

Press Release

Couture Homes Proudly Presents "kau to HIGHLAND" The Only Pure Mansion Development at Kau To Shan Hilltop

Unveils Tailor-made House at 47 Lai Ping Road

[30 December 2015, Hong Kong] Developd 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 unveiled the Tailor-made Houses at 47 and 41 Lai Ping Road to the media today, demonstrating the property's distinctive features and magnificent quality.

Jimmy Fong, Managing Director of Couture Homes said, "Kau To Shan is one of New Territories' primmest 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 privilege of such a prominent location, it also commands a magnificent view. Furthermore, each mansion has its own individual street number, which is a rare feature in town. 'kau to HIGHLAND' is the third development of the Group to be awarded by one of the industry's most prominent award China Property Award, following the success of The Hampton and yoo Residence. The development has also recently won an award from CAPITAL The Best Developer Award, recognizing its impeccable quality as the first noteworthy luxury property in 2016 and as the new benchmark for luxury living."

Jimmy Fong continued, "Couture Homes has attended to every detail of the development's design, which further demonstrates its exceptional value. 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 privileged 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. To allow the media to experience the exceptional beauty of the development, we are opening the Tailor-made House at 47 Lai Ping Road with 3 en-suites and a breakfast room, as well as the unmodified house at 41 Lai Ping Road with 7 bedrooms, an extra multipurpose room and a storeroom. The houses at 47 and 41 Lai Ping Road have two and three floors respectively. Both enjoy a magnificent view and are of excellent quality."



Designed by Acclaimed Designers Showcase of Topmost Lifestyle Quality

"kau to HIGHLAND" is the first town house development project that has been privileged by the investment and design of internationally-acclaimed designer Steve Leung, who has participated every stage of the development from before acquiring the land to conceptualizing the overall design, bringing his own unique style into the design of the development. Evidently, Steve Leung is confident that the development will soon become a super luxury residence.

"kau to HIGHLAND" has a strong creative team led by Steve Leung, who has over 30 years of experience. Steve Leung has designed the distinctive exteriors with the renowned British architect PDP London, and has joined hands with London celebrity designer Tara Bernerd, well-known for her bold styles, and the highly praised local interior designer Norman Chan to transform six mansions into truly unique Tailormade Houses. Every detail of the exteriors and interiors of the houses is a demonstration of the meticulous workmanship that endeavours to create the ideal topmost lifestyle quality for residents.

The development is designed with the theme of "understated luxury" in mind. Buyers in pursuit of an exceptional lifestyle will be satisfied with the meticulous workmanship of the development. The designers have specially selected three types of premium quality natural European stone materials, including the elegant Portugal Pietra Francia, the jewel-like German Jura Beige, and the artistically carved Turkish Grey Rice Stone, adding touches of luxurious elegance to the exteriors of the houses.

47 Lai Ping Road with 3 En-suites and Breakfast room New Paradigm of Understated Luxury

47 Lai Ping Road has 3 en-suites and a breakfast room, with a total area of 2,968 square feet. The floor-to-floor height of the ground floor is around 4.25 metres, and it is around 3.5 metres for the first floor. The mansion's design illustrates the theme of "New Paradigm of Understated Luxury". The designers have seamlessly blend the indoor space with the magnificent view outside, using soft colour tones to highlight the artisan quality of exquisite furniture that demonstrates the subtle luxury of "kau to HIGHLAND".

Interiors of the mansion adopt the colour tones of cream and coffee. The living room is furnished with a set of brownish and orange upholster cabinets and wood veneer panels for TV that match with the cream-coloured marble flooring to give off a sense of harmony and sophistication. The Bottega Veneta leather armchair and the orange Poltrona Frau sofa further add to the natural warm elegance of the room. The living and dining room conjoins the cosy balcony, and the outdoor garden comes with a swimming pool embraced by extensive greenery, which is captured by the large full-height windows that bring in ample sunlight and merge the indoor and outdoor views together into a masterpiece of large-



scale artwork. The dining room is adorned with Poliform dining chairs, tawny half-transparent screen and modern paintings to augment the aesthetic of the room. The 11.4 square feet large kitchen is also located on the ground floor, and it comes with contemporarily designed breakfast room and bar, providing luxurious dining space for all family members. The kitchen is fitted with premium Italian Da Da cabinet and is equipped with top-notch Miele kitchen appliances and Sub-Zero refrigerator to assert the practical modern design.

The entire first floor has brownish chevron wood flooring. The corridor area has been designed as 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 and the leisure area is separated by a wire glass screen that creates a luxury fashion with the stylish furniture and accessories, as well as the brown upholster bed panel. Stepping through the walk-in closet with limited "Dolomites" wardrobes by Molteni & C, the residents will walk into the stylishly designed master bathroom, which follows the colour tones consistent throughout the mansion's overall interior design. The dark brown marble flooring creates a classic sharp contrast with the cream-coloured gold line 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 rooftop is separated into a utility zone and garden. The utility zone houses Barbantia rotary dryer and Siemens washing and drying machines. The rooftop garden also has a barbecue area for house owners to relax with the embracing emerald views.

41 Lai Ping Road Magnificent Mansion with Luxurious Amenities

"kau to HIGHLAND" is Hong Kong's first development with Molteni & C Italian built-in wardrobes in the fitted in the unmodified house. The wardrobes in the 6 Tailor-made Houses were adjusted according to the designer's unique style. The wardrobes in all unmodified houses are also adjustable to fit the personal preference of the house owners. The internationally-renowned Italian furniture manufacturer has even specially designed the 80th Anniversary Limited Edition wardrobe and kitchen cabinet series titled "Dolomites", which fits perfectly with the top-notch German Miele kitchen appliances and Sub-Zero refrigerator to further establish the luxurious grandeur of "kau to HIGHLAND".

The mansion at 41 Lai Ping Road was unveiled today. It has a saleable area of 4,162 square feet with 7 bedrooms and an extra multi-purpose room and storeroom. The floor-to-floor height of the ground floor is around 4.25 metres, and it is around 3.5 metres for the first and second floors. The 3-storey mansion



has its own elevator that reaches the rooftop and car park, offering exclusive convenience and enhanced privacy. The multi-purpose room and storeroom can be adapted to fit individual needs and preferences, so that house owners can create their own unique personal space. The living and dining room is over 8 metres in length and over 9 metres in width, offering ample practical space. It is connected to the garden and the over 12 metres long private swimming pool, perfectly blending the indoor and outdoor views into one to present a natural and comfortable living environment. The master bedroom is located at the second floor. The house owner can merge the master bedroom and the conjoining bedroom into one, creating a whole-floor master bedroom that offers perfect quiet personal space. The master bathroom is fitted with complete bathroom amenities, including anti-fog mirrors and the UK-imported Warmup underfloor heating system endorsed by numerous celebrities, hotels and luxury properties.

The rooftop of each mansion enjoys natural greenery, and there is a 1.8-metre high gate to separate the utility zone and the garden, dividing the laundry area and the lifestyle area for the ultimate comfort of the residents. The rooftop is also fitted with Brabantia rotary dryer from Netherlands and Siemens washing and drying machine, ensuring the highest quality in all necessary amenities.



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).



Captions:

1. Jimmy Fong (left), Managing Director of Couture Homes, and Steve Leung (right), world-renowned architect and interior designer, attended the press conference of "kau to HIGHLAND" today, unveiling the mansions at 47 and 41 Lai Ping Road to media and demonstrating the property's privileges and magnificent design.



2. "kau to HIGHLAND" is situated at the hilltop of Kau To Shan, one of New Territories' most prominent locations for luxury properties, like Mid-levels on the Island, and the symbol of wealth and success. The development is the only pure mansion development in the area, fully enjoying the privileges and splendid views of the location. Each mansion has its own individual street number and exclusive access, which is a rare feature in town.





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: 26February, 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: 30 December 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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新聞稿

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

麗坪路 47 號 Tailor-made House 率先曝光

【2015年12月30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(12月30日)開放麗坪路47號洋房及41號洋房予傳媒參觀,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,加上每戶有專屬獨立門牌,絕對是城中罕有;『九肚山峰 kau to HIGHLAND』更是繼集團住宅項目The Hampton及yoo Residence後榮獲地產界殿堂級獎項China Property Award的另一頂級項目,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,絕對是2016年市場首個矚目的豪宅項目,勢必成為香港全新豪宅指標。」

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。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人口,此稀有的特色能襯托一眾尊貴住客的顯赫地位。整個項目共提供6款多元化間隔設計,實用面積由約2,000平方呎至4,000多平方呎,迎合不同買家的需要。為讓傳媒得以感受項目的非凡氣派,是次特別開放麗坪路47號3套房連早餐區間隔的洋房,以及麗坪路41號7房加多用途房及儲物室交樓標準洋房。麗坪路47號及41號分別為兩層及三層洋房設計,景觀開揚,質素非常優越。」

國際名師聯手設計 展示超級豪宅頂尖質素

「九肚山峰 kau to HIGHLAND」更是國際知名設計師梁志天首次參與投資及設計的洋房項目,由買地前夕至構思項目設計主題,梁志天均親力親為參與其中,精心為洋房大宅注入獨特風格;由此可見,梁志天對項目即將成為超級豪宅充滿信心。



「九肚山峰 kau to HIGHLAND」的創作團隊陣容鼎盛,由擁逾三十年資歷的國際知名設計師梁志天精心構思整體設計,引領蜚聲國際的英國著名建築師PDP London打造項目別樹一格的外型,並聯同以大膽風格見稱的名門圈子御用英國名媛設計師Tara Bernald及本地著名室內設計師Norman Chan,以一絲不苟的專業態度打造6間氣魄宏偉卻各具風格的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,力臻完美地為買家提供非凡生活品味。

整個項目以「低調奢華」為設計主題,以一絲不苟的設計,吸引追求非同凡響生活品味的買家。設計師特別為項目外牆挑選了3種高質素的歐洲天然石材,包括優雅的葡萄牙Pietra Francia,猶如高貴寶石的德國Jura Beige米色石材,以及富有藝術美感雕刻的土耳其Grey Rice Stone,令洋房外型倍添尊尚高貴。

麗坪路 47 號 3 套房連早餐區洋房 低調奢華新典範

麗坪路 47 號屬 3 套房連早餐區設計,總面積達 2,968 平方呎,單位地下層與層之間的高度約 4.25 米,1 樓為約 3.5 米。洋房以「低調奢華的新典範」為主題,設計師特意將內外景觀融合,善用柔和的色調,配合國際家具品牌精緻的工藝特質,突顯「九肚山峰 kau to HIGHLAND」低調奢華的氣派。

整個單位採用了米、啡兩色為主調,客廳一列暖啡色及橙色捫皮櫃、木飾面電視背牆,配襯米色雲石地台,盡顯和諧矜貴美感;配上 Bottega Veneta 皮革扶手椅、橙色的 Poltrona Frau 沙發,感覺和暖自然亦不失貴氣。客飯廳連接雅緻露台,戶外花園特設露天泳池,環抱廣闊翠綠景致,將自然光引入屋內,令屋內外景色融合為一,猶如大型的藝術畫作,別具格調。飯廳配置 Poliform 餐椅、茶色半透明屏風及現代掛畫為室內空間增添藝術氣息。同層設有面積達 11.4 平方米的大廚房,設計時尚的早餐室和酒吧區,讓家庭各成員享受豪華的餐飲空間;廚房配置意大利 Da Da 高級廚櫃,並配以德國高級品牌 Miele 煮食設備系列,以及 Sub-Zero 雪櫃,設計實用富時代感。

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。主人房臥區和休閒區以夾絲玻璃屏風相間,配以優雅的家具飾品及啡色捫皮床背牆,營造高貴時尚的奢華感覺。穿過 Molteni & C 的「Dolomites」特別版衣帽間進入主人浴室;浴室色調和全屋設計一脈相承,深啡色雲石地台與米色金線雲石牆身互相輝映,感覺簡潔明亮,流露奢華氣度。浴室地板更鋪設由英國進口的 Warmup 地暖系統,細心照顧生活每一細節,享受高貴極致。

頂層天台分別為機電空間及花園。機電空間設有荷蘭進口的 Barbantia 可轉動式晾衣架及 Siemens 洗衣機及乾衣機。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。



麗坪路 41 號洋房 配套尊貴豪華

「九肚山峰 kau to HIGHLAND」是全港首個項目以 Molteni & C 意大利嵌入式衣櫃系列作交樓標準,除 6 間 Tailor-made House 之衣櫃按設計師的獨有風格而調整,所有交樓標準洋房之衣櫃均可由屋主自由喜好調整設計,打造個人化的品味衣帽間。意大利著名國際家具商 Molteni Group 更特別為九肚山峰設計名為「Dolomites」的 80 週年特別版的衣櫃及廚櫃系列,配以德國高級品牌 Miele 煮食設備系列,以及 Sub-Zero 雪櫃,進一步彰顯「九肚山峰 kau to HIGHLAND」的尊貴氣派。

是次同時開放的麗坪路 41 號洋房,實用面積達 4,162 平方呎,屬 7 房加多用途房及儲物室設計。 單位地下層與層之間高度約 4.25 米,1 樓以上的為約 3.5 米。三層洋房設有獨立電梯,電梯直達 天台至停車場,讓屋主尊享豪宅獨有的生活便利及高度私隱;更設多用途房及儲物室,可按需要 及喜好改變用途,讓屋主打造獨一無二的專屬生活空間。長逾 8 米、闊逾 9 米的客飯廳寬敞實用, 連接花園及逾 12 米之特長私人泳池,室內外美景空間合而為一,為屋主帶來自然舒適的居住環境。 主人房設於洋房 2 樓,屋主更可將主人房及毗鄰睡房打通,打造全層主人房樓層,讓屋主可享有 寧靜私人空間。主人浴室備有完善浴室配備,鏡面設有防霧裝置;另鋪設由英國進口,曾有多位 名人、酒店及豪宅使用的 Warmup 地暖系統,貼心照顧屋主需要。

每座洋房頂層天台坐享自然翠綠景觀,並以一道 1.8 米高的鐵閘分隔機電空間及花園,分隔洗衣晾衣工作間與生活空間,讓屋主享受舒適寧逸的生活。天台同時附有荷蘭名牌 Brabantia 可轉動式晾衣架,以及 Siemens 洗衣機及乾衣機,高級完善的配套一應俱全。



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。

一完一

圖片說明:

3. Couture Homes 尚家生活有限公司董事總經理方文彬 (左) 及國際知名設計師梁志天 (右) 今天出席「九肚山峰 kau to HIGHLAND」新聞發佈會,率先開放位於麗坪路 47 號洋房及 41 號洋房予傳媒參觀,展示項目各項罕有優勢及尊貴氣派。





4. 「九肚山峰 kau to HIGHLAND」位處新界傳統豪宅地段九肚山之上,猶如港島半山,代表身份及財富的象徵;項目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,加上每戶均擁有獨立門牌及專屬入口,城中罕有。



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: 2015年12月30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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