

# VILLA LUCCA

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**“VILLA LUCCA” Redefines World Class Luxury Living Standards with its Well-Established Network Connecting Hong Kong and Shenzhen<sup>11</sup>**

**Unveiling Two Signature Houses<sup>4,5,6</sup> Surrounded by Breathtaking Natural Scenery<sup>1</sup> in Tai Po, Showcasing the Pinnacle of Prestige and Grandeur**

**HONG KONG, November 12, 2025** – **VILLA LUCCA** is a low-density luxury seaview<sup>1</sup> residence jointly developed by **Hysan Development Company Limited** and **HKR International Limited**. Perfectly located at the prestigious Tai Po hillside along Lo Fai Road, the highly anticipated development is set against the Pat Sin Leng range<sup>1</sup> and commands breathtaking panoramic views of Plover Cove Reservoir<sup>1</sup> and Tolo Harbour<sup>1</sup>. Today, media were invited for an exclusive first look at two Signature Houses, the largest and most prestigious furnished villas of the residence – No. 1 Villa Avenue<sup>4</sup> and No. 1 Lucca Avenue<sup>4</sup>.

**Ms. Jessica Yip, Director of Office and Residential at Hysan Development Company Limited**, said, "House No.1 Villa Avenue<sup>4</sup>, **VILLA LUCCA**, stands out as a one-of-a-kind multigenerational detached house<sup>15</sup> in the district. This house<sup>4</sup> offers captivating views of Tolo Harbour<sup>1</sup> seamlessly blending the sea and sky and framed by majestic mountains<sup>1</sup>. With a total saleable area of 6,268 sq ft<sup>2</sup>, the villa comprises a main house<sup>4,15</sup> and an adjacent detached house<sup>4,15</sup> ideally suited for multigenerational families. The landscape design, meticulously crafted by the renowned landscape design firm ALN, draws inspiration from the classic gardens of Tuscany<sup>5,6</sup>, Italy. On the ground floor of the main villa<sup>4,15</sup>, the family lounge is connected<sup>6</sup> to the detached house<sup>4,15</sup> via a covered corridor and a shared garden, creating a living space that blends seamlessly with the natural surroundings. The villa is furnished<sup>5</sup> with elegant, contemporary pieces that complement the layered greenery outside, harmonising built form and the natural environment. Designing for residents with global perspectives, the architects refined complexity to its essence, delivering understated luxury for those who value refined taste and exceptional quality of living."

**Ms. Yip** further stated, "**VILLA LUCCA** is distinguished by its access to outstanding educational amenities, making it especially suitable for large families with diverse needs. Residents can reach the main entrance gate of The Education University of Hong Kong in about a three-minute drive<sup>11,13</sup>; within a 21- to 38-minute drive<sup>11,13</sup> they can access top institutions such as The Chinese University of Hong Kong, The Hong Kong University of Science and Technology and The University of Hong Kong; and in about a 12- to 15-minute drive<sup>11,13</sup> they can reach well-known international schools such as Malvern College of Hong Kong and the American School Hong Kong. With many prestigious educational institutions nearby, the area offers rich academic resources, allowing families to support their children's academic development while also fostering opportunities for family business growth, enriching the prospects of this residence as an ideal home."

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**Ms. Pandora Chan, Assistant General Manager of Sales and Marketing at HKR International Limited**, said, "House No.1 Lucca Avenue<sup>4</sup> is the largest luxury villa within the **VILLA LUCCA** development. This grand garden house boasts a saleable area of 8,030 sq ft<sup>2</sup> and six ensuite bedrooms<sup>4</sup>. The ground-floor living and dining area spans nearly 1,300 sq ft<sup>2</sup>, complemented by front and rear gardens totalling approximately 2,767 sq ft<sup>2</sup>, together with a rooftop garden of around 1,349 sq ft<sup>2</sup> – offering an impressive total outdoor space of around 4,116 sq ft<sup>2</sup>. The master suite, measuring 940 sq ft<sup>2</sup>, features dual terraces of nearly 300 sq ft<sup>2</sup>, creating a generous private retreat of more than 1,230 sq ft<sup>2</sup>. The other five suites, each with a balcony or terrace<sup>16</sup> or more, range from approximately 260 to over 600 sq ft<sup>2</sup>. The interior design theme, "**Grove Manor — Prestigious Club-Inspired Luxury Amidst Mountains and Sea**<sup>17</sup>", reflects a seamless blend of Eastern and Western aesthetics with natural fluidity. Rounded corners and soft lines flow throughout the residence, creating a harmonious ambience. The dining area continues the wood-and-stone motif<sup>5,6</sup>, and adjoins a jade-inspired stone bar<sup>5,6</sup> equipped with a SUB-ZERO wine cabinet and nitro-chilled glass chillers<sup>5,6</sup>. The kitchen is fitted with a premium Italian Officine Gullo hood and cooker, along with 17 high-end Gaggenau appliances<sup>5,6</sup>.

Arriving at the impressive 1,526 sq ft<sup>2</sup> wine-cellar-inspired underground garage<sup>16</sup>, guests ascend via private lift through each level of refined elegance. Every space has been thoughtfully crafted to create a private, club-style luxury lifestyle where residents can host elegant gatherings with family and friends. The design embodies a life of balance and poise, creating a legacy home for generations."

**Ms. Chan added:** "**VILLA LUCCA** enjoys the advantages of the Hong Kong–Shenzhen 'Twin Cities, Three Circles'<sup>8</sup> development framework. In addition to local end users, there are also signs of a growing proportion of mainland and non-local buyers. As the Northern Metropolis<sup>3,10</sup>—Hong Kong's future growth engine—continues to advance, the project is strategically positioned within both the Eco-recreation and Tourism Circle and the Hong Kong-Shenzhen Close Interaction Circle<sup>8</sup>. Its proximity to the Hong Kong Science Park places it next to the Eastern Knowledge and Technology Corridor<sup>8</sup>, a significant advantage. Driving from the development, it takes around 25 minutes<sup>11,13</sup> to reach Heung Yuen Wai and Lok Ma Chau control points, enabling seamless access to the Hong Kong-Shenzhen metropolitan network. Travel is highly convenient: Central, Tsim Sha Tsui, and the Kai Tak Cruise Terminal are all roughly 31 to 40 minutes drive away<sup>11,13</sup>; while Hong Kong International Airport is about a 43-minute drive<sup>11,13</sup>."

"Over the past year, '**VILLA LUCCA**' has seen heightened transaction activity. Since last September, within 14.5 months, it has sold more than 77 units<sup>7</sup>, realising proceeds of over 2.09 billion<sup>7</sup>. Among them, from January this year, the development recorded transactions<sup>7</sup> of seven high-value villas, namely House no. 29 Villa Avenue<sup>4</sup>, House no. 27 Villa Avenue<sup>4</sup>, House no. 3 Villa Avenue<sup>4</sup>, House no. 2 Villa Avenue<sup>4</sup>, House no. 3 Lucca Avenue<sup>4</sup>, House no. 6 Villa Avenue<sup>4</sup> and House no. 28 Villa Avenue<sup>4</sup>, with transaction prices of about 59 million<sup>7</sup>,

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56 million<sup>7</sup>, 67.76 million<sup>7</sup>, 78 million<sup>7</sup>, 146 million<sup>7</sup>, 68.6 million<sup>7</sup> and 57.88 million<sup>7</sup>, respectively. To date, the project has cumulatively sold and leased 159 units<sup>7</sup> (including 12 villa<sup>4</sup> units<sup>7</sup>), with a total transaction value exceeding 3.76 billion<sup>7</sup>. The above transaction data underscores the exceptional market appeal of the villas of 'VILLA LUCCA'."

### **House No. 1 Lucca Avenue<sup>4</sup> | Saleable Area: 8,030 sq ft<sup>2</sup> | Six Ensuite Bedrooms<sup>4</sup>**

- Featuring a 2,767 sq ft<sup>2</sup> garden, 683 sq ft<sup>2</sup> terrace, 1,349 sq ft<sup>2</sup> flat roof, and 1,526 sq ft<sup>2</sup> garage<sup>16</sup>

### **Grove Manor<sup>1</sup> — Prestigious Club-Inspired Luxury Amidst Mountains and Sea<sup>1</sup>**

House No. 1 Lucca Avenue<sup>4</sup> stands as the most expansive residence in **VILLA LUCCA**, a three-storey architectural masterpiece that redefines hillside luxury. Its interior design, themed "Grove Manor<sup>1</sup> — Prestigious Club-Inspired Luxury Amidst Mountains and Sea<sup>1</sup>," blends refined aesthetics with meticulous attention to detail and spatial flow, creating an understated yet commanding ambience of luxury and comfort.

Surrounded by lush greenery<sup>1</sup> across three levels<sup>4</sup>, the journey from the garage<sup>16</sup> to the rooftop terrace<sup>4</sup> is designed to emulate an ascent through forested slopes to a mountain peak<sup>5,6</sup>. The via. architecture limited design team seamlessly integrates the interior design with the natural environment creating a continuous narrative of exploration and elevation.

The ground-level main entrance opens to an impressive double-height foyer (around 7m). A bronze-finished door enriched with linear textures<sup>5,6</sup> is flanked by wave-patterned glass panels<sup>5,6</sup>, offering both privacy and filtered views of the external reflecting pond and garden path, gently drawing the outdoors inside.

### **Basement: Castle-Style Wine-Cellar-Inspired Garage<sup>4,16</sup>**

Residents arriving by car are welcomed into a uniquely designed European castle-style wine cellar garage. Accessed via a private gate, this expansive 1,526 sq ft<sup>2</sup> space caters to collectors of luxury automobiles, reflecting distinguished status. Continuing the retreat concept, the entrance from the garage features a dark coffee-toned wood-textured wall on the left<sup>5,6</sup>, while light beige travertine flooring and wood-panelled walls on the right<sup>5,6</sup> guide the way. A smoked oak circular staircase<sup>5,6</sup> winds upwards, inviting residents on a journey of discovery through this "mountain sanctuary".

### **Ground Floor: Living and Dining Areas<sup>16</sup>**

The living and dining areas open onto front and rear gardens, with a total area of over 4,000 sq ft<sup>2</sup>. The light beige travertine flooring<sup>5,6</sup> flows from the basement to the ground floor, unifying the spaces. The approximately 720 sq ft<sup>2</sup> living room opens onto a vast garden. Its interior reflects an Asian-inspired aesthetic where ceiling lines, framing, and elongated glass lighting create a sense of openness and calm<sup>5,6</sup>. The area is divided into two distinct zones:

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one features a large beige sofa facing a bronze-brown metallic feature wall concealing the television for a clean aesthetic<sup>5,6</sup>; the other emphasises natural stone<sup>5,6</sup>, with metal-accented wallpaper, a feature wall with deep green and silver-grey woven fabric panels that echo natural leaf textures, and wooden shelving<sup>5,6</sup> for art. A grey stone-textured carpet and coffee tables anchor a relaxed gathering space<sup>5,6</sup>. Floor-to-ceiling glass doors bring in natural light and open to the private garden.

The 570 sq ft<sup>2</sup> dining room on this level opens to over 2,767sq ft<sup>2</sup> of front and rear gardens, extending the wood-and-stone design palette from the living area<sup>5,6</sup>. A hand-carved wooden panel depicting a mountain village scene<sup>5,6</sup> creates visual interest, while a glass chandelier, above a 12-seater white marble dining table<sup>5,6</sup>, lends a refined, castle-like elegance. Adjacent is a jade-stone bar area equipped with a SUB-ZERO wine cabinet and nitro-chilled glass chillers<sup>5,6</sup>. The spacious 300+ sq ft<sup>2</sup> kitchen features Arclinea cabinetry, an Officine Gullo hood and cooker, together with 17 state-of-the-art Gaggenau kitchen appliances<sup>5,6</sup>. Officine Gullo<sup>5,6</sup>, hailing from Florence, carries forward 19th-century traditions with entirely handcrafted creations, are veritable works of art. The washroom on the ground floor is finished in green onyx, complemented by a sculpted mirror and bamboo-inspired metal fittings<sup>5,6</sup>, cultivating an atmosphere of refined luxury. This generous entertaining space extends naturally from indoors to outdoors, harmonising opulence and simplicity, classical elegance and modern sensibility.

### **Ground Floor: Family Fitness Suite<sup>16</sup>**

The family room on this level is configured as a private fitness suite, equipped with a treadmill, exercise bike, and strength-training facilities<sup>5,6</sup>, allowing workouts with garden views<sup>1</sup>. It also features an independent bathroom and sauna<sup>5,6</sup>, for immediate relaxation after exercise, offering a convenient and efficient lifestyle experience.

### **First Floor: Four Ensuite Bedrooms and a Multi-Functional Entertainment Room<sup>16</sup>**

A staircase with a wooden handrail<sup>5,6</sup> leads to the first floor, home to four ensuite bedrooms, each with a generous wardrobe area, arranged around a compact bar<sup>5,6</sup>. Each suites reflects a quiet sense of luxury with its own distinct personality. Ceilings combine lacquer, leather, and wood finishes<sup>5,6</sup>. Bathrooms feature distinctive combinations of bronze, natural stone, and bespoke metal light fixtures<sup>5,6</sup>, practical yet opulent. A spacious multi-functional entertainment room on this floor, adjacent to the suites, provides immediate access to leisure and relaxation.

### **Second Floor: Master Suite and Children's Realm<sup>16</sup>**

The second floor hosts the 940 sq ft<sup>2</sup> master suite, commanding sweeping views of Tolo Harbour. It features nearly 300 sq ft<sup>2</sup> of dual terraces, creating a generous total area of over 1,200 sq ft<sup>2</sup>. The entrance showcases a polished stainless-steel sculpture by Hong Kong artist Lee Chin-fai<sup>5,6</sup>. The interior employs Asian-inspired materials and tones<sup>5,6</sup>, with woven wood flooring<sup>5,6</sup> and custom furniture, including a Turri leather bed<sup>5,6</sup>, a TRNK armchair<sup>5,6</sup>, and a DeMuro Das Corbu bench<sup>5,6</sup>, for ultimate comfort and elegance. The master bathroom

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features Sichuan White Bamboo marble<sup>5,6</sup>, its fine veins reminiscent of Chinese ink paintings. Adjacent to the sunlit sitting area is a children's bedroom adorned with playful elements, featuring rounded furniture corners for safety and warmth. This 260 sq ft<sup>2</sup> children's suite also connects to nearly 300 sq ft<sup>2</sup> of dual terraces, emphasising a fluid charm of space.

### **Roof Terrace: Outdoor Garden<sup>16</sup>**

The approximately 1,349 sq ft<sup>2</sup> rooftop terrace garden is equipped with barbecue facilities<sup>5,6</sup>, a 10-seater outdoor dining set, and a sunbathing area. Commanding elevated views of Plover Cove Reservoir and Tolo Harbour<sup>1</sup>, it embodies a life of broad-minded ease and distinctive resort-style aesthetics.

### **House No. 1 Villa Avenue<sup>4</sup> | Saleable Area: 6,268 sq ft<sup>2</sup> | Five-Bedroom, Four-Bathroom Suite Layout<sup>4</sup>**

- Featuring a 2,404 sq ft<sup>2</sup> garden, 590 sq ft<sup>2</sup> flat roof, 983 sq ft<sup>2</sup> roof, and 1,064 sq ft<sup>2</sup> garage<sup>16</sup>

### **Living in Harmony – Detached Villa with Annex by Mountain, Sea and Gardens<sup>1,15,16</sup>**

Another distinguished garden house<sup>4</sup> at **VILLA LUCCA** is House No. 1 Villa Avenue. This rare villa<sup>1</sup> with annex is designed around the concept of harmonious co-living. Through panoramic balconies and terraces, landscaped courtyards, and an annex<sup>1</sup> layout, the residence achieves seamless indoor-outdoor integration, balancing private and shared spaces to showcase luxurious living embraced by mountains and sea.

With the main house rising three storeys in an elegant "L"-shaped configuration, the villa is inspired by Tuscan gardens, features a rare connected guest house design thoughtfully conceived for multigenerational living. The villa features a 2,404 sq ft<sup>2</sup> garden, a 590 sq ft<sup>2</sup> flat roof, a 983 sq ft<sup>2</sup> roof, and a 1,064 sq ft<sup>2</sup> European castle wine cellar-style garage with space for three cars. It is equipped with a private elevator, offering both privacy and luxury.

Embraced by greenery<sup>1</sup> and featuring a front reflecting pond<sup>1</sup>, the house offers a tranquil setting. The ground floor living and dining area<sup>16</sup> stretches over 13 metres in length, spanning more than 850 sq ft<sup>2</sup>. Its interiors are designed by renowned British architecture and interior design firm Conran and Partners. Marble-textured walls are paired with ink-wash paintings<sup>5,6</sup>, while a cascading chandelier<sup>5,6</sup> illuminates a 10-seater table<sup>5,6</sup>. The living room includes a cloakroom, complete with a garment care system<sup>5,6</sup>. The elongated kitchen is equipped with an ultrasonic vegetable washer, an under-sink food waste disposer<sup>5,6</sup>, and a vacuum packing machine<sup>5,6</sup>. The family sitting area features a six-seater table with island seating<sup>5,6</sup>, and a Mini Bar<sup>5,6</sup>. Full-height glass doors designed by Seattle-based, world-renowned architecture firm

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Olson Kundig, bring abundant daylight into the design while protecting the owners' privacy, demonstrating a harmonious fusion of architecture and nature.

### **First Floor: Two Suites and a Sitting Room<sup>16</sup>**

The first floor comprises two ensuite bedrooms and a sitting room<sup>4</sup>. One bedroom is finished in brown wood grain and paired with geometric blue-grey-and-black tones<sup>5,6</sup>. The other suite employs a palette of varying greens, light wood, and beige tones<sup>5,6</sup>, with an ink-wash mountain painting<sup>5,6</sup> that echoes the mountain-and-sea view outside the window. Both suites include wardrobes and bathrooms with oval bathtubs.

At the other end of this floor is the sitting room<sup>4</sup>, furnished with an orange velvet fabric sofa<sup>5,6</sup>, and children's play facilities<sup>5,6</sup>, which connects to an L-shaped large platform for family gatherings.

### **Second Floor: Oversized Master Suite<sup>4</sup>**

The second floor houses an oversized, Japanese-inspired master suite spanning 630 sq ft<sup>2</sup> featuring light wood tones. Another room on this level serves as a study, themed in sleek black, adding an element of mystery and providing an ideal space for quiet contemplation. Notably, the corridor connecting the master bedroom to the study features a large window framing captivating outdoor views. The designer has intentionally placed a wooden bench and an elegant small round tea table here<sup>5,6</sup>, creating a Zen-like corner for residents to sit and reflect.

### **Roof Terrace: Outdoor Garden<sup>16</sup>**

The approximately 983 sq ft<sup>2</sup> roof offers beautiful sea views<sup>1</sup> amidst surrounding greenery<sup>1</sup>. It is furnished with a large grey seven-seater outdoor sofa (including a daybed design) and two sets of nested round coffee tables<sup>5,6</sup>. The other end features a Japanese-style grey stone table<sup>5,6</sup>, alongside a barbecue grill<sup>5,6</sup>, and an eight-seater long outdoor dining table<sup>5,6</sup>. This space is perfect for gatherings.

### **Two-Storey Annex<sup>4,15,16</sup>**

The main area of the house and the annex are connected via a landscaped courtyard<sup>5,6</sup>. The annex spans approximately 885 sq ft<sup>2</sup> across two floors, featuring an open-plan kitchen, and spacious living and entertainment areas specifically designed for family members or guests in need of privacy.

**VILLA LUCCA**, comprises a total of 262 garden houses<sup>4</sup> and standard units, with saleable areas ranging from 1,010 to 8,030 sq ft<sup>2</sup>. The 36 garden houses<sup>4</sup> have saleable areas from approximately 3,245 to 8,030 sq ft<sup>2</sup>, with layouts ranging from four bedrooms (with 3 or 4 ensembles), to five bedrooms (with 2 or 4 ensembles) and six bedrooms with six bathrooms<sup>4</sup>. There are 160 standard units<sup>4</sup> across 14 five-storey buildings, with saleable areas between 1,078 and 2,526 sq ft<sup>2</sup> and three- to- four-bedroom layouts<sup>4</sup>, each featuring a private lift lobby. Additionally, there are 66 special units\* with garden or roof, including 26 top-floor special

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units\* with roof, mostly configured as two units per floor<sup>4</sup>, with saleable areas from 2,021 to 3,760 sq ft<sup>2</sup>. The 40 special units\* with garden <sup>4</sup> have saleable areas ranging from 1,010 to 2,503 sq ft<sup>2</sup>, all featuring two- to- four-bedroom layouts<sup>4</sup>, offering particular appeal for those who value generous space.

The clubhouse, CLUB LUCCA<sup>12</sup>, spans 34,000 sq ft and offers around 30 facilities<sup>12</sup>, providing residents with an exclusive, private, and diverse range of lifestyle options.

- End -

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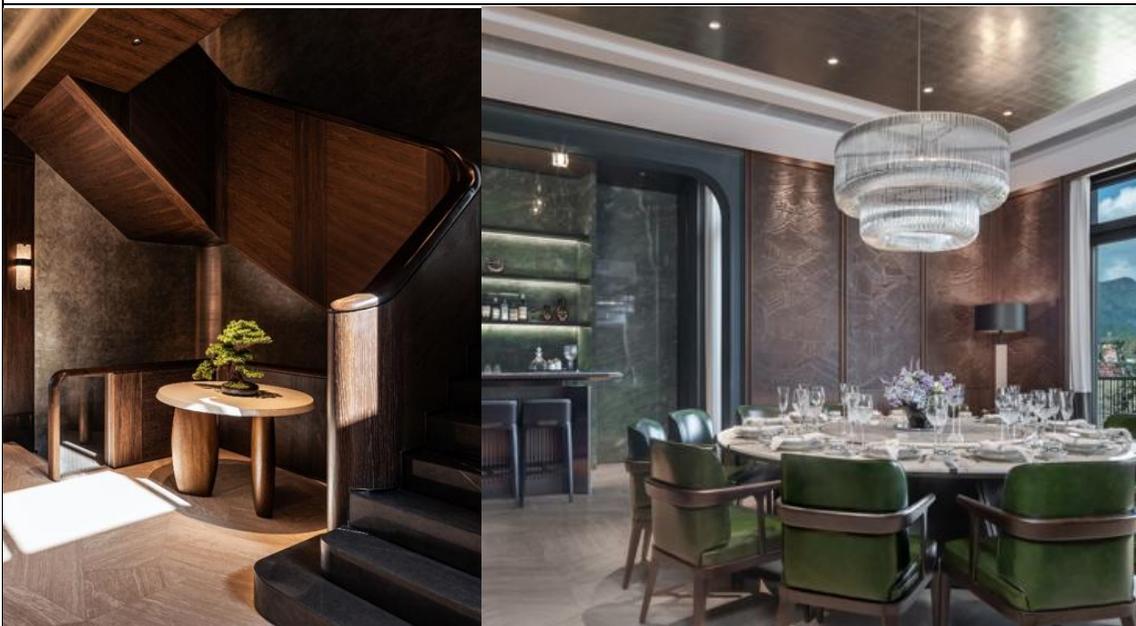
### Photo Captions

**Photo 1: Staircase at Ground Floor, House No. 1 Lucca Avenue<sup>4</sup> (Furnished)**

**( Shooting Date : 30 Sep 2024 )**

**Photo 2: Dining Room at Ground Floor, House No. 1 Lucca Avenue<sup>4</sup> (Furnished) ( Shooting**

**Date : 16 Oct 2025 )**



The interior design of the House No. 1 Lucca Avenue<sup>4</sup> is meticulously crafted by via architecture limited. It showcases distinctive furnishings and a contemporary interpretation of classic castle grandeur. A signature smoked oak circular staircase with rounded edges gracefully ascends through every level, linking each floor with a sculptural tree-like presence<sup>5,6</sup>. This architectural masterpiece beautifully blends nature-inspired design with luxurious finishes, where nature and nobility intertwine against a mountain-and-sea backdrop<sup>1</sup>.

Photos 1 and 2 were taken at House No. 1 Villa Avenue (furnished) and was processed with computerized imaging techniques They are 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

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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 the surrounding buildings and environment may change from time to time. The view shown in the photos does not apply to all units. This advertisement does not constitute any offer, undertaking, representation or warranty (whether express or implied) by the Vendor in relation 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. The actual design, orientation, layout, construction, location, fittings, finishes, appliances, decorations, plants, landscaping 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.

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**Photo 3. Living Room and Banquet<sup>15,16</sup> at Ground Floor, House No. 1 Villa Avenue<sup>4</sup> (Furnished) (Shooting Date : 10 March 2025)**

**Photo 4. Garden and Family Dining<sup>15,16</sup> at Ground Floor, House No. 1 Villa Avenue<sup>4</sup> (Furnished) (Shooting Date : 10 March 2025)**



**House No. 1 Lucca Avenue<sup>4</sup> at "VILLA LUCCA"** features a distinctive multigenerational villa design<sup>15</sup> with interiors crafted by Conran and Partners. The family sitting room in the main house<sup>4,15</sup> and the reception area in the next generation house<sup>4,15</sup> are connected<sup>6</sup> by a covered corridor and garden, seamlessly integrating indoor and outdoor living, allowing abundant daylight to permeate the architecture and expressing a harmonious union between people and nature.

Photo 3 was taken at House No. 1 Lucca Avenue (furnished) and was processed with computerized imaging techniques. They are for reference purpose only and the environment as shown in the

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### **About Hysan Development Company Limited**

**Hysan Development Company Limited** is a leading property investment, management and development company with a core portfolio of approximately 4.5 million square feet of high-quality office, retail and residential space in Hong Kong. With roots in the city that go back more than 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/>

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### 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](http://www.hkri.com)

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1. The view enjoyed by a unit is affected by the unit's orientation, floor level, height, surrounding buildings and environment, and the surrounding buildings and environment may change from time to time. The view shown in the photos does not apply to all units. This advertisement does not constitute any offer, undertaking, representation or warranty (whether express or implied) by the Vendor in relation 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 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. Relevant policies are subject to the final decisions/announcements of the government/relevant authorities. The Vendor makes no offer, promise, representation or warranty, whether express or implied, in respect of such policies.

4. The Vendor reserves the right to modify and change the layout, design, configuration, partitioning or area (among other things) of unsold residential units and garages (if applicable) within the development, and the final particulars shall be subject to the final approved building plans.

5. Unless otherwise specified, the description of the facilities of the villa/house, all fittings, finishes, appliances, facilities, furniture, equipment, lighting, art pieces, decorations and other objects are not the

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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.

6. Descriptions of the unit or the layout design and layout displayed by the unit in the photographs 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.

7. The number of units sold refers to the number of the development's residential properties for which provisional agreements for sale and purchase were signed between 1 September 2024 and 11 November 2025. For details, please refer to the register of transactions; the register of transactions shall prevail. Transaction price/amount refers to the actual property price (or the successful tendered price calculated after taking into account relevant payment terms and/or applicable discounts) shown 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.

8. For information regarding the "Twin Cities, Three Circles", Eco-recreation/tourism Circle, Hong Kong-Shenzhen Close Interaction Circle and the Eastern Knowledge and Technology Corridor, please refer to the Northern Metropolis Development Strategy Report — <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (last accessed 10 November 2025). The information is for reference only. The content on the referenced website may change from time to time, and the Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the above information.

9. Property investment involves risks and the residential property market changes from time to time. Prospective purchasers should assess their financial situation, affordability and all relevant factors before deciding whether or when to purchase any residential property. Under no circumstances or at any time should a prospective purchaser rely on or be influenced to decide to purchase or when to purchase any residential property based on any content, information or concepts contained in this advertisement/marketing materials.

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10. For information about the Northern Metropolis, please refer to the Northern Metropolis Development Strategy Report and the Northern Metropolis website — Northern Metropolis - Home (<https://www.nm.gov.hk/tc>) (last accessed 10 November 2025) and <https://www.policyaddress.gov.hk/2021/eng/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (last accessed 10 November 2025). Information is for reference only. The content of the referenced websites may change from time to time, and the Vendor does not give any offer, undertaking, representation or warranty whatsoever, whether express or implied as to the above information. Proposed or uncompleted facilities and area developments referred to in this advertisement are for reference only; their details (including but not limited to whether they will be implemented, locations and designs) are subject to the government's final decisions.

11. Relevant transport, infrastructure and services do not form part of the development and are unrelated to the development. The Vendor advises prospective purchasers to conduct on-site inspections at the development in order to have a better understanding of the residential property, the development, its surrounding neighbourhood environment and public facilities nearby.

12. 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. The opening hours and use of the clubhouse, landscaped gardens and recreational facilities are subject to relevant laws, land grant conditions, the provisions of the deed of mutual covenant, the clubhouse usage rules and on-site conditions. . " CLUB LUCCA " is the clubhouse of the Development for residents' use and additional payments may be chargeable to the users. "CLUB LUCCA" is the residents' clubhouse of the development and users may be required to pay additional fees. Names of parts of the clubhouse and the names of areas and facilities in the clubhouse 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. Please refer to the Sales Brochure for details of the Development.

13. Google Map – <https://www.google.com.hk/map> (last accessed on 10 November 2025 at around 11:00 a.m.). The contents of the aforesaid website may be changed from time to time, and the Vendor makes no offer, undertaking, representation or warranty whatsoever, whether express or implied, in respect of such contents. The estimated driving times from Villa Lucca to various locations are for reference only. The traffic times and approximate driving times are calculated based on the shortest route and legal speed limits and do not include waiting time due to traffic congestion and traffic lights, and are for reference only. The actual time required may vary depending on the driving route and traffic conditions, such as road works, traffic conditions, weather or other incidents.

14. The information on cost and value is roughly estimated and provided based on the information obtained by the developer and is for reference only. The actual and latest costs and values vary by time, location and individual installation circumstances. Please consult relevant suppliers or retailers for details.

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15. For the design of the unit, please refer to the Sales Brochure and the floor plan of the unit.

16. Names of parts of the unit and the unit 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. Please refer to the Sales Brochure for details of the Development.

In the event of any conflict or discrepancy between the Chinese and English versions of this advertisement/promotional material, the Chinese version shall prevail.

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

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](http://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

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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.

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 (the relevant loan has been repaid) | 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: 13 November 2025