

VILLA LUCCA

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**Seaview ¹ Luxury Residence on Tai Po Hillside “VILLA LUCCA”
Debuts Onsite Furnished^{^2} Houses and Houses with Standard Provisions⁵
Equipped with European Castle Wine Cellar-Style Carport⁴
A Rare, Prestigious Hillside Lifestyle Surrounded by Lush Greenery¹**

Hong Kong, 30 March 2023 –VILLA LUCCA, the low-density seaview¹ luxury residence jointly developed by **Hysan Development Company Limited** and **HKR International Limited**, and situated at the prestigious Tai Po hillside along Lo Fai Road, belongs to a low-density and high privacy premium hillside living community that embraces stunning views of the mountains, the woods and the sea¹. Today, the developers are pleased to welcome the media to the debut viewing of the furnished and modified houses^{^2} and houses which come with standard provisions⁵. The entrances of these houses feature a front garden, and the houses enjoy direct access to the European castle wine cellar-style double-carpark carport⁴ via an exclusive individual lift – a truly rare and exquisite gem.

Ms. Jessica Yip, Director of Office and Residential at Hysan Development Company Limited, said, “VILLA LUCCA consists of only 36 houses and signature houses, each with individual front and back gardens and private lifts. Among them, the houses No. 2 to 22 Villa Avenue are all south-facing. As an example, 2 Villa Avenue, one of the furnished and modified houses^{^2} for this open viewing debut, has a saleable area of 3,346 sq ft³ with a layout of 5-bedroom (including 2 ensuites)², and front and back gardens with a total area of 710 sq ft³. Meticulously conceived by the internationally renowned PDP London Architects, the design draws inspiration from the project’s simple yet exquisite style, and offers to the residents a distinguished, prestigious and relaxing lifestyle. Another furnished and modified house^{^2} available for viewing, 2 Lucca Avenue, has a saleable area of 5,341 sq ft³ with a layout of 4-bedroom (all ensuites)², and a minimalistic Nordic style interior design created exquisitely by the world-renowned Conran and Partners team. Both houses have ground floors designed with high ceiling height*, and individual lifts that can directly access the European castle wine cellar-style carport⁴, a luxury only for residents of a truly grand and stately home.”

Ms. Violet Lam, General Manager, Business Development & Marketing at HKR International Limited, said, “We will also be opening two houses with standard provisions⁵ and similar layout and size as the furnished ones^{^2}, including 3 Villa Avenue and 3 Lucca Avenue, for viewing by appointment to allow customers to get a feel of the houses’ design and craftsmanship. The latest sales arrangement has included two houses, including 3 Villa Avenue and 5 Villa Avenue, with many enquiries received thus far.”

Ms. Lam added, “VILLA LUCCA had already received the Certificate of Compliance, with units ready for immediate move-in, and homeowners-to-be have been gradually notified of handover arrangements. With full resumption of normal travel between Hong Kong and the Mainland, viewing volume has significantly increased, with over 600 group of viewers recorded in the past three weeks. Since launching the Lease with Option to Purchase Plan and Sitting Tenant Acquisition Plan in mid-March, several rental transactions were recorded within 2 weeks, and the first sale transaction after occupancy was recorded, suggesting that there is

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still a certain demand for high-quality luxury houses in the market. As of last Friday, a total of 18 units have been sold by way of tender⁺, with a total transaction value of HK\$464,915,983/over HK\$400 million and an average price of HK\$18,347 [#]per sq ft of saleable area.”

2 Villa Avenue , saleable area of 3,346 sq ft³, with a layout of 5-bedroom (including 2 ensembles^{2,4}), plus front and back gardens with a total area of 710 sq ft³

The furnished and designed^{^2} house on 2 Villa Avenue was modelled for the occupancy of a large family², turning the home into a comfortable and relaxing art collection space². The dining and living room on the ground floor is about 7.9m long and 6.3m wide, with over 460 sq ft³ of space, spacious enough for the residents to host families and friends. To foster closer connections within the family, the design team created various multi-purpose living spaces² with different themes and styles, and also integrates elements from the natural landscape into the indoor space. For example, there is a fireplace[^] in the garden facing the living and dining room which is both stylish and practical. The soft-toned sofa[^] and outdoor candle table/holder[^] in the garden create a cozy, post-dinner outdoor retreat for the family. In addition, the sloping design of the ceiling creates visual depth, making the living room appear even more spacious.

The front garden of the house is connected to a large kitchen spanning nearly 150 sq ft³, where the designer has placed a breakfast table[^], allowing residents to enjoy breakfast with their family while looking out over the lush green garden. Separated from the garden only by a glass door[^], the homeowner may extend the kitchen for outdoor parties as the homeowner pleases. The kitchen is furnished with a combination of high quality Italian Moldunova[^] kitchen cupboards that emanate grandeur. The multi-purpose living space at rooftop² is equipped with a grill and pizza oven[^] to bond the family together with good food.

In addition to the living and dining room and multiple activity spaces, the designer has optimized the over 530 sq ft³ space in the master suite, including the 300 sq ft³ bedroom, 80 sq ft³ walk-in closet, and the 150 sq ft³ bathroom, creating an exclusive master suite level with a study room². The master bedroom is fitted with a king bed[^] that is comfortably positioned in the middle of the room, as well as a bedroom bench[^] placed at the end of the bed. The master bedroom has large convection windows with a screen-style sliding window design[^], which enhances air ventilation; two hardwood single sofas[^] and a coffee table[^] are placed at the window for the owner to enjoy the scenery of “the mountains, the woods and the sea”¹. The other end of the bedroom is connected to the bathroom, equipped with double sink[^], and supplemented by deliberately selected lighting effects[^] to create the elegance and nobility of a six-star hotel.

As for 3 Villa Avenue, which is also open for viewing with its standard provisions⁵, its 5-bedroom (including 2 ensembles) layout^{2,4} is similar to the 2 Villa Avenue next door, with a saleable area of 3,322 sq ft³. It comes with hardens of a total area of 690 sq ft³ and a 539 sq ft³ rooftop, as well as a European castle wine cellar-style double-carpark carport⁴.

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2 Lucca Avenue, saleable area of 5,341 sq ft³, with a single floor master ensuite bedroom of over 1,400 sq ft³ plus extra large closet^{2,4}

2 Lucca Avenue of **VILLA LUCCA** boasts a saleable area of 5,341 sq ft³, with a layout of 4-bedroom (all ensuites)², and adopts a minimalistic Nordic design style that complements the outdoor natural scenery. The different functions and purposes of the living space are clearly defined to cater to natural and simple lifestyle tastes.

Stepping into the house, the 7.2m-high ceiling height* design comes into full view. Guests are greeted by a cluster of stylish modern art sculptures^ around the foyer and its floor-to-ceiling glass windows. The ground floor is the living and dining room and the open kitchen, forming an L-shaped layout⁴, lined by large floor-to-ceiling convective glass windows, enabling maximum natural lighting and a view of the scenery outside¹. The ground floor can be used as four activity areas for different needs – the living room, dining room, bar area, and kitchen with a light dining area. The living and dining room exceeds 9 meters in length with an area of over 640 sq ft³; and there is a door from the kitchen directly leading to the main foyer⁵, which can be closed as needed to create an enclosed cooking space^{2,4}.

The outdoor garden has an area of 1,522 sq ft³, with an activity area on each side: one is a stove area², and the other is a herb garden². The front garden to the kitchen, extending all the way to the living and dining room and back garden, is about 24m-long space where the owner can host a small party at home for up to 20 guests.

The first and second floors are bedroom floors. all three bedrooms on the first floor are ensuites, with a reading area and family activity space, all in a minimalistic luxe Nordic style^ to create a stylish and natural aesthetic. Colourful geometric designs^ are matched with carpets of similar colours to highlight the unique personality of each family member.

The designer specially created the second floor as the master floor, with a total area of over 1400 sq ft³ master suite that includes a closet and dressing room², also in a minimalist Nordic style. The wall behind the headboard is mainly black^, with palatial suede wave decor^ and two brass metal lamps^. A set of floor-to-ceiling glass windows in the master bedroom connects to the 80 sq ft³ balcony overlooking the scenic Plover Cove Reservoir scenery¹. There is also a leisure area within the master bedroom, where a sofa^ is placed for the family to wind down before going to bed. The master floor boasts a 500 sq ft³ extra-large closet with studio; the closet is fitted with multiple rows of wardrobes and sets of accessory display cabinets^ for the owner to display rare collections and fashion accessories collected from around the world. At the same time, the layout makes it convenient for residents to style their outfits, befitting for a tasteful, grand household.

As for the basement, the 500 sq ft³ European castle wine cellar-style carport⁴ is designed with meaning of wines and automobiles. The carport uses stone, steel and black mirrors^ of different materials, which are integrated into the spatial design of the castle-style arched hallway to flaunt a stylish taste. The rooftop has an area of 963 sq ft³, equipped with a large outdoor sofa for the owner to enjoy a drink with friends and family.

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The house with standard provisions⁵ on 3 Lucca Avenue is also open for viewing, which has a similar layout of four bedrooms (all ensembles)^{2,4} and has a saleable area of 5,339 sq ft³, with a garden of 1,628 sq ft³(in total), a rooftop of 963 sq ft³, and a European castle wine cellar-style double-carport⁴.

Located in the most prestigious location of Tai Po, **VILLA LUCCA** sits in a beautiful environment atop the winding Lo Fai Road, lined by lush trees¹ as if amid a luscious woodland¹. The development leans against the mountainous Pat Sin Leng¹ while facing the Plover Cove Reservoir and Tolo Harbour¹, giving full view of the lake and sea scenery¹. The entire **VILLA LUCCA** development covers a grand total area of 340,000 sq ft, providing 262 houses and apartments. All of these are large homes with a saleable area of over 1,000 sq ft³, tailor-made for families seeking a spacious residence – a rare and prestigious find for grand mansions in the market.

About Hysan Development Company Limited

Hysan Development Company Limited is a leading property investment, management and development company with a core portfolio of over 4.5 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: <http://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, Jiaying 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:



2 Lucca Avenue of **VILLA LUCCA** has a saleable area of 5,341 sq ft³ and adopts a minimalistic Nordic style design, complementing the outdoor natural scenery to create a stylish and natural aesthetic. **Ms. Jessica Yip, Director of Office and Residential at Hysan Development Company Limited (Right)** and **Ms. Violet Lam, General Manager, Business Development & Marketing at HKR International Limited (Left)**.

This press release is 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).

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3. 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 area of other Items Specified is calculated in accordance with Part 2 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.

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*Ceiling height, i.e. floor-to-floor height, means the height difference between the concrete floor of one floor and the concrete floor of the floor above. Depending on the floor, layout design and building structure of individual units, the ceiling height of each unit may vary, and the same unit may have different ceiling heights. Please refer to the Sales Brochure for details.

@ Please refer to the residential properties tendered for sale under the Sales Arrangement No. 12.

+ Means the residential properties tendered for sale under the Sales Arrangement No.10.

Please refer to the sales brochure, latest sales arrangements and register of transactions for details. The vendor reserves the right to determine and change the number of residential properties to be offered for sale, sale date, time, method and related information from time to time, all subject to the relevant sales arrangement information issued or revised by the

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vendor from time to time. The number of units sold by tender refers to the number of residential units for which the preliminary agreement for sale and purchase have been signed as of 24 March, 2023. Please refer to the register of transactions for details, and all records are the records in the register of transactions shall prevail. The transaction price refers to the actual property price (or the successful tendered price calculated after relevant payment terms and/or applicable discounts) as stated in the preliminary and formal agreement for sale and purchase. The price obtained by applying relevant payment terms and/or applicable discounts (if any) shall be rounded down to the nearest hundred dollars as the transaction price. The transaction price per square foot/ price per square foot saleable area/ average price per square foot saleable area is calculated based on the transaction price per square foot saleable area, and is rounded off to the nearest digit. The purchase price may need to be deducted for relevant discounts, gifts, rebates, etc.

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

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

Name of the Development: Villa Lucca | 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 press release 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: 30 March 2023