

Press Release

**Couture Homes Proudly Presents “**kau to HIGHLAND**”  
The Only Pure Mansion Development at Kau To Shan Hilltop  
2016’s First Luxury Property  
First Price List Released with “Exclusive Discount Price”  
Unveiling Tailor-made House at 61 Lai Ping Road**

[4 January 2016, Hong Kong] Developed by Couture Homes Limited (Couture Homes) at a premium location, “**kau to HIGHLAND**” is the only pure mansion development at the hilltop of Kau To Shan. The developer announced the property’s first price list today (4 January), and the Tailor-made House at 61 Lai Ping Road is now open to public, unveiling the distinctive features and magnificent quality of the property.

Jimmy Fong, Managing Director of Couture Homes said, “Kau To Shan is one of New Territories’ primest locations for luxury properties, like Mid-levels on the Island. Its hilltop is the symbol of wealth and success, attracting a lot of socially renowned persons, the rich and powerful, as well as horse owners. Crowning the hilltop of Kau To Shan, ‘**kau to HIGHLAND**’ is the only pure mansion development within the area. Not only does it enjoy the full advantage of such a prominent location, it also commands a magnificent view, and will certainly set the new benchmark for luxury living in Hong Kong.”



**Privileged Lifestyle Quality Perfected by Strong Global Design Team**

Jimmy Fong continued, “Couture Homes has attended to every detail of the development’s design, which further demonstrates its exceptional value. ‘**kau to HIGHLAND**’ is proudly awarded by China Property Award, one of the most prominent awards in the real estates industry. The development has also recently won an award from CAPITAL The Best Developer Award, verifying its impeccable quality. The development is situated at 39–77 Lai Ping Road, and offers 20 grand mansions with individual street numbers and exclusive access. The distinctive features of each mansion will surely augment the eminent status of its residents. The mansions come in 6 different layout designs with saleable areas from over 2,000 square feet to over 4,000 square feet, catering different needs. We will be releasing this rare development in phases. Currently, we are offering 5 selected mansions at an ‘Exclusive Discount Price’. To help buyers understand the property, we are now opening the Tailored-made House at 61 Lai Ping Road to public. With its unique and outstanding quality, we are confident that the property will attract the interest of buyers and investors.”



“**kau to HIGHLAND**” is designed by a team of renowned designers led by the internationally acclaimed designer Steve Leung, who has designed the exteriors with the renowned British architect PDP London, and has joined hands with London celebrity designer Tara Bernerd and the highly praised interior designer Norman Chan to transform six mansions into truly unique Tailor-made Houses, which demonstrate the meticulous workmanship behind the cosy mansions.

#### **61 Lai Ping Road Luxury 4-Bedroom Mansion with 2 En-suites, Entertainment room and Lounge**

The mansion at 61 Lai Ping Road has 4 bedrooms with 2 en-suites, as well as an entertainment room and lounge, covering a total area of 3,244 square feet. Its stepped entrance already manifests the grandeur of the magnificent luxury mansion. The floor-to-floor height of the ground floor is around 4.25 metres, and the first floor enjoys a floor-to-floor height of around 3.5 metres. The mansion illustrates the development’s central theme of “Understated Luxury”, and seamlessly blends the indoor space with the magnificent view outside, bringing in ample sunlight that augments the soft colour tones and the exquisite furniture inside the mansion to bring out the subtle luxury of “**kau to HIGHLAND**”.

Interiors of the mansion adopt cream and coffee as its main colour tones. The living is furnished with a set of brownish upholster cabinets and wood veneer panels for TV that match with the cream-coloured marble flooring, displaying a simple elegance. Garnished with the white Armani Casa sofa and armchairs, the warm natural atmosphere of the apartment is further amplified. The dining room is spacious enough for a large round dining table that seats 12. The grey and white striped dining chairs adorn the room with delicate stylishness. The living and dining room conjoins the expansive balcony, which embraces the vast emerald view overlooking the racecourse and Shing Mun River. The balcony and the living and dining room are connected by full-height glass windows that merge the indoor and outdoor views into one, fully capturing the charming greenery. The kitchen is equipped with top-notch Miele kitchen appliances and Sub-Zero refrigerator with practical and modern designs. The entertainment room and the conjoint dressing room follow the colour tones of the living and dining room. Delicately designed brownish table and chairs are placed in the middle of the entertainment room to create a cozy environment for intimate time with family and friends.

The master bedroom features elegant accessories, cream-coloured upholster bed panel and modern paintings, which shine with fashionable luxury with the soft sunlight introduced by the balcony windows. Stepping through the walk-in closet with “Dolomites” wardrobes specially designed by Molteni&C for “**kau to HIGHLAND**”, the residents will walk in the stylishly designed master bathroom, which follows the



consistent colour tones of the mansion's overall interior design. The dark marble flooring creates a classic sharp contrast with the cream-coloured marble walls, and unveils a sense of understated beauty. The bathroom floor is paved with Warmup underfloor heating system imported from the UK, proving that the designers have taken care of every detail to ensure the ideal lifestyle for the residents.

The roof-top is separated into an utility zone and garden. The utility zone houses Barbantia rotary dryer and Siemens washing and drying machines. The roof-top garden also has a barbecue area for house owners to relax with the embracing emerald views.

**5 Rare Mansions at “Exclusive Discount Price”**

**Sales Arrangement Expected Soon**

The first price list of “**kau to HIGHLAND**” offers 5 selected mansions with saleable areas from 2,031 to 4,162 square feet, and will be released at “Exclusive Discount Prices” from HKD\$86,721,000 to \$233,971,000. The price per square foot of saleable area ranges from \$36,161 to \$56,216. With Cash Payment Plan and Special Cash Discount, the prices are lowered to around \$66,939,500 to \$180,602,190, and the price per square foot of saleable area is lowered to around \$27,913 to \$43,393. The sales arrangement of the first price list will be announced soon.

**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).

— End —

# HIGHLAND

kau to 九肚山峰

**Captions:**

1. Jimmy Fong (right), Managing Director of Couture Homes and Walter Or (left), Associate Director of Couture Homes, attended the press conference of “**kau to HIGHLAND**” today and announced the first price list and sales arrangement.



2. “**kau to HIGHLAND**” opened the Tailor-made House at 61 Lai Ping Road to media, demonstrating the property’s privileges and magnificent design.





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: 4 January 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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**Couture Homes 尚家生活傾力打造「九肚山峰 kau to HIGHLAND」  
九肚山頂發展地區唯一純洋房項目 2016 年首個矚目登場豪宅項目  
首張價單以「尊尚洋房典範喜悅價」率先推出  
麗坪路 61 號獨立洋房 Tailor-made House 搶先曝光**

【2016年1月4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。發展商今天（1月4日）宣佈推出首張價單，並於即日開放麗坪路61號獨立洋房Tailor-made House予傳媒參觀，展示項目各項罕有優勢及尊貴氣派。

Couture Homes 尚家生活有限公司董事總經理方文彬表示：「九肚山峰位處新界傳統豪宅地段九肚山之上，猶如港島半山，代表身份及財富的象徵，為眾多地位顯赫之名人、富豪及馬主等聚居地。『九肚山峰 kau to HIGHLAND』位處九肚半山之上的山頂地段，為區內唯一的純洋房設計項目，不但盡享地利優勢，更坐收壯麗開揚景觀，勢必成為香港全新豪宅指標。」

**國際名師聯手設計 展示超級豪宅頂尖質素**



方文彬續稱：「Couture Homes 尚家生活悉心設計項目的每一細節，進一步彰顯其非凡價值。九肚山峰 kau to HIGHLAND」榮獲地產界殿堂級獎項 - China Property Award 的項目獎項，而該項目最近更榮獲CAPITAL The Best Developer Award中的項目獎項，其卓越質素無可比擬。項目位於麗坪路39至77號，20間洋房每間均擁有獨立門牌及專屬入口，此矚目及稀有的特色絕對能襯托一眾尊貴住客的顯赫地位。整個項目共提供 6 款多元化間格設計，實用面積由2,000多平方呎至4,000多平方呎，迎合不同買家的需要。我們將惜售推出此珍罕項目，現階段將以「獨立洋房典範喜悅價」推出5間精選珍罕洋房；為配合推售，我們將於即日起開放麗坪路61號獨立洋房予公眾預約參觀；憑藉項目獨特非凡的質素，絕對能吸引用家及投資者的垂青。」

「九肚山峰 kau to HIGHLAND」的創作團隊陣容鼎盛，由國際知名設計師梁志天精心構思整體設計，引領英國著名建築師PDP London打造項目別樹一格的外型，並聯同名門圈子御用的英國名媛設計師Tara Bernald及著名室內設計師Norman Chan打造6間各具不同風格的Tailor-made House，屋內屋外每一細節經精心考量，匠心打造矜貴舒適的洋房大宅。



### **麗坪路61號4房2套房加娛樂室及雅座獨立洋房 洋溢奢華氣度**

麗坪路 61 號獨立洋房為 4 房 2 套房加娛樂室及雅座設計，總面積達 3,244 平方呎，獨立屋設計，拾級而上洋房大門，已感受到非凡的大宅氣派。單位地下樓層樓面至樓面高度約 4.25 米，1 樓樓面至樓面高度約 3.5 米。洋房貫徹項目「低調奢華」主題，融入室外自然景觀及室內廣闊空間，將自然光引入家居，配合低調柔和的色調，襯以國際家具品牌的精緻工藝，突顯「九肚山峰 kau to HIGHLAND」低調華貴的豪宅氣派。

整個單位採用了米、啡兩色為主調，客廳一列暖啡色捫皮櫃、木飾面電視背牆，配襯米色雲石地台，展現簡約典雅的美感；配上白色 Armani Casa 沙發及 Armani Casa 坐椅，感覺和暖自然亦盡顯氣派。飯廳偌大寬敞，中間擺放 12 座圓餐桌後，空間感依然氣派堂皇；灰白相間的餐椅更為客飯廳添上細膩精緻的風格。客飯廳連接大露台，環抱廣闊翠綠景致，更可眺望馬場及城門河的壯麗景色；連接露台及客飯廳的落地玻璃將屋內外景色融合為一，綠茵景致盡收眼底。廚房配置德國高級品牌 Miele 烹食設備系列及 Sub-Zero 雪櫃，設計實用富時代感。娛樂室及相連的化妝間一承客飯廳色調，娛樂房中央放置精巧的啡色小桌及椅子，洋溢出淡雅溫馨而低調奢華的氛圍，讓親友盡享受消閒耍樂時光。

主人房臥區配以優雅的家具飾品、米色捫皮床背牆及現代風格畫作，加上透過露台玻璃引進的自然光，散發出明麗光亮的時尚奢華感覺；穿過配置 Molteni&C 特為「九肚山峰 kau to HIGHLAND」設計的 Dolomites 衣櫃的衣帽間，走進主人浴室。浴室色調和全屋設計一脈相承，黑色雲石地台與米色雲石牆身組成經典的黑白對比，流露出華而不俗的高貴氣派。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。

頂層天台分別為工作間及花園。工作間設有 Barbantia 可轉動式晾衣架及 Siemens 洗衣及乾衣機。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。

### **「尊尚洋房典範喜悅價」推售 5 間珍罕洋房 預計短期內公佈銷售安排**

「九肚山峰 kau to HIGHLAND」首張價單共推出 5 間精選珍罕洋房，洋房實用面積由 2,031 平方呎至 4,162 平方呎，並以「尊尚洋房典範喜悅價」推出，售價由港幣 \$86,721,000 至 \$233,971,000，價單實用面積呎價介乎 \$36,161 至 \$56,216，扣除現金付款計劃及特別現金折扣約價為 \$66,939,500 至 \$180,602,190，而扣除現金付款計劃及特別現金折扣實用面積呎價介乎 \$27,913 至 \$43,393，首張價單之銷售安排並同步公佈。



### 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、中環己連拿連項目、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。

—完—

### 圖片說明：

3. Couture Homes 尚家生活有限公司董事總經理方文彬 (右) 及 Couture Homes 尚家生活有限公司助理董事柯穎豪先生 (左) 今天出席「九肚山峰 kau to HIGHLAND」新聞發佈會，並公佈首張價單及銷售安排。





4. 「九肚山峰kau to HIGHLAND」開放位於麗坪路61號獨立洋房予傳媒參觀，展示項目各項罕有優勢及尊貴氣派。



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> <sup>#</sup>

# 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1月4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：

尚家生活有限公司

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