

Project name **The Leighton Hill**

Location **Happy Valley, Hong Kong**

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The Leighton Hill, Happy Valley

Hilltop homes

by Tim Youngs

Sun Hung Kai Properties has completed its The Leighton Hill residential development in Happy Valley and has commenced handover to homeowners. Built on the site of the former Leighton Hill government quarters, the new luxury residential project comprises eight 39-storey luxury towers arranged in a linear fashion with all units overlooking the Happy Valley racecourse.

The Leighton Hill features a low plot ratio compared to neighbouring buildings, as a total GFA of about 898,000 sq ft has been developed on the 464,000 sq ft hilltop site. The extent of development leaves ample room for an extensive green belt of densely wooded areas to surround the platform. The main vehicular and pedestrian entrance to the development, a 40-ft high vehicular and pedestrian entry bridge from Wong Nai Chung Road, traverses this greenery and leads to a grand lobby for the residential blocks. A drop-off point on Lin Road also offers convenient access at the rear of the development.

544 flats are provided in the development. Two- to four-bedroom standard units come in a variety of layouts and range in size between 1,206 sq ft to 2,238 sq ft each. 11 penthouse units cover between 3,270 sq ft and 4,393 sq ft each, featuring four bedrooms, panoramic



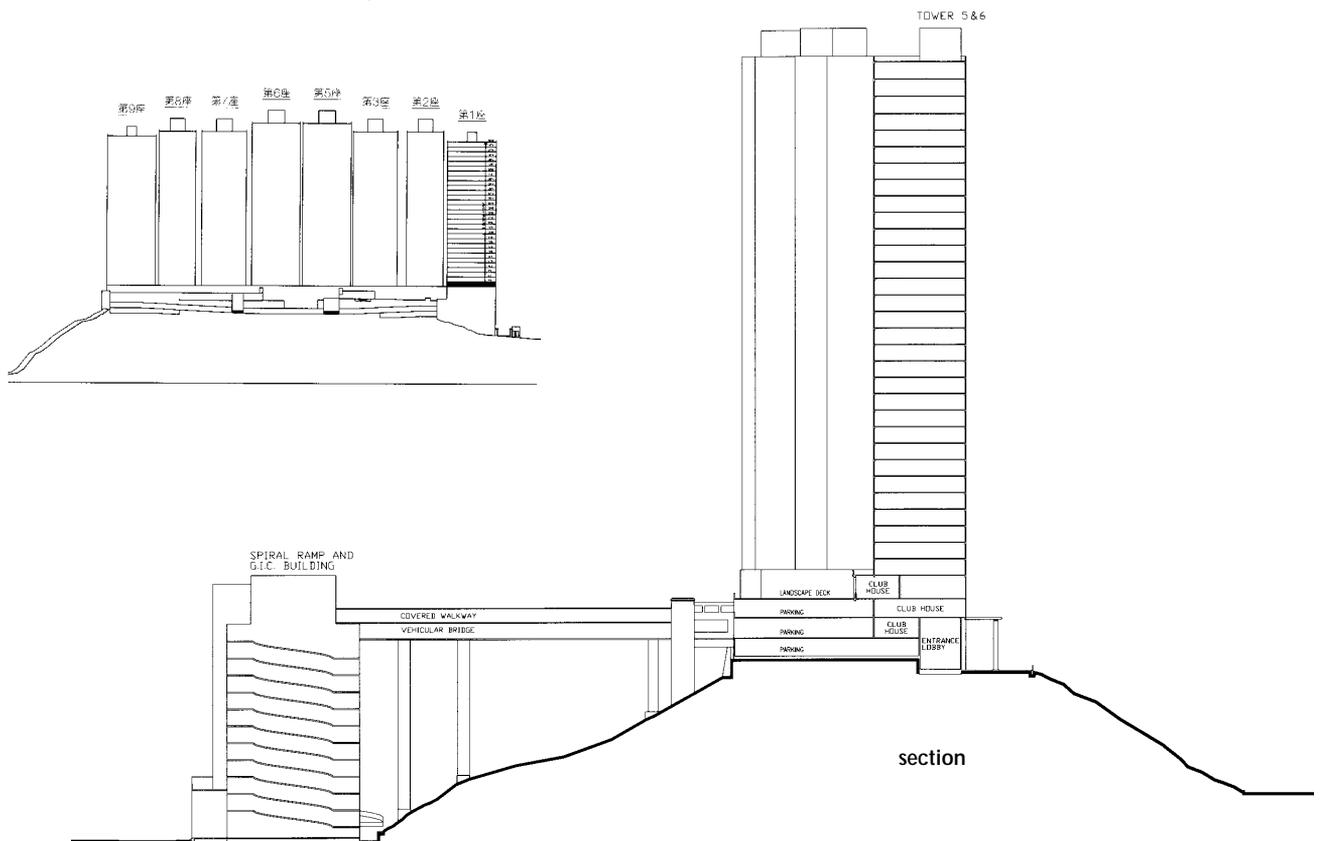




Tower 1, 36th to 38th floor plan



Tower 2, 7th to 36th floor plan



windows as much as 50 feet wide and ceilings up to 15 ft high, compared to floor heights of approximately 11 ft in the standard units below. Starting from the sixth floor — the lowest residential level — all units receive unobstructed views westward to the racecourse as result of the raised site, while penthouse units have balconies.

Facilities in the site platform add more than 100,000 sq ft of residents', recreation areas and landscaping to the existing green belt space. The Club Leighton area offers a grand theatre ballroom while an outdoor courtyard can be used for garden parties. Other clubhouse facilities include indoor and outdoor swimming pools, a children's pool, a Jacuzzi, a steam room, a sauna, a children's play area, a multi-function room and a fitness centre, while the landscaping approach includes the preservation of existing banyan trees on the site.

Project architects for The Leighton Hill are L.W.K. & Partners. 

