



**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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