



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 multi-purpose 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 Tailor-made 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).

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HIGHLAND

kau to 九肚 山峰

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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