

VILLA LUCCA

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“VILLA LUCCA”, Low-Density Seaview¹ Luxury Residences on Tai Po Hillside, Unveils Onsite Furnished^{5,6} House

Hong Kong, 6th May 2024 – VILLA LUCCA, the luxury seaview¹ residential project jointly developed by Hysan Development Company Limited and HKR International Limited, is situated on the prestigious Tai Po hillside along Lo Fai Road. Beginning today, the developers extend a warm invitation to potential buyers to explore the new furnished^{5,6} residence. This house boasts front garden at its entrance and enjoys exclusive, direct access to the European castle wine cellar-style double-carpark carport⁴ via private lift – an unparalleled and exquisite feature.

Ms. Jessica Yip, Director of Office and Residential at Hysan Development Company Limited, said, “Today we unveil a newly furnished^{5,6} house at 'VILLA LUCCA'. Located at 29 Villa Avenue, it spans a saleable area of 3,308 sq ft², featuring a 730 sq ft garden² and a 539 sq ft² rooftop. Meticulously curated by esteemed furniture brand OVO, every detail reflects a commitment to a high-quality lifestyle that begins at home. Drawing inspiration from the elegant equestrian world, the curated interiors exude a refined and sophisticated ambiance, harmoniously integrating with the captivating natural surroundings¹. The top floor of the house is designed as a private sanctuary for the homeowners, incorporating their cherished equestrian decor into the living space to create a sumptuous aesthetic that exudes understated luxury, contemporary flair, and timeless elegance. Additionally, a dedicated Thai-style massage room⁶ instils a sense of peacefulness into the living space, enabling residents to unwind and rejuvenate. Stepping onto the rooftop, adorned with stylish furnishings in a calming blue palette, residents can immerse themselves in the breathtaking panoramic views of ‘the mountains, the woods and the sea’¹, basking in an atmosphere of tranquility and serenity.”

VILLA LUCCA Records Cumulative Sales and Leases of 93 Units⁷

Ms. Violet Lam, General Manager, Business Development & Marketing at HKR International Limited, said, “93 units⁷ at VILLA LUCCA have already been sold or leased. The total transaction value for sales exceeds HK\$1.3 billion⁷. The highest sales transaction value for a house reached HK\$145.6 million⁷, with the price of HK\$27,571⁷ per sq ft of saleable area. The highest sales transaction value for a special unit* was HK\$62.25 million⁷, with the price of HK\$26,879 per sq ft of saleable area. Since the Government announced the cancellation of all demand-side management measures for residential properties at the end of February, we have received numerous enquiries from potential buyers and witnessed a significant increase in the number of property viewings. During March, the project recorded over 2,000 viewers, including cross-district viewers, businessmen traveling between Mainland China and Hong Kong, talents and professionals from Mainland China, and individuals working in nearby areas. Prospective homebuyers are optimistic about the development of the Northern Metropolis and believe that VILLA LUCCA enjoys the advantages of being situated in the “Twin cities and Three Circles” region. Additionally, there is still a certain market demand for high-quality

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luxury residences. Therefore, the developers maintain an optimistic outlook on sales and believe **VILLA LUCCA** will attract more prospective buyers to the market.”

29 Villa Avenue, with a saleable area of 3,308 sq ft² and a four-bedroom layout (including two ensuites)^{5,6}

The OVO design team has crafted an exceptionally unique interior space for 29 Villa Avenue, harmoniously integrating an elegant equestrian theme and artistic elements into every corner. Upon entering the house on the ground floor, homeowners are greeted by a welcoming small garden, where two comfortable woven patio chairs await. This cozy alfresco space invites homeowners to savour a cup of coffee and enjoy a little outdoor reading before work, as they prepare for the day ahead⁵. Inside, to the right, seamlessly connected to the garden, is a spacious and refined kitchen. A suite of 12 home appliances⁵, including a GAGGANAU wine climate cabinet, steam oven, and traditional oven, etc., make it the ultimate family kitchen for cooking and entertaining. To the left are a restroom and laundry facilities, providing utmost convenience for family members to freshen up and maintain cleanliness upon returning home.

The living and dining room which extends nearly eight metres, has a distinctive ambience created by a rich bronze, semi-circular patterned wallpaper that spans the entire space. This design element unifies the style of the dining room and significantly enhances the sense of spaciousness. Adorning the walls are three-dimensional decorations with dual circular patterns in shades of brown, white, and black, subtly incorporating equestrian elements into the interior⁵. The dining room’s impressive centrepiece is a round dining table and chairs, with ample room for eight people. The elegant atmosphere is further accentuated by a minimalist crown-shaped gold chandelier⁵. In the living room, a large L-shaped sofa in light grey is complemented by a small coffee table for living room essentials⁵. Additionally, a pair of smoky wood-tone round coffee tables sits in front of the sofa, atop a grey and white patterned rug, adding warmth and style⁵. A white single-seater sofa and footstool are elegantly positioned at the other end of the living room. Adjacent to them, against a distinctive striped feature wall, is a cabinet full of audio-visual collections, with a small bookshelf on top, providing homeowners with a tranquil spot to indulge in music and literature, promoting relaxation of mind and soul⁵. The floor-to-ceiling glass windows allow natural light to pour in from the garden, bringing the serenity of nature indoors, creating a haven of tranquil sophistication.

Ascending the stairs to the first floor leads to the bedroom area, which includes an ensuite bedroom, a second bedroom, a study room, a maid's room and a small lounge. The designer has transformed the dressing room into a cozy lounge⁶, furnished with a three-seater descent sofa⁵, providing a space for homeowners and their family to relax and have heartfelt conversations. The ensuite bedroom, characterised by shades of deep grey and brown, features wooden-coloured floors and furniture. A horse painting adorns the wall above the bed, exuding a sense of refined elegance, perfect for the parent homeowners⁵. The daughter's room features a colour scheme of soft pink hues, infusing the space with youthful charm. The study room is minimalist and bright, with a dark brown saddle-shaped desk positioned by the window. A large bookshelf, matching the colour of the desk, stands next to it. Two abstract

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horse paintings adorn the walls⁵. There is ample space in front of the desk for a round single-seater sofa and a small coffee table to complete the chic reading corner.

The second floor is the exclusive domain floor of the homeowners, featuring a master suite spanning over 500 sq ft². The suite is decorated with equestrian motifs and accessories, including a riding crop, stirrups, and bits etc., showcasing the homeowners' profound admiration and affinity for horses⁵. The master bedroom boasts a king bed, with a double-seater sofa and a square coffee table placed at the foot, offering a private space where the homeowners can indulge in their own personal audiovisual experience⁵. Adjacent to the bathroom, there is ample space dedicated to the homeowners' personal dressing room, exuding an elegant and minimalist aesthetic. A sleek saddle-shaped vanity dresser and wardrobe reflect the homeowners' refined taste in fashion. The designer has also intentionally transformed one of the bedrooms into a Thai massage room⁶, allowing the homeowners to unwind and escape the stresses of the day, as they indulge in pure relaxation and rejuvenation. The house features a rooftop furnished with an outdoor dining table, a bar counter, and outdoor sofas, providing a perfect setting for the homeowners to host barbecue gatherings for their family and friends⁵. The basement is equipped with a European castle wine cellar-style double-carport⁴, ensuring a seamless and secure return home even on rainy days.

With the magnificent mountain range of Pat Sin Leng as a natural backdrop, "VILLA LUCCA" commands spectacular views of Plover Cove Reservoir and Tolo Harbour¹. It provides a total of 262 houses and apartments, which are all large homes with a saleable area of over 1,000 sq ft² respectively, making it particularly appealing to homebuyers who yearn for spaciousness and coziness. The resident clubhouse, "CLUB LUCCA," meticulously designed by the internationally renowned architects and interior designers of DAVID COLLINS STUDIO, ingeniously brings the natural beauty of the lush surroundings into the clubhouse, enabling residents to revel in the soothing greenery.

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29 Villa Avenue, with a saleable area of 3,308 sq ft², boasts a living and dining room that stretches nearly 8 metres, creating a grand sense of space that is truly remarkable.[^]

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, Jiaxing and

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Hangzhou. HKRI has been listed on The Stock Exchange of Hong Kong since 1989, under the Stock Code of 00480.

Website: www.hkri.com

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).

1. The view enjoyed by a unit is affected by the unit's orientation, floor level, height, surrounding buildings and environment. The surrounding environment may change from time to time and the view as stated in this Press Release 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 prospective purchasers to conduct an on-site visit for a better understanding of the Development, 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 veranda (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.
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.
4. The Vendor reserves the right to revise and alter the flat type, design, layout, partition or area, etc. of any part of the residential properties and carports of the Development still owned by the Vendor.
5. Unless otherwise specified, all the above fittings, finishes, appliances, facilities, furniture, equipment, lightings, art pieces, decorative items and other objects are not standard provisions upon handover, nor are they applicable to all units. For details of fittings,

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- finishes and appliances, and the brands or manufacturers, please refer to the Sales Brochure, and the terms of the sale and purchase agreement shall prevail. The Vendor reserves the right to alter the fittings, finishes and appliances and brands or manufacturers and/or substitute the same with any other fittings, finishes and appliances and brands or manufacturers. Please refer to the Sales Brochure for details.
6. The layout design and layout displayed by the unit are purely the designer's personal choice and are for reference purposes only. Alterations to the layout of the unit (if any) may not be applicable to or feasible for other units. Purchasers should consult the relevant professional(s) before making any alteration(s). Alteration or treatment of partition walls or doors may be restricted by relevant laws, regulations and/or deed(s) of mutual covenant, and/or may require the consent or approval of relevant government departments and/or manager of the Development.
 7. Data is updated as of 3rd May 2024 and shall be subject to the record of registers of transactions.

* Special unit(s) refers to the units located on the top-floor with a roof and on the ground floor with a garden.

^The photograph was taken at 29 Villa Avenue (Furnished) of the Development and was processed with computerized imaging techniques. It is for reference purpose only and the environment as shown in the photograph may be subject to change from time to time. Unless otherwise specified, all fittings, finishes, appliances, facilities, furniture, equipment, lighting, art pieces, decorations and other objects shown in the photograph are not the standard provisions upon handover, nor are they applicable to all units. For details of fittings, finishes and appliances, and the brands or manufacturers, please refer to the Sales Brochure, and the terms of the sale and purchase agreement shall prevail. The Vendor reserves the right to alter the fittings, finishes and appliances and brands or manufacturers and/or substitute the same with any other fittings, finishes and appliances and brands or manufacturers. Please refer to the Sales Brochure for details. The layout design and layout displayed by the unit are purely the designer's personal choice and are for demonstration purposes only. Alterations to the layout of the unit (if any) may not be applicable to or feasible for other units. Before making any alterations, the purchaser must consult the relevant professionals for the alteration works. Alteration or treatment of partition walls or doors may be restricted by relevant laws, regulations and/or deed(s) of mutual covenant, and/or may require the consent or approval of relevant government departments and/or manager of the Development. The view enjoyed by a unit is affected by the unit's orientation, floor level, height, surrounding buildings and environment, and is not applicable to all units of the Development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development, its surrounding environment and the public facilities nearby. Please refer to the Sales Brochure for details 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 actual design, orientation, layout, construction, location, fittings, finishes, appliances, decorations, plants, landscaping

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and other objects shown on the photograph taken at the Development therein may not appear in the Development or its surrounding area and are for reference purpose only.

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 | 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: 6 May 2024