

迎湖 THE WATERSIDE

A Newly-Furnished Luxury Duplex Apartment Unveiled at *The Waterside*, Macau



(April, 1st 2014) – *The Waterside* has just unveiled a newly-furnished and highly desirable four-bedroom duplex. Encapsulating an ‘Ode to Asia’ design aesthetic, the 4,400 sq ft duplex’s fit-out is in line with growing *The Waterside*’s position as Macau’s most luxurious rental apartments, and catering to the increasing demand for premium furnished apartments in the city. The duplex resonates contemporary opulent styling with rich colour choices and bold focal detailing, celebrating the space within and far-reaching views beyond, in an otherwise bustling metropolis.

The duplex is efficiently equipped with the latest technology and modern appliances by European brands. The lower level comprises an open plan living and dining room with a sky terrace balcony, two ensuite guest bedrooms, kitchen, and maid’s room. The upper level consists of a study and/or family room, an additional ensuite bedroom, and a spacious master ensuite bedroom with walk-in closet. Monthly rental packages for the duplex start from HK\$200,000, and are fully inclusive of management fees, maid services, a host of lifestyle offerings and exclusive member benefits.

Design Features

Authentically Asian in theme, influence and inspiration, contemporary clean lines have been dressed with sumptuous soft furnishing and finishes. The walls are adorned with individually commissioned art pieces by well-known Chinese and Vietnamese artists. These one-of-a-kind artworks are complemented by elegantly restored antique Chinese furnishings – elongated wood cabinets and distressed red lacquer works intersperse the various rooms.

The entirely mirrored floor-to-ceiling wall in the dining room reflects the modern chandelier – an obvious focal point that is quietly complemented by the room’s neutral tones interspersed with soft splashes of turquoise, and muted ceramic chairs. The double height living room boasts a six metre-high ceiling, bringing across the duplex’s sense of grandeur,

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with the traditional, sculpted giant bronze pots and an oversized water lily sculpture juxtaposed with the contemporary angular detailing on the criss-cross legged coffee table.

The secluded study space features the use of rich drapes – the elegant dark red curtains feature subtly contrasting racing green accents.

The 600 sq ft master bedroom features luscious blue and grey tones, and a spacious sitting area, walk-in closet and bathroom with jacuzzi. Each ensuite bedroom has been allocated customised colour palettes, providing comfortable and welcoming private spaces, ideal for the individual seeking the perfect balance between style and comfort.

Exclusive Tenant Benefits

Residents of *The Waterside* have privileged access to a number of services and facilities including a 24-hour concierge, *The Waterside Club* and the One Central Clubhouse.

Concierge Service are available to residents 24 hours a day, seven days a week, offering support and assistance for any personal requests such as limousine services, car park arrangements, business support, technical and repairing support, food delivery, private chef, personal shopping assistant or private party and flower arrangements.

The Waterside Club is a private members' club, built around offering tailored luxury to all tenants and residents. Members enjoy personalised services, exclusive offers and benefits across Macau's finest dining, entertainments and leisure choices.

The One Central Clubhouse offers 118,000 square feet of unparalleled leisure space and recreational facilities. The swimming pool zone features a 50-metre infinity pool (the largest in Macau), a heated indoor pool, an outdoor Jacuzzi, a foot massage pool and children's indoor and outdoor pools. The children's zone has a dedicated gym, cinema and party room, while the adult zone offers basketball court, rock-climbing area, snooker room, wine cellar and a vodka freezer room. Additional facilities include a banquet room, theatre, yoga area, treatment room, and tennis court.

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Note to Editors:

The Waterside is an exclusive 59-apartment tower occupying the entire Tower Six in One Central* Residences, Macau's most prestigious residential address. Designed and furnished to international standards, the apartments range from three-bedroom suites, to simplex and

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duplex apartments branded as *Emerald Suites*; setting a new benchmark for luxury accommodation in Macau. Residents enjoy 24-hour personalised concierge service, have privileged access to a number of member benefits through *The Waterside Club*, as well as use of the One Central Clubhouse and facilities.

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About Sniper Capital Limited

Founded in 2004, Sniper Capital Limited is a property investment manager focused on investment, development and redevelopment opportunities in niche and undervalued markets.

Today, Sniper Capital manages a range of funds with combined assets of more than US\$500 million. Sniper has a team comprised of over 30 professionals whose expertise covers every aspect of the investment and development cycle, including research, site acquisition, project development, asset management, investor relations and finance.

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