

**Couture Homes Proudly Presents “kau to HIGHLAND”  
Perfecting the Privileged Lifestyle with a Global Design Team Led by Steve Leung**

【31 March 2015, Hong Kong】 As the only pure mansion development at one of the most premium locations in the city, “kau to HIGHLAND” presented by Couture Homes Limited (Couture Homes) crowning the hilltop of Kau To Shan commands the magnificent view of the Shatin Racecourse and Shing Mun River. With its distinctive quality and features, the luxury development has gained much attention since its naming. Steve Leung, one of the investors and renowned designer, will also lead a strong design team comprising Paul Davis + Partners, Tara Bernerd and Norman Chan to design the exteriors of “kau to HIGHLAND”, determine the overall design, and execute the interior design of six Tailor-made Houses, elevating luxury lifestyle to a new level.

Jimmy Fong, Managing Director of Couture Homes said, “Over the past few decades, Kau To Shan has always been one of Hong Kong’s primmest locations for luxury properties, like Mid-levels on the Island, attracting the sophisticated upper class. The lack of new residential development for over a decade has created some pent-up demand. The Government has long put their emphasis on developing the new Kau To, the new prime location for luxury residential developments, and it has attracted investments from 13 major property developers, rising the value of the relevant area to an estimate of HK\$50 billion. ‘kau to HIGHLAND’ is proudly situated at the peak section of Kau To Shan, with a prominent location comparable to that of the Peak area on the Island. It is also currently the only villa design within the area, and will certainly set the new benchmark for luxury living.”

He also noted that Couture Homes had discussed the potential of the site with Steve Leung well before acquiring the land. In light of the low plot ratio, the Group decided to develop a pure villa project featuring rare and opulent mansions reflecting the philosophy of the Group. The 200-metre long site will accommodate 20 grand mansions arranged in a row, ensuring that every house in “kau to HIGHLAND” can enjoy an unobstructed view. Privilege is further highlighted by the individual street number and exclusive access dedicated to each villa. Apart from conceiving the overall design of the development, accalimed designer Steve Leung will also design the exteriors with leading British designer Paul Davis + Partners. In particular, he will join hands with two other talented designers to transform six mansions into truly unique Tailor-made Houses, and manifest the Haute Couture aesthetics of Couture Homes through the finest materials sourced from around the world and the impeccably stylish interiors.

As one of the project’s developers and investors, Steve said, “We must know a project well before investing in it. The superior hilltop location and the stunning view make ‘kau to HIGHLAND’ a preferred investment. Situated in the new luxury residential area emphasized by the government, the development stands out with a upscale lifestyle comparable to that promised by The Peak. The two-storey villas and diversified layouts also present endless design possibilities, establishing the project as



the new benchmark for luxury residence. I am honoured to be invited to conceive the conceptual design and team up with three leading architects and designers to incorporate our visions into each mansion.”

He believed that while a prime location, unparalleled view and other features are important, but individuality and a contemporary flair will define a luxury residence. With “understated luxury” in mind, the expert design team led by Steve will combine meticulous workmanship with a premium selection of top-quality materials. From the façade to the layout, every mansion will seamlessly blend indoor space with the magnificent view outside, creating a prestigious and cosy home that inspires life with artistic design. The refined creativity will complete an ideal living beyond imagination.

The strong design team of “**kau to HIGHLAND**” brings together the world’s leading creative thinkers, including Steve Leung, Paul Davis + Partners, Tara Bernerd and Norman Chan. With an extensive experience accumulated for over three decades, Steve has garnered the Andrew Martin International Interior Design Awards, the most prestigious honour in the industry, for 12 times. He is recognised as one of the world’s most eminent interior designers for his unique and visionary style. Renowned British architect Paul Davis + Partners is known for its tasteful architectural language that highlights the architectural features and the grandeur of the buildings. The London-based practice has also designed over 400 projects across the world, including the award-winning One Church Square in London in 2014. Meanwhile, Tara Bernerd, the favourite celebrity designer among the upper circle in the U.K., the daughter of London real estate tycoon Elliott Bernerd and the disciple of master designer Philippe Starck, stands out with her bold creativity and attentive design. Norman Chan, local leading interior designer and the icon of top-class living, is sought after by the affluents with his experimental and forward-thinking concept. Sharing a passion for an elegant lifestyle, the team will jointly present an exceptional project that will appeal to discerning potential buyers.

#### **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

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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), No. 47 Barker Road at the Peak, Glenealy at Central, Yan Ching Street at Tuen Mu and in a luxury villa development site in “Daihongqiao” in Shanghai (50% interest).

## About Steve Leung

Born in Hong Kong in 1957, Steve Leung is an internationally acclaimed architect and interior designer. From architecture, interior design to product design, his works reflect a strong contemporary style that cleverly blends Asian culture and arts.

Over the past 17 years, Steve and his team have participated in a wide array of high-profile projects in China and overseas, earning him over 120 design and corporate accolades in the Asia Pacific region and worldwide. From 1999 to 2014, Steve had been named one of the world’s leading interior designers in the Andrew Martin International Interior Design Awards for 12 times. In recent years, he has been frequently invited to be the judge of important design awards.

The acclaimed designer has also been invited by international brands for various collaborative projects. In 2013, he joined yoo, a prominent design house founded by property entrepreneur John Hitchcox and designer Philippe Starck, as the Creative Director of ‘Steve Leung & yoo’.

— End —

Photo caption:

Jimmy Fong (left), Managing Director of Couture Homes, and Steve Leung (right), renowned architect and interior designer, introduced the planning and design concept of “kau to HIGHLAND”.





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: N/A

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: 31 March 2015

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」

### 梁志天領首策劃 國際名師聯手設計 彰顯顯赫非凡身價

【2015年3月31日，香港】由Couture Homes尚家生活有限公司精心打造、坐落九肚山頂的矜罕洋房項目「九肚山峰 kau to HIGHLAND」，傲據九肚山頂優越位置，坐享馬場壯麗景色及遠眺城門河景，是該區目前唯一純洋房建築，盡顯傳統山頂豪宅的尊貴氣派。項目質素罕有，自命名以來吸引市場注目；國際著名設計師梁志天更參與投資及親自為整個項目策劃設計方向，並率領三大國際名師，包括Paul Davis + Partners、Tara Bernerd及Norman Chan，合作打造「九肚山峰 kau to HIGHLAND」之建築外型，整體設計以及其中6幢連裝修的Tailor-made House，展示罕貴而又品味非凡之氣派。

Couture Homes 尚家生活有限公司董事總經理方文彬表示：「九肚山於過去數十年一直是本港傳統豪宅地段，猶如港島半山，屬身份及財富的象徵；該區已達十數年沒有全新住宅供應，市場上定必積存一定需求。新九肚作為政府近年重點發展的全新豪宅地段，吸引 13 大地產發展商投資，該地段身價預算高達 500 億。『九肚山峰 kau to HIGHLAND』傲據九肚山半山之上的山頂地段，地利優勢絕對不容置疑，顯赫氣派足以媲美港島傳統山頂，憑藉優越地利及區內目前唯一的純洋房設計，勢必成為香港全新尊貴豪宅指標。」

方文彬續稱，遠於買地前夕，集團已聯同梁志天積極研究如何發展該地皮。由於地積比率低，故集團決定發展該地皮為低密度純洋房項目；而純洋房的設計亦秉承集團一貫的理念，傾盡心力打造矜貴的珍罕大宅。「九肚山峰 kau to HIGHLAND」地盤長約200米，地盤長度讓20幢洋房以一字型排開，令每座洋房均可享有壯闊無阻的景觀；而每幢洋房更特設獨立門牌號碼及尊屬出入口，於區內更為罕見。項目特意邀請國際著名設計師梁志天精心構思項目的整體設計，梁先生不但引領著名英國建築師Paul Davis + Partners為項目打造別樹一格的外型，為貫徹尚家生活的Haute Couture設計藝術精神，集團更精心挑選其中6幢洋房，由梁志天率領另外兩位著名國際大師聯手打造各具不同風格的Tailor-made House。集團特別搜羅全球頂級用料，呈現完美室內裝潢，為每幢Tailor-made House塑造與眾不同的獨特風格。

作為「九肚山峰 kau to HIGHLAND」的發展商及投資者之一的國際著名建築及室內設計師梁志天於會上表示：「要投資必須先對項目有相當了解，眾所周知，『九肚山峰kau to HIGHLAND』位於九肚山頂，無論位置與景觀均極佳，屬投資首選。該地段更為政府近年重點發展的全新豪宅地段，顯赫氣派媲美港島傳統山頂，項目以兩層洋房為主，加上多元化的戶型，更為洋房設計造就無限可塑性，由此可見項目本身已具備超級豪宅的頂尖質素。是次十分榮幸能為項目統籌構思設計主題，並與三大世界頂級建築師及設計師聯手，將各自的風格特點融入每幢洋房中。」

梁志天指出，豪宅除了建基於得天獨厚的地段、景觀及其他客觀因素外，更需要蘊藏獨特個性及時尚氣質。因此，今次梁先生特地以「低調奢華」作為整個項目的設計主題，引領頂級創作團隊嚴選最上乘奢華的質料，包括各種特色室內外石材及不同類型物料，配以一絲不苟的精巧工藝，由室外（即洋房外牆風格）至室內（即洋房的佈局設計），將內外景觀融合，呼應壯麗開揚之景色，匠心打造矜貴舒適的洋房大宅；務求以藝術啟發生活，於創意中見細膩與不凡，傾力打造每一個別出心裁的理想生活空間。

「九肚山峰 **kau to HIGHLAND**」之創作團隊陣容名聲顯赫，包括梁志天、Paul Davis + Partners、Tara Bernerd 以及 Norman Chan。梁志天具有逾三十年資歷，曾 12 度被稱為室內設計奧斯卡的 Andrew Martin International Interior Design Awards 甄選為全球著名室內設計師之一，每項作品的風格及前瞻性，均備受高度讚譽及肯定；蜚聲國際的英國建築師 Paul Davis + Partners，擅長從建築本身的特質，以具深度的建築語言，凸顯其宏偉氣魄。Paul Davis + Partners 以倫敦為本，曾參與世界各地逾 400 座建築物之設計，當中倫敦 One Church Square 更在 2014 橫掃全球多項大獎；名門圈子御用的英國名媛設計師 Tara Bernerd，其父是倫敦地產巨擘 Elliott Bernerd 的第二代，師承名匠 Philippe Starck，以大膽風格及一絲不苟的設計特色見稱；至於本地著名室內設計師 Norman Chan 則獨當一面，以其充滿實驗性的破格思維贏得城中富商們的寵信，是追求頂尖生活者的表表者。整個創作團隊展開對生活品味的追求，聯手為「九肚山峰 **kau to HIGHLAND**」打造無與倫比的獨特風格，吸引追求非同凡響生活品味的潛在買家。

### 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，為尊貴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、屯門仁政街項目及上海「大虹橋」項目（其中佔百分之五十之權益）等。

# HIGHLAND

kau to 九肚 山峰

## 有關梁志天先生

國際著名建築及室內設計師梁志天於 1957 年出生於香港，以現代風格見稱，善於將饒富亞洲文化及藝術的元素，融入其建築、室內和產品設計中。

在過去的 17 年，梁氏帶領他的設計團隊於國內及海外成功打造了多個項目，其作品囊括逾 120 項國際和亞太區設計及企業獎項。在 1999 至 2014 年間，梁氏 12 度被素有室內設計奧斯卡之稱的 Andrew Martin International Interior Design Awards 甄選為全球著名室內設計師之一。近年來，梁氏更數度獲邀擔任業界權威設計大獎的評委。

梁氏的設計備受國際推崇和肯定，早年已沖出亞洲，應邀與國際品牌合作設計各式產品。2013 年，梁氏更應邀加入由國際房地產企業家約翰·海奇考克斯 (John Hitchcox) 和設計大師菲力浦·史達克 (Philippe Starck) 合作成立的 yoo 之明星級設計團隊，成為 Steve Leung & yoo 品牌的創意總監。

—完—

圖片說明：

Couture Homes 尚家生活有限公司董事總經理方文彬 (左) 及國際著名建築及室內設計師梁志天 (右) 介紹「九肚山峰 kau to HIGHLAND」的建築規劃及設計方向。







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。

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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

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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：2015 年 3 月 31 日

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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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