



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’ 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 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 mansionas 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 #](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: 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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