39 Blue Pool Road, each high-end residence presents expansive indoor and outdoor spaces, including two to five en-suite bedrooms, private foyers, balconies, roofs, and garages, with sizable saleable areas ranging from 4,571 to 9,186 square feet. (9,186 sq.ft is the combined house for both unit A No.31 and unit B No. 31 Blue Pool Road, House 3). Additionally, each three-story home enjoys a private elevator connecting the spacious living quarters.

In another ingenious design feat, the elegant folding facade draws inspiration from traditional Chinese screens, providing privacy without isolation. Within these gracefully curved walls, residents experience the highest standards of craftsmanship and modern amenities – including vertical gardens, expansive exterior areas, and a rooftop jacuzzi – that function to elevate the opulent living on offer.

Elegance and sophistication abound in Residence 29B

Residence 29B at 23-39 Blue Pool Road epitomizes the pinnacle of luxury within this coveted development. Designed by the acclaimed architecture and interior firm Hirsch Bedner & Associates (HBA), the three-storey dwelling exudes refinement and sophistication through meticulous focus on detail.

Drawing inspiration from classical 19th-century Parisian apartments, the foyer introduces a grand sense of arrival beneath soaring ceilings. Flowing seamlessly from there, exquisitely veined Italian marble floors and white paneled walls lend an atmosphere of subtle opulence.

The spacious living and dining area on the ground level was conceived for formal entertaining. An elegant material palette of light hues and exotic wood veneers cultivates a harmonious living space. A lush garden courtyard, accessible from the dining area, provides the ideal setting for pre-dinner drinks al fresco. A discerning eye for detail is evident in lavish accents like silver-blue wall delineations and a bespoke lacquer finish.

Each furnishings piece was handpicked to complement the overriding design aesthetic. An artfully curated collection blends Italian designer pieces with custom-designed carpets and accessories. Artworks like the focal piece by famed Korean artist Kim Hee Kyung in the dining room add layers of visual interest and cultural sophistication.

The first-floor lounge, serviced by a private lift or marble staircase, offers relaxed yet elegant family quarters. Subtle smoked oak herringbone floors and soft upholstered tones contribute to a luxurious ambience, while two



en-suite bedrooms with marble bathrooms provide comfort and ease.

The luxury continues upstairs where the two exquisitely fashioned en-suite bedrooms with walk-in closets, each boasts a bespoke laser-cut marble-floored bathroom. Italian designer light fixtures and a mid-century-influenced artwork by Hong Kong-based French artist Elsa Jean de Dieu enhance the overall mood. The master bedroom is adorned with hand-painted customized silk wallpaper in tasteful chinoiserie motifs.

Throughout the residence, thoughtful design layers impart character and depth, with pops of colour and textures punctuating each space. Seamlessly connecting the interior to nature, the rooftop provides an idyllic setting for alfresco dining with panoramic vistas. Residence 29B is truly a residential work of art and the crowning jewel of 23-39 Blue Pool Road.



23-39 BLUE POOL ROAD

No. of units	16 semi-detached house and a combined house
Address	23-39 Blue Pool Road
Developer	Hang Lung Properties
Enquiry	(852) 8203 0010
Website	23-39bluepoolroad.com/en-us/home



BURNSIDE VILLA

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 centres and eateries, while children can attend quality schools in the neighbourhood, 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

No. of units	44 houses and 12 apartments
Layout	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
Address	9 South Bay Road, Repulse Bay, Hong Kong
Developer	HANG LUNG PROPERTIES LIMITED
Enquiry	(852) 2879 1917
Website	www.burnsidevilla.com.hk

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CHELSEA COURT

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

No. of units Two to four bedrooms
Address 63 Mount Kellett Road, The Peak, Hong Kong
Enquiry 2118 8048 / residential@harrimanleasing.com
Website www.chelseacourt.com.hk

Chelsea Court

63 Mount Kellett Road, The Peak

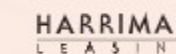
- 1,509-1,522 sf simplex units with 2 ensuites
- 3,100-3,123 sf duplex units with 4 ensuites, 800-1,800 sf private garden / roof terrace & ample storage space
- 20-meter lap swimming pool with spacious stone-paved sundeck area
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1 Feb 2019 CC01





GRAND VICTORIA

Harbourfront elegance: unrivalled lifestyle, unmatched views

An exceptional residence offering a lifestyle like no other, with unparalleled connectivity, top-notch amenities, and stunning views of the iconic Victoria Harbour.

Located in the highly sought-after area of West Kowloon, Grand Victoria boasts an enviable position overlooking the picturesque Victoria Harbour and Hong Kong's iconic skyline.

Grand Victoria residents also benefit from excellent connectivity to the city. Nam Cheong Station, served by the Tuen Ma Line and Tung Chung Line, is nearby. The project is only two stations away from ICC, three stations away from IFC, and the Hong Kong International Airport.

Beyond the immediate vicinity, residents of Grand Victoria will find great advantages in terms of transportation options.

With the Hong Kong West Kowloon Station just a five-minute drive away, the prime location offers convenient access to the Greater Bay Area and other major Chinese cities through the high-speed railway network.

Immerse yourself in the splendour of The Jewel

The Jewel is not just a clubhouse, but a haven of luxurious amenities that truly elevate the concept of harbourfront living. Spanning an expansive area of about 58,000 sq. ft., The Jewel is a testament to world-class design and sophistication. This twin clubhouse is equipped with a plethora of facilities that rival those of a luxury resort.

Residents can enjoy a 25m-long indoor swimming pool, two 50m-long outdoor swimming pools with stunning views, and a 24-hour twin gym equipped with the latest fitness equipment. Furthermore, there are three private banquet halls available for residents to host special events and enjoy delicious meals, all while taking in the captivating views of the swimming pools.

The indoor full-sized basketball court provides a space for residents to engage in various sports



activities, while the yoga room offers a serene setting for relaxation and meditation. There is also a lounge area where residents can unwind and socialise, as well as a children's play area that provides a safe and enjoyable space for the little ones.

The clubhouse is also a world of wonder where children can explore ocean and sky-themed facilities that are designed to ignite their imaginations. With a vibrant play area and a captivating game room, the clubhouse offers endless fun and enchantment for young residents.

Right next to your home you'll discover a stunning waterfront promenade, ideal for leisurely strolls and capturing breathtaking sunsets. To enhance the experience, you'll also have the added convenience of shops and restaurants situated directly on the promenade.

For those who enjoy outdoor activities, there are also green spaces in the neighbourhood where residents can have lovely picnic lunches and stay active by exercising.

Limitless cultural delights

An array of cultural and entertainment options is right at the doorstep. The West Kowloon Cultural District, one of the world's largest cultural, art and heritage destinations, is just a short stroll away.

You can immerse yourself in a variety of contemporary multi-genre performances at world-class venues like the Xiqu Centre and Freespace. These venues offer a diverse range of artistic performances, allowing residents to experience different genres and styles.

The presence of M+, the museum of visual culture, and the Hong Kong Palace Museum, showcasing treasures from Beijing's Palace Museum, adds to the vibrant cultural scene in the area.



Grand Victoria is the epitome of refined living, offering residents an extraordinary lifestyle that is truly second to none. With its unrivalled connectivity, unparalleled amenities, and breathtaking views of the iconic Victoria Harbour, this residence sets a new standard of excellence.

GRAND VICTORIA

No. of units	1 437
Layout	256 - 3,029sq. ft
Address	6 Lai Ying Street and 8 Lai Ying Street
Developer	Wheelock Properties, SINO LAND, K. WAH INTERNATIONAL and SEA Group
Enquiry	(852) 8101 8933
Website	www.grandvictoria.hk



KOKO MARE

Elevated living experience with unparalleled luxury and iconic views

Perched above the hills of Lam Tin, KOKO Mare captures the essence of luxury living akin to the renowned Hong Kong Parkview.

Introducing KOKO Mare, the newest addition to the prestigious KOKO Hills residential development in Kowloon East. Developed by Wheelock Properties, this exceptional phase offers a truly elevated living experience. With its elevated location and breathtaking views, residents are treated to extraordinary vistas of the iconic Victoria Harbour and the lush surrounding greenery.

Seamlessly connected to your dream lifestyle

KOKO Mare offers excellent transport links, with Lam Tin Station D1 exit just a four-minute walk away. Enjoy the convenience of being close to the vibrant Kowloon East CBD and Island East office district, giving you the best of both worlds. Plus, the planned completion of Route 6 in 2024 will enhance accessibility even further.

Embrace the essence of coastal living

Comprising two modern towers, KOKO

Mare presents a remarkable collection of 444 units, thoughtfully designed to cater to a range of needs and preferences. With saleable floor areas ranging from 310 to 1,078 square feet, these residences offer ample space for comfortable living.

Each residence seamlessly blends the charm of northern Italy's coastal elements, creating a serene and elegant atmosphere. Indulge your culinary passions in the integrated kitchen, adorned with high-end marble and top-of-the-line appliances from renowned brands.

Prepare to be captivated by the bathroom sink cabinet, featuring diamond-shaped glass and rose gold edges, adding a touch of absolute style to your daily routine.

An idyllic haven inspired by the Dolomites

Step into this remarkable community and prepare to be whisked away to a world reminiscent of the Dolomites in northern



Italy. Here, you'll discover a haven of tranquillity and natural beauty that will transport you straight to a place of serenity.

The clubhouse is an oasis designed to cater to your every need. With lush greenery, a jogging trail and a golf driving range for the active ones, as well as outdoor yoga on the lawn for those seeking serenity. Whether you crave tranquillity in the lounge or an active lifestyle, there is something here to delight everyone.

Immerse yourself in the refreshing embrace of the 50-metre outdoor pool or find solace in the peaceful Zen pool. And for those yearning for ultimate relaxation, pamper yourself with a European spa-like experience in

the clubhouse's rejuvenating Jacuzzi, all while surrounded by lush greenery that soothes both body and soul.

But that's not all — the clubhouse also offers an extraordinary opportunity for ski enthusiasts. With the introduction of our cutting-edge Ski Tech skiing simulator, residents can experience the thrill and excitement of skiing all year round. Regardless of whether snow blankets our surroundings or not, you can still indulge your passion for skiing right at your fingertips.

Experience luxurious living inspired by northern Italy's beauty. Discover elegance, tranquillity, and extraordinary amenities. Visit KOKO Mare today and redefine your idea of luxury living.



KOKO MARE

No. of units	444
Layout	1 bedroom to 2 bedroom (typical units) ; 3 bedroom (special unit)
Address	13 Ko Ling Road
Developer	Wheelock Properties
Enquiry	(852) 2118 2000
Website	https://www.kokomare.hk/



KT MARINA

Experience the best of urban living on Kai Tak's harbourfront

Residents are embraced by the harmonious blend of urban living and natural serenity as they step into this visionary community.

Jointly developed by K. Wah International, Wheelock Properties and China Overseas, KT Marina is one of the largest residential developments, occupying a prime waterfront spot in the Kai Tak Runway area, with commanding views over the Victoria Harbour.

KT Marina effortlessly brings together the beauty of the harbour and the lush green spaces surrounding it. This creates a mesmerising Garden in the City concept, enveloping you in a vibrant and lively atmosphere that perfectly complements the thriving community of Kai Tak.

Experience the epitome of modern home

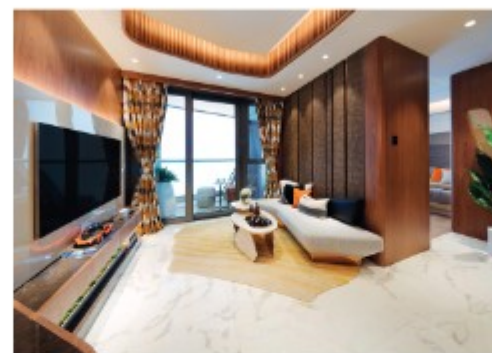
Divided into two phases and expected to be completed in 2025, KT Marina will offer an impressive

total of 2,138 residential units, setting a new standard for grandeur and luxury.

Phase 1 boasts an impressive collection of three interconnected residential towers – Towers 2A, 2B and 2C—collectively offering 1,017 homes. These thoughtfully-designed residences cater to a range of needs, from intimate 1-bedroom sanctuaries to spacious 3-bedroom retreats.

Furthermore, Phase 1 features six special units with flat roof, along with two penthouse units boasting rooftop.

The saleable floor area of typical units ranges from 288 to 771 square feet. All units feature a spacious 3-in-1 balcony, taking inspiration from the sleek design of supercars.



Elevate your lifestyle in style

Welcome to CLUB SUPER MARINA, the resident clubhouse that is sure to impress you with its outstanding range of amenities.

Immerse yourself in the invigorating 50m outdoor swimming pool for a refreshing swim or indulge in a dip in the 25m indoor pool. Stay active and engaged in the impressive 6,000 sq. ft. 24-hour gym, equipped with state-of-the-art "TECHNOGYM" equipment.

Enjoy the versatility of the multi-function full ball court, complete with LED lighting and a professional audio system. Experience the thrill of rock climbing and embrace an active lifestyle.

Otherwise, watch your children unleash their joy and excitement in our expansive 15,000 sq. ft. indoor and outdoor kids' area. Looking for a place to celebrate? The private banquet rooms "Director's Villa" & "Director's Club" are perfect for social gatherings.

With an impressive expanse of over 98,000 sq. ft., the landscaped garden is adorned with over 100,000 vibrant shrubs and more than 100 flowering trees. Indulge yourself in the magical sights and calming serenity of this sanctuary, presented in 12 themes. With each step, you'll uncover a new explosion of vibrant hues and peacefulness.

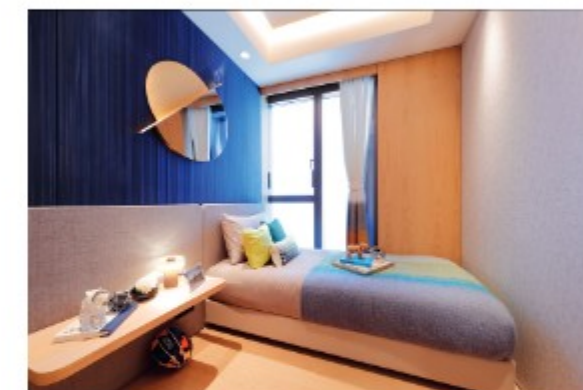
Seamlessly connected to the heart of the city

Located just a short 5-minute drive away from MTR Kai Tak Station, KT Marina enjoys the advantage of being conveniently connected to the heart of the city. With the nearby Kai Tak Bridge providing direct access, residents can effortlessly reach the vibrant Kowloon Bay and Kwun Tong commercial hub.

In the future, a smart and green mass transit system will be built at

Kai Tak, connecting the Kai Tak Runway area and MTR Kai Tak Station. This will strengthen the connections among residential and commercial developments, as well as facilities for tourism, sports, and the community.

At KT Marina, the best of both worlds co-exists in perfect harmony, providing a sanctuary where city life and nature unite in a truly captivating experience.



KT MARINA

No. of units	2,138
Address	15 Shing Fung Road, Kai Tak
Developer	K. Wah International Holdings Limited, Wheelock Properties (Hong Kong) Limited and China Overseas Land & Investment Limited
Enquiry	(852) 2880 8268
Website	www.ktmarina.com.hk



MIAMI QUAY I

Where luxury and vibrancy collide

With its cosmopolitan aesthetic ambiance, this destination is designed to bring a touch of elegance to the Victoria Harbour waterfront. Prepare to be captivated by the allure of this magnificent haven.

Developed by Wheelock Properties, Henderson Land Development, New World Development, and Empire Group, MIAMI QUAY I at Park Peninsula promises an unparalleled waterfront experience with breathtaking views of Victoria Harbour and the inner harbour.

Enhanced connectivity and abundant amenities await

The commencement of Road D3 has greatly improved connectivity between different points of interest, including the Metro Park Section just in front of MIAMI QUAY I. Heading out to other places? Hop on the Tuen Ma Line at Kai Tak MTR station, and in just a few stations, you'll be in the heart of the city's hottest spots.

The Central Kowloon Route, set to be completed in 2025, will bring you closer to the vibrant West Kowloon and Central CBD to about 10 minutes and

15 minutes, respectively. In October of 2023, Smart and Green Mass Transit was also proposed that will connect you to Kai Tak MTR station, offering a faster and more convenient commute.

At MIAMI QUAY I, the future is brimming with improved connectivity and abundant amenities. From upgraded transportation infrastructure to a diverse range of facilities, embrace the exciting possibilities that await you.

Indulge in opulence at exquisite clubhouse

Step into CLUB MIAMI, the exclusive clubhouse of this residence. With its beautiful curves, flowing design, and vibrant hues, it captures the essence of a luxurious and vibrant lifestyle reminiscent of the Miami coast.

MIAMI QUAY I offers a rare feature in the neighbourhood — a stunning sea-facing 50-metre



outdoor swimming pool with spacious sun lounges, providing unparalleled views of the inner harbour of Kai Tak. The 25-metre Lagoon Pool is surrounded by a floor-to-ceiling glass façade, allowing warm sunlight to flood into the indoor heated swimming pool.

The gym is open 24/7, allowing residents to access it at their convenience. It offers a wide range of facilities, including an Interactive Stadium with innovative rowing and running equipment that incorporates smart technology and interactive games.

Immerse yourself in the serene beauty of THE WYNWOOD's exquisite Miami-themed garden as you take a leisurely stroll. This relaxing space is adorned with stunning sculptures crafted by internationally renowned artists like Romero Britto and Jamie Hayon.

The banquet room, Villa Pinecrest, offers residents multiple options for entertaining. Enjoy an intimate evening in the private banquet area, host a poolside party by the private pool, or indulge in al fresco dining in the private garden.

Gateway to leisure and sports

MIAMI QUAY I is centrally located within Park Peninsula, offering residents a wide range of leisure and sports facilities for their enjoyment.

Residents have the privilege of enjoying 45 hectares of lush greenery, including popular attractions like the upcoming Kai Tak Sports Park, Metro Park, Kai Tak Runway Park and Kai Tak Sky Garden.

It is worth to note that the upcoming Kai Tak Sports Park will include the K11 Kai Tak Retail Pavillion, covering over 700,000 square feet, as well as multiple large-scale venues for sports and entertainment.

In addition, the future Metro Park, set to be the largest in Hong Kong, will be right on your doorstep, providing ample opportunities to immerse yourself in nature amidst the vibrant city.

The Runway Precinct boasts five seaside recreation spaces and garden avenues. These areas are adorned with beautiful waterscape trees, cultural displays, and performance venues, making it the perfect setting for internationally renowned sports and entertainment events.

Exciting developments are underway in the construction of the



waterfront promenade and cycling and jogging path in Kai Tak.

Stretching over 11km, the waterfront promenade will provide a scenic and enjoyable space for leisurely walks. Meanwhile, the 13km cycling and jogging path will cater to those seeking more active pursuits. Miami Quay I, a 7.5km section of the promenade that faces the sea, has already been completed and is now open to the public.

From luxurious clubhouse facilities to state-of-the-art sports and leisure amenities, MIAMI QUAY I provides the perfect environment for residents to unwind, stay fit, and embrace a vibrant urban lifestyle.

MIAMI QUAY I

No. of units	648
Layout	250 - 1,335 Sq. ft
Address	23 Shing Fung Road
Developer	Wheelock Properties, Henderson Land Development, New World Development, Empire Group
Enquiry Website	(852) 2118 7011 www.miamiquay1.hk



MONACO MARINE

Embrace the ease of urban living

Situated in the heart of the Kowloon East CBD, Monaco Marine offers a prime location with all the modern amenities you could ask for.

Monaco Marine is the second-phase development of Monaco One, created by Wheelock in the vibrant district of Kai Tak. In the heart of it all, Monaco Marine is surrounded by an array of remarkable attractions, including the Kai Tak Sports Park and the Cruise Terminal Tourism Hub.

With Kai Tak MTR station just a six-minute walk away, convenience is right at your fingertips. Kai Tak MTR station is seamlessly connected to both the Tuen Ma Line and East Rail Line, allowing easy access to the rest of the city.

Plus, the upcoming completion of the Central Kowloon Route in 2024 will bring you even closer to the bustling Central district, with just a 14-minute drive.

Discover serenity in verdant paradise

Residents are treated to a lush oasis with over 30,000 square feet of beautifully landscaped gardens. These tranquil outdoor spaces provide the perfect setting for relaxation and rejuvenation amidst nature's splendour.

But that's not all. The development is certified with BEAM Plus New Buildings Provisional Gold, showcasing its commitment to eco-friendliness. With carefully designed features, it takes into consideration its environmental impact and ensures sustainability.

Mansions for an elevated living experience

Monaco Marine goes above and beyond to cater to the diverse needs and preferences of its residents. In addition to the high-rise apartments, there are four exquisite mansions available for families seeking a truly exceptional living experience. These mansions are rare and offer a sense of exclusivity and privacy, providing an ideal haven for those who desire an elevated lifestyle.

Most units in Monaco Marine boast stunning views overlooking the sparkling swimming pools and meticulously landscaped gardens. Whether you're an individual seeking a peaceful retreat or a family looking for a vibrant community, there is a home to suit your unique needs and lifestyle.



With layouts ranging from one bedroom to three bedrooms, including a luxurious master suite, Monaco Marine ensures that every resident enjoys the utmost comfort and style. Each home is thoughtfully designed to provide ample space and a seamless flow, creating a haven that you'll be proud to call your own.

Among the range of premium homes, you'll find 22 special units designed to exceed your expectations. Experience the heights of luxury in the penthouse units, complete with rooftop terraces boasting spectacular views.

For those seeking additional outdoor spaces, the development also offers homes with private terraces, providing you with the perfect oasis to relax and enjoy the beauty of Monaco Marine.

Prioritising your well-being and comfort

With the advanced Panasonic Nanoe-G air purifier technology, every resident can enjoy clean, purified air that promotes a healthy lifestyle. Additionally, the commitment to your comfort extends to the inclusion of split-type air-conditioning in all standard units, ensuring optimal climate control throughout your living space.

Indulge in the finest culinary experiences with the top-of-the-line kitchen features at Monaco Marine. Equipped with Miele and Siemens appliances, our kitchens offer everything you need to create culinary masterpieces. From ovens and wine cellars to coffee machines and dishwashers, no detail has been overlooked.

The attention to detail extends beyond the kitchen to the bathrooms,



where you'll find Italy imported tiles that lend an air of elegance and sophistication. In select homes, the bathrooms are adorned with nature stone floorings and fittings, creating a serene and natural ambiance.

Monaco Marine simply provides you with the highest standard of living, where every detail is carefully considered to enhance your well-being and elevate your lifestyle.

MONACO MARINE

No. of units	559
Layout	Ranging from one bedroom to four bedroom
Address	10 Muk Tai Street
Developer	Wheelock Properties
Enquiry	(852) 2118 2000
Website	www.monacomarine.hk





MOUNT POKFULAM

A legend is born in Pokfulam

In line with its corporate vision of building for the future based on passion as its cornerstone, Wang On Properties takes pride in launching a magnificent series of unique luxury homes on the Western Mid-Levels named MOUNT POKFULAM.

Located on Pokfulam Road on Western Mid-Levels, this iconic development is destined to be a classic legacy according to Teresa Ching, Executive Director of Wang On Properties.

"We have no doubt MOUNT POKFULAM will become the landmark of Pokfulam, a prestigious neighborhood that has traditionally been the exclusive enclave for the rich and famous," she explains. "Dating back more than 160 years, Pokfulam was a summer resort for the upper classes and aristocrats. It has, over the years, developed a unique character and coveted ambience that money can't buy."

"As for its owners, these treasured homes are certain to become status symbols due to the scarcity

in supply of such detached luxury houses in this low-density area," she adds. "Furthermore, each of the seven houses on offer comes with a unique street number of its own – something that is held in high esteem among discerning buyers in this upper echelon of the market."

Ching points out that no expenses have been spared in curating this once-in-a-lifetime project, from conceptualization to landscape design, interior décor, material selection to the all-important commissioning of renowned architects and designers to bring it to fruition. "Our focus, from start to finish, has zeroed in on an elevated level of sophistication and meticulous details that would meet with buyer's approval," she stresses.



The property meets the first and foremost criterion in property development – location. "Boasting an expansive outlook towards the majestic Mount Davis and Belcher Bay, and backed by the verdant Lung Fu Shan, MOUNT POKFULAM enjoys excellent Feng Shui," Ching enthuses. "Soothing lush greenery and soft rolling hills meet the eye whichever way you turn."

Marco Wong, Wang On's Assistant General Manager of Sales and Marketing, has a list overflowing with the property's attributes. First of all, it exudes a classic charm that is complemented by contemporary minimalist elements. Showcasing an Italian Baroque style of architecture, the exterior walls are crafted using imported St. Nicholas nature stone, a building material of premium quality. "For the sake of creating the required grandeur, cost does not come into the equation," he notes.

Measuring between approximately 3,700 and 4,800 sq ft, each house, he says, has its own private garden and private swimming pool which can be sunken in the cooler months to create even more space in the generously-sized balcony. In addition to a spacious rooftop that is great for entertaining, there is even a cozy rear patio where residents can enjoy their outdoor breakfast in the company of birds and butterflies.

A private elevator connects the carport all the way to the rooftop, an important facility for older folks. With high ceilings of 4.5 meters, there is superb air circulation and an extra sense of spatial comfort, while security is taken care of by a top-notch control system, and remote control through a state-of-the-art electronic smart home system.

Wong points out that Pokfulam has a definite advantage over the Peak or the Southern District in terms of accessibility. The CBD can be reached in 7 minutes, and the High Speed Rail Station in 13 minutes, while the International Airport, Shenzhen Bay Port and other destinations are all well within an hour's drive away, perfect for businessmen and professionals who commute frequently between Hong Kong and China or abroad.



MOUNT POKFULAM

No. of units	7 houses
Layout	from 4EN+Utility to 5EN+Family Room+Utility
Address	86A-G Pok Fu Lam Road
Developer	Wang On Properties Limited & Kam Wah Holdings Limited
Enquiry	(852) 2312 8188
Website	www.mountpokfulam.com



OMA BY THE SEA

Ultimate spaciousness and coveted seaside living

OMA by the Sea offers unrivaled seaside living with an array of diverse units focusing on luxurious spaciousness.

Affordable Luxury

Addressing varying buyer needs, Wing Tai Properties goes to great lengths to bring affordable luxury to homebuyers. The Group puts agility at the forefront of their development strategies, with every project reflecting a high level of dedication, precision, and promise in architecture, clubhouse and gardening design. OMA by the Sea, a resort-style seaside residence of the Upper Gold Coast series, is in a class by itself.

Characterised by meticulous attention to detail, OMA by the Sea is skillfully blended into its natural surroundings, enabling residents to feel absolutely at ease amidst the splendor of the sea and its verdant environs, as they luxuriate in the resort-like living experience.

Spacious layout

The development provides a total of 517 units, with saleable area ranging from 297 to 1,614 sq. ft. Among them, 9 are special units in either 3-bedroom or 4-bedroom layout. From studios to 4-bedroom flats, most of the units offer luxurious spaciousness with comparatively larger saleable area.

Take the 2-bedroom at 828 sq. ft. and 3-bedroom at 942 sq. ft., buyers are pleasantly surprised by the extra roominess, as they can easily picture themselves unwind and enjoy an elevated level of quality living with their family. Equipped in all the units are Samsung smart door lock and an array of Siemens appliances, including a built-in combination steam oven, hob, and more in their modern kitchens.



For the ultimate in luxury living, there are four garden duplexes equipped with fully open door that connects sitting & dining area to the private garden, offering an extra sense of space.

Senses Garden

The Senses Garden is a masterpiece created by Enzo Enea, the award-winning Swiss landscape architect. Starting right from the entrance, residents can meander along the pathway along the Forest Sanctuary. There is a verdant mixture of over 150 trees, including the signature Tabebuia Rosea trees, creating a mesmerizing pink floral sea in the lovely season of spring.

Chill clubhouse

Spanning an impressive three floors, the clubhouse 'Chill by OMA' designed by internationally renowned interior designer Brewin Design Office, is furnished with an enviable range of facilities. The 'Let's Chill' area allows residents to relax and stay healthy with OMA-to-go vending machines offering Green Common vegetarian series, while the 'Let's Move' area provides Spinning Studio, Full Body Movement Zone and Power Zone where sports enthusiasts can rejuvenate their body and soul.

Located on the first floor of the clubhouse is the outdoor infinity Rain Forest Pool and Jacuzzi. The pool features a specially-designed green wall to offer a sensational swimming experience. The party room 'Chillax' on the second floor is nestled in the garden complete with barbecue facilities. Residents can also book the stylish party room for private gatherings.

Impeccable connectivity

The development is strategically located to offer residents impeccable connectivity. With a comprehensive transport infrastructure in place, like the Tuen Mun–Chek Lap Kok Tunnel Road and the Hong Kong–Zuhai–Macao Bridge, travel time to the Hong Kong International Airport, Macao, and



other cities in the Greater Bay Area has been drastically reduced.

Frequent cross-border commuters will find it a breeze to go through the nearest port of Shenzhen Bay. With the progressive development of the Northern Metropolis project, OMA by the Sea will be especially well-placed not only with this mammoth new town development, but also extending its connections to the burgeoning Greater Bay Area.

OMA BY THE SEA

No. of units	517
Layout	Studio to 4-bedroom
Address	166 Castle Peak Road, Tai Lam
Developer	Wing Tai Properties
Enquiry	(852) 2752 2288
Website	www.omabythesea.com



TIFFANY HOUSE

Bright prospects for Macao's real estate market with the integration of Hengqin and Macao

Situated at the southeastern tip of the Macao Peninsula, the Zona Nova de Aterros do Porto Exterior (Z.A.P.E) area is considered the heart of Macao. It saw significant development in the 1990s, with the completion of a multitude of high-rise residential buildings and luxury hotels.

Since the Guangdong-Macao In-depth Cooperation Zone Master Plan in Hengqin ("the Plan") was implemented, Macao residents have found it much easier to live, work, study, and start businesses there. The complementarity in public services between Hengqin and Macao has helped build a new high-quality, open and unified economic entity.

With the sustained recovery in its tourism business, Macao's residential property market is expected to stabilize and even rise in both prices and transaction volumes, especially in the luxury sector where supply is low.

Redefining Macao's living experience

The market warmly welcomes the debut of China Star Entertainment Group's first residential project, TIFFANY HOUSE, which is located in

Macao's new port area and developed by a world-renowned architectural team.

TIFFANY HOUSE is located across the street from the Macao Grand Prix Museum and next to Lotus Square, one of Macao's most well-known tourist destinations. It is also in the neighborhood of landmarks like Macao Fisherman's Wharf and the Guia Lighthouse.

The residence boasts an unparalleled prime location with national government agencies, famous attractions, and an outstanding school network with prestigious institutions like Santa Rosa de Lima English Secondary School and Macao Polytechnic University directly across the street from the development.

The project's design is inspired by the concept a jewelry box, and boasts a majestic glass curtain



wall. Moreover, it features a central air conditioning system, and a private clubhouse which is unusual in Macao's recent building projects.

World-class architectural team

The project's most significant selling point is that it was designed by a top-notch architectural team, Arquitectonica. Their illustrious portfolio includes Mount Parker's mansion in Hong Kong, Microsoft's European headquarters in Paris, and the Westin Hotel in New York.

TIFFANY HOUSE, their first project in Macao, draws inspiration from the concept of a jewelry box. The project's stacked glass curtain wall is used to express the interlocking shape, giving it a distinctive look.

German lighting specialist Lichtvision Design created the lighting design. The lighting effects in TIFFANY HOUSE are perfectly calibrated to convey a delicate quality that gives the city dream a fresh perspective. A group from Hong Kong, under the direction of Adrian L. Norman, curated the landscaping, which gives TIFFANY HOUSE a subdued poetic touch by combining modern acrobatics with landscaping.

Clubhouse by William Chang Suk-ping

The interior design of TIFFANY HOUSE is equally impressive as its striking exterior. The clubhouse was designed by renowned film art director William Chang Suk-ping, who has been nominated for an Academy Award for Production Design, won 16 Film Awards, 12 Golden Horse Awards, and the Technical Grand Prize at the Cannes Film Festival. In delivering his sense of aesthetics, he employed superimposition techniques, and selected various stone colors to enhance the sophistication in his designs.

The project comprises two towers that house 230 units, measuring from 528 to 5,647 square feet in saleable areas. The units feature a variety

of layouts, from open-plan to four bedrooms and duplexes. There are also professional 24-hour security, multi-level underground parking and chargers for electrical vehicles. Approximately 20% of the units are three- or more bedroom configurations.



TIFFANY HOUSE

No. of units	230
Layout	Studio - 4rooms/ duplex
Address	302A-388D R.de Luis Gonzaga Gomes, Macau Peninsula
Developer	China Star Creative Development Limited
Enquiry	(852) 9688 8383
Website	www.tiffanyhouse.com.mo



VICTORIA COAST

Taking Southside living above and beyond

Rising above Victoria Road in Pok Fu Lam, Victoria Coast takes the iconic Southside lifestyle to new heights with its breathtaking architecture and design, prime location, and multifaceted clubhouse amenities.

Set against scenic hills and tree-lined paths, Pok Fu Lam has long been one of Hong Kong's most desirable residential enclaves. With its historic mansions and detached luxury homes spread over generous plots of land, the area exudes an aura of eminence and prestige. For decades, the district has attracted the territory's elite with its natural beauty and low-density living. New developments here have been scarce, making existing properties even more prized.

A visionary design

World-renowned architect Ken Shuttleworth is celebrated for his bold, landmark designs. At Victoria Coast, his vision comes to fruition in a concept drawing inspiration from coastal lighthouses. The residential twin towers stand out against the skyline and the lush mountainside with their sleek, striking forms that demand attention. Through a modern aesthetic using glass façade and monochromatic exteriors that reflect the azure waters, skies and verdant greenery, the architecture seamlessly integrates with the natural environment to bring the outdoors in.

Perched above the treeline, Victoria Coast is a landmark luxury development unlike anything previously seen in the prestigious area of Pok Fu Lam. Upon entering the development, residents are greeted by a magnificent green wall that provides a soothing natural element. Capitalizing on its prime location near private clubs like The Aberdeen Marina Club and The Hong Kong Golf Club, residents can enjoy an active lifestyle while still benefiting from the secluded charm of the district. With its easy connections to Central and Kowloon East via major thoroughfares, the development is highly accessible to the city's key business hubs.

Victoria Coast brings a welcome modern energy to Pok Fu Lam's historic neighborhood fabric. The development thoughtfully blends contemporary design with tradition, its high-rise towers standing as a new landmark while harmonizing with the classic low-rise detached homes that have long defined the area's distinguished character. An expansion rather than replacement, Victoria Coast ensures the legacy of this prominent district lives on, now looking to the future while respecting the legacy buildings and ambiance of the past.



Luxury redefined

Situated atop Victoria Road within a prestigious residential neighborhood, Victoria Coast commands a breathtaking seaview stretching across the south. The twin towers comprise an exclusive collection of 118 spacious apartments, all enjoying panoramic ocean vistas. Spread across only two units per floor, ensuring the ultimate privacy and luxury of space. An exclusive service elevator connects utility rooms separately from the residential lifts.

The spacious 1,356 to 1,367 square foot residences come in 2 to 3-bedroom configurations, each with one en-suite bathroom. With all the residences featuring panoramic seaview, vast windows in the living and dining areas fill the interiors with light while framing sweeping seascapes for residents to enjoy.

Verdant mountain backdrops and sparkling bays unfold before residents as they indulge in their tranquil oasis high above the vibrant city below. All units are also fitted with top-of-the-line kitchen appliances and bathroom fixtures, ensuring homeowners enjoy the finest in modern living comforts.

Lifestyle oasis

Taking cues from the finest modern resorts, the Victoria Coast clubhouse blends sleek contemporary design with natural textures and lush greenery. Star amenities include an outdoor pool boasting panoramic sea views, a fitness studio, a co-working space and party rooms – all providing the best places to recharge, work or socialize. Facilities like a private courtyard, a kids' club, and a drawing room offer ideal spaces for residents to enjoy quality time with family and friends.

Set on the hillside in the Pok Fu Lam neighborhood, Victoria Coast is situated within the prestigious catchment area for Primary School Network No. 18. The surrounding area provides an ideal nurturing environment for



families, with top international schools and respected institutions all within easy access. Established universities like The University of Chicago Hong Kong Campus and The University of Hong Kong are also conveniently located, ensuring residents have excellent options for education at all levels in this premier residential enclave.

VICTORIA COAST

No. of units	118
Layout	2 - 3 bedroom apartment with 1 ensuite
Address	No. 301 Victoria Road, Pok Fu Lam
Developer	Chinachem Group
Enquiry	(852) 2439 1662
Website	www.victoriacoast.com.hk



VILLA LUCCA

Luxury European mansions nestled in nature

Perched on Tai Po's verdant forested hills, VILLA LUCCA presents a collection of European-inspired grand residences with immediate access to a prime location and an elaborate clubhouse offering premium amenities.

VILLA LUCCA is a collection of luxury European-style mansions jointly developed by Hysan Development Company Limited and HKR International Limited. Nestled amid the upscale Tai Po Hillside's forested landscape along Lo Fai Road, the development offers residents a woodland sanctuary seemingly untouched by time. From its perch overlooking verdant Pat Sin Leng's emerald slopes, residents take in breathtaking panoramas across Tolo Harbour and Plover Cove Reservoir.

The low-density development provides a total of 262 houses and apartments, all of which boast a saleable area of over 1,000 square feet. These include 160 apartments ranging from 1,078 to 2,526 square feet; 66 special units ranging from 1,010 to 3,760 square feet; and 36 houses starting at 3,245 square feet with a

range of flat-mix catering to individual needs.

Redefining opulent living

2 Lucca Avenue stands out as a minimalist Nordic-inspired showpiece within VILLA LUCCA. Boasting 5,341 square feet of saleable area spread across the house's floors, it embodies simplicity and serenity through clean lines and lots of natural light.

The entrance opens to a stately front garden. Indoor, 7.2-meter-high ceilings greet visitors in the spacious foyer under a collection of modern sculptures. An open-plan kitchen, dining, and living area form an L-shape, lined with floor-to-ceiling windows offering picturesque views of the outdoors. Measuring over 640 square feet, the living and dining space can comfortably host gatherings of 20 people.



A door connects the modern kitchen to the main foyer, providing a closed-off cooking space when needed. Beyond, two separate outdoor areas include a stove space and a herb garden within the 1,522-square-foot lot.

All three first-floor bedrooms are en-suites and decorated with colorful geometric designs and carpets that complement each family member's unique personality. The second floor is dedicated to a sprawling 1,400-square-foot master suite with a massive walk-in closet and dressing studio fit for displaying rare collections. Floor-to-ceiling windows in the bedroom frame panoramas of the Plover Cove Reservoir.

Above, a 963-square-foot rooftop opens onto beautiful scenery, with ample space to entertain with an outdoor sofa. The house also provides exclusive access to a 500-square-foot carport accessible via a private lift. Inspired by European castle wine cellars, the carport integrates stone, steel and mirrors in arched configurations reminiscent of subterranean passageways. This one-of-a-kind basement is a rare feature even among Hong Kong's upscale houses.

An oasis of luxury amenities

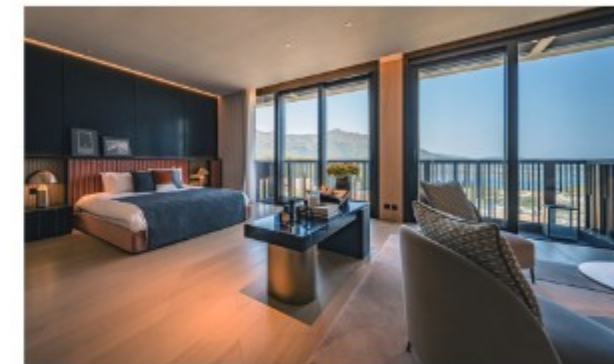
Enhancing the natural surroundings, CLUB LUCCA is a 34,000-plus-sq-ft resident clubhouse, designed by renowned firm DAVID COLLINS STUDIO with meticulous interior and exterior design. Premium materials were selected to exemplify the development's high standards, offering residents an oasis of luxury amenities. The clubhouse's massive wall, for example, features a stunning glass mosaic mural by British artist Pierre Mesguich, its floral patterns in metallic foils exuding beauty and artistry.

Inside the clubhouse, four themed zones, a spectrum of amenities are offered within its lush surroundings. From a 25-meter indoor pool, a 42-meter outdoor pool, a spa, a gym, and a dance studio, to humidor and wine-tasting lounges and Grand Lucca banquet halls, residents can pursue active hobbies and find serenity with amenities catering to wellness, sports and entertainment.

Primely positioned for the future

VILLA LUCCA is uniquely positioned to take advantage of the immense growth opportunities presented by the HKSAR government's visionary Northern Metropolis plan. As a premier residential development nestled within the planned 'back garden' of this up-and-coming economic powerhouse, the development will be seamlessly connected via major infrastructure projects like the Northern Metropolis Highway and Shatin Bypass.

This world-class transportation network will integrate VILLA LUCCA into a 30-minute living circle encompassing vibrant new commercial and employment hubs across the Greater Bay Area (GBA). With Central and Kowloon East CBD also within a mere 30 minutes by car, and the mainland border checkpoints of Liantang/Lok Ma Chau nearby in around 20 minutes, residents will enjoy unparalleled access to both the conveniences of city living and economic opportunities stretching across the entire GBA region.



VILLA LUCCA

No. of units	262 (226 apartments and 36 houses)
Layout	2 bedrooms (1 ensuite) to 5 bedrooms (5 en-suites)
Address	36 Lo Fai Road, Tai Po
Developer	Hysan Development Company Limited and HKR International Limited
Enquiry	(852) 3795 2168
Website	www.villalucca.com.hk



XI HOTEL

Meeting guests' every need

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

We've thought of everything

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

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

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

The Drawing Room on the 1st floor is a new multi-purpose venue that provides not only respite for travellers, but is also an exceptional space to hold leisure or business functions alike, such as cocktail parties, or meetings and conferences. Featuring sophisticated



furnishings, the spacious room is incredibly practical, accommodating a long conference table that fits 12 people, a stylish sofa with a large TV & computer screen, and a library all in one room.

Where the action is

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

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

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



XI HOTEL

No. of units	64
Layout	Studio/ suites
Address	7 Minden Avenue, Tsim Sha Tsui, Kowloon
Enquiry	(852) 2739 7777
Website	www.xihotel.com.hk



PERSPECTIVE



Ricky Wong
Vice Chairman & Managing Director
Wheelock Properties (Hong Kong) Limited



Tony Wan Wai-ming
Director of Sales and Marketing (Hong Kong Properties) of K. Wah International

WHEELOCK

raring to go in the new year

As a forward-looking property developer, Wheelock welcomes Government's promulgation of the Action Agenda for the Northern Metropolis, as it is well-placed to be a forerunner in this exciting major developmental project for Hong Kong in the decade ahead.

Northern Metropolis takes off

A distinct and important feature of the Northern Metropolis project is that it is transport-led, says Ricky K Y Wong, Vice Chairman & Managing Director of Wheelock Properties (Hong Kong) Limited. "This new approach is confirmed by the latest release of the 'Hong Kong Major Transport Infrastructure Development Blueprint' by the Secretary for Transport & Logistics."

Wong notes that through enhancements to the "Three Railways & Three Major Roads" initiative, the transport blueprint aims to not only drive development, strengthen connections and improve commuting efficiency, but also promote cross-boundary integration with the Mainland, and linking up with the world.

"The Kwu Tung rail station, for instance, is scheduled to be operational by 2027, and aligns with the development of a piece of land that we bought by auction back in 2021," adds Wong. "We envisage Kwu Tung becoming a transport hub as well as a technologically-smart and well-connected community as the Northern Metropolis project gathers steam."

Wong notes that, from west to east, the Northern Metropolis will comprise four major zones, viz, high-end professional services and logistics hub; I&T zone; boundary commerce and industry zone; and blue and green recreation, tourism and conservation circle.

"There is very clear positioning for individual zones in the scheme, each with its own development theme and connections with the mainland," Wong observes. "Looking to the future, the growing integration with the Greater Bay Area will generate enormous business opportunities and create employment, with the Metropolis housing approximately 2.5 million people."

"We have every confidence that the Northern Metropolis will evolve into a major technology hub, and open a new chapter in Hong Kong's future growth,"

Wong stresses. "We've done our homework and are ready, willing and able to actively participate in this mega project."

Cautious optimism moving forward

Looking at the overall property market, Wong believes there are solid reasons to be cautiously optimistic. Firstly, the rate increase cycle has just about run its course in the US, with the likelihood of three reductions in the new year. Many potential buyers are adopting a wait-and-see approach, and renting instead of buying, but when mortgage rates and deposit rates drop simultaneously, they could trigger a return to the property market.

To illustrate his point, Wong says: "Currently there are 3.5 trillion dollars tied up in fixed deposits in banks, if only 10% of this money is re-directed to the property market, it could translate into a transaction of 35,000 units."

Another boost to the market is the stamp duty relaxations as announced in October 2023, followed by the introduction of the Investment as Entrepreneurs scheme. Wong notes that the stamp duty suspension arrangement for incoming talents is particularly popular, and Wheelock has recorded increased sales for properties priced at \$10 million and above at Monaco Marine, Koko Hills and Grand Victoria.

Meeting the needs of discerning buyers

Wong notes that in a slow market, buyers are more choosy and demanding which does not worry him. "At Wheelock, we are dedicated to enhancing our brand reputation and appeal in such areas as ESG commitment, design quality, after-sales service, client engagement, and more," he concludes. "Our commitment to excellence means we're determined to grow together with the community we serve."

K. WAH INTERNATIONAL

A revived economy will stimulate growth in the property market

The government has lowered the rates of both the Buyer's Stamp Duty (BSD) and the New Residential Stamp Duty (NRSD) by half, from 15% to 7.5%, to stimulate the housing market in the city. In addition, several creative strategies have been put into practice to actively recruit talent from both the mainland and abroad.

Tony Wan, K. Wah International's Director of Sales and Marketing for Hong Kong Properties, analyzed how the new policies would affect supply and demand in the real estate market.

"The replacement of the stamp duty refund mechanism with the suspension mechanism for the talent recruitment scheme is a step in the right direction," Wan observed. "It should be able to enhance the attraction and bolster the retention of talents from around the world."

However, he underscored the fact that the local market would continue to be the primary source of demand for home ownership. "More stimulatory policies should be implemented to nurture the growth of the real estate market in light of the slower-than-anticipated recovery from COVID and the current wait-and-see mentality of home buyers," he explained.

The connection between the economy and the property market

The property market, Wan said, would temporarily benefit from short-term policy easing. However, he made the point that Hong Kong has to make a recovery in its economy before the real estate market could pick up its pace again.

"In the long run, property market recovery will depend on economic development," Wan elaborated. "People need to be in employment and feel financially secure before they would increase their spending and think about purchasing a home."

Citing the example of Hongkongers' current exodus across the border to spend their weekends, Wan stressed that the government needs to work in collaboration with the private sector for some creative solutions to allure locals to stay put and boost domestic consumption.

Kai Tak - a new urban hub in Hong Kong

Wan pointed out that the Northern Metropolis scheme is a long-term development that is still years away from fruition, meanwhile, urgent action is needed to stop the market from slipping further.

The development of Kai Tak is a case in point. Wan underlined the need for a total rethink of the infrastructure needed in terms of transport and social amenities before the area could become the significant new CBD2 in Hong Kong as originally intended in the development plan.

The Chief Executive announced the "Smart and Green Mass Transit" will be built at Kai Tak which connecting Kai Tak runway area and MTR Kai Tak Station to strengthen connections among the residential and commercial development including facilities on tourism, sports and community.

"We hope that the government can expedite the construction of this transportation system, preferably within 3 to 5 years time. Mainland has extensive experience in building mass transportation systems, both in term of construction time and cost. We can draw upon their experience and introduce into Hong Kong," Wan said.

A busy year ahead

One of the significant projects that K. Wah will launch in 2024 is KT Marina at Kai Tak. The residence is split into two phases and offers a total of 2,138 units. The actual launch of the second phase will depend very much on the market reception of phase 1.

Another highlight is Package 13 at LOHAS Park in Tseung Kwan O, the final phase of the LOHAS Park which enjoys the panoramic sea view. There are approximately 2,550 units in this residential project, featuring a variety of home styles.

K. Wah has a host of projects in the pipeline, including Kai Tak Area 4A Site 2 Development, Grand Mayfair III, Villa Garda, Grand Victoria, 2 Grampian Road, the Hospital Road project and the King's Road project. The Company will closely monitor market sentiments to decide on the pace of these developments.



Mark Hahn Ka-fai
 Director of Henderson Property Agency Limited and
 General Manager of Sales(2) Department

HENDERSON LAND DEVELOPMENT

Bullish on long-term outlook

Henderson Land Development keeps its sights set on achieving sustainable growth by actively replenishing its land bank and rolling out a sizable pipeline of new residential developments in the new year.

While Hong Kong's property market experienced slower growth in 2023 due to rising interest rates, Mark Hahn Ka-fai, Director of Henderson Property Agency Limited and General Manager of Sales(2) Department, holds an optimistic view on the sector's prospects in 2024 and beyond.

Potential demand rebound

Hahn cited several factors that could support a rebound in demand. "Market analysts foresees three rate cuts by the Federal Reserve in 2024, with the benchmark rate potentially lowering by 0.75 – 1%, which would boost homebuyer sentiment and transactions locally," he said.

Meanwhile, new talent recruitment schemes launched by Chief Executive John Lee have drawn over 200,000 applications at the latest count. This influx of overseas professionals entering Hong Kong will increase housing demand. The government has also implemented stamp duty concessions which will attract more expatriate talents to purchase homes. Measures such as the New Residential Stamp Duty with refunds after seven years of residency have reduced property costs and improve buyer's cash flow. In addition, the latest Capital Investment Entrant Scheme will take effect from mid-2024, this will further enhance demand for high end residential properties.

Shortening the Special Stamp Duty period from three to two years also better accommodates buyer needs and transaction volumes. "These policies have accelerated sales turnover, as seen by the immediate uptick in purchases once details were released," noted Hahn.

Benefiting from the improving market environment, The Holborn – Henderson's recently completed residential project in Island East – has sold 258 homes to date, representing over 91% of the total units for sale and notching up over HK\$1.86 billion in gross proceeds.

Gearing up for future growth

Looking ahead, Hahn explained Henderson will actively replenish its land bank and capitalize on Hong Kong's major upcoming developments. "We will

continue to participate in the government's land sale program, converting our New Territories land holdings into residential and other uses, undertaking urban redevelopment projects, and participating in the Urban Renewal Authority and MTR Corporation schemes."

In 2024, Henderson has at least six new residential developments underway, including the rollout of three phases of Park Peninsula in Kai Tak. Riding on the success of the Square Mile series in Mongkok, the group also aims to launch Phase 5 in 2024. This will provide approximately 230 units focusing on small to medium-sized units.

Other upcoming launches include the Nam Kok Road 4-24 redevelopment project in Kowloon City. Comprising over 300 units, it will primarily feature one to two-bedroom homes. Additionally, Henderson plans to introduce its luxury mansion development 29A Lugard Road in The Peak to the market later this year.

Tomorrow takes shape

Two major development districts – Kai Tak and the Northern Metropolis, are set to shape Hong Kong's future landscape, according to Hahn. "The extensive infrastructure and amenities planned for Kai Tak, such as the Kai Tak Sports Park and smart and green mass transit, will boost the appeal of Kai Tak Park Peninsula's residences," he said.

As for the Northern Metropolis, focusing on high-end professional services and logistics, innovation and technology, boundary commerce and industry zone, recreation and tourism, Hahn stated Henderson will carefully consider the development of its land bank to synergistically uplift the region in alignment with the government's Greater Bay Area policy.

With Hong Kong's population reaching 7.5 million, representing a 2.1% increase year-on-year, demographic factors are also supporting the housing market, said Hahn. When combined with government initiatives to attract overseas professionals and large-scale infrastructure projects, this population growth will also help to underpin market stability going forward.



Helen Fung
 Director of Sales
 Chinachem Group

CHINACHEM GROUP

Government initiatives spur buyer demand

Encouraged by the supportive measures in the Policy Address that are boosting buyer confidence and transaction volume, Chinachem Group remains bullish about the property market in Hong Kong.

The latest easing measures and talent recruitment initiatives as promulgated in the Chief Executive's Policy Address have helped boost sentiment in Hong Kong's property market, according to Helen Fung, Director of Sales at Chinachem Group. "The initiatives are positive as they help attract more overseas professionals, and lift buyer confidence," she said.

Revived sentiment

Measures like reductions in stamp duty and time restrictions are "spurring motivation to invest," Fung noted. "We anticipate transaction volumes to lift off recent lows as buyers return from the sidelines to take advantage of the lower transaction expenses and other relaxed constraints," she explained.

IN ONE, the residence atop MTR Ho Man Tin Station, which is developed by Chinachem Group and MTR Corporation, closed six deals worth over HK\$100 million following the Address as buyers acted on the new optimism. Some purchasers were mainland Chinese professionals, demonstrating the ongoing appeal of Hong Kong property as a stable investment choice.

While market expectations for easing measures were not fully met, Fung acknowledged their stimulatory impact. In the primary market, revived demands have resulted in accelerated sales. For the secondary market, a clear-eyed view of the direction of our housing policy for the coming year made more homeowners willing to adjust the price and faster decision-making of prospective homebuyers.

Slower-than-expected economic recovery and rising interest rates presented challenges this year. But according to the latest data from the Rating and Valuation Department, private rents have surged 7.3% in the first nine months of 2023, motivating tenants to purchase their own homes and for investment purposes.

Against a background of rates peaking in the US, Fung said the strong rigid demand and latent demand for homes in Hong Kong, especially in premium locations near rail lines and traditionally prestigious neighborhoods, maintains the steady development of the residential property market. During the adjustment period, Chinachem Group has always adhered to their triple bottom

line value of people, prosperity and planet, making Hong Kong a better place to live and raise the next generations.

Multiple new launches

For the year ahead, Chinachem Group has around six residential projects in the pipeline, comprising approximately 800 units, according to Fung.

A highlight will be further phases of the acclaimed IN ONE. Fung said its initial launches set new records for sales pace and prices this year, with the subsequent launch of IN ONE Above (Phase IA) being the highest-grossing primary market debut of 2023.

Also forthcoming is the prestigious Victoria Coast, one of Pok Fu Lam's rare high-rise residential towers. Two projects, University Heights and luxury development Bisney Crest in Pok Fu Lam, are also open for tender for their remaining limited units which have already generated billions in revenue.

A Cheung Sha Wan redevelopment project utilizing Modular Integrated Construction (MiC) techniques will provide 198 units near Cheung Sha Wan Station, with pre-sales slated for early 2024. Additionally, Sai Kung's low-density Ho Chung seaside residential enclave will release 40 completed apartments in the third quarter of 2024.

"The group is committed to continuously enhancing the quality, design and livability of its offerings while promoting sustainability, to make Hong Kong an increasingly viable place to call home," Fung noted.

An optimistic outlook

The group has always adopted an optimistic view on Hong Kong's property market and will actively bid on suitable land parcels in upcoming government tenders, said Fung. "We conduct thorough due diligence to selectively pursue projects that align with our strategy," she noted.

The group favors locations near public transport like above MTR stations due to their strong sales performance. Previously, the group has also partnered with other industry players to acquire prime sites.



Marco Wong
Assistant General Manager –
Sales & Marketing
Wang On Properties

Teresa Ching
Executive Director
Wang On Properties

WANG ON PROPERTIES a developer that exudes passion and confidence

Wang On Properties, a trail-blazing developer to lead the charge in the new year by launching the first residential project named 'Phoenix' at Wong Tai Sin, in the primary market, believes confidence has returned to the market which is set on a steady path of growth in 2024.

Teresa Ching, Wang On's Executive Director, welcomes Government's stamp duty easing measures as announced in October last year. "It's a piece of positive news that has definitely helped restore a substantial measure of confidence in an otherwise quiet market," she remarks.

Ching says she understands Government's traditionally cautious approach with legislation and their reluctance to make drastic changes. With positive market feedback on the easing measures, she believes the Budget Speech in February would be an appropriate juncture for Government to carry through with further stimulatory measures.

"Take for instance the current provision for mortgage interest payments to offset personal tax, the limit of \$100,000 per annum is overdue for some upward adjustments to ease taxpayers' burden," she suggests.

The fine-tuning in Government's talent attraction schemes is a step in the right direction, says Ching. The provision to suspend stamp duty for incoming talents is a significant enhancement to the original refund arrangement.

She cautions that it takes time for these eligible talents to study the details of the new ruling, make appropriate financial provisions, and pick and choose their dream home. Therefore, the positive effects of the new measures would probably not be reflected in the figures until the first quarter of 2024. "For a lot of Mainlanders, Hong Kong remains a highly appealing city for residential investments," she observes.

Ching points out that Wang On is a keen supporter of Government's initiatives on green living, smart city and sustainability. In line with their corporate philosophy of people-centric development, they are installing such cutting-edge equipment as air quality monitor, automatic air-conditioning system, and more, so that residents can luxuriate in a comfortable and eco-friendly environment.

Marco Wong, Wang On's Assistant General Manager – Sales & Marketing, cites their upcoming ultra-luxury development of MOUNT POKFULAM as an example. "We've picked the top-quality brands in the materials, fittings and fixtures, coupled with meticulous attention to detail, such as heated marble floor throughout the seven detached mansions, and much, much more," he notes.

Wong points out that Hong Kong's luxury property market remains solid as there is very limited supply. With a gradual resurgence in the global economy and good prospects of easing interest rates, buyers are expected to turn their attention back to the property market.

Incorporated in 2015 and listed on the Main Board of the Hong Kong Stock Exchange since 2016, Wang On Properties is a competitive property developer that continues to uphold its motto of 'making progress while ensuring stability'.

"Our core business is in the development of leading-edge residential and commercial properties in prime locations," Ching concludes. "Looking ahead, we shall continue to participate actively in land auctions and develop properties that create long-term value for our clients."



Alex Yeung
Vice Chairman
Emperor International Holdings Limited

EMPEROR INTERNATIONAL Talent drive, investor visa scheme and stamp duty surcharge cut open doors to growth

Efforts to attract talent from outside the city are gaining momentum, which is anticipated to provide a much-needed boost to Hong Kong's housing market.

The city's property developers welcome the expansion of the Top Talent Pass Scheme, introduced in the 2022 Policy Address to attract top university graduates. They also appreciate the reintroduction of the "Capital Investment Entrant Scheme" to attract high earners.

Although the lifting of all property cooling measures may not be imminent, the recent reduction in stamp duty for second home buyers and non-citizen buyers from 15% to 7.5% is another positive sign for the housing market.

"The relaxation of property cooling measures, as outlined in the recent Policy Address, is seen as positive news for the market," said Alex Yeung, Vice Chairman of Emperor Group.

"The exemption of eligible overseas talents from paying stamp duty surcharges is also a positive move."

With the gradual recovery of Hong Kong's economy and a clearer direction in interest rate trends, there is growing optimism that the property market is poised to make a comeback, he said.

"The Group's commitment to adopting a proactive yet cautious approach in property development reflects our determination to successfully navigate the ever-changing market landscape," he said.

Depending on prevailing market conditions, he said the Group plans to list

the standard units at SouthSky in Southern District for sale with set prices, while the remaining special units at SouthSky will be offered for tender sale in 2024.

The highly coveted super-luxury homes at No.15 Shouson will be made available for tender in phases, according to Yeung.

Elsewhere, the Group will also actively prepare for the development of the project at Wang Tak Street in Happy Valley. The project will comprise a total of 123 units.

In line with the Group's commitment to seeking investment opportunities, they will actively seek land acquisition opportunities.

"Hong Kong's future urban development strategy will focus on the Northern Metropolis project, which is part of the central government's agenda. This strategic development will have a positive impact on the overall growth and prosperity of the Greater Bay Area, including Hong Kong."

As part of the Northern Metropolis project, there are plans to improve and expand transportation infrastructure in order to enhance connectivity in the region. This, in turn, will unlock the untapped potential for property development, said Yeung.

"Against this background, Emperor Group maintains a positive outlook on the prospects for this growing region and eagerly anticipates the opportunities that await."



Ms. Jessica Yip
 Director of Office and Residential
 Hysan Development Company Limited

HYSAN DEVELOPMENT COMPANY LIMITED

Charting a steady course of growth

Hysan Development is well-positioned to navigate an uncertain macroeconomic climate thanks to the durability of its luxury development and balanced expansion strategy focused on steady, prudent portfolio growth.

Resilient appetite for high-end homes

While acknowledging short-term headwinds from higher interest rates and global financial stresses dampening sentiments, Yip believes the stamp duty easing measures announced in the recent Policy Address have the potential to lift demand over the longer term.

Yip also foresees opportunities to elevate demand from individuals seeking additional properties, and non-permanent residents relocating to the city or considering investment in the local market, crediting the Hong Kong government's initiatives to attract foreign talent.

On the luxury residential market, she remains optimistic. "While market sentiments cooled with interest rate hikes, Villa Lucca still managed noteworthy transactions this year," she notes, referring to the collection of luxury European-style mansions in Tai Po, jointly developed by Hysan Development Company Limited and HKR International Company Limited.

The most impressive sale at Villa Lucca was 6 Lucca Avenue, a 5,281-square-foot home that sold for HKD145.6 million. According to Yip, this significant transaction demonstrated strong buyer demand for the development's excellent quality and thoughtful design.

She notes that Villa Lucca's commitment to quality has been central to its success, evidenced further by its receipt of a Merit Award from the Hong Kong Institute of Architects Annual Awards 2022/23 for its aesthetics and human-centric approach. Yip believes that "properties of the highest standards, like Villa Lucca, will remain resilient against the limited market supply and robust buyer demand."

Comprehensive financing solutions

To bolster buyer confidence amid economic uncertainties, various payment plans were introduced to provide Villa Lucca's clients with financial flexibility,

such as the "210-day Cash Payment Plan" and "3-Year Flexible Installment Free and Interest-Free First Mortgage Loan".

The "Lease with Option to Purchase Plan" and "Sitting Tenant Acquisition Plan", in particular, allow prospective buyers to buy the unit as early as the first day up to within 39 months after renting, enjoying rental rebates of up to 100%.

"These plans have been well-received, as they allow clients a period to evaluate the property before making an informed purchase decision," Yip explains. "By combining competitive pricing, attractive incentives, and flexible payment options, we aim to cater to the diverse needs and preferences of our customers."

Looking ahead, Yip observes the Northern Metropolis development is poised to benefit Villa Lucca through a more balanced market. "By addressing housing supply issues and improving infrastructure to enhance livability, the scheme will attract a wider range of homebuyers from Hong Kong and mainland China, positioning Villa Lucca advantageously near a growing economic hub."

A steady growth

When asked about the company's upcoming projects and market strategy, Yip says they will continue selling units at the coveted Villa Lucca development. In terms of future land auctions, Yip highlights how residential real estate is one of four pillars powering Hysan Development Company Limited's ascent.

"We embrace diverse avenues for participation – such as sole or full ownership of land, bidding at government land auctions, or involvement in redevelopment projects led privately or by the Urban Renewal Authority – while carefully weighing each opportunity to maintain growth momentum," she says.

Going forward, Yip notes that Hysan Development Company Limited seeks to grow its residential portfolio in a prudent and well-paced manner.



Violet Lam
 General Manager, Business Development
 & Marketing of HKRI

HKR INTERNATIONAL LIMITED

Sales momentum fuels expansive development plans

HKRI remains cautiously optimistic about the market underpinned by robust demand and easing cooling steps. Citing steady sales at projects like VILLA LUCCA, the developer outlines ambitious growth plans to expand its land bank and pipeline of residential developments throughout Hong Kong.

The property industry has largely welcomed the Hong Kong Government's recent move to partially ease market-cooling measures as outlined in its latest Policy Address. "While not fully withdrawing the measures, it was still a step in the right direction. Hopefully, the Government can gradually phase them out altogether in future," said Violet Lam, General Manager of Business Development and Marketing at HKRI. "Although we're seeing a pullback in the property market currently, the robust level of buyers' interest in the city keeps the prospect positive overall."

Market regains buoyancy

With a more optimistic long-term outlook, Lam notes that "during periods of rising interest rates, property developers generally take a more conservative approach in price-setting. More developers are expected to introduce various payment schemes and mortgage incentives to attract homebuyers and to boost sales of new properties."

For VILLA LUCCA, a collection of luxury European-style mansions in Tai Po, jointly developed by Hysan Development Company Limited and HKR International Limited, Lam highlights they are offering multiple payment plans, giving homebuyers greater financial flexibility along with various types of financing mortgage plans, including the 2 or 3 years Flexible Installment Free & Interest-free First mortgage plans in addition to incentives for first and second mortgage loan, to help buyers better manage their assets during an interest rate hiking cycle.

New sales height

Lam is confident in the sales market within the luxury property. "The luxury property market attracts buyers with strong financial background, who take interest rates into account at a lower priority while making their decision. With the government relaxing property cooling measures, certain stimulations in the property market are expected."

VILLA LUCCA in particular has seen a very positive sales result after implementing a recent update in its sales campaign, which is welcomed in the market. According to Lam, VILLA LUCCA has sold 41 units for a total of over HK\$1 billion, with an average selling price of HK\$17,771 per sq.ft. as of 19 Dec 2023.

Expanding property portfolio

Going forward, Lam said the group will continue expanding their land bank through various means avenues, seeking out "quality projects to provide livable and comfortable homes."

"An over HK\$10 billion investment in a large-scale residential project that brings in additional residential supply, will provide over 1,400 high-quality units to the brand new Discovery Bay North Community. The total residential land plot in Discovery Bay will be increased by over 1.3 million square feet, with the first phase anticipated to launch in 2024," said Lam.

She noted the group has also been actively growing reserves through other purchases like the former United Daily News Centre redevelopment in To Kwa Wan and a tenement building located at Hollywood Road in Sheung Wan.



Chung Chi Lam
Executive Director of Sales and Marketing
Wing Tai Properties Development Limited

WING TAI PROPERTIES

Meeting the growing demands for quality homes

Quality before quantity

"From Day One of entering the property market, we have adopted a deliberate and consistent policy of placing quality before quantity," emphasizes Chung Chi Lam, Executive Director- Sales & Marketing at Wing Tai Properties Development Limited. "The large number of 'sticky' fans we have built up over the years is testament to the veracity of our approach."

"You'll see from our portfolio over the years that each and every property we developed has a distinct character and personality," says Chung. "We do not believe in the injection moulding approach because we put our heart and soul into every project. It is, if you like, hand-crafted to our very specification."

Chung emphasizes that they do not adhere to any fixed formula in property development. By studying the characteristics of a particular site, they know what unique elements they want to incorporate in their design, and they would appoint the best-fit architect and designers accordingly.

"We consider ourselves to be a boutique developer that meets the needs of a niche market," Chung muses. "Buyers looking for something different and distinctive in the marketplace often see our property as the apple of their eyes."

Chung explains that in any project they undertake, they would ensure that the distinctive features are fully encapsulated in the overall design, making the best of its environs, and taking residents seamlessly from the indoor to the outdoor.

Chung also notes that their younger buyers, are not looking for glitzy glamour, but for affordable luxury and comfort. Therefore, at OMA by the Sea, for instance, there is an extra sense of space in their generously-sized units; and all homes are fitted with contemporary, spacious kitchens that come with high-quality Siemens integrated appliances.

Immaculate landscaping

Wing Tai also devotes meticulous attention to the landscaping and the clubhouse in their projects. Brimming with excitement and satisfaction, Chung cites some of their recent projects like The Carmel exuding a sense of serenity that is reminiscent of a quaint European hilltown; OMA OMA nestled among lush greenery that offers an exquisite forest resort living experience; or OMA by the Sea that takes full advantage of its prestigious location, epitomizing the tranquility of a coastal resort lifestyle.

"In springtime, you'll be mesmerized by the signature Tabebuia Rosea in OMA by the Sea as it transforms the garden into a pink floral sea," Chung enthuses.

Positive outlook

2023 was a challenging year for the real estate industry, but Wing Tai holds a positive view of the new year, believing a steady improvement is in store with changing macro economic factors such as a potential downward revision in interest rates, and micro factors such as fundamentals remaining intact in the local economy.

Capitalising on the Northern Metropolis scheme, the company is currently developing a residential site at Kwu Tung, comprising small-to-medium homes targeted especially at technology-based entrepreneurs, China traders and people who work in the Greater Bay Area. It should also be popular with branched families. Located next to the golf course at Fanling, the property offers expansive greenery and an elegant and carefree lifestyle.

Another project to look out for is at Hin Wo Lane at Sha Tin, developed in collaboration with Vanke Overseas, offering about 90,000 sq. ft. of floor area. With a comprehensive transport infrastructure in place, the property will be of special attraction for buyers who value convenience and the quality of life at the same time.



Tiffany Chen
Vice Chair and Executive Director
China Star Entertainment

CHINA STAR ENTERTAINMENT

Macau property market shows signs of recovery amidst easing restrictions and improving local economy

Following a challenging year, Macau's property industry players are cautiously optimistic that the local housing market has reached its lowest point and is now showing signs of improvement. The recent relaxation of housing mortgage and purchase restrictions further supports this positive outlook.

Tiffany Chen, vice chair and executive director at China Star Entertainment, highlights that transaction volumes in the fourth quarter of 2023 have rebounded. This positive development can be attributed to the relaxation of housing policies outlined in the government's Policy Address last November.

"These policies have revitalised the property market, creating a more favourable environment for homebuyers and sellers. As a result, there's growing optimism for the recovery of the property sector," she says.

In fact, in November alone, the number of new resident property transactions surpassed the total for the entire year. This significant surge in activity is noteworthy, indicating a more robust demand in the market.

"Furthermore, we're witnessing a rise in the participation of major buyers and investors who are taking early positions in the market," she says. "Thanks to the continuous improvement in Macau's tourism and gaming revenue, the outlook for the housing market has become more optimistic."

In 2024, China Star Entertainment will continue to market a luxury residential property called Tiffany House.

"Tiffany House stands out as a remarkable luxury residential project in Macau, showcasing our unwavering dedication to excellence in every aspect," she says.

"From its stunning exterior design to the use of high-quality materials and unrivalled interior amenities, we have spared no effort in creating a truly exceptional living experience."

Not only has China Star Entertainment commissioned an internationally renowned architectural team to design Tiffany House, but it has also partnered with Mr Zhang Shuping, an acclaimed Oscar-nominated art director, to enhance its overall aesthetic, ensuring the highest level of quality and sophistication.

The contribution of Mr Zhang brings a unique artistic element to the project, she says, guaranteeing that Tiffany House stands apart as a masterpiece that combines architectural brilliance with a creative vision.

"Our goal is to create a new landmark for residential living in Macau and redefine the concept of luxury homes in the city."

In response to the growing demand for spacious homes, we have scheduled the marketing of properties in Block 1 to commence in 2024. These homes will be in limited supply.

Separately, China Star Entertainment is also pleased to announce that it has obtained the construction permit for another residential project on Plot C7 in the Macau Peninsula.

With its enviable location, most of the units in this project will boast stunning, uninterrupted views of the picturesque Nam Van Lake. Anticipating high demand for these desirable units, the company strategically aims to commence the pre-sale of these properties in the third to fourth quarter of 2024.



Terence Wai
Director
Regal Estate Agents Limited

REGAL ESTATE AGENTS LIMITED

Improved talent scheme, stamp duty concession expected to drive rental demand and property ownership

With the gradual relaxation of property cooling measures, including the reduction in stamp duty surcharges second home purchases and non-Hong Kong permanent residents buying property, the city's property developers are optimistic about the housing market.

As part of an ongoing effort to attract foreign talent, eligible foreign talents are also granted a temporary exemption from paying the applicable taxes upfront, meaning that they will only be required to pay the stamp duty at the same rate as Hong Kong permanent residents.

With these new measures, industry players believe that there will be an increase in demand, leading to a rise in both short-term rentals and long-term interest in property ownership. Terence Wai, director of Regal Estate Agents Limited, believes that they will speed up the decision-making process for not just local property buyers, but also new immigrants.

Indeed, the government's efforts in attracting talent have yielded impressive results, he says. In the first 11 months of last year, they have received an overwhelming number of applications for the talent importation scheme, surpassing 200,000. Out of these applications, over 127,000 have been approved, and more than 81,000 individuals have already arrived in Hong Kong.

The Top Talent Pass Scheme has received 60,000 applications, with over 47,000 already approved. In the past seven years, a total of over 430,000 applications have been approved for various talent schemes.

"The anticipated demand from 5% of approved talent scheme applicants could potentially absorb the current excess supply of over 20,000 new homes in Hong Kong, providing a positive outlook for the housing market," he explains.

In fact, the demand from foreign talents for property ownership has increased measurably since the new measures were announced on October 25. The Inland Revenue Department has received 296 applications for property ownership from foreign talents in just nearly 60 days. This translates to an average of about 5 applications per day, highlighting a robust market response to this policy.

"Once foreign talents arrive in Hong Kong, even if they do not immediately purchase property, they still require housing, which in turn fuels the demand for

rental properties," says Wai.

Furthermore, the improved talent scheme also addresses the increase in quota for non-local students in eight subsidised universities, raising the limit from 20% to 40%. The additional student placements are expected to generate a demand for housing, thereby benefiting the rental market.

"US Federal Reserve chairman Jerome Powell's recent statement during the interest rate meeting on December 13, highlighting the committee's preference to lower rates before inflation reaches the 2% threshold, reinforces our positive sentiment."

The current market sentiment suggests an 80% probability of the first rate cut occurring in March of the upcoming year. Furthermore, it is anticipated that a total of 3 to 4 rate cuts will take place throughout the year, resulting in a cumulative reduction of 1%.

Moreover, given that 2024 is a presidential election year in the US, it is unlikely that the Federal Reserve will readily increase interest rates. In fact, they may even consider reducing rates in order to establish a more accommodative economic climate.

Wai is optimistic that the economic situation will improve in the new year, with the expectation of an interest rate cut in the US, supporting his belief that property prices will stabilise. "There is a possibility of a 3%-5% increase, particularly for luxury homes, while prices for small and medium-sized flats are expected to remain relatively stable."

"In 2024, our focus will remain on promoting the residential projects of Mount Regalia in Shatin and The Queens in Sai Ying Pun. Meanwhile, we will also be actively exploring the possibility of providing special incentives to foreign talents, aiming to assist them in buying premium homes in Hong Kong."

Moreover, considering the expected rise in the influx of non-local students arriving to study in Hong Kong, The Queens holds a strategic advantage due to its proximity to the University of Hong Kong (HKU).

"Currently, a substantial portion of the available housing units at The Queens have been rented out to students from HKU. Looking ahead, we'll continue to release more rental properties to meet the needs of these students."



Mr Kinson Chan
Deputy Head of Sales and Marketing
RK Properties Holdings Limited

ROAD KING PROPERTIES

Stamp duty reduction and foreign talent schemes reignite market optimism

Hong Kong property developers anticipate stronger new home sales thanks to reduced stamp duties for non-Hong Kong permanent residents and second-home buyers. The steady influx of foreign talent is also expected to contribute to sustained housing demand.

In last year's Policy Address, the Hong Kong government announced a reduction in stamp duty surcharges for non-Hong Kong permanent residents and second-home buyers. Meanwhile, a mechanism has been introduced to suspend specific stamp duty payments that were previously payable upfront for eligible incoming talents who purchase residential properties in the city.

According to Kinson Chan, Deputy Head of Sales and Marketing at RK Properties Holdings Limited, the new measures resulted in a significant increase in new home sales in the final week of October last year, right after the announcement of the Policy Address.

According to official figures, about 70,000 individuals, including many from the mainland, arrived in Hong Kong under various talent schemes in the first ten months of last year. Out of this total, 43,000 are considered highly skilled, highlighting the success of the Top Talent Pass Scheme.

Chan sees high-income professionals among the new immigrants as a driving force in the property market, particularly for smaller-sized homes with one or two bedrooms.

"In the first two years of their time in Hong Kong, some of them may opt to rent a home before considering purchasing one. This increased rental demand presents a favourable opportunity for investors to step in," he explains. "As time goes on and new immigrants become more established in Hong Kong, they'll have a genuine interest in purchasing a property to call their own."

According to Chan, reductions in stamp duty surcharges and the implementation of talent schemes, coupled with the possibility of interest rate

softening and a stabilising local economy, are all factors contributing to a positive outlook for Hong Kong's property market.

On the other hand, reducing the "lock-up period" to two years for homeowners reselling their properties is expected to increase liquidity in the secondary market. Under the new arrangement, if a property owner sells their residential property after two years of acquiring it, they will no longer be required to pay the so-called Special Stamp Duty.

In December last year, Federal Reserve officials indicated that interest rate cuts are anticipated in 2024. "And with the local economy showing promising signs of improvement, we believe that the property market will gradually stabilise, instilling hope for sustained growth," Chan observes.

"This year, our main marketing focus will be on boosting sales for properties at MORI in Tuen Mun and SOUTHLAND at MTR Wong Chuk Hang Station," he says, adding that they will explore more innovative payment methods and consider offering discounts to buyers interested in specific units at SOUTHLAND.

For example, SOUTHLAND has seen a rise in property purchases by non-Hong Kong permanent residents. Estate agents have also reported strong letting activity at the development. These observations signify renewed interest from buyers and renters, he adds.

Elsewhere, MORI, at the doorstep of the Gold Coast of Tuen Mun, is expected to receive its certificate of compliance by mid-year. "Our utmost priority is to provide an outstanding experience for residents and potential buyers alike, showcasing the exceptional quality of our capabilities."

Regarding future development opportunities, Chan says that RK Properties, as it has always been the case, seeks to acquire strategically located development sites with promising potential. Through comprehensive evaluations, they ensure the success of proposed developments.



LUXURY
SUITES



13 Bowen Road, Mid-levels, Hong Kong



Distinguished Homes in Mid-levels

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

4-bedroom apartment 2,322 & 2,388 s.f. (M.F.A.) / 1,635 & 1,702 s.f. (S.F.A.)
penthouse duplex 4,050 s.f. (M.F.A.) / 2,739 s.f. (S.F.A.)



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THREE BAYS

7 Stanley Beach Road, Tai Tam Bay, Hong Kong



Prestigious Townhouse in Tai Tam Bay

Located at the idyllic Tai Tam Bay, residents are greeted by the spectacular views of the three beaches and most of Stanley everyday.

The nine spacious houses are elegantly appointed, drawing on inspirations from the major design capitals of the world.

4 en-suites bedrooms 3,870 & 3,960 s.f. (M.F.A.) / 3,021 & 3,096 s.f. (S.F.A.)



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THE REPULSE BAY

Luxury living meets excellence at this beachside haven

The de Ricou Apartments at The Repulse Bay represent the pinnacle of luxury beach-side living, offering a breathtaking panorama of uninterrupted sea views, spacious accommodations and the highest-quality finishes.

A prime spot

Located 15 minutes from Central, the de Ricou Apartments occupy the former site of the legendary Repulse Bay Hotel which served literary luminaries, royalty and icons of the stage and screen. At this coveted resort location, if you fancy a dip in the pristine waters of the South China Sea, or a leisurely stroll on the seaside promenade to nearby Deep Water Bay, just nip down from your apartment to the world-renowned Repulse Bay beach.

Families will be pleased with the choice of leading international schools for their children in the neighbourhood, including Canadian International School of Hong Kong, French International School of Hong Kong, Hong Kong International School and more.

In addition to a secured covered car park exclusively provided for residents, shuttle bus services operate to and from Central and the Ocean Park MTR station for added convenience.

Resort amenities at your doorstep

For a supremely comfortable, move-in-ready home away from home, the three-bedroom duplex is bright and airy with stunning sea views, high-end finishes, and contemporary, custom-designed furnishings. Generously sized at 3,409 sq ft gross, the two-level space is connected by an elegant, cantilevered staircase. Or go for one of the spacious two-bedroom serviced apartments, ranging from 1,735 sq ft to 1,805 sq ft, comfortably furnished for modern lifestyle.

The entire complex is operated by The Hongkong & Shanghai Hotels, Limited, renowned for quality and professional management. There is a dedicated, one-stop e-concierge service, TRBChat, to take care of all your needs so you can relax and indulge in the many pleasures the property offers. The range of thoughtful services includes maid and linen service, as well as valet laundry.

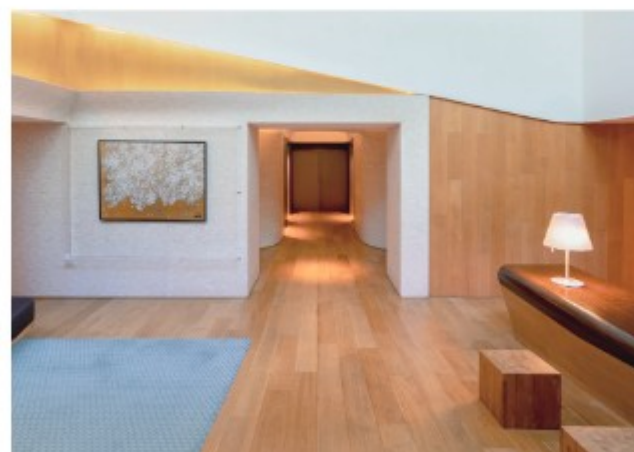
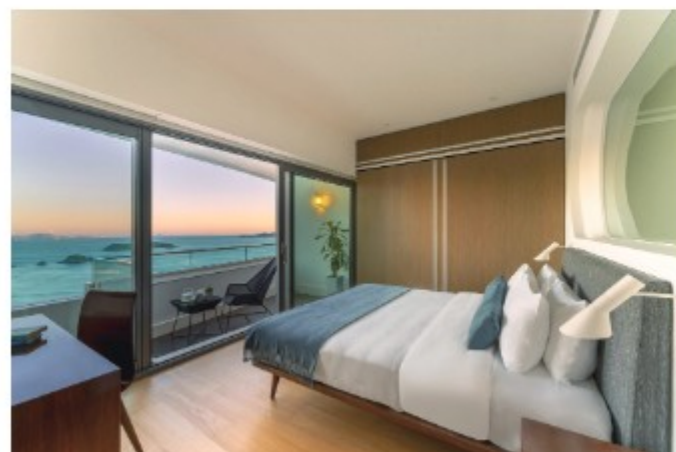
For leisure and entertainment, you name it, they have it in the 60,000-sq-ft clubhouse. There is something for everyone, including a fully equipped gym with aerobics and dance room, an outdoor resort pool with children's adventure and play area, a heated 25-m indoor pool, a squash court, two tennis courts, plus sauna, steam rooms and outdoor Jacuzzi. Stay connected in this community with regular activities exclusively for residents, such as seasonal carnivals, cocktail gatherings, movies on the lawn, festive programmes and more.

Other amenities include The Verandah, serving traditional Continental cuisine with a modern twist; and Spices, serving fresh, sustainable and authentic Asian cuisine in a beautiful indoor and outdoor setting. Residents enjoy a 20% discount at these two dining establishments. Unlock other exclusive benefits from The Peninsula Hotels including savings on your hotel stays worldwide and in restaurants and bars at The Peninsula Hong Kong.

Elsewhere within the complex is The Arcade, for open-air chic boutique browsing and convenient services, from an award-winning spa, full grocery store, medical and education services, all embraced within The Repulse Bay's lush garden environment.

THE REPULSE BAY - de Ricou

No. of units	32 duplex apartments, 17 serviced apartments
Layout	Three-Bedroom Duplex/ 3,409 sq.ft. (Gross) Two-Bedroom/1,735 sq.ft (Gross)
Address	109 Repulse Bay Road, Hong Kong
Enquiry	(852) 2292 2808
Website	www.therepulsebay.com





D'HOME

There's no place like home

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\$19,000 up
Enquiry	(852) 3108 3636
Email	info@dhome.com.hk
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





EIGHT KWAI FONG HAPPY VALLEY

Luxury living in a coveted locale

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

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

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

The luxurious clubhouse, Club Eight, features a fully equipped state-of-the-art 24-hour gym and a chic common room that accommodates up to 10 people. The room features a fully-equipped marbled kitchen and is perfect for small gatherings. Parties can also be organized outdoor as the room connects to a private garden fitted with a barbecue grill. Refined individuals with an artistic and cultural bent can take advantage of the Reading Lounge. To unwind and clear minds, visit the Rooftop Garden for a sweeping mountain view. To escalate the fun, Club Eight will offer a fun range of workshops exclusively for residents in the future.

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

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

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

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

EIGHT KWAI FONG HAPPY VALLEY

Gross Size	258-428 sq.ft
No. of units	139
Contract term	1 year minimum
Monthly rate	HK\$15,300up
Address	8 Kwai Fong Street, Happy Valley
Enquiries	(852) 2818 1388
Whatsapp	(852) 6346 0288
Website	www.8kwaihong.com.hk





GARDENEast

An urban sanctuary in the bustling city

Located in the bustling heart of Wan Chai, GARDENEast Serviced Apartments offers 216 tastefully furnished units across 28 floors, surrounded by meticulously curated landscaped gardens. An exquisite blend of excellent connectivity and serene ambiance defines this prime residential establishment.

Connectivity and entertainment hub

GARDENEast's unrivaled location situates residents at the heart of both commercial and entertainment spectacles. Wan Chai, being one of Hong Kong's financial and entertainment epicenters, fuses time-honored tradition with a lively kaleidoscope of gourmet cuisine and scintillating nightlife.

Residents enjoy effortless access to other eminent business districts and prized locales such as Causeway Bay, Central, and Tsim Sha Tsui given the proximity of the MTR station. Alternatively, residents may board the quintessential tram for a mesmerizing island tour, showcasing Hong Kong in all its grandeur.

Exquisite amenities

GARDENEast caters to a diverse range of residential preferences, from spacious Studios and Deluxe One Bedrooms to opulent Executive Suites. All units come with a private balcony and cutting-edge open-kitchen. The in-suite amenities encompass Cable programs, Satellite TV channels, 2-in-1

Washer/Dryer (Selected Units), complementary Wi-Fi, and a split-type air-conditioning system with heating function.

For wellness enthusiasts, well-appointed gymnasium featuring massage chairs awaits. The tranquility of the roof garden with a BBQ area provides a peaceful retreat, while the in-house business center and multi-function room with a reading corner ensure corporate needs are met seamlessly, engendering a truly effortless and comfortable stay.



GARDENEast

No. of rooms	216
Contract term	1-month minimum
Address	222 Queen's Road East, Wan Chai
Enquiries	(852) 3973 3388
Whatsapp	(852) 6012 2260
Email	enquiry@gardeneast.com.hk
Website	www.gardeneast.com.hk



Live, Work, and Thrive in Style at GARDENEast

-  3-minute walk to MTR station
-  Proximity to shopping malls and restaurants
-  Wood-laden balcony
-  2 in 1 Washer / Dryer
-  Fully-equipped kitchen
-  Complimentary Wifi
-  Gymnasium
-  Roof garden with barbecue facilities

GARDENEast

serviced apartments
 Enquiries & Reservations
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 ✉ enquiry@gardeneast.com.hk
 🌐 www.gardeneast.com.hk



Book a visit now
 ☎ 6012 2260



CM+ Hotels & Serviced Apartments



NORTH TOWER

- Full Harbour View / Harbour View Studio
- Full Harbour View One Bedroom
- Full Harbour View Connecting Room

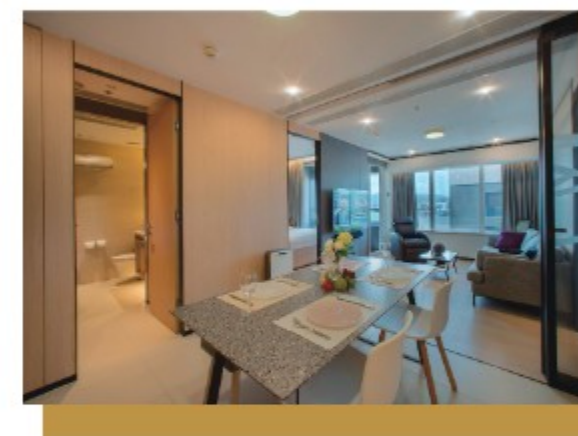


SOUTH TOWER

- Harbour View Studio
- City View Studio
- Harbour View One Bedroom
- City View One Bedroom
- City View Connecting Room
- Harbour View Two Bedroom with Two Bathrooms and Balcony

RECOMMEND

Viewing by Appointment only



CM+ HOTELS AND SERVICED APARTMENTS

Conveniently situated in the heart of the Sheung Wan District, CM+ Hotels and Serviced Apartments is near to MTR stations, the Hong Kong Macau Ferry Terminal, Hong Kong International Airport, and shopping hotspots. It is ideal for ones that love to balance work, travel, shopping and culinary indulgence.

Accommodation and facilities

Situated in the Central Business District of Hong Kong, CM+ Hotels and Serviced Apartments consist of North Tower and South Tower, with a total of 135 rooms. Debuted in 2016, the North Tower features 54 Deluxe Studio and 1 bedroom, overlooking an unobstructed harbour view. Meanwhile, the South Tower, launched in 2018, offers 81 harbour view and city view deluxe rooms. The hotel is adorned with modern furnishings and kitchenware, as well as simplicity style furniture.

The serviced apartments are fully-equipped with high speed WiFi, Now TV International Channels, vending machines, and coffee machines under a smoke-free environment. After a long hectic day, those who stay in South Tower One Bedroom can unwind and dip in the Japanese-style bathtub installed whilst those who stay in North Tower rooms can unwind with the

panoramic Victoria Harbour view. In addition, 2-in-1 washer and dryer, and air purifiers are installed in all rooms. South Tower Harbour View Two Bedroom with Two Bathrooms and Balcony rooms are also available.

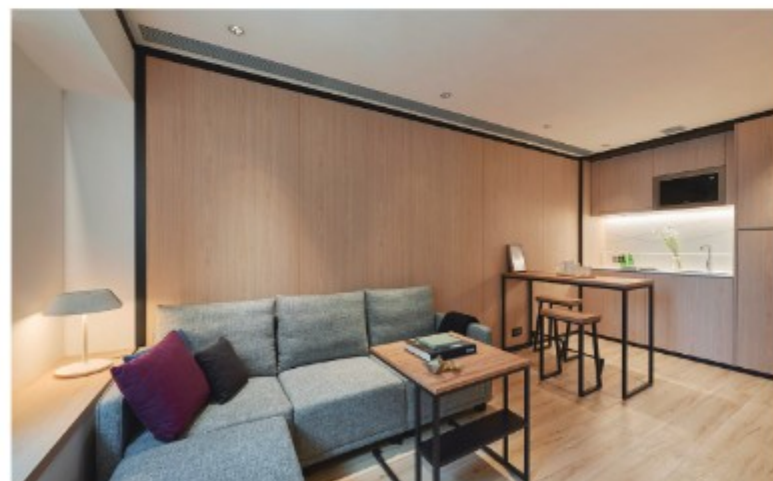
Housekeeping services, 24-hour security guard services, and daytime front desk services are available as CM+ takes residents' needs as its first priority. Those who want to stay in touch with colleagues, friends and family, can take advantage of the hotel's complimentary broadband service and complimentary local calls. In addition, gymnasium room is available for those who want to stay fit.

Location and accessibility

Located in the heart of the Sheung Wan District, CM+ boasts its convenient location. The hotel is a mere 3-minute walk to Sheung Wan MTR station exit C and the Hong Kong Macau Ferry Terminal, and a 30-minute drive to Hong Kong International Airport. For those who want to be immersed in this vibrant metropolis, the hotel is within walking distance to renowned malls include ifc mall and the energetic SOHO district.

CM+ HOTELS AND SERVICED APARTMENTS

Gross Size	630 – 1,412 sq. ft.
No. of rooms	135
Contract term	1 day minimum
Monthly rate	HK\$32,000 - \$78,800
Address	16 Connaught Road West, Hong Kong
Enquiries	(852) 3560 6738 / 3709 6600
Fax	(852) 3709 6622
Email	cmplus@cmpd.com.hk
Website	www.cmplus.com.hk



16 Connaught Road West, HK
(Sheung Wan MTR Exit C)

Leasing Enquiries : 3560 6738 | 3709 6600
Email : cmplus@cmpd.com.hk





where Care begins @
Loplus Serviced Apartments

Serve with Passion



LOPLUS SERVICED APARTMENTS

where Care begins

Loplus Serviced Apartments offers a unique five-star lifestyle through its opulent interior design, exquisite in-room amenities and exceptional service. It comprises two properties in the Wan Chai district - Loplus@Hennessy & Loplus@Johnston, providing a wide range of room types - from studio to three-bedroom suites – that meets various needs. Guests can leverage the full support of the properties' professional teams.

Accessibility

Located in the vibrant Wan Chai district, both Loplus Serviced Apartments enjoy excellent connectivity, and are within easy walking distance to the MTR station, putting guests in touch with other key districts in the rest of the city. The CBD, for instance, is just two stops away, where they can also make a convenient connection with the Airport Express rail service.

At both locations, residents are blessed with a plethora of dining and shopping options virtually at their doorstep. They are spoiled for choice ranging from high-end boutiques, Michelin-starred eateries, to cinemas and premium shopping malls such as Times Square, Hysan Place and Sogo.

Services and facilities

Guests can enjoy hassle-free living at Loplus as they are in the good hands of the friendly and helpful Guest Service Team. The contemporary homes have been thoughtfully designed to provide the ultimate home comforts, featuring free in-room WiFi, HD LED TV with international channels and a handy kitchen. Selected suites come with a versatile walk-in closet, washer and dryer, air-conditioner with climatic control, and laminated windows that ensure tranquility.

Apart from tastefully-furnished interiors, the apartments feature state-of-the-art facilities. Guests can enjoy exclusive access to the Gym, Guest Service Centre, Sky Garden, and well-equipped Function Room where residents can hold private parties with friends. Complimentary services encompass housekeeping service, 24-hour concierge and laundry facilities.

LOPLUS SERVICED APARTMENTS

Gross Size	239 - 1,373 sq. ft.
No. of rooms	279
Contract term	1 month minimum
Monthly rate	HK\$24,800 – HK\$100,400
Address	388 Hennessy Road, Wan Chai / 5 Luard Road, Wan Chai
Enquiries	(852) 2625 2323 / 8202 3377
WhatsApp	(852) 9320 2429
Email	enquiry@loplus.com.hk
Website	www.loplus.com.hk



Our Services & Facilities

- Well-equipped kitchen
- Housekeeping
- In-room WiFi
- On-site Laundry
- Gymnasium
- Sky Garden



Contact Us:

Leasing Hotline : (852) 2625 2323
 Website : www.loplus.com.hk
 WhatsApp : (852) 9320 2429
 Email Address : enquiry@loplus.com.hk
 Address : 388 Hennessy Road, Wan Chai





YI SERVICED APARTMENTS

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

Accessibility

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

Services and facilities

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

YI SERVICED APARTMENTS

No. of units	33
Layout	1 bedroom / studio
Address	10-12 Chatham Court, Tsim Sha Tsui
Enquiry	(852) 8200 1100
Website	www.xin.com.hk/yi-serviced-apartments



YIN SERVICED APARTMENTS

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

Accessibility

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

Services and facilities

All quality suites are generously laid out and superbly furnished. The luxurious Garden Suite comes with an exclusive wooden decked podium, ideal for residents desiring additional space to unwind. In-room entertainment

YIN SERVICED APARTMENTS

No. of units	42
Layout	1 bedroom / studio
Address	97A Wellington Street, Central
Enquiry	(852) 8200 1100
Website	www.xin.com.hk/yin-serviced-apartments

comprises iDTV/Smart TV and audio system complete with iPod dock. A fully-equipped kitchen with quality appliances and utensils makes home cooking a breeze. Deluxe Bellora bedding and Simmons mattress ensure quality and restful sleep. Daily housekeeping is complemented by biweekly linen change services. Free WiFi combined with complimentary mail and message delivery helps to keep residents connected. Residents also enjoy exclusive access to a state-of-the-art gym and a cozy lounge featuring a coffee corner and business center.





OVERSEAS



CHARLENE NG
GENERAL MANAGER OF
JADE LAND PROPERTIES



UNLOCKING OPPORTUNITIES: MALAYSIA AND PENANG'S SOARING ECONOMIC DEVELOPMENTS AND REAL ESTATE APPEAL



The global economic landscape is rife with challenges, including the enduring impact of the COVID-19 pandemic, the ongoing US-China trade and technology war, and geopolitical uncertainties resulting from the Russian-Ukraine conflict, coupled with monetary tightening. However, amidst this turbulence, the Asia Pacific region emerges as a beacon of resilience and growth.

The International Monetary Fund's May 2023 projections identify the Asia Pacific as the world's fastest-growing zone. This surge can be attributed to effective monetary policies, strong exports, and robust domestic demand in select countries, setting the stage for compelling economic narratives in the region.

Malaysia Leads Asia with Remarkable 8.7% GDP Growth in 2022 Amid US-China Trade and Technology Tensions

In this narrative of growth, Malaysia shines as a key protagonist. Malaysia stands out as Asia's fastest-growing economy, achieving a remarkable 8.7% GDP growth in 2022. The driving forces behind this success lie in robust external demand for oil and gas, semiconductors, and nationwide infrastructure upgrades.

Malaysia has strategically positioned itself as a beneficiary of the US-China trade war. Corporations seeking alternatives to China as a manufacturing base have found refuge in Malaysia due to its favorable location in Southeast Asia and lower wages. This trend gained momentum during the COVID-19 pandemic when China's prolonged closure of borders heightened the appeal of Malaysia as an alternative manufacturing base, making it even more attractive for



corporations seeking stability and flexibility in their supply chains.

Semiconductor Manufacturing Hub: Malaysia's 13% Contribution to Global Supply

The US-China Chip War, a contest for dominance in semiconductor production, involves both nations imposing export controls to limit each other's access to advanced semiconductors. Malaysia has emerged as a significant beneficiary, contributing 13% to the world's semiconductor supply, showcasing its crucial role in the global tech ecosystem.

With a diversified economy, strong exports, and a thriving manufacturing sector, Malaysia emerges as a prime destination for investors eyeing the nation's continuous economic development, with the real estate industry standing out as an attractive avenue for capitalizing on this growth.

Penang the Silicon Valley of the East: 13.1% GDP Growth Propelled by Foreign Direct Investment in Semiconductor Industry

Within Malaysia, Penang plays a pivotal role in the nation's economic prowess, earning the moniker "Silicon Valley of the East." In 2022, Penang recorded the

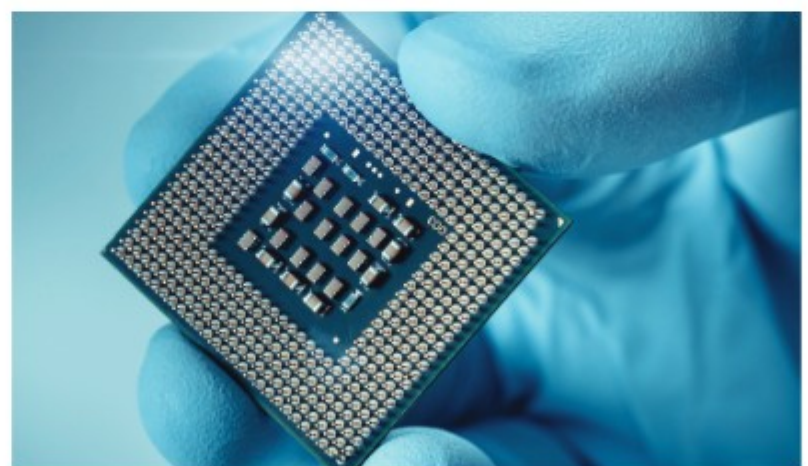


highest GDP growth among its 13 states at an impressive 13.1%, contributing 80% of the nation's semiconductor supply.

350+ MNCs, 4,000+ SMEs, and a USD 7 Billion Boost from Intel's FDI

Penang, which hosts over 350 MNCs and 4,000 SMEs, has attracted substantial Foreign Direct Investment (FDI), including Intel's notable USD 7 billion investment in the Bayan Lepas Free Trade Zone. This investment is set to create over 4,000 jobs and reflects confidence in Penang's business environment. The 440% year-on-year surge in FDI between 2020 and 2021, equivalent to USD 16.4 billion, is expected to boost demand for commercial and residential properties, reinforcing Penang's status as a dynamic hub for international investment.

For investors, Penang is an irresistible real estate haven, particularly for Chinese investors. The region has witnessed a significant influx of investment, propelled by a



large Chinese population constituting 65% of Penang Island's residents. The cultural and language similarities, coupled with direct flights to Hong Kong, add to its allure.

With UNESCO-listed George Town boasting colonial architecture and vibrant street art, along with lush landscapes like Penang Hill and pristine beaches, the city is celebrated for its beauty. Its reputation as a culinary haven and a cultural melting pot adds to its charm, making Penang a sought-after destination for those who appreciate a captivating living experience.

Penang Shines as Asia's Second-Best Real Estate Performer with a 5.78% YoY Increase, Trailing Only Singapore

High demand for Penang real estate is reflected in the 5.78% year-on-year increase in property prices, as reported by Knight Frank APAC's H1 2023 report. Significantly, it stands as the second-best performer in Southeast Asia, trailing only Singapore at 8% YoY growth.

The island's potential is further underscored by upcoming mega infrastructure upgrades. The MYR93 million expansion of Penang International Airport, set to double its capacity by 2027, and the MYR46 billion Penang Transport Master Plan, featuring various public transportation routes, including LRTs, monorails, tram lines, and an underwater tunnel. These developments promise to propel the region's real estate industry to new heights.

Limited developable land on Penang Island, due to its compact size, predominantly mountainous terrain, and governmental restrictions on real estate construction, contributes to resilient property prices. The combination of limited land supply and robust demand for real estate positions Penang as a stable and attractive investment destination in Southeast Asia, allowing investors to anticipate sustained growth and profitability in the region's real estate market. As Malaysia continues to ride the wave of economic success, Penang stands out as a shining gem, beckoning savvy investors to partake in its flourishing opportunities.



PENANG INTERNATIONAL COMMERCIAL CITY (PICC)

A landmark smart city development – the first of its kind in Penang

Penang International Commercial City (PICC) is situated in the lively heart of Bayan Lepas, Penang's burgeoning business district. Developed by the esteemed Hunza Properties Group, PICC is a groundbreaking mixed-use development that integrates modern urban living with innovative smart city features. Notably, PICC received a unique honor from the government, allowing the incorporation of the iconic "P" for Penang in its name, signifying the project's significant contribution to the region.

Bayan Lepas: A Thriving Economic Hub

Home to the Penang International Airport and the Bayan Lepas Free Trade Zone, Bayan Lepas is a vital economic center housing over 300 multinational corporations and 4,000 small and medium-sized enterprises. Often referred to as the "Silicon Valley of the East," Bayan Lepas plays a crucial role in Penang's economic landscape.



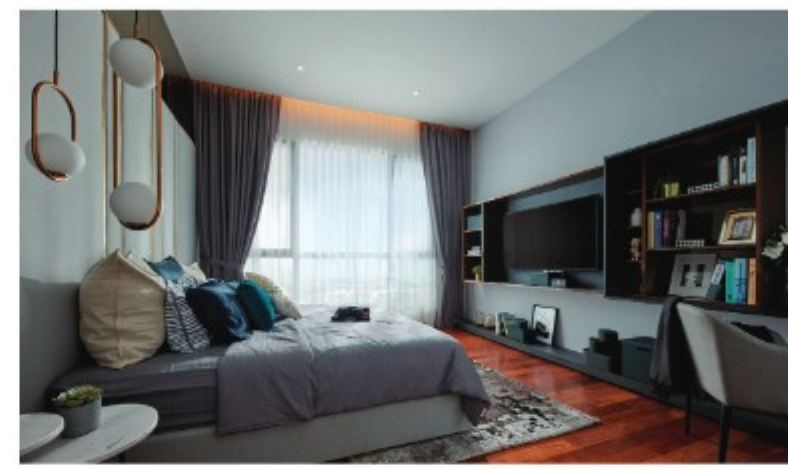
Adjacent to the Bayan Lepas Free Trade Zone, Penang Golf Club, and Convention Centre, PICC is strategically positioned to be a bustling hub of activity. This comprehensive development boasts a Light Rail Transit (LRT) station, a shopping mall, serviced apartments, a 5-star hotel, A-grade offices, a world-class medical center, F&B Boulevard, and a Central Park, offering residents and businesses an integrated and convenient lifestyle.

Revolutionizing Urban Living: PICC Integrates Cutting-Edge Smart Home Technologies for an Enhanced Lifestyle

PICC takes urban living to a new level by incorporating the latest smart home technologies. Residents can enjoy personalized control of their homes, making their daily lives more convenient and efficient. Additionally, PICC extends its smart features beyond individual homes. The development facilitates mobile booking of healthcare facilities, smart public lighting, parking management, digital wayfinding, and predictive maintenance for building management, ensuring a seamless and advanced urban experience.

Penang 2030 Vision

Bayan Lepas has been earmarked by the state government as a key focus area in the 'Penang 2030' economic transformation plan. This initiative aims to enhance infrastructure, amenities, and overall living standards in the Southwest District of Penang.



PICC aligns itself with Penang's Vision 2030 by aspiring to be a green, smart, and family-focused integrated estate. In addition to catering to residential needs, PICC offers well-equipped A-grade offices designed for Business Process Outsourcing, promoting a dynamic new economy on the island.

Seamless Integration: PICC Aligned with Penang's Master Transport Plan for Enhanced Connectivity

The government's MYR46 billion investment in the Penang Transport Master Plan is set to enhance the overall infrastructure of Penang Island and the mainland. This includes the integration of monorail and LRT transit lines, tram lines, additional main highways, and an undersea tunnel.

Residents of Muze @PICC, the first residential phase of PICC, will enjoy seamless access to an LRT station. The developer is implementing a comprehensive traffic plan within PICC, featuring a 4-lane 2-way underpass leading directly to the airport and a 2-lane directional flyover providing direct access to the complex.

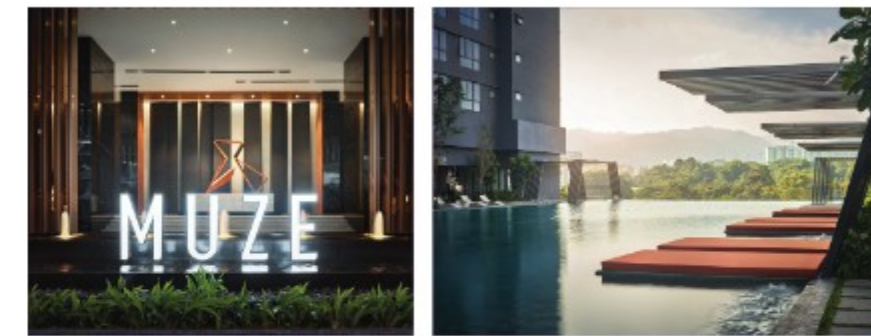


Muze @PICC: Unveiling PICC's Inaugural Residential Phase

Muze @PICC, the pioneering residential phase of the PICC, reached its completion milestone on 4 August 2023. Offering a sophisticated and technologically advanced living experience, Muze is available at a starting price of MYR1 million (approximately HK\$2 million). The development comprises two freehold towers, soaring at 52 and 58 storeys, showcasing a diverse range of layouts tailored to meet various lifestyle preferences.

Muze features four facility areas across seven levels. From sports and recreation venues in 'Escapade' to the thematic natural retreat of 'Pocket Forest,' the development ensures a holistic living experience. The 'Social Square' at Level 11 offers sparkling pools, a 'Community Hall,' and a 'Garden Kitchen' for outdoor

entertaining. 'Chillscapes' provides relaxation and entertainment with game rooms, pavilions, and a gym/yoga area. Notably, the 'Muze Club' on Level 40 and 41 offers an exclusive area in the sky with an Executive Lounge, Gourmet Kitchen, and wellness zones with spa facilities, all overlooking panoramic views.



Hunza Properties Group: A Legacy of Excellence

Hunza Properties Group, the visionary behind PICC, boasts a remarkable history spanning over 40 years. With a portfolio of over 20,000 condominiums, townships, and commercial properties throughout Malaysia, Hunza has significantly contributed to the transformation of Penang's skyline.

Hunza Care Property Management: Comprehensive After-Sales Services

The developer's commitment extends beyond construction. The Hunza Care property management department offers a comprehensive range of after-sales services, including leasing, resale, maintenance, and more. This commitment reflects Hunza's dedication to ensuring the long-term satisfaction and well-being of its residents.

Penang International Commercial City (PICC) emerges as a beacon of modern living, seamlessly blending smart city features, strategic location, and thoughtful amenities. With Muze @PICC as the inaugural residential gem and the backing of the reputable Hunza Properties Group, PICC stands poised to redefine urban living in Penang.



MUZE AT PENANG INTERNATIONAL COMMERCIAL CITY (PICC)

Address	Bayan Lepas, Penang
Typical apartments	1,087 to 1,862 sq. ft.
Penthouse apartments	3,778 to 5,263 sq.ft.
Developer	Hunza Properties Group
Completion	4 August 2023
Enquiries	28696683 / 98730332 / info@jlggroup.hk
Website	www.jadelandglobal.hk

*Jade Land Properties (HK) Limited is the Exclusive Agent in Hong Kong for Muze at PICC (Penang International Commercial City)



westbank

“Sculptural and iconic skyscraper in Vancouver”

— «Dezeen»

“Stunning: A record-breaking 43-story residential tower”

— «AD» Magazine

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Alberni

隈研吾
by Kengo Kuma



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Westbank A Culture Company

Over the past 30 years, Westbank has built a practice around artistry, sustainability, and city-building. By partnering with passionate, like-minded collaborators, we have created transformative additions to our core cities of focus: Vancouver, Toronto, Seattle, Tokyo, and San Jose. Today, Westbank is one of North America's leading real estate developers and a global leader in sustainable net-zero development, with over \$50B of projects completed or under development. Westbank defined Building Artistry... Artistry is our medium for inspiring. To create this artistry we have always gone back to our roots, searching out collaborators who share our passion.



The Kita Tokyo, Japan
Completion: 2020

These 12 spacious, ultra luxury residences, which offer an unprecedented standard of living, have fundamentally changed the definition of luxury in Tokyo.



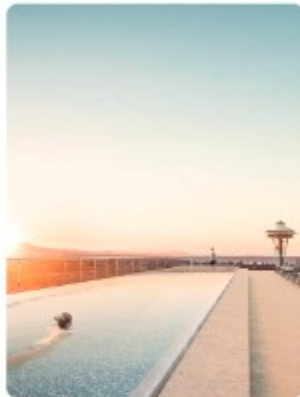
Oakridge Park Vancouver, BC

The best selling project in Vancouver in the last 3 years – Vancouver's designated new town centre and cultural hub.



The Butterfly Vancouver, BC

An unforgettable breathtaking sight on Vancouver's skyline, designed by top Canadian architect Bing Thom. The building's sculptural façade creates the impression of clouds – befitting a home in the sky.



First Light Seattle, WA

A bright star in downtown Seattle surrounded by top tech companies, and the best investment property in the United States – with high rental yield. The cantilevered swimming pool on the roof is a unique striking addition to Seattle's skyline, visible from all over the city.



HORSESHOE BAY SANCTUARY
Vancouver, BC Completion: 2022

Live in luxury beside pristine nature on West Vancouver's most beautiful parcel of waterfront land, with panoramic ocean views. The perfect vacation home for ski passionates.



KING Toronto Toronto, ON

An award-winning development in Toronto's thriving Entertainment District, offering a unique and innovative living experience, and the chance to be next-door neighbors with Elton John.



Alberni by Kengo Kuma
Vancouver, BC Completion: 2023

World-renowned architect Kengo Kuma's first project in North America, and a top landmark project in downtown Vancouver.

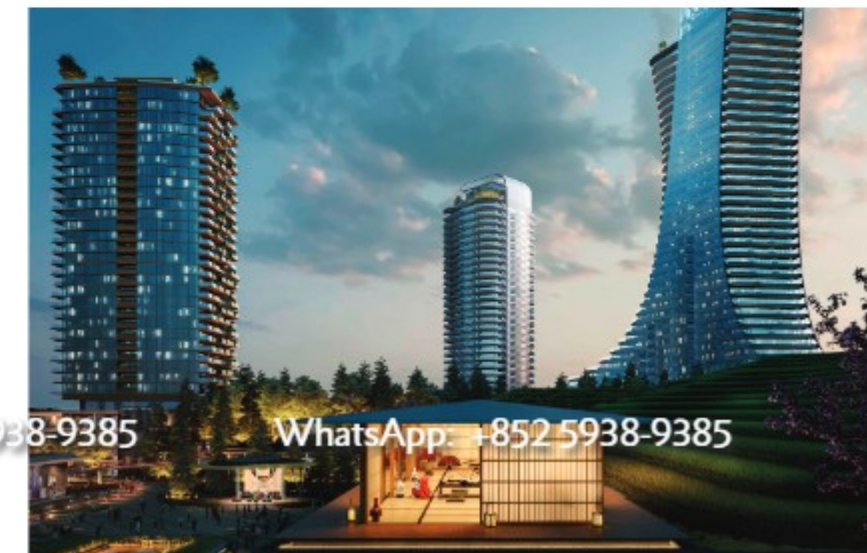
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OAKRIDGE PARK

Vancouver's new town centre and the largest mixed-use project in North American history, over ten years in the making

- A top school district in the heart of Vancouver, surrounded by prestigious private schools;
- Connected via the Oakridge-41st Avenue Skytrain station;
- Cultural hub that pays homage to human experience, home to Vancouver's largest community centre;
- More than 300 stores featuring the world's most distinguished brands;
- A unique culinary experience featuring the best local and global chefs;
- Abundant natural space, including a nearly 10-acre park consisting of 6 smaller parks;
- Sustainable living, with one of the lowest carbon footprints of any comparable project in the world.



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WOODBERRY DOWN

New Homes with *sensational reservoir* and City skyline views.



1, 2 & 3 BEDROOM APARTMENTS. PRICES FROM £558,000



GRAND UNION

Discover canalside living in Grand Union, near Wembley.

1, 2 & 3 BEDROOM APARTMENTS. PRICES FROM £427,500



108 waterside one, two and three bedroom apartments set within impressive twenty floor tower.



Convenient Zone 2 location close to Manor House tube station (Piccadilly line): 6 minutes to King's Cross and 17 minutes to the City.



Residents' facilities including a concierge, business lounge and screening room.



Landmark regeneration and an award winning partnership. Unique waterside location and thriving community.



With your own residents' lounge, workspace and ten pin bowling alley.



Zone 3 location; only a short walk from Bakerloo and Piccadilly lines.



On-site Co-op supermarket, Anytime Fitness gym and nursery.

Disclaimer: CGI's are indicative only. Details correct at time of going to press.



www.berkeleygroup.co.uk

Proud members of the Berkeley Group

Berkeley St Edward St George St James St Joseph St William

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Call or WhatsApp us:

+852 3753 6900

Email us:

berkeley.hongkong@berkeleygroup.hk

SCAN QR CODE





YOUR TRUST WORTHY PARTNER

Infiny Group 尚禮

Infiny Group, Established in 2023 by a group of elites with ample experience on real estate investment and strategic planning. We present our Integrity, Professionalism and Social Responsibility to our clients over the world and strive to be the best at what we do. Our business includes project planning that goes beyond land acquisition, development, and pricing, but also includes project marketing, market strategy planning, project development and asset management. Currently, we are cooperating with China Star Group and are responsible for important aspects such as the planning and sales of "Tiffany House" in Macau. In addition, we cooperate with a number of overseas developers to assist in providing sales and marketing planning in Greater China.

<<尚禮>>成立於2023年，我們擁有豐富房地產投資和策略規劃經驗。我們重視我們的誠信、態度時刻保持專業和實踐社會責任，並努力令事情達致盡善盡美。我們的業務包括項目策劃、市場推廣及項目發展和資產管理。目前，我們正和中國星集團合作，負責澳門「狄瓦尼·豪舍」的規劃及銷售等重要範疇。另外，我們與多個海外發展商合作，協助於大中華區提供銷售及市場推廣等策劃。

Infiny Group is committed to provide clients with professional and high-quality business consulting and marketing services. Our team has rich experience and our thinking keeps pace with the times, helping clients to solve problems along their business development. Reinforce clients business development and achieve maximum benefits.

<<尚禮>>致力為客戶提供專業優質的服務。我們團隊擁有豐富經驗，思維與時並進，有助客戶解決企業發展時所面對的疑難。推動客戶業務發展並達到最大效益。



Keni Chan
Managing Director
Infiny Realty Limited

infiny **realty** Infiny Realty Limited 承禮物業有限公司

Infiny Realty (C-098612) will capitalize on providing extensive marketing campaigns and decisive strategies that will establish value and professionalism in all real estate classes and most importantly within our niche segment - commercial and retail leasing. In addition to our niche focus, we will also deal with investment properties within our capital markets team.

We continuously focus on the market of the future whilst being in the present moment. We provide an array of services to our clients; from market insight to execution of the strategy, whilst incorporating all the research and analysis to support our advice.

承禮(C-098612)主力發展香港多元地產業務，除了一般住宅、寫字樓及舖位租務買賣以外，全種物業買賣或拼購都是承禮專責項目之一。我們致力為客戶提供優質潛力樓盤，以滿足客戶投資要求為己任。我們在立足當下的同時，亦重點關注未來市場。我們為客戶提供一系列服務；從市場洞察到策略執行，同時結合所有研究和分析來為客戶提供專業的投資建議。

2023 has been an interesting year with highs and lows, the high of the so called end of the Covid-19 pandemic and the lows of the increased interest rates. Q2/Q3 2023 saw the property market slide slightly due to the increased costs of debt and the inflation rates rising, add on top of the higher tax rates. The Global Property Market has seen a drop, but we foresee this to become the past in 2024 and would look to see a rise in terms of overseas property investments.

2023年充滿苦轉變起伏的一年，有利亦有弊，好壞參半。好的是新冠疫情的結束，經濟全面復甦；不利因素是多次加息令投資者抱觀望態度多於入市。在2023年第二季/第三季度，債務成本上升、通貨膨脹率以及稅率的上升，令全球房地產市場有著下滑的趨勢。縱使全球房地產市場不景氣，我們預計這種情況將在2024年開始減退，房地產投資將會再現升幅增長。

Under the Infiny Group umbrella, 2 core subsidiaries are Infiny Realty and Infiny Creative; Infiny Realty will be the real estate arm of the group, focusing on providing valuable services and advice to our clients, whilst also managing the relationships between our partners and developers. Infiny Creative is a production house which will provide marketing and electronic media visual services.

<<尚禮>>旗下擁有Infiny Realty和Infiny Creative兩家核心子公司；Infiny Realty將成為集團的房地產部門，專注於為我們的客戶提供有價值的服務和建議，同時也管理我們的合作夥伴和開發商之間的關係。Infiny Creative是一家提供行銷電子媒體的製作公司，亦代表是本集團推廣業務的重要引擎。



infiny **creative** Infiny Creative Limited 添禮創作有限公司

Infiny Creative has a team of seasoned professionals in production; including advertising, short videos and even movies. Our productions are full of creativity and character which gives you a sense "to expect the unexpected", each and every one of our productions are recognized by our clients.

Infiny Creative的團隊有多年媒體創製經驗，由廣告推廣、短片視頻甚至電影都是服務範疇之內。製作認真且充滿特色，創意思維帶驚喜，得到客戶所認同。我們致力為香港及澳門中小企提供多媒體製作服務，製作概念與時代並駕齊驅，為客戶帶來新鮮感之餘亦有良好市場反應。

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Unlocking the next wave of growth in Manchester property market



Salboy Group, the nationwide property development and joint venture specialist, announces launch of new Manchester mixed use masterplan. Located adjacent to Manchester College's new city campus and only a short walk from the city's Northern Quarter. This gateway development will connect the popular Greengate and N.O.M.A neighbourhoods with the Medieval quarter of Manchester city centre.

Salboy acquired the site in December 2022 with the intention to develop a mixed-used scheme (£195m GDV) across five buildings, including a 20-storey tower, and a landscaped public realm.

Waterhouse Gardens will provide new city centre homes likely to appeal to students and young professionals living and working in the city. The scheme will include 31,000 sq ft of commercial and retail space, as well as exclusive access for residents to their own onsite "Waterhouse Club" a private members club that offers them swimming pools, spa, plunge pool, a squash and basketball court, lounges and games room, private dining, cinema room, meeting rooms and work spaces and a private landscaped garden.



Salboy has named the scheme Waterhouse Gardens, paying homage to Alfred Waterhouse (1830-1905), one of the most successful Victorian architects whose work included Manchester Town Hall and many 'red-brick' universities, as well as the Natural History Museum.

Simon Ismail, Co-Founder & Managing Director of Salboy, comments: "Waterhouse Gardens kicks off regeneration in a key gateway location for the city. This residential-led mixed use regeneration project pays close attention to creating an appealing landscaped environment where young people buy and rent their homes, as well as study, begin or progress their careers and socialise, all within easy reach of Manchester's vibrant city centre. We've specifically and painstakingly designed a new local neighbourhood that'll suit anyone - renters and owners alike - who's seeking a vibrant, convenient, city central lifestyle where what they need and want is available on site at a consistently high quality and easy access."



For more information on the latest UK property development launches visit [Salboy.co.uk](https://salboy.co.uk)

Developed by





JLL UK RESIDENTIAL

Hosts rosy forecasts for 2024 -2028

The UK housing market has been resilient in the face of rising rates, increases in the cost of living, and negative market sentiments. More stringent lending rules following the global financial crisis (GFC) and higher levels of equity mean that while we have seen stress in the market, we are yet to see significant signs of distress.

Consensus forecasts on the outlook for base rates suggest they are set to plateau until mid-2024, before starting to fall later in the year. We expect fixed rate deals to improve as the prospect of further rate rises recedes, but this will still mean households facing higher rates for longer. We expect that prices will bottom out in 2024 but anticipate that falls earlier in the year will outweigh any increases in the second half, meaning single digit annual falls are likely at the 2024-year end. We are forecasting a return to growth in our 2025 forecast as fixed rates begin to fall and we have more certainty on the outlook.



Key Highlights from 2023:

- UK housing starts in H1 2023 exceed 112,000, 15% higher than H1 2022.
- Between January and August 2023, there were 18.5% fewer transactions than in the same period in 2022. Applying this fall to the September to December figures gives a year end figure of 1.02 million sales.
- Prices have fallen back from their summer 2022 peak, but falls have been less significant than in 2008. Indeed, 13 months on from the peak, UK house prices are down 5.3%, compared with a fall of more than 13% at the same point following the 2007 peak.
- The imbalance between rental stock and tenant demand drove rental growth to double digit highs.



Key Trends to look for in 2024 – 2028:

- The rate of housing undersupply will worsen further with a cumulative shortfall of 720,000 homes between 2023 and 2028.
- Rental growth is expected to be higher in London, as greater competition for stock and affordability challenges in the sales market bolster demand.
- From 2025 onwards we expect more attractive mortgage rates will result in an increase in tenants moving into owner occupation bringing more balance between tenant demand and rental stock.
- Forecasts from Oxford Economics predict inflation will gradually fall back to below the Government set 2% target rate at some point between the end of 2024 and end of 2025. As a result, the UK economy is expected to see accelerating GDP growth from 2025 through to 2028, following a period of constrained growth in 2024.
- Wage growth is expected to fall back in line with the outlook for inflation. However, wages are predicted to grow at between 70bps to 150bps above inflation each year over the five-year forecast period.

In summary, we are forecasting nominal house price falls of 3% nationally in 2024, following -6% in 2023. This means in nominal terms prices at the end of 2024 are expected to be 12.7% down on their mid-year 2022 peak. But adjusting for inflation shows a fall of more than -20%. Few think about the price of their house in real (inflation adjusted) terms. But at times when inflation is higher, and affordability is stretched, real house prices falls can address affordability issues without eroding (nominal) houses prices and ultimately equity too significantly. We expect the rents will increase across the UK by 5% in 2024 by an average of 4.2% per annum between 2024 and 2028.

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CANARY WHARF



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THE SKY RESIDENCES

at One Bishopsgate Plaza, London



The Sky Residences at One Bishopsgate Plaza is an award-winning development by UOL Group Limited, a renowned developer in Singapore with 60 years of track records. Discover a life of convenience at The Sky Residence, where luxury meets accessibility in the heart of London. Situated just 2-mins walk away from a major transport hub, it is also within easy access to offices of global institutions, iconic landmarks, dining and entertainment.

The Sky Residences offers a collection of one, two and three-bedroom apartments arranged across 20 levels above the new 5-star Pan Pacific London giving you sweeping views of London's most iconic landmarks.

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- 2-minute walk to Liverpool Street Station with connections to 6 transport lines including the Elizabeth Line
- Access to the resident's amenities and some of Pan Pacific London's amenities and services, including: Dedicated concierge and 24/7 security; gymnasium, sauna, heated swimming pool, housekeeping*, room services*, wellness treatments*, residents lounge bar and library on Level 20
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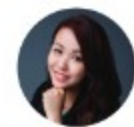
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Swan Knights is a premier overseas property agency based in Hong Kong, offering unparalleled services to clients seeking the best property investments worldwide. With our conveniently located shop and a focus on comprehensive after-sale support, we have established ourselves as a trusted partner in the global real estate market.

With our deep understanding of international real estate markets, we offer a diverse portfolio of investment options tailored to individual preferences and goals. Beyond the initial purchase, we prioritize our clients' success by providing a comprehensive suite of after-sale services. Our expertise in property management, leasing, mortgage referrals, tax services, and more ensures a seamless ownership experience.



MS CUBIE CHAN
UK PROPERTY EXPERT
FOUNDER AND MANAGING DIRECTOR
OF SWAN KNIGHTS

UNITED KINGDOM CHALLENGES & OPTIMISM

Real estate faces challenges in 2023 with inflation and high interest rates, leading to declining investments. However, optimism arises as inflation decreases and rate reductions are possible in 2024, stimulating market activity.

BANK'S SHIFTING FOCUS: INTEREST RATE REDUCTIONS TO BOOST 2024'S SECOND HALF

In 2024, inflationary pressures are expected to continue easing as a result of further declines in energy and goods prices. Additionally, wage growth is anticipated to soften, and service inflation is likely to be subdued due to labor market slack. Based on these factors, we anticipate that inflation will reach the Bank of England's target of 2% by early 2025. Due to elevated inflation rates, the Bank of England raised its base rate by 500 basis points between mid-2021 and the present. However, since the second half of 2023, the UK interest rates have remained unchanged at 5.25%, and we believe they have now reached their peak. Looking ahead to the second half of 2024, we anticipate that the Bank will shift its focus towards reducing rates in order to stimulate future economic growth.



MRS MICHELE CHENG
FOUNDER AND MANAGING DIRECTOR
OF SWAN KNIGHTS

We have helped numerous investors increase their fortunes and achieve exceptional rental incomes. Visit our shop today and let us guide you towards the most lucrative investment opportunities, unlocking the full potential of your property portfolio. Trust Swan Knights to be your partner in realizing your financial goals through strategic property investments.



Swan Knights Show Room in Causeway Bay Plaza One

The Manchester property market in 2024 is poised to offer promising opportunities for investors and homeowners alike. The city continues to experience steady economic growth, attracting businesses and professionals seeking to be part of its vibrant and dynamic environment. This sustained economic momentum is expected to contribute to a robust property market. The strong demand for rental properties in Manchester also presents an advantageous opportunity for buy-to-let investors. The city's growing population, coupled with the influx of students and young professionals, ensures a consistent rental market with favorable yields.



Manchester's City Centre Skyline

Moreover, Manchester's property market has demonstrated resilience in the face of economic fluctuations, making it a stable and reliable investment option. The city's commitment to continues to transform and enhance its landscape, boosting property values and creating new investment prospects.

In summary, the Manchester property market in 2024 offers an optimistic outlook for investors and homeowners. With a thriving economy, diverse housing options, ongoing infrastructure developments, and a strong rental market, Manchester remains an attractive destination for individuals looking to invest in real estate or find their dream home.

THAILAND

AN ATTRACTIVE INVESTMENT DESTINATION



Thailand's real estate market is making a strong comeback along with the recovery of its tourism industry. As the second largest economy in ASEAN and a crucial logistics hub, Thailand offers excellent investment opportunities. Chinese and Russian buyers lead the pack in overseas interest for Thai condominiums, driven by investment and vacation purposes. Let's explore the key factors that make Thailand an attractive investment destination, from freehold ownership rights to a low cost of living and thriving urban centers.

Bangkok, the capital city, boasts a strong demand for properties due to the presence of international corporations and embassies. The city's vibrant lifestyle and economic significance attract both local and foreign investors. Bangkok's population influx has led to land scarcity, driving up property values and making it an attractive choice for long-term investment.

Thailand's robust economy and low unemployment rate showcase its stability and growth potential. The government's focus on infrastructure development positions Thailand as an emerging economic, trade, transportation, and logistics center. Initiatives such as the Eastern Economic Corridor (EEC) attract high-end industries and foster smart city development.

Under the Thailand 4.0 policy, the country promotes innovation, creative industries, and sustainable living. Investments in advanced technologies and industry upgrades, including smart electronics, high-end tourism, medical tourism, and smart machinery, are incentivized. Smart city development and digital infrastructure further enhance Thailand's attractiveness as an investment destination.

VIETNAM

A BRIGHTER OUTLOOK IS PREDICTED FOR THE VIETNAM PROPERTY MARKET IN 2024



HCMC - Bitexco Tower

In terms of interest rates, the State Bank of Vietnam has adjusted the ceiling deposit interest rates three times and lowered the policy interest rates four times in 2023. Many commercial banks have reduced deposit interest rates by 3% to 5% compared to the year 2023.

In addition, the Law on Real Estate Business and Law on Housing, which will take effect from the beginning of 2025, will contribute to freeing up money sources and resolving regulatory issues to create motivation for the market to develop in a sustainable manner.

The property market will have opportunities to show more positive performance when the land law is approved and takes effect, and other legal corridors are perfected. Besides, the Law on Real Estate Trading and the Law on Housing, scheduled to come into force at the start of 2025, will help facilitate money flows and create favourable legal regulations for the market's sustainable development. The property market will continue growing well in terms of liquidity and prices, and many types of real estate will appear.

- Vietnam's forecasted GDP was revised to a moderate of 4.7% in 2023 but expects to pick up in 2024
- GDP growth expects to accelerate to 5.5% in 2024 and 6.0% in 2025
- Interest rates continued to decline, indicating positive signals in Vietnam's property market in Q3 2023
- Active Capital Market in Vietnam Real Estate Sector. Notable transactions in the first 9 months of 2023 with major deals coming from foreign investors. The total real estate transaction value of US\$ 913 million was recorded by Q3 2023
- The new supply of landed properties in HCMC recorded the lowest level in the last 10 years. The total new launch of landed properties in 9M 2023 in Hanoi almost reached the level recorded in 2021



MS AMIGO LOK
THAILAND PROPERTY EXPERT
PARTNER & DIRECTOR OF SWAN KNIGHTS



Central Embassy Bangkok

Thailand's real estate market offers excellent investment potential. With a recovering tourism industry, freehold ownership rights, a low cost of living, and thriving urban centers like Bangkok, Thailand is an attractive investment destination. Whether for investment, retirement, or lifestyle purposes, Thailand presents compelling opportunities in Southeast Asia.



MR JORDAN MA
VIETNAM PROPERTY EXPERT
PARTNER & DIRECTOR OF SWAN KNIGHTS



ART OF
LIVING

THE POWER OF NARRATING SPACE STORIES IN DESIGN



■ KENWIN & KEVIN



Over a stack of materials with varying textures and designs, Kenwin Chan and Kevin Mok, co-founders of the interior design firm, KS Studio, are of one mind in emphasizing the importance of storytelling in their presentation of space for their clients.

"In any design, the most crucial consideration for me is to explore the minute features of every area, and learn about the histories and philosophies of the brand, in order to incorporate these intangible, but absolutely essential, elements into our design conceptualisation," says Kenwin.

Based on this very design philosophy, the company has, since its establishment in 2023, gained an impeccable reputation in the market and won numerous accolades, including the American International Innovation Design Award, MUSE Design Awards, 40 under 40 European Design Award, and more.

Its rapidly expanding portfolio shows that KS Studio provides a variety of design services to upscale residential and commercial clients as well



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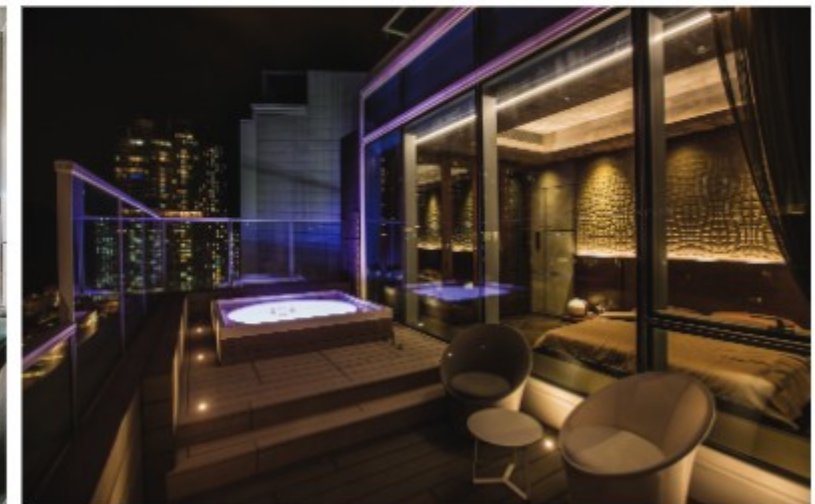
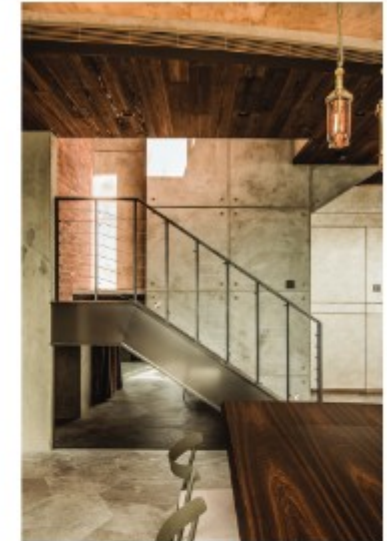


as retail stores, restaurants, hospitality establishments, healthcare facilities, and beauty salons.

A 1,700-square-foot rectangular living area in Tseung Kwan O's The ParkSide is one of the projects that reflects the designer's ingenuity, turning a confined space into an aesthetically pleasing and functional area.

Kenwin points out that the sharp edges of partition walls have been replaced with a sigmoid-shaped wall that opens up the perspective, allowing natural light to flood in, while the use of different materials and textures, such as polished metallic wallpaper and rough concrete surfaces, creates a masculine atmosphere.

"Behind each door within these walls, you will discover a host of surprises, like concealed closets, shoe racks, restrooms, and even a cocktail bar," adds Kenwin.





KS STUDIO LTD

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Looking to the future, both Kenwin and Kevin signify their keen support for the preservation program of intangible cultural heritage buildings, in addition to growing their business into overseas markets and other mainland cities like Shenzhen and Shanghai.

Besides being in charge of the company's project and resource management, Kevin also serves as the President of the Hong Kong Intangible Cultural Heritage Association.

"We like to optimize the use of space to tell stories," he remarks. "Therefore, a building that is brimming with a colorful history allows us to incorporate these priceless cultural elements into the overall scheme of things."

An illustration of the team's creative approach to conventional architectural projects is the Xiamen Lujiang Harbourview Hotel. "We confronted numerous difficulties during the renovation process because this hotel is a nationally designated historic building for preservation," Kevin recalls. "However, we were able to make good use of space to incorporate both Western and Chinese ideas in our storytelling."

After studying the history of East-Meets-West architecture in Xiamen and the neighboring Gulangyu Island, Kenwin separated the hotel lobby into two areas: one with Chinese bricks and the other with an arched corridor in the Western style.

"In order to provide our clients with an upscale design worthy of its unique historical background, we search all the nooks and crannies for the narrative that ties everything together neatly," Kenwin concludes.



Another shining example of Kenwin's attention to details is evident in the design for the Japanese restaurant Kushiro at The Peninsula Hotel, taking its multi-sensory dining experience to new heights.

Based on a moon-themed zen garden setting that depicts Japan's minimalist psyche, the decor spans the entire restaurant from the entrance to the main dining area, but with each section inspired by varying phases of the moon.

To enhance the gastronomic delights, diners can experience the ultimate indulgence with Japanese lacquer ware, lacquer accents, and cherry blossom petal patterns.

DINING OUT ON THE MOON





GROHE

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GROHE BLUE PURE FILTER FAUCET

Enjoy fresh water straight from the faucet

GROHE's Blue Pure delivers a fantastic user experience by fusing cutting-edge technology, sophisticated functionality, and elegant design.

Life-enhancing designs

The water system from GROHE Blue Pure comes in four newly redesigned styles: a C-, L-, U-, and L-shaped spout with a pull-out. It is designed to be practical and adaptable and can be tailored to fit your unique tastes and kitchen design.

To meet your different needs, the tap has two internal waterways: filtered water and regular tap water.

Savor delectable refreshments straight from the tap

The modern touch to the kitchen is provided by the faucets' advanced filter technology, which improves the flavor of the local water and turns it into a delightful refreshment.

GROHE Blue Pure is available seven days a week, 24 hours a day, for those who prefer the pure flavor of still water after all impurities have been removed.

The ideal fit for all types of water filtration

Individual filter solutions from GROHE complement the GROHE Blue Pure faucet and, more importantly, any tap water in the area.

If you want to ensure that using the tap water in the area is safe, the Blue UltraSafe filter from GROHE is the best choice. It provides pure water and raises the drinking water standard. Smallest particles including microplastics (> 1µm), 99.9999% of bacteria, and 99.5% of lead are eliminated.

GROHE's newest all-purpose filter is the Reverse Osmosis filter, which takes inspiration from nature.

Reverse osmosis membranes let water molecules pass through while filtering out bacteria and other contaminants. It is one of the most advanced ways to significantly reduce harmful substances such as metals, polymers, bacteria, viruses, and hormones from the water.

The sustainability of your kitchen

GROHE is committed to promoting a sustainable lifestyle through convenient and eco-friendly products.

Drinking purified water directly from GROHE Blue Pure will help you reduce the consumption of plastic bottles at home.

Moreover, less water and CO2 are released into the atmosphere during bottling.

YOUR PRIVATE WATER SOURCE

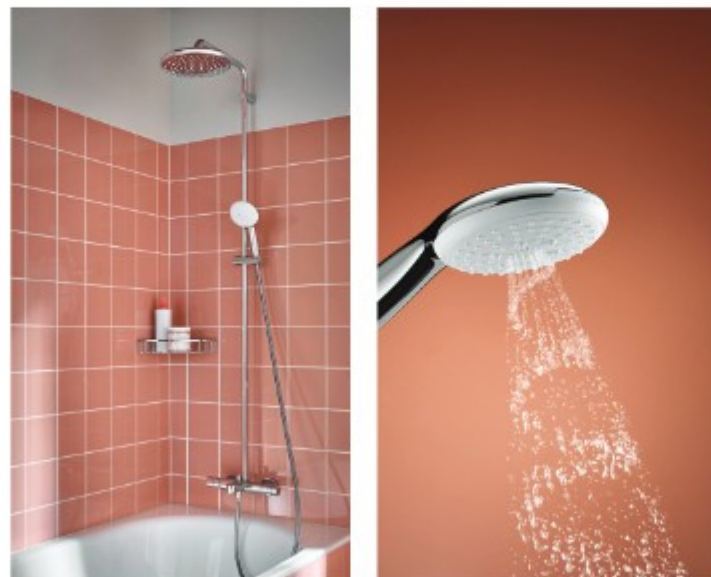
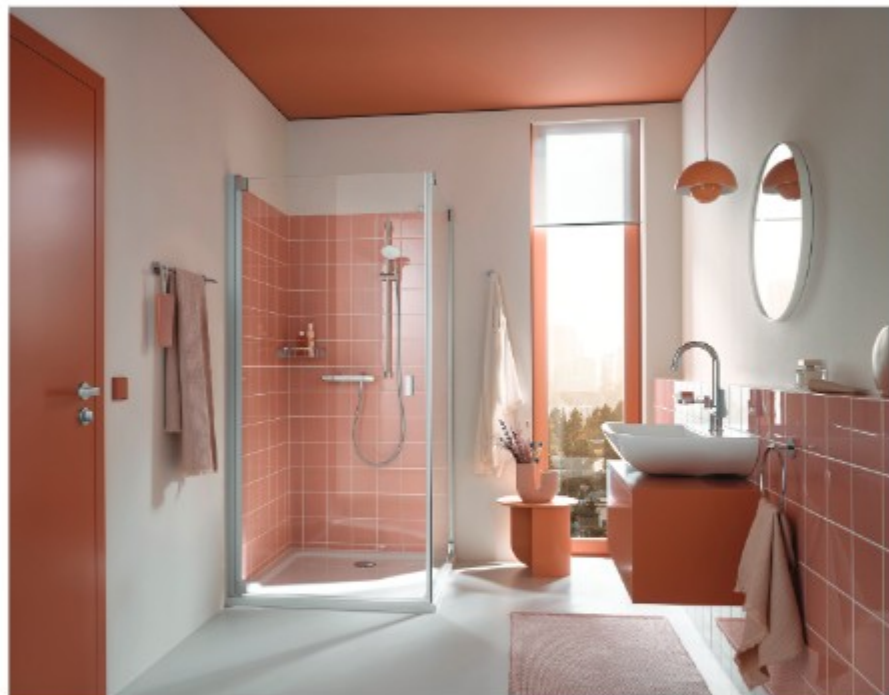
GROHE BLUE PURE FILTER TAP

For the ideal everyday routine: The GROHE Blue Pure water system is more than just a tap. It allows the enjoyment of delicious, filtered water straight from the tap. Now, it comes in four newly relaunched designs to make every drop of water even more tasty, sustainable, and convenient.

GROHE Blue Pure taps provide refined water of pure quality - and thanks to its sophisticated filter technologies it fits every water quality. GROHE.HK

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GROHE TEMPESTA HAND SHOWER

Upgrade your shower routine with this luxurious and affordable hand shower

GROHE has relaunched the easy-to-use Tempesta 110 shower head, which comes in square and round shapes, to enhance users' showering experiences.



Various spray patterns to suit your mood

Choose from a variety of sprays to rejuvenate tired skin and promote relaxation for a completely immersive shower experience.

Users can enjoy up to three different sprays: Rain, which is calming like a gentle summer rain; Jet for the best cleaning experience; and Massage, which energizes the body and mind.

Making daily use easier and more convenient

The GROHE Tempesta 110 is a user-friendly device that only needs a fingertip to activate, all thanks to its SmartSwitch.

Three easy-to-install hand shower options are available: a single hand shower; a set with a shower rail; or a complete shower system.

The semi-flexible shower rail's height-adjustable bracket allows it to blend in with existing drill holes or tiles, making it the ideal addition to any bathroom. The hand shower's universal mounting system allows it to be used with any standard shower hose.

Its elegant, simple look makes it easy to incorporate into any modern bathroom, and it matches the GROHE Tempesta 250 head shower perfectly.

Project your safety

ShockProof is a silicone ring that guards against damage in the event that the hand shower falls. The square GROHE Tempesta Cube 110 and the round GROHE Tempesta 110 are the two available versions.

COMFORT AND JOY SOOTHING, SUSTAINABLE SHOWERING GROHE TEMPESTA

Step into a new world of showering comfort with GROHE Tempesta. Relax under the full face GROHE Rain Spray, with the generous dimensions giving you more space than ever to spread out. And because all Tempesta come with water-saving GROHE EcoJoy, you can luxuriate under the powerful spray guilt-free. How refreshing! GROHE.HK



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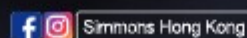
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Transform your living space into an oasis of architectural sophistication with VELA CASA's Italian brand, CIERRE.

Step into the world of VELA CASA, where furniture transcends utility to become a canvas of vivid joy and timeless elegance. Its Italian-crafted pieces redefine contemporary living, blending creativity, quality, and innovation. Each creation from CIERRE's new collection embodies luxury and artistry, elevating your living space to an exceptional realm of distinct elegance.

EVER



EVER represents minimalist luxury, offering a respite from life's chaos. Embracing the philosophy of minimalism, EVER encourages intentional living, decluttering, and cherishing simplicity. The modular sofa, a centerpiece of the collection, is a masterpiece of craftsmanship. Its wooden structure, supported by elastic bands, ensures durability. Seat cushions with polyurethane foam provide ultimate comfort, while leather-covered armrests add a touch of luxury. The adjustable backrest accommodates your preferences, and the stylish base options which comes in three finishes, complement your decor. Imagine relaxing on the futon-inspired mattress-seat under warm light. Transform your space into a minimalist haven with EVER, prioritizing quality and simplicity for a lifetime of comfort and style.

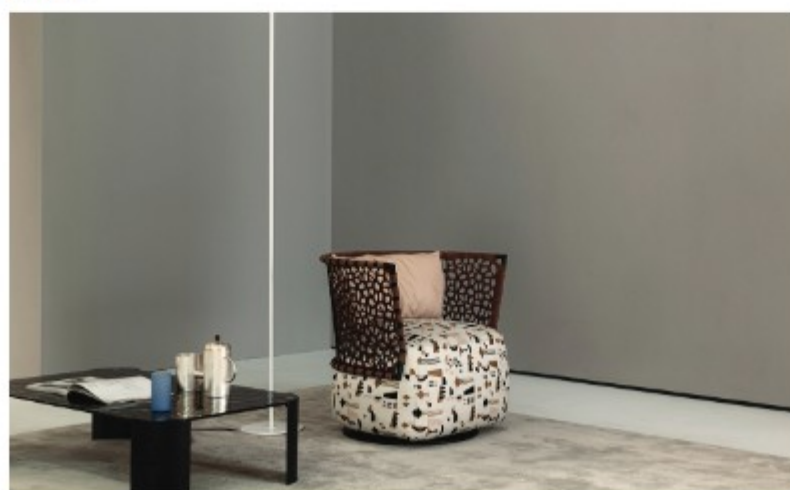
VOGUE



VOGUE embodies architectural wellness, fusing 60s rational design with an oriental penchant for expansive restorative spaces. This modular sofa boasts a metal frame supported by elastic belts, padded seat cushions, and backrests in expanded polyurethane foam, covered in siliconized microfiber. The wooden

armrest frame is similarly padded and wrapped in microfiber, while the legs are available in black chrome-plated metal or polished chrome-plated. Additionally, this versatile sofa's wooden armrest frame is padded with polyurethane foam and enveloped in siliconized microfiber. Exclusive leather options like Setanil or Soffio further elevate its appeal.

REGIS



Introducing REGIS, a captivating armchair fit for the throne in your home's royal kingdom. Its simple yet elegant cylindrical frame extends upwards, featuring finely engraved leather on the seat-back, evoking images of lush vegetation and the untamed tracks of wild foxes.

This armchair boasts a sturdy metal seat structure supported by elastic bands, padded with polyurethane foam and silicone microfiber, and adorned with carved cuoio upholstery on the backrest. It offers a 360° swivel mechanism with return memory for added functionality, and the siliconized microfiber lumbar support is included. With a back structure available in ten distinct RAL colors, REGIS is a black pearl of bewitching beauty, ready to adorn your regal living space with its exquisite charm.

Unleash the potential of your home with VELA CASA

With CIERRE's new collection, your living space becomes a sanctuary of minimalist aesthetic and luxury. Whether you are entertaining guests, spending quality time with family, or simply enjoying a moment of solitude, the collection is the perfect companion. The combination of high-quality materials and impeccable craftsmanship ensures that your investment in VELA CASA is one that will last a lifetime. It is time to make the most of your global world and choose what truly makes you feel good – choose VELA CASA.

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Vogue is the architecture of wellness, a refined and sophisticated structure. A blend of the rational design of the 60s, in all its geometrical and squared shapes, with an oriental taste for vast surfaces meant for resting body and mind.

cierre1972

VOGUE

DESIGNED BY GIANMARIA + STEFANO CONFICCONI



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Excellence Line
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V-ZUG THE 'EXCELLENCE LINE'

Red Dot 'Best of the Best' Award for Product Design,
 a Swiss-born kitchen perfection.

With rich history spanning over a 100 years, V-ZUG is a renowned luxury brand from Switzerland that epitomizes 'Swiss perfection for your home'. The 'Excellence Line' is a multi-award winning design that brings practicality, simplicity and innovation to your household.

A Century of Swiss Household Legacy

Since its establishment in 1913, V-ZUG has been synonymous with unparalleled quality and exceptional standards of manufacturing and service. Manufactured and crafted in Switzerland, V-ZUG seamlessly combines function and aesthetics in their innovative kitchen appliances. Their commitment to excellence has propelled them to the forefront of the household appliance history.

V-ZUG offers long-lasting appliances to households, carrying the responsibility for the environment on their shoulders. Their focus on elegant design, durability, and energy-saving functions ensures utmost user satisfaction with a wide range of high-quality products.

Award winning design

V-ZUG's 'Excellence Line' won Red Dot 'Best of the Best' Award for Product Design in 2021. This award-winning series includes oven and combi-steam oven embraces the Swiss design principle of 'Form follows function'. It seamlessly melds sophistication, technology and practicality. Its exceptional design elements work harmoniously to deliver flawless results on every occasion.

The 'Excellence Line' features practical upgrades that bring revolutionary functions to the kitchen. A clear interactive TouchDisplay caters personalized cooking programs. Based on preference, users can save frequently used functions, set their preferred screen settings, and view in either app or list format.

At the center of the TouchDisplay, a built-in CircleSlider with a surface rotary encoder allows for easy value setting. With a high-resolution color display that matches precise settings for dishes and offers a visual indicator during the cooking process.

The oven and combi-steam oven is available in convenience levels of V2000, V4000, and V6000. The puristic design features the handle-free autodoor and mirror glass fronts which complement the surrounding colors and materials. Available in black and platinum, it is meticulously crafted with a minimalist aesthetic, the 'Excellence Line' showcases a distinctive yet sleek design.

The 'Excellence Line' for Hong Kong

At the intersection of cutting-edge technology and utmost convenience, the line is equipped with features like the climate control system, superior interior illumination, a precise three-point food probe, and networking capabilities. Culinary enthusiasts in Hong Kong can achieve their desired outcomes with ease.



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SIEMENS HOME APPLIANCES

Unveils New studioLine Oven with AI Capabilities for Optimal Precision in Intelligent Cooking, Pioneering Smart Home Living

Siemens Home Appliances (Siemens) has been at the forefront of the AI movement, advancing smart homes past simple app connectivity to deliver appliances that offer a highly personalized experience enabled by machine learning. In 2023 Siemens' released its Intelligent Dishwasher with Intelligent AI Wash function, which has successfully harnessed AI to adjust its settings to create a customized dishwashing program that fit the needs of each household. Now Siemens is set to further elevate the smart home experience with the recent launch of studioLine oven.

Siemens' latest studioLine oven combines German Engineering Excellence with innovative AI technology, advancing both functionality and design. The AI cooking program featuring Home Connect app connectivity allows users to fully control their culinary journey. Ideal for a wide variety of dishes – from roast meat to desserts, the studioLine oven empowers users to produce perfect dishes that would be at home in a Michelin-starred restaurant!

The studioLine Oven's Innovative AI Function with Autonomous Analytical Capabilities Elevate Users' Cooking Experience

Equipped with a suite of innovative features including **Individual Browning**, **integrated camera in oven**, and the upgraded **roastingSensorPlus**, the studioLine oven connects consumers to a better way to cook, allowing them to save time in the kitchen that's better spent with friends and family.



3 Intelligent functions of new studioLine Oven

Individual browning

To ensure dishes always achieve desired golden hues and texture, the studioLine oven's **individual browning** program harnesses AI analytical technology, adjusting oven settings based on the various parameters of the ingredients and users' needs.

There are five different levels of baking to achieve the desired perfect baking effect, from lightly crispy to seriously crunchy. The AI analytical program, along with the camera in the oven, allows users to control the texture of the ingredients with no barrier. From bread rolls to dessert, pizza to lasagna, users can easily accomplish sought-after levels of crisp.



Camera in Oven

The new studioLine oven is equipped with an integrated camera. Simply set the desired browning level for the selected dish and start Individual Browning. Artificial intelligence evaluates the browning level based on images taken by the camera. Home chefs can keep an eye on baking progress in real time by connecting Home Connect app, as well as sharing the synchronized images on social networks, helping them update friends on their culinary journeys.



Upgraded roastingSensor Plus

Achieve the perfect roasting results for meat, fish and poultry every time with **roastingSensor Plus**. The integrated thermometer uses three different measuring points to maintain the precise temperature and duration for optimal results. Home chefs can utilize this function on advanced dishes like Wellington Beef to achieve perfect roasting result.

Thanks to Siemens' new analytical intelligence, the new studioLine oven also keeps users updated on the estimated cooking time for precision purposes.



Not only outstanding in its intelligence, the new studioLine oven is exquisitely stylish, and has been recognized as such both in the German Design Awards 2023 and the iF Design Awards 2023. A beautiful accent in any domestic space, every edge and curve of the studioLine oven's premium quality glass and steel is crafted in elegant alignment. The handle is formed from the same glass as the oven door, blending seamlessly into the kitchen when closed.

Siemens' modernizes touch control with the studioLine oven's 6.8-inch high-resolution TFT Touch Display, which puts temperature notice, program settings, pre-heating status, and child-lock settings all at the touch of a fingertip.

Intelligent from start to finish, once the cooking is done, activeClean goes to work on the mess. Using a process called pyrolysis, extremely high heat turns dirt and stains into ashes that can be wiped away easily in seconds.

Siemens provides personalized on-site measurement and upgrade installation recommendations, offering a one-stop solution for small kitchen cabinet renovations including various matching refrigerator doors and Corian® artificial stone countertop cutting services. Siemens also offer full on-site follow-up installation to help upgrade your kitchen.

Siemens Home Appliances Flagship Showroom



Address G/F, HDH Centre,
8 Pennington Street,
Causeway Bay, Hong Kong

Opening Hours: Monday to Saturday, 10am – 7pm
Sunday, 12pm – 7pm

Contact to know more



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