

VILLA LUCCA

林海山城

Introducing “VILLA LUCCA”

World-Class Low-Density Seaview¹ Residence in Tai Po Mid-Levels Perfect Location Offers the Tranquillity and Privacy of Spacious Retreat Amidst the Beauty of Nature

Hong Kong, 11 May 2022 – Jointly developed by **Hysan Development Company Limited** and **HKR International Limited**, the low-density luxury residential project in Tai Po today unveiled its name “**VILLA LUCCA**”. Perfectly located at Lo Fai Road in Mid-Levels with the magnificent mountain range of Pat Sin Leng as a natural backdrop¹, **VILLA LUCCA** commands stunning views of Plover Cove Reservoir and Tolo Harbour¹ and boasts meticulous layout and design by internationally renowned architects and designers. Surrounded by lush green mountains and the sea, **VILLA LUCCA** represents a hidden gem for the privileged few who appreciate the privacy and tranquillity of a mountain retreat and yearn for the discovery of nature and a whole new meaning of home.¹

VILLA LUCCA is the first joint development by **Hysan Development Company Limited** and **HKR International Limited**. Hysan Development Company Limited has been serving Hong Kong for a century. With its extraordinary vision, professional operations and a commitment to quality and style, Hysan takes pride in creating a remarkable base in Causeway Bay – the Lee Gardens area that features a cluster of premier commercial buildings. HKR International Limited is renowned for the planning and development of Discovery Bay, its flagship upmarket residential project that pioneers the concept of large-scale, low-density, resort-style community living. A joint effort of the two leading developers, **VILLA LUCCA** exemplifies the best of the best: the development layout, architectural design, landscape and auxiliary facilities; it has literally redefined the market for luxury homes.

Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited, said, “This project is named ‘**VILLA LUCCA**’ that imbues an Italian flair. **VILLA LUCCA** nestles in the beauty of nature – mountains, sea and the woods¹. Its superb location offers stunning views of Plover Cove Reservoir and Tolo Harbour

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with the spectacular mountain range of Pat Sin Leng as a natural backdrop¹. A leisurely stroll along the winding, tree-lined Lo Fai Road will virtually take you to a hidden village in the Italian city of Lucca.”

Mr. Lui added, “**VILLA LUCCA** is ideally located in Tai Po with convenient access to the city and Shenzhen’s Liantang Port. Central and Kowloon East CBD are just around half an hour away, and it only takes about 20 minutes to arrive at Liantang Port or the Lok Ma Chau Control Point.² In fact, Northern Metropolis (being proposed), an essential component of the development of the Greater Bay Area, is also a short ride away – comparable to the distance between Central and Repulse Bay; in other words, only an around 20-minute drive from a CBD to the comfort and serenity of home.^{2,3} The government’s strategic development of Northern Metropolis (being proposed)³ is expected to drive the market appreciation potential of **VILLA LUCCA**. Moreover, its proximity to the Hong Kong Science and Technology Park and the Chinese University of Hong Kong will appeal to cross-border businessmen, as well as professionals working in the vicinity.³ Other target buyers include investors and families who cherish quality of life and appreciate spaciousness and fine living.”

Mr. Jackie Tang, Managing Director of HKR International Limited, said, “**VILLA LUCCA** has set a new standard for luxury homes in Tai Po. With a total site area of 340,000 sq ft, the project provides 262 residences – garden houses and apartments ranging from 2 to 5 bedrooms, each with an expansive saleable area of over 1,000 sq ft.⁴ **VILLA LUCCA** is designed exclusively for families who appreciate the joy and luxury of space. There have been few new residential projects for many years in the upmarket area of Tai Po where **VILLA LUCCA** is situated. The project design also caters for every need of its residents and provides ample parking spaces to meet the demand of residents.”

Mr. Tang added, “Immersing in the beauty of nature¹, **VILLA LUCCA** is a brand-new seaview¹ luxury residential development and represents a concerted effort of multiple internationally renowned designers from around the world. The world-class design teams include Olson Kundig from the US in charge of design consultant, VIA Architecture Limited and BTR Workshop for interior design, Adrian L Norman Ltd for

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landscape design, DLN Architects Limited for Authorised Person/ architect, David Collins Studio from the UK for interior design of the resident clubhouse.”

VILLA LUCCA has obtained pre-sale consents and is expected to launch in this quarter.

About Hysan Development Company Limited

Hysan Development Company Limited is a leading property investment, management and development company in Hong Kong with an investment property portfolio of over 4 million square feet of high-quality office, retail and residential space. With roots in Causeway Bay for a century, Hysan is one of the largest commercial landlords in the district.

Website: www.hysan.com.hk

About HKR International Limited

HKR International Limited has diversified interests in real estate development and investment, property management, luxury hotels and serviced apartments, and other investments in Hong Kong, mainland China and across Asia.

The Company’s diverse portfolio includes Discovery Bay and CDW Building in Hong Kong, HKRI Taikoo Hui in Shanghai, and a number of premium residential properties under development in Shanghai, Jiaxing and Hangzhou. HKRI has been listed on The Stock Exchange of Hong Kong since 1989, under the Stock Code of 00480.

Website: www.hkri.com

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Photo Caption:

Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited (left) and Mr. Jackie Tang, Managing Director of HKR International Limited (right) at the press conference today (11 May) to announce the name of their world-class low-density seaview¹ luxury residential project in Tai Po – VILLA LUCCA.



Issued by Bentley Communications with the consent of **Hysan Development Company Limited** and **HKR International Limited**. For media enquiry, please contact Ms. Rebecca Lau (contact numbers 9091 8934/3960 1917) and Ms. Karin Chan (contact numbers 9556 2270/ 3960 1931).

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2. The estimated time is for reference only. The actual required time might differ due to the route taken and the traffic condition.
3. The proposed or uncompleted railways, roads, buildings, facilities and regional development referred to in this advertisement are for reference only, the details of which (including but not limited to their implementation, location, design, route, completion, opening date, etc.) are subject to the final decision of the Government. They may not be completed upon completion and handover of the Development, and may be different from the description in this advertisement upon completion. The Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied.
4. The saleable area of each residential property and the floor area of every one of the balcony, utility platform and verandah to the extent that it forms part of the residential property (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance; and the areas of every one of the other specified items to the extent that it forms part of the residential property (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. The above areas specified in square feet are converted from a rate of 1 square metre = 10.764 square feet and rounded off to the nearest square foot which may be slightly different from that shown in square metre.

District: Tai Po | Name of Street at which the Development is situated and Street Number (provisional): 36 Lo Fai Road (This provisional street number is subject to confirmation when the Development is completed) | The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.villalucca.com.hk | The photographs, images, drawings or sketches shown in this 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

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understanding of the development site, its surrounding environment and the public facilities nearby.

Name of the Development: Villa Lucca | To the best of the Vendor's knowledge, the estimated material date for the Development: 30 June 2023 ("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 for sale and purchase.) | Vendor: Gainwick Limited (as "Owner") & TCS Project Management Limited (as "Person so engaged") ("Person so engaged" means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development) | Holding companies of the Owner (Gainwick Limited): Strongbod Limited, Mariner Bay Limited, Harbour Front Global Limited & Hysan Development Company Limited | Holding company of the Person so engaged (TCS Project Management Limited): Crown Dragon Company Limited, Hanbright Assets Limited & HKR International Limited | Authorized Person of the Development and the firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity: Mr. Wong Ming Yim of DLN Architects Limited | Building Contractor for the Development: Unistress Building Construction Limited | The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Bank of China (Hong Kong) Limited as security agent | Any other person who has made a loan for the construction of the Development: Mariner Bay Limited & Pine Isle Holdings Limited | This advertisement is published by the Vendor. | This advertisement/promotional material shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, by the Vendor. The Vendor is not seeking any general expression of intent or specific expression of intent on any property in the Development. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | Please refer to the sales brochure for details. | The sales brochure has not been made available for collection by the public at the time of printing of this advertisement. | Date of printing/production: 11 May 2022