



MARINELLA

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**World-class Premium Residential Property, “Marinella”,
Southern District - Shum Wan – By Aberdeen Marina Club
Sales Office and Show Flats Unveiled to Media for the First Time**

30 September 2011 (Friday), Hong Kong – “**Marinella**”, a world-class premium residential property at a prime location neighbouring The Aberdeen Marina Club in Shum Wan, Southern District, is jointly developed by K. Wah International Holdings Limited (KWIH), Sino Land and Nan Fung Group. Besides the many advantages of being in an exclusive prime area, every aspect of the project from planning, construction, design to the use of materials is top-notch. Boasting distinctive elegance, “**Marinella**” has quickly captivated the entire city. The three prominent developers today opened a sales office totalling over 32,000 sq. ft. that includes two show flats and a 3-bedroom handover standard show flat to the media. The sales office and show flats are sure to impress viewers with an unparalleled and extraordinary design.

Mr. Alexander Lui, Executive Director of K. Wah International Holdings Limited, Mr. Daryl Ng, Executive Director of Sino Land Company Limited and Mr Raymond Lai, Deputy General Manager of the Property Department of Nan Fung Development Limited were present in the event. They officiated a simple yet grand opening ceremony, indicating that the world-class premium residence “**Marinella**” would soon be on the market and usher in a new era of distinguished and tasteful Italian green marina living.

Mr. Alexander Lui, Executive Director of K. Wah International Holdings Limited, said, “We are honoured to partner with the two giants of the industry, Sino Land and the Nan Fung Group, in developing this exceptionally rare piece of land into a world-class residential landmark. We all attach great importance to this project. In our pursuit of perfection, we execute the design with great attention to detail, and strongly believe that “**Marinella**” will receive enthusiastic support when it is officially launched.”

The show flats open for viewing today includes a 4-bedroom show flat totalling 2,323 sq. ft. and a 3-bedroom show flat of area 1,703 sq. ft. The other



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exhibit is a 1,703 sq. ft. 3-bedroom show flat that was built to the handover standard in order to enhance the transparency of the sales of the property.

A Distinguished and Grand Sales Office

The spacious two-storey “**Marinella**” sales office is designed by the world renowned interior designer Mr. Steve Leung, featuring black, brown and grey tones. The fittings of dazzling settings create a lofty and graceful ambience that greets prospective buyers and provides them with the most intimate and personal luxury experience. The ground floor of the sales office houses location model exhibition area and a video broadcast area; the upper floor houses the exhibition hall of the main-building model, the show flats, a discussion area and VIP rooms.

Location Model Exhibition Area – “**Marinella**”, located in the southernmost region of the Southern District, integrates a number of cutting-edge green technologies. A location model is installed in the exhibition area of the sales office, fully displaying the project’s prime waterfront location neighbouring Deep Water Bay and Repulse Bay while also offering a breathtaking panoramic sea view of Shum Wan and the Aberdeen Marina Club. This biggest waterfront residence in the Southern District of Hong Kong also takes full advantage of its mountain backdrop and magnificent sea view.

The 2,323-sq. ft. 4-bedroom Simplex Show flat

The 2,323 sq. ft. 4-bedroom double-suite show flat models Flat 28A of Tower 6 with ceiling height of 10 ft.; the residents step on the Gold Mocca marble threshold and enter through the door to a modern and resplendent space. This show flat is also designed by Mr. Steve Leung, who makes use of a classy, elegant and deep-coloured design, as well as a gorgeous extravagant purple colour as its main tone complemented by simple and clean contours. The result is a show flat that brims over with a refined and extraordinary aura.

The living room and the dining room radiates with harmony and elegance.



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The Italian Promemoria furniture series beside the expensive ebony-topped dining table grabs your attention, with the art paintings on the wall lending their support to create a fashionable and rich feeling.

The classic design of purple-coloured glass chandelier in the middle of the living room bathes the simple-lined beige sofa and the purple silk cushioned chairs with a gentle glow, adding to the beautiful extravagance of the living room. The ebony display shelf at the back of the sofa and the expensive decorative items on display effortlessly displays the owner's good taste. The balcony beside the living room opens up to a beautiful view, captured through the glass door that extends to the floor, allowing the residents to enjoy the bright and intoxicating Marina Club panorama without having to leaving home.

The bedroom and the bathroom products of the project's 4-bedroom apartment are in display in the show flat. The master bedroom's ensuite bathroom is equipped with the latest IF Design Award-winning and the latest Blue Moon Series square bathtub under the leading international bathroom furnishing brand of Duravit. Surrounded by an Airpool system and a Side jet; while taking a bath, the owner can also enjoy a five-star spa experience - truly a private "home spa". The master bathroom also comes equipped with the latest and most luxurious TOTO 2011 NEOREST series of bathroom products, including a washbasin and toilet. The wall-mounted toilet is fitted with an all-automatic control technology, the automatic flushing and cover-closing functions seeks to pamper every member of the family with loving care.

The show flat also displays the distinguished kitchen provisions of the 4-bedroom apartment with the introduction of Miele's limited Alchemie collection worth over HK\$100 million in "**Mareinlla**" to its residents, which includes a steam oven, a dish warming machine, gas stove, barbecue stove, wine cabinet, washing and drying machine and others. The 4-bedroom units use the Alchemie Aurum (gold) series of gold-plated kitchen utensils; the handles of the ovens and parts of the coffee machine are plated with glittering and attractive 24K gold while the kitchen utensils ooze luxury with their titanium surface and copper-coated glass back.



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The 1,703 sq. ft., 3-bedroom Simplex Show Flat

This modelled Flat 28A of Tower 8 where the apartment measures 1,703 sq. ft. in area; the interior design is also a masterpiece by Mr. Steve Leung. When you step into the entrance, you are greeted with classic light-coloured and luxurious themed elegance. Imported Italian light brown wood flooring extends from the living room to the balcony, a delicately crafted yet magnificent crystal chandelier blinks in the light, pleasing the eye, and the milk-colour sofa is partnered with an exquisite-designed tea set on a display shelf. With pots of flowers added as adornments, the interior is a display of fine taste that is both fashionable and rich.

The show flat's dining hall is designed as a leisure area perfect for light, heart-warming conversations is accompanied with wines in hand. The modern ornamental cabinet and the comfortable layout of furniture, together with the simple contours of the walls, make the dining area an ideal place where a few bosom friends can indulge in a tasteful lie. The master bedroom uses white and brown as its basic tone, as well as pearl white wall as the TV's backdrop embellished with a simple shoreline that stands in harmony with the warm, brown velvet wall at the back of the bed; the light brown bedside cabinet with black and white fittings exudes fashion against a natural and elegant ambience.

The show flat's ensuite bathroom of the master bedroom uses bright and clean yellowish-white natural stones as its floor tiles, and includes a bright mirror and a decorative cabinet. The bathroom boasts a contrast of simple bright lines and colours. The bathroom is equipped with the Starck Collection under the international leading bathroom furnishing brand Duravit. The master bathroom comes with the latest and most luxurious TOTO 2011 NEOREST series, which includes a washbasin and a toilet; the wall-mounted toilet is fitted with an all-automatic control technology, the automatic flushing and cover-closing functions will meet the needs of the whole family.



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The show flat also displays the distinguished kitchen products of the 3-bedroom apartment with the introduction of Miele's limited Alchemie collection worth over HK\$100 million in "**Marinella**". The 3-bedroom show flat uses the Argentum (silver) series; the kitchen utensils have an aluminium surface and a silver-coated glass back; the handles and parts of the coffee machine are plated with chromium and aluminium in line with the design and style currently in fashion.

Property Information of "Marinella"

"**Marinella**" is a residential development comprising 6 towers of 26 storeys respectively, offering a total of 411 residential units. 1-bedroom duplex, 2-bedroom duplex, 3-bedroom duplex, 3-bedroom simplex, 4-bedroom duplex, 4-bedroom simplex, penthouse unit and garden house unit are available in several layouts. "**Marinella**" is expected to be complete in 2012.

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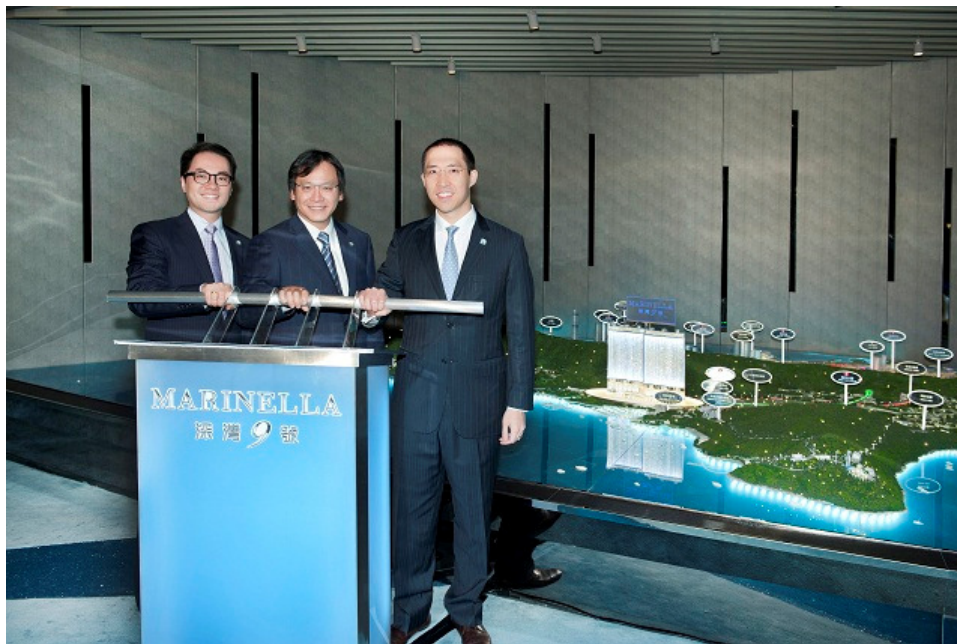
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Photo caption: Mr. Alexander Lui (centre), Executive Director of K. Wah International Holdings Limited, Mr. Daryl Ng (right), Executive Director of Sino Land Company Limited and Mr Raymond Lai (left), Deputy General Manager of the Property Department of Nan Fung Development Limited officiated the opening ceremony of the sales office of “Marinella”, a world-class waterfront premium residence.





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Mr. Alexander Lui (centre), Executive Director of K. Wah International Holdings Limited, Mr. Daryl Ng (left), Executive Director of Sino Land Company Limited and Mr Raymond Lai (right), Deputy General Manager of the Property Department of Nan Fung Development Limited had a toast wishing good sales of the “Marinella”.

