

VILLA LUCCA

林海山城

Kudos to “VILLA LUCCA”

The New Low-Density Seaview¹ Residence on Tai Po Hillside Sweeps Double Honours at Asia Pacific Property Awards for Its Exceptional (Architectural) Design Project Sales Brochure Uploaded and Set to Launch

(19 July, 2022) Jointly developed by **Hysan Development Company Limited** and **HKR International Limited**, the low-density seaview¹ luxury residential project “**VILLA LUCCA**” is proudly located in the upmarket area on the Tai Po hillside. Commanding magnificent views of the mountain range and the sea¹, the project boasts the splendour of European-style mansions and meticulous layout and design by internationally renowned architects and designers, perfect for the privileged few who yearn for high privacy and tranquillity. The exceptional and distinguished design of **VILLA LUCCA** has won international recognition and brought home double honours from the Asia Pacific Property Awards 2022-2023.

The Asia Pacific Property Awards is a part of The International Property Awards and celebrates the achievements by companies from around the globe in the sectors of real estate development, architecture and design, etc.

VILLA LUCCA's unique location offers views¹ of Plover Cove Reservoir and Tolo Harbour with the spectacular mountain range¹ of Pat Sin Leng as a natural backdrop¹. It imbues an Italian flair and nestles in the beauty of nature – mountains, sea and the woods¹, a rare offering for homebuyers. **VILLA LUCCA** was recently honoured at the Asia Pacific Property Awards 2022-2023 with two awards, “Residential Development Hong Kong” and “Architecture Multiple Residence Hong Kong”, raising the bar for luxury homes.

Ms. Jessica Yip, Director of Office and Residential at Hysan Development Company Limited, said, “We are thrilled that **VILLA LUCCA** has won two international awards and was recognised as the crème de la crème of luxury homes in Asia Pacific. Our team has indeed spared no effort to create an exclusive, tranquil community for the development. We feel very proud of the accolades and the recognition from the judging panels of industry experts at the Asia Pacific Property Awards 2022-2023, which is widely regarded as the ‘Oscars’ of the real estate industry.”

Ms. Violet Lam, General Manager, Business Development & Marketing at HKR International Limited, said, “**VILLA LUCCA**'s remarkable achievements in the Asia

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林海山城

Pacific Awards 2022-2023 exemplify the joint effort of the two leading developers. As the Asia-Pacific winner, **VILLA LUCCA** will go on to compete with other regional winners from around the world in The International Property Awards which will be held at the end of the year. We are endeavouring for the best.”

VILLA LUCCA represents a concerted effort of multiple internationally renowned designers from around the world, accentuating the utmost of luxurious living and the privacy and tranquility of a mountain retreat. The world-class design teams include Olson Kundig from the United States in charge of facade design, via. Architecture Limited and BTR Workshop for interior design, Adrian L Norman Ltd for landscape design, DLN Architects Limited for architectural design, David Collins Studio from the United Kingdom for interior design of the resident clubhouse “CLUB LUCCA”³.

The sales brochure of **VILLA LUCCA** was uploaded to the website today. The project provides a total of 262 garden houses and apartments, including 226 apartment units with a saleable area ranging from 1,010 to 3,760 sq ft². Of the 36 houses/mansions, 34 houses have a saleable area ranging from 3,245 to 5,341 sq ft². Moreover, there are two signature houses[^], featuring multiple layouts[#] to cater for the needs of different families.

VILLA LUCCA

林海山城

About Hysan Development Company Limited

Hysan Development Company Limited is a leading property investment, management and development company with a core portfolio of over 4 million square feet of high-quality office, retail and residential space, situated in Hong Kong's Lee Gardens. With roots in the city that go back 100 years, Hysan has focused on building the community, mixing the traditional and the new, applying technology and practicing sustainability. It has transformed the Lee Gardens area into a modern smart community, with a unique Hong Kong character, making it an attractive destination for leading multinational corporations, international visitors and local residents.

The Company has been growing its core portfolio through upgrades and expansion. It has also invested in strategic growth pillars which target opportunities brought about by the New Economy, with the aim of reinforcing Hysan's business by geography and by sector. Among its strategic pillars are Lee Gardens Shanghai and an urban renewal project in To Kwa Wan. Hysan has been listed on the Stock Exchange of Hong Kong since 1981 under stock code 00014.

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

1. The view enjoyed by a unit is affected by the unit's orientation, level, surrounding buildings and environment, and the view as stated in this advertisement/promotional material may not be applicable to all units of the Development. This advertisement does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor as to the Development or its view. The Vendor also advises

VILLA LUCCA

林海山城

prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. Please refer to the Sales Brochure for details of the Development.

2. The saleable area (including balcony, utility platform and verandah (if any)) is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance (the "Ordinance"). The saleable area excludes the area of each item specified in Part 1 of Schedule 2 of the Ordinance. The areas in square feet have been converted from square metres based on a conversion rate of 1 square metre = 10.764 square feet and rounded off to the nearest integer and may be slightly different from that shown in square metres.
3. The facilities and completion date of the clubhouse, gardens and/or recreational facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The use and opening time of the clubhouse, gardens and recreational facilities are subject to the relevant laws, conditions of land grant, deed of mutual covenant, terms and conditions of the clubhouse rules and the actual site condition. "CLUB LUCCA" is the clubhouse of the Development for residents' use. The clubhouse, gardens and/or recreational facilities may not be immediately available for use at the time of handover of the residential properties in the Development. Some of the facilities and/or services may be subject to the consents or licenses from the Government departments, or additional payments may be chargeable to the users. Names of parts of the clubhouse and the clubhouse facilities are marketing names and will appear in promotional materials only but not in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title deeds relating to the Development.

The Vendor reserves the right to revise and alter the design, layout, partition or area, etc. of any part of the Development, subject to the final approved building plans.

^ The two signature houses refer to '1 Lucca Avenue' and '1 Villa Avenue'.

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林海山城

Photo Description:



VILLA LUCCA, the low-density splendour of European-style mansions in Tai Po, has been honoured with two awards in the Asia Pacific Property Awards 2022 – 2023, namely “Residential Development Hong Kong” and “Architecture Multiple Residence Hong Kong”. Ms. Jessica Yip, Director of Office and Residential at Hysan Development Company Limited (left) and Ms. Violet Lam, General Manager, Business Development & Marketing at HKR International Limited (right).

Issued by Bentley Communications with the consent of **the Vendor**. For media enquiry, please contact Ms. Eddy Wong (contact numbers 9424 7097/3960 1931) and Ms. Rebecca Lau (contact numbers 9091 8934/3960 1917).

VILLA LUCCA

林海山城

District: Tai Po | Name of Street at which the Development is situated and Street Number: 36 Lo Fai Road | 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 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 Press Release is published with the consent of 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. | Date of printing/production: 19 July 2022