

Shui On Land Unveils Its Shanghai Gem “The Lakeville Regency” Preview of Brand New Showflats and Clubhouse

[16 October 2005 — Shanghai] **The Lakeville Regency**, the new luxurious residence, developed by Shui On Land Limited (Shui On Land), is close to completion. The developer today (October 16) opens the brand new showflats and deluxe clubhouse for Hong Kong media.

The Lakeville Regency not only features the Art Deco style of design and French-style landscape, it is also highlighted by its impressive array of amenities. “**Club Regency**”, the just completed resident clubhouse with a GFA of 7,000 square metres (74,700 sq ft), is the largest clubhouse in the downtown residential district. The key feature of the clubhouse is a multi-function sports hall which occupies an area of 1,300 square metres (14,000 sq ft). It can serve as an indoor basketball court and a tennis court at the same time. It also comprises an indoor rock climbing wall. Another key feature of the clubhouse is the comprehensive facilities, which include 25-metre indoor heated swimming pool, spa, golf simulator, etc. Residents can enjoy all kinds of sports anytime.

Ms. Jacqueline Chu, Senior Manager, Sales & Marketing – Residential, Shui On Land said, “**The Lakeville Regency** has received overwhelming response from both local and overseas buyers since its launch early this year. This reflects there was increasing demand for quality property and excellent management when considering for home-buying in the mainland. **The Lakeville Regency** is the first residential project to offer hotel-style management service in Shanghai. The Group’s 88 Xintiandi Boutique Hotel and Synergis Shui On Property Management Limited will provide premium and personalized services to Lakeville Regency’s residents. With the quality construction & finishes, comprehensive facilities and unique property management, we strongly believe the residents could enjoy comfy and hassle-free living at **The Lakeville Regency**.”

The two brand new showflats include a 5-bedroom duplex unit and a 2-bedroom double-suite unit, with sizes of approximately 590 square metres (6,400 sq ft) and 150 square metres (1,600 sq ft) respectively. The duplex unit was designed with a unique touch under the hands of Hirsch Bedner Associates (HBA). In addition to the luxurious and yet elegant design, the master bedroom enjoys a spacious area of 150 square metres (1,600 sq ft) with exclusive walk-in closet. The sizable

balcony lets residents enjoy the scenery view of the surroundings. On the other hand, the 2-bedroom unit adopts a spacious and practical layout. The simple yet contemporary design makes the living space cozy and stylish; allow residents get pleasure from the panorama of the Taipingqiao artificial lake the ceiling-height windows.

To celebrate the handover assignment of **The Lakeville Regency** and as a token of appreciation to buyers' support, Shui On Land has organized a house-warming party for their residents.

Shui On Land intends to launch Tower 12 & 17 to meet the vast market demand. This batch of residence consists of 86 2-bedroom and 3-bedroom units, ranging from 140 to 190 square metres (1,450 to 2,050 sq ft). In addition to beautiful landscape views, some of the units can enjoy the open vista of Xintiandi and tranquil lake, and even the panorama of Pudong. All units are equipped with a series of well-known domestic appliances include Poggenpohl built-in kitchen cabinet, Gaggenau & Kuppersbusch kitchen appliances, Panasonic Plasma TV, centralized air conditioning system and Kohler sanitary wares, etc.

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About The Lakeville Regency

The Lakeville Regency is the Phase II residential development of the Taipingqiao Redevelopment project carried out by the Shui On Land. Its 17 buildings comprise 645 residences with floor areas ranging from 91 to 661 square metres, to suit the needs of different individuals and families. The elegant architectural design is highlighted by the clean lines of the Art Deco style to make the development a luxury home of exceptional charm. There is a 7,000 square-metre deluxe resident clubhouse plus a full range of indoor recreational facilities. The property management will follow the high-standard model of 88 Xintiandi Boutique Hotel.

The Lakeville Regency, sitting on a premium location proximate to Xintiandi and Huaihai Zhong Road, a core commercial district and the local transport hub. **The Lakeville Regency** offers residents the privilege of secluded living space and the convenience of the most vibrant shopping and entertainment hub of MTR station, further development of the whole district and the building of international medical centre, respectable schools, and cultural amenities etc. will provide the

best life the residents.

For enquiries, please contact Shui On Land – Group Communication Department:

Hong Kong:

Nellie Chan

Tel: (852) 2879 1836

Fax: (852) 2622 8280

Email: corpcomm@shuion.com.hk

Shanghai:

Joyce Zhou

Tel: (86 21) 6386 1818*891

Fax: (86 21) 6385 5936

Email: joyce.zhou@shuion.com.cn