



MARINELLA

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**World-class Premium Residential Property, “Marinella”
Southern District - Shum Wan – By Aberdeen Marina Club
Additional launch of 12 units at an average price of HK\$17,215**

12 October 2011 (Wednesday), Hong Kong – “Marinella”, a world-class premium residential property at a prime location near the Aberdeen Marina Club in Shum Wan, Southern District, jointly developed by K. Wah International Holdings Limited (KWIH), Sino Land and Nan Fung Group, announced lately today the fourth price list for the second batch of units available for sale due to overwhelming response to last night’s additional launch of units in Tower 3. To meet the market, flats on lower floors in Tower 8 and Tower 9 have been also put up for sale additionally at market price. These 12 units are priced from HK\$13,807,000 to HK\$33,337,000 with a gross floor area ranging from 745 sq. ft. to 1,938 sq. ft. The batch’s average price per sq. ft. amounts to HK\$17,215 and consists of 1-bedroom duplexes and 3-bedroom units and 4-bedroom units. The project has put up 186 units for sale up to now. Moreover, on today’s press conference the developers introduced the features of **“Marinella”** 1-bedroom duplex and 3-bedroom duplex which are exclusive in town.

Mr. Wilson Chan, Director – Sales and Marketing of KWIH said, **“Marinella”** project provides a variety of layouts with a few 1-bedroom duplexes and 3-bedroom duplexes, which is a further achievement of **KWIH’s** specialization in building top-class duplexes for years. These two flat types are rare in the area and they are suitable for singles and young families who want to get a higher taste in life. **“Marinella”**’s duplexes are meticulously built with world-class materials and curtain walls. The residence takes the full advantage of the waterfront by including balconies and flat roofs in its design and allows residents to enjoy the magnificent and splendid Italian style bay view at any time.”

One-Bedroom Duplex

“Marinella” provides 23 1-bedroom duplexes with a gross floor area ranging from 745 sq. ft to 773 sq. ft. All are unit Cs located in Tower 9 on the 5th to 30th floor; they are designed mainly for singles or executives. The



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living & dining room is about 200 sq. ft., 23 ft in length and 9 ft. in width, topped by an extra tall ceiling with a maximum height of 3.1 meters. The very spacious feel creates an impressive style of luxury mansions.

The duplex is provided with a balcony and a flat roof on both the upper and lower floor. Residents are blessed with the 270° magnificent sea view at any time. The upper floor could be used as a comfortable and cosy bedroom. The elegance of the bathroom design offers greater feeling of volume. As for the lower floor, it could be used for a chic guest living room. The kitchen is equipped with high-end kitchen appliances from the international brand Miele. Even the kitchen is surrounded by curtain walls so that cooking is a real delight for the distinguished residents.

The duplex's main bathroom is fully equipped with Japanese most valuable TOTO NEOREST/LE series of 2011. Artistic LED lighting installed inside the washbasin changes to different colours in humble elegance according to water temperatures and flow, from blue for cold to red for hot. The bathtubs are embedded with LED lights as well. A soft moonlight white penetrates to the curved bottom and creates effects of continuous water wave and shadow to produce a serene, delightful and romantic effect. TOTO NEOREST/LE series are totally made with Luminist™, a hard material newly developed for airplane wings. It is eco-friendly, high temperature-proof, solid, scratch-resistant and durable.



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Three-Bedroom Duplex

“**Marinella**” also offers 24 three-bedroom duplexes with a gross floor area ranging from 1,375 sq. ft. to 1,402 sq. ft., mainly located in Tower 2, Tower 3 and Tower 8. The living & dining room has a surface of about 260 sq. ft., and 180 sq. ft. for master bedroom and 150 sq. ft. for the other rooms. The ceiling is raised to a 3.1m height as well to create a feeling of spaciousness.

On the upper floor you can find three commodious rooms with seafront glass walls, directly overlooking a charming scenery of Shum Wan. The master en suite bedroom is equipped with a utility platform so that our honourable residents can enjoy sunrises and sunsets outdoors and stars at night. The big curtain wall on one side on the lower floor gives a perfect sea view in a similar way. The flat owners can meticulously prepare a rich meal in the kitchen equipped with the limited The Alchemie series from the international high-end brand Miele, which is an exceptional and exclusive experience.

All the greater, the 3-bedroom duplex’s bathroom is equipped with the most famous Starck Collection from the top-class brand Duravit, designed by the French talent Philippe Starck with abundant intelligence and aesthetic. The rectangular streamline bathtub is especially provided with Air pool system, which allows residents to shower and take a spa bath at the same time. The system also allows our distinguished residents to enjoy the exceptional Bubble bath experience. The duplex’s master bathroom is equally equipped with Japanese most valuable TOTO NEOREST/LE series of 2011, including a waterbasin and a toilet etc. The wall-hung toilet is fully automatic with auto-flushing function and auto-opening lid to meet all family members' need.



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About 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.

“**Marinella**”’s website: www.marinella.com.hk

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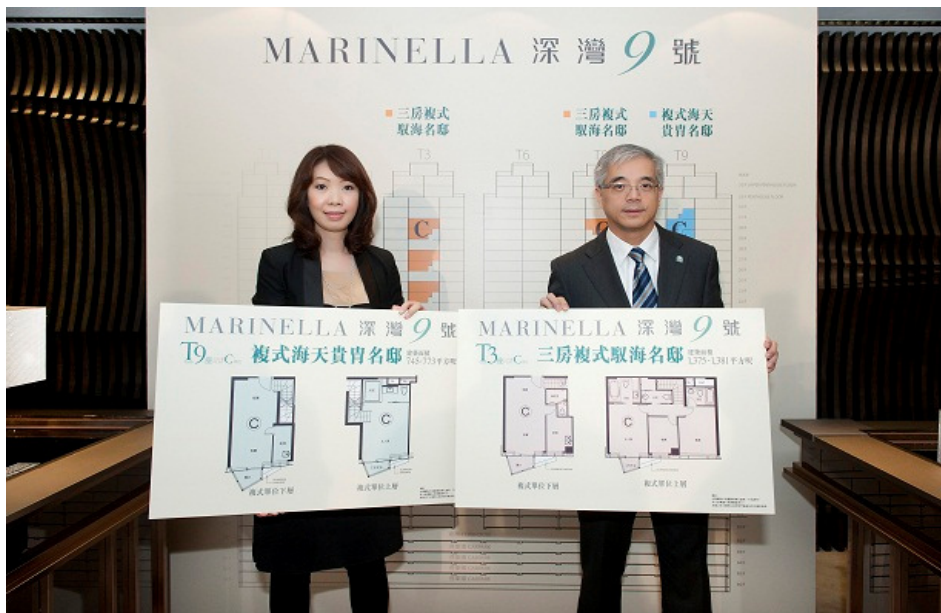
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Photo caption: Mr. Wilson Chan, Director – Sales and Marketing of KWIH (right) and Ms. Kitty Ngan, Assistant General Manager – Sales of KWIH (left) said that the world-class premium residential property “Marinella” at a prime location neighbouring The Aberdeen Marina Club in Shum Wan, Southern District provides a few 1-bedroom and 3-bedroom duplexes. The residence is very popular in the market because of its excellent quality and rarity.





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Mr. Wilson Chan, Director – Sales and Marketing of KWIH (left) and Ms. Kitty Ngan, Assistant General Manager – Sales of KWIH (right) said that they are quite satisfied with the sale of “Marinella”. The project’s 1-bedroom and 3-bedroom duplexes are all provided with balconies and flat roofs to allow residents to enjoy the charming bay view at any time.





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TOTO NEOREST/LE series equipped in “Marinella”'s 1-bedroom and 3-bedroom duplexes is embedded with LED lighting which creates beautiful and elegant effects of continuous water wave and shadow according to water temperatures and flow.





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