



Press Release

**Couture Homes Presents “kau to HIGHLAND”
The most successful house development of early 2016**

**Unveils 65 Lai Ping Road Tailor-made House
Offers top European furniture and personalized cloakroom designed by Molteni & C**

(5 February 2016, Hong Kong) Presented by Couture Homes Limited (Couture Homes), “kau to HIGHLAND” is the only pure house development at the hilltop area of Kau To Shan, which offers premier geographical advantages. To highlight the superiority of the project, the developer has invested heavily in furnishing each house with top-notch European furniture brand Molteni Group’s 80th Anniversary Special Edition “Dolomites” built-in closets that will fully satisfy the highest lifestyle standards. The developer unveiled the house at Lai Ping Road 65 today (5 February), and invited Massimiliano Merati , Asia-Pacific Sales & Marketing Director of Molteni Group, to personally introduce the features of “Dolomites” and to explain how each “kau to HIGHLAND” cloakroom can be tailor-made to fit the owner’s needs, creating a magnificent residence that integrates exceptional lifestyle and artistic design.

Jimmy Fong, Managing Director of Couture Homes, said, “Kau To Shan has always been one of the primmest locations for luxury properties in the New Territories, comparable to Mid-levels on the Island. The location is a symbol of class and wealth. Situated at the hilltop area of Kau To Shan, ‘kau to HIGHLAND’ is the only pure house development in the district. In only two weeks’ time, 3 houses were already sold, with a total transaction price reaching HK\$302,984,000, and an average price per square foot of saleable area of around HK\$37,971, making the project the most successful house development in the year 2016. After deducing the applicable discounts, the sold houses have a cash value of HK\$273,561,180 and an average price per square foot of saleable area of around HK\$34,294. We mentioned at an earlier press conference that, to highlight the superiority of the owners, ‘kau to HIGHLAND’ collaborated with Molteni Group and furnished each house with the 80th Anniversary Special Edition Italian built-in closet ‘Dolomites’, which is a first-of-its-kind installment in unmodified units in Hong Kong. We will also tailor-made the cloakroom in each house according to the house’s design and the owner’s requirements to present an exclusive luxuriousness.”

Massimiliano Merati , Asia-Pacific Sales & Marketing Director of Molteni Group, said, ‘The Group places strong emphasis in the quality of our products, and we offer premier furniture specially tailor-made to present the personal style of each individual client. The brand’s meticulous core values perfectly agree

with Couture Homes' mission to create a grandly-designed mansion for residents. The Group's 80th Anniversary 'Dolomites' closets are inspired by the hilltops of the Dolomites mountain range in Italy, which offers a fine settlement for merchants and renowned people. The image and symbolism of the mountain range match well with Kau To Shan, a place also renowned for being a prime location for luxury properties. To highlight the prominent superiority of the owners of 'kau to HIGHLAND', the Group has formed a special team to design customizable built-in Italian closets. House owners can choose from a range of 'Dolomites' components with all kinds of different accessories including pull-out cloth rails, drawers and trouserholders, and let our special design team to put everything together to create a unique personalized cloakroom."

65 Lai Ping Road features 4-bedroom with double en-suites Magnificent mansion with understated luxury

65 Lai Ping Road is a luxury house that features 4 bedrooms with double en-suites, covering a total area of 2,742 square feet. The floor-to-floor height on the ground floor is around 4.25 metres, and it is around 3.5 metres on the first floor. The house also features stylish dark colours that contrast with the world-class artisan furniture to bring out the development's central theme of "Understated Luxury". Moreover, the interiors of the house enjoy ample natural lighting and outdoor natural views that extend the expansive space inside the house, further emphasizing the excellence of understated luxury of "kau to HIGHLAND".

The living and dining room adopts the modern grey and black colours as its main tones. The Italian Minotti sofa and chairs add to the elegance of the room with their minimalistic outlines and quality natural fabrics. The living and dining room is paved with greyish white marble flooring, which decorates the space with the tinted glass, metal doors cabinets and the bronze ornaments. The strong contrast between the use of warm fabrics and the metallic materials of the classy furniture graces the house with a unique, harmonic aesthetic. The dining room is large enough for an 8-seated round dining table. The greyish-white dining chairs and the metallic black dining table are adorned by the stylish irregular-sized, balled-shaped bronze chandeliers. The kitchen is equipped with German Miele cooking appliances and Sub-Zero refrigerator, which integrates functionality with modern designs. The designer has also created a breakfast area with moveable marble dining table to augment the flexibility of the kitchen space. The living and dining room connects directly to the large balcony through full-height glass windows that capture the extensive greenery outside. Next to the full-height windows, an exquisitely designed dark-brown veneer coffee table and chairs are placed to further the understated luxury of the house, and to offer a cozy area for a leisure time with family and friends.

HIGHLAND

kau to 九肚山峰

The entire first floor has brownish chevron wood flooring. The corridor area has been turned into a reading and working area, demonstrating the ways house owners can flexibly adapt and transform the interior space according to different needs and preferences. The master bedroom adopts the elegant colour tones of creamy white and grey, and spaces are separated by furniture of different colours and textures. A modern painting is hung in the master bedroom to add a nice modern touch. The full-height glass windows of the balcony brings in soft natural lighting that graces the room with bright and modern atmosphere. Through the black glass steel door, the house owner can step into the cloakroom with limited “Dolomites” closets by Molteni & C. The cloakroom is a personal space decorated by Italian materials with wooden patterns that further transcend the understated luxury of the development. The master bathroom follows consistent colour tones throughout the mansion’s overall interior design. The black marble walls form a classic sharp contrast with the cream-coloured marble flooring. Warmup underfloor heating system imported from the UK is installed in the bathroom to take care of every detail in an exclusive premier lifestyle for the house owner. The other en-suite on the same floor also follows the natural colour tones of the house, and is decorated by artistic paintings carefully selected by the designers. The other bedroom is transformed into an entertainment room, which the house owner can enjoy with friends. The rooftop is separated into a utility zone and garden. The utility zone houses Siemens washing and drying machines and dryer imported from Netherlands. The rooftop garden also has a barbecue area for house owners to relax with the embracing emerald views.



About “kau to HIGHLAND”

Developed by Couture Homes Limited, “kau to HIGHLAND” is situated at Kau To, the rising prime location for luxury properties, a famous pure residential area in Hong Kong. In addition to the hilltop location at Kau To, each house of the development sees the stunning views of Shatin Racecourse and the wide scenery of Kau To Shan. Being currently the only development in the area that employs mansion houses as the architectural concept, it comprises 20 villas featuring the splendid work of international star designers; each house enjoys an individual street number, showcasing the nobility rarely seen at traditional luxury residential projects, as if a name for the prominent and exceptional status. The superior location of the development takes only about 20 minutes to Hong Kong Island, access to Mainland China is also easy and convenient.

About Couture Homes Limited

Couture Homes Limited is the wholly owned subsidiary of CSI Properties Limited (Stock code: 497) set up in 2011 to develop ultra-luxury residential developments in Hong Kong and the PRC. With Haute Couture (the tradition of tailoring exclusive custom-fitted clothing for privileged customers) as its blue-print concept, Couture Homes specialises in crafting special residences made to order for private clients, with project like The Hampton in Happy Valley the first of the series in this direction. Couture Homes is actively expanding its presence in the luxury property market, in addition to yoo Residence and kau to HIGHLAND at Kau To, other developments in progress include a landmark project at No.47-49 Perkins Road at Jardine’s Lookout (60% interest, project partner: Grosvenor International SA and Asia Standard International Group Limited), Barker Road at the Peak, Glenealy at Central, Yan Ching Street at Tuen Mun, Fan Kam Road at Kwu Tung South, Po Shan Road at Mid-levels (20% interest) and in a luxury villa development site in “Daihongqiao” in Shanghai (50% interest).

About “Molteni Group”

Molteni Group is one of Italy’s leading industrial groups in the furnishing sector, producing Italian furniture for Italy and over 80 other countries around the world. Molteni & C was established in the town of Giussano in Brianza near Milan in 1934. It has soon developed into an international corporation that integrates traditional craftsmanship with modern technologies. In the 1950s, the Group led the global trend of classic bedroom furniture. Mid-1960s was the major turning point of the Group, which marked the beginning of mechanization for industrial production. With the help of expert engineers, many interior designers and architects began to directly participate in the drafting, manufacturing, and designing processes in the factory. The Group has also started contracting business for large-scale projects that cater to the special requirements of Italian and foreign clientele, including Teatro La Fenice, headquarters of transnational corporations, cruise ships, boutiques of luxury brands, hotels and apartments all over the world, and so on.

Captions:

Jimmy Fong (left), Managing Director of Couture Homes and Massimiliano Merati (right), Asia-Pacific Sales & Marketing Director of Molteni Group, announced the collaboration of 'kau to HIGHLAND' and Molteni Group; 'kau to HIGHLAND' cloakroom can be tailor-made to fit the owner's needs.



Name of the Street and the Street Number:

39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75,
77 Lai Ping Road

District: Sha Tin

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

The address of the website designated by the Vendor for the Development:

<http://www.kautohighland.com.hk> #



Website containing electronic copies of sales brochure, price list(s), register of transactions, sales arrangements, deed of mutual covenant and aerial photograph.

Vendor: Apex Harvest Limited

Holding Company of the Vendor: Dynamic Advantage Limited, Radiant Talent Holdings Limited, Couture Homes Limited, CSI Properties Limited

Authorized Person: Mr. Liang Pang Ching Ronald

The firm or corporation of which the Authorized Person is a proprietor, director or employee in his or her professional capacity: LWK & Partners (HK) Limited

Building Contractor: Grand Tech Construction Company Limited

Solicitor for the Vendor: Mayer Brown JSM

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

Any other person who has made a loan for the construction of the Development: Not applicable

The estimated material date for the Development to the best of the Vendor's knowledge: 26 February, 2016

("material date" means the date on which the conditions of the land grant are complied with in respect of the development. The estimated material date is subject to any extension of time that is permitted under the Agreement of Sale and Purchase.)

Date of Printing: 5 February 2016

The contents of this advertisement are published by the Vendor, or are published with its consent.

A prospective purchaser is advised to refer to the Sales Brochure for any information on the Development.

This release is issued by Joyous Communications on behalf of Couture Homes Limited. For media enquiries, please contact:

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新聞稿

Couture Homes 尚家生活傾力打造「九肚山峰 kau to HIGHLAND」 本年初最成功矚目之洋房項目

麗坪路 65 號洋房 Tailor-made House 曝光 歐洲頂級傢俱品牌 Molteni & C 特設專責團隊為屋主度身訂造個人化衣帽間

【2016年2月5日，香港】由 Couture Homes 尚家生活有限公司精心打造、九肚山頂發展地區唯一純洋房項目「九肚山峰 kau to HIGHLAND」，地利優越，氣派顯赫。為突顯項目尊貴的地位，發展商更斥巨資，為每幢洋房提供歐洲頂級傢俱品牌 Molteni Group 旗下八十週年系列「Dolomites」嵌入式衣櫃，滿足屋主對生活品味的極高要求。發展商今天 (2月5日) 開放麗坪路65號洋房 Tailor-made House，並邀請 Molteni Group 市場業務部經理-亞太區 Massimiliano Merati 親臨介紹「Dolomites」系列的特色及闡述如何為「九肚山峰 kau to HIGHLAND」屋主打造個人化衣帽間，展現揉合頂級生活品味及卓越藝術設計的尊尚府邸。

Couture Homes 尚家生活有限公司董事總經理方文彬表示：「『九肚山峰 kau to HIGHLAND』位處新界傳統豪宅地段九肚山之上，猶如港島山頂，是身份及財富的象徵。項目坐落九肚半山之上的山頂地段，是區內唯一的純洋房設計項目；早前更於短短兩星期內售出共3幢洋房，成交金額高達港幣302,894,000元，平均實用面積呎價為約港幣37,971元，堪稱是2016年度目前最成功矚目之洋房項目。成交之洋房經計算適用折扣後，套現金額高達港幣273,561,180元，平均實用面積呎價為約港幣34,294元。較早前記者招待會提及過，為突顯屋主尊貴顯赫的身份，『九肚山峰 kau to HIGHLAND』與 Molteni Group 合作，為每幢洋房提供八十週年特別版意大利嵌入式衣櫃系列『Dolomites』，此仍全港首創之交樓標準設備；我們更會因應每個單位的設計及屋主的要求，度身訂造其個人化衣帽間，演繹獨一無二的奢華氣派。」

Molteni Group 市場業務部經理 - 亞太區 Massimiliano Merati 表示：「集團極重視產品質素，同時細心為客戶訂製展現個人風格之優質傢俱；品牌一絲不苟的核心價值與 Couture Homes 尚家生活致力為住客度身訂造大師級設計府邸的理念不謀而合。集團八十週年『Dolomites』衣櫃系列，意念源自意大利的多洛米蒂山脈山峰，為商賈名人聚居之地；不論是山脈的線條，還是所代表的地位象徵，與九肚山這個傳統豪宅地段均一脈相承。為彰顯『九肚山峰 kau to HIGHLAND』屋主之顯赫身份，集團更特設專責團隊，為屋主打造其個人化之意大利嵌入式衣櫃。屋主可從『Dolomites』系列中自由選擇其喜愛之配搭，以及各式各樣的配件，包括下拉式掛衣架 (pull-out cloth rail)、抽屜 (drawers) 及褲架 (trouserholder)，交由專責服務團隊悉心配置，創造別具一格之個人化衣帽間。」

麗坪路65號4房雙套房設計 細節流露低調奢華的豪宅氣派

麗坪路 65 號洋房為 4 房雙套房設計，總面積達 2,742 方呎，單位地下層與層之間的高度約 4.25 米，1 樓約 3.5 米。單位以型格深色作主調，配以國際級傢俱品牌的精緻工藝，貫徹項目「低調奢華」的設計理念。同時，單位將自然光引進室內，室外自然景觀及室內廣闊空間互相調和，流露「九肚山峰 **kau to HIGHLAND**」低調華貴的氣派。

客飯廳採用時尚的灰、黑兩色為主調，用上著名意大利傢俱品牌 **Minotti** 的沙發及座椅，簡約線條配以優質天然布料，散發著品牌獨有的優雅品味。客飯廳用上灰白色雲石地板，配以茶色玻璃鋼門飾櫃及銅色鋼條點綴整個空間。暖和高級布藝傢俱及型格的金屬物料，質感對比強烈，卻又巧妙地創造和諧的感覺，賦予洋房獨一無二的美感。飯廳擺放 8 座圓餐桌後，空間感依然，氣派堂皇；灰白色的餐椅配上鋼黑色的飯桌，大小不一的圓型銅製吊燈，令飯廳更顯型格。廚房配置德國高級品牌 **Miele** 煮食設備系列及 **Sub-Zero** 雪櫃，設計實用富時代感，設計師更細心設計早餐區，可移動的雲石餐桌增添廚房的靈活性。客飯廳連接大露台，落地玻璃盡覽屋廣濶綠茵景致。落地玻璃旁更貼心放置精巧的深啡色皮製小桌及椅子，不但洋溢淡雅溫馨而低調奢華的氛圍，更讓親友盡享消閒耍樂時光。

一樓全層鋪上啡色人字紋木地台，設計師細意地將走廊區域設計成閱讀工作區，屋主更可按需要及喜好靈活改變空間用途。主人房臥區以優雅自然的米、灰兩色為主調，不同顏色及質感的傢俱營造出層次分明的居住空間，富現代感的畫作為主人房增添時尚感；露台落地玻璃引進自然光，散發明麗光亮的時尚氣氛。穿過黑色玻璃鋼門，進入 **Molteni & C** 專設的「**Dolomites**」衣帽間，以意大利的木紋材料度身訂造專屬的私人空間，將項目奢華的低調氣派進一步昇華。走進主人浴室，色調和全屋設計一脈相承，黑色雲石牆身與米白色雲石地台形成經典黑白對比，華而不俗。浴室地板更鋪設由英國進口的 **Warmup** 地暖系統。設計師細心照顧生活每一細節，屋主享受高貴極緻。同層另一套房貫徹整個單位自然色系的設計，設計師細心擺設藝術畫作，增添新鮮感。另一睡房則改建為視聽娛樂室，讓屋主與好友享受消閒時光。頂層天台分別為工作間及花園。工作間設有 **Siemens** 洗衣及乾衣機以及荷蘭進口之晾衣架。天台花園設有燒烤區，環抱綠油油優雅景致，讓屋主盡享舒適無憂的生活。

有關「九肚山峰 kau to HIGHLAND」

由 Couture Homes 尚家生活有限公司發展的「九肚山峰 kau to HIGHLAND」，位於全新豪宅地段九肚，為香港著名的高尚純住宅區。項目除了傲據九肚山頂位置，每幢洋房均坐擁沙田馬場壯麗景色及開揚的傳統九肚山景致。項目為該區目前唯一純洋房建築概念，由 20 幢洋房組成，並引入國際大師精心打造；每幢洋房均設有獨立門牌，展示罕見於傳統豪宅地段洋房的尊貴身份，猶如顯赫地位的代號。項目並盡享優越地利，交通方便，只需約 20 分鐘直達港島，來往中國內地亦是非常便捷。

有關「尚家生活有限公司」(Couture Homes Limited)

尚家生活有限公司為資本策略地產有限公司（股份代號：497）旗下於 2011 年全新成立之全資附屬公司，主要業務是在香港及中國發展精品豪宅房地產項目。以法國時裝界殿堂級概念 Haute Couture（高級訂造時裝）為藍本，為尊尚的客人提供度身訂造，集時尚設計與生活品味的大師級設計府邸，正如其首個住宅項目 - 跑馬地藍道 The Hampton。尚家生活現時已全力拓展豪宅市場，除了現時的 yoo Residence 及九肚山頂的「九肚山峰 kau to HIGHLAND」，其他項目包括渣甸山白建時道項目（其中佔百分之六十之權益，項目合作夥伴為高富諾有限公司及泛海國際集團有限公司）、山頂白加道項目、中環已連拿連項目、屯門仁政街項目、古洞南粉錦公路項目、半山寶珊道項目（其中佔百分之二十之權益）、山頂山頂道項目及上海「大虹橋」項目（其中佔百分之五十之權益）等。

有關「Molteni Group」

Molteni Group 是意大利國際傢具巨擘之一，為意大利及全球逾 80 個國家提供源自意大利的優質傢俱。其中，Molteni & C 於 1934 年在米蘭附近的布里安扎朱薩諾鎮成立，其後更擴展為國際集團，將先進科技融匯傳統技藝。1950 年代，集團引領全球經典寢室傢俱製造的潮流。1960 年代中期是集團的轉捩點，開始引入工業規模的設計範式。各大室內設計師及建築師，在工程專家的協助下紛紛走進工廠，直接參與繪圖成形，然後製成原型，修訂設計等工作，務求盡善盡美。公司亦開展合約訂單業務，承接大型工程，照顧意大利及海外顧客的特殊需要，例如威尼斯鳳凰劇院、跨國企業總部、大型豪華遊輪、尊貴品牌專門店、全球各地的酒店及公寓等。

圖片說明：

Couture Homes 尚家生活有限公司董事總經理方文彬 (左) 及 Molteni Group 市場業務部經理 – 亞太區 Massimiliano Merati (右) 介紹「九肚山峰 kau to HIGHLAND」與歐洲頂級傢俱品牌 Molteni Group 合作，為屋主度身訂造個人化衣帽間。



街道名稱及門牌號數：麗坪路 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77 號

區域：沙田

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。

賣方就發展項目指定的互聯網網站的網址：

<http://www.kautohighland.com.hk> #

載有售樓說明書、價單、成交紀錄冊、銷售安排、公契及鳥瞰照片之電子版本的網址。



賣方：嘉拓有限公司

賣方的控權公司：Dynamic Advantage Limited, Radiant Talent Holdings Limited, 時尚家居有限公司, CSI Properties Limited

認可人士：梁鵬程先生

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團：梁黃顧建築師（香港）事務所有限公司

承建商：佳盛建築有限公司

賣方代表律師：孖士打律師行

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：香港上海滙豐銀行有限公司

已為發展項目的建造提供貸款的任何其他人：不適用

盡賣方所知的發展項目的預計關鍵日期：2016年2月26日

（「關鍵日期」指批地文件的條件就發展項目而獲符合的日期。預計關鍵日期是受到買賣合約所允許的任何延期所規限的。）

印刷日期：2016年2月5日

本廣告之內容由賣方發布或在賣方的同意下發布。

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。

此新聞稿由 JOYOUS Communications 代 Couture Homes 尚家生活有限公司發佈。傳媒查詢請聯絡：

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