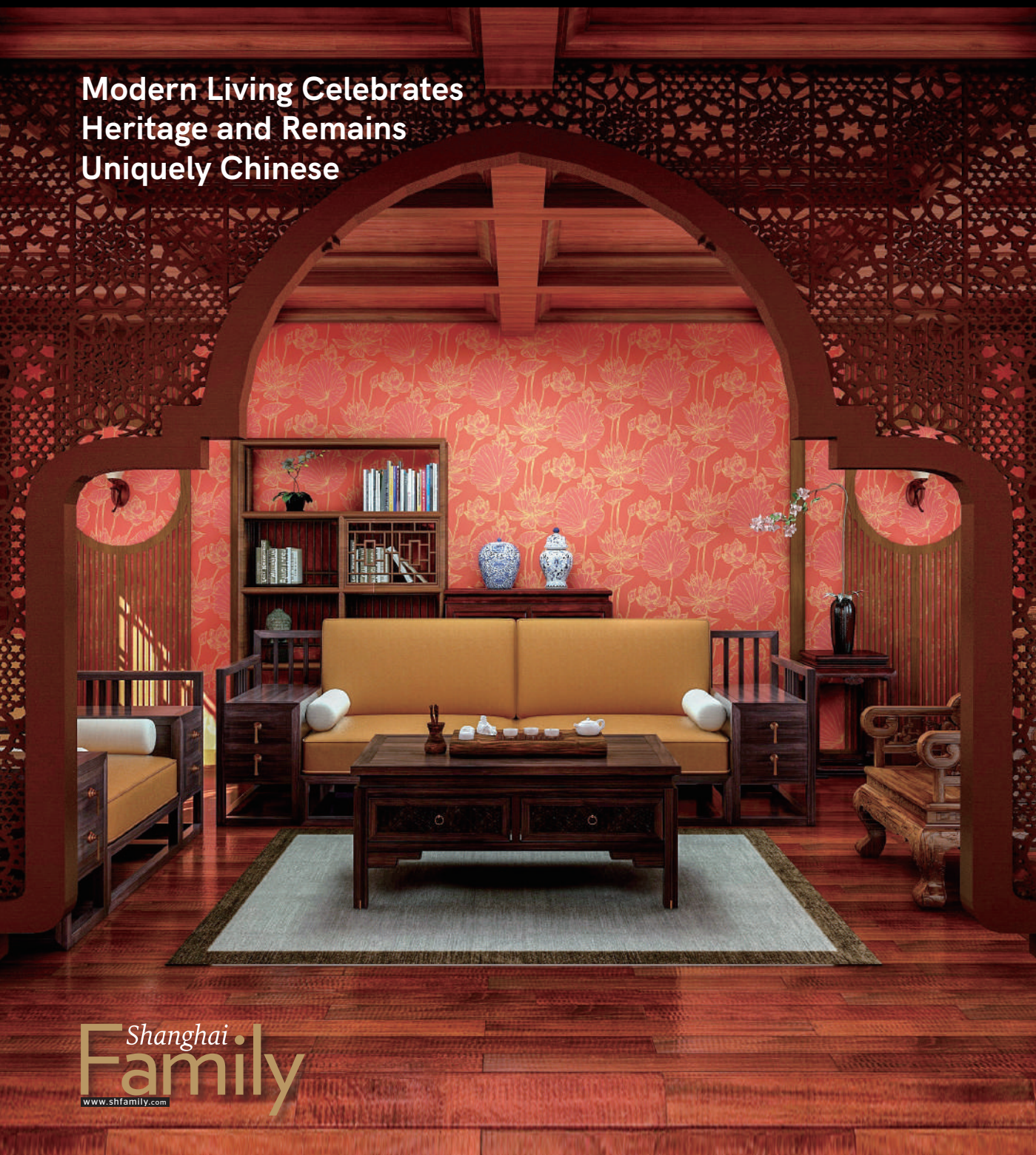



2022-2023

LUXURY LIVING

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Heritage and Remains
Uniquely Chinese



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A close-up photograph of a young child with light brown hair, smiling broadly. A white ceramic bowl with blue floral patterns is balanced on their head. The background is a soft, out-of-focus green, suggesting an outdoor setting.

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- **IGCSE / IB Award (Entering YCIS Shanghai Year 10 - 13)**
IGCSE/IB 獎學金 (上海耀中十至十三年級學生)



Luxury and the perception of quality has for a long time been associated with foreign brands. But the tide is changing with continued support of home grown Chinese brands and the celebration of traditional cultural elements in modern life. We look at the strength of the modern Chinese identity shaping trends in this issue's cover story (6).

Speaking of trends, we get to know the development company K.Wah (8), and see how they stay on top of the evolving trends in the property development market. We also got a peek at their newest urban revitalization project in Shanghai called WYSH.

As always with our Luxury Living magazine, we hope to guide readers in their search for the best apartments and homes to live in (18), along with the outstanding global cuisine Shanghai has to offer (32).

We hope you enjoy this edition of Luxury Living 2022.

Lynn Yen,
Executive Editor,
on behalf of the editorial team

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LUXURY LIVING

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YCIS Shanghai Nurtures Resilient Kids for the Future



Uniquely China



Sam's Club Has You Covered Every Meal of the Day



United Family Share About Pregnancy after Age 35



Ciao Il Teatro

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UNIQUELY CHINA

THE TRADITIONAL INFLUENCE ON MODERN TASTES

By Lynn Yen



China is a country that has a rich history and culture, and tapping into that is becoming more and more popular.

The national trend or *guochao* (国潮) movement is all about embracing traditional Chinese culture elements in modern life. Its influence can be seen in the clothes that are in fashion, the brand of beauty product you use, and how you spend leisure time.

It is a continuation of the new Made in China push that started in the 2010s, but by 2022 the movement has grown and evolved, proving its staying power and strong roots in shaping the modern Chinese identity.

Heritage in the Modern Era

In fashion, the *guochao* movement has evolved into Neo Chinese Fashion (新中式), which is characterized by the subtle incorporation of Chinese elements such as modern dresses with frog buttons, or using traditional patterns and fabrics.

Foreign brands have chosen to collaborate with Chinese artists as one way to pay homage to the national culture.

Another expression of *guochao* is supporting home grown Chinese brands. Chinese sportswear brand Li-Ning is held as a leading example of *guochao*. The brand burst onto the scene with its successful 2018 line of patriotic-styled gear.

Embracing heritage can also be seen in the restoration of historic buildings in Shanghai. One such example is the Prada Rongzhai building in Jing'an. The mansion was originally built in 1918 as the residence of industrialist Rong Zongjing. After Prada restored the building, it opened in 2017 as an event and gallery space.

But a country with as rich and as long a history as China is hard to master for a newcomer. *Guochao* needs to be authentic to resonate with its audience and succeed.



to be appreciated and savored leisurely in a social atmosphere. Great care is taken in preparing and selecting the best quality leaves, with a premium aged *pu'er* tea brick recently fetching a record high in the million RMB range.

Comparable to the variety of wine grapes, factors like the harvest time, the age, and the climate all affect the taste and character of tea leaves. Visit one of Shanghai's tea market (Tianshan Tea City: 518 West Zhongshan Road) to meet vendors that can teach you how to appreciate tea the Chinese way.

Age Old Wisdom

Interest in Traditional Chinese Medicine (TCM) drives the growth of the Chinese beauty market, also called C Beauty. Look to recent popular interest in jade rollers and guasha among worldwide beauty influencers. These two TCM methods are ancient practices of facial care to help stimulate circulation and exercise the facial muscles.

TCM's influence is also seen in the ingredients of beauty products. Take Shanghai brand Herborist as an example. The brand infuses natural ingredients known for their specific benefits like jujube and goji berries. Recently Sephora started promoting C Beauty brands including Herborist through its international network, making the products available in new countries.

Another Sephora brand partner is Cha Ling. The Sino-French brand is owned by LVMH and also uses TCM wisdom in the formulation of its products. Ingredients like *pu'er* tea boasts anti-oxidant properties and represents the *cha* (tea) in Cha Ling.

The identity of modern China is constantly being written, and a pride of the past guides the future.



The Old is New Again

Stove-boiled tea is the latest fad in the slow living and *guochao* trends. It involves tea leaves that are roasted on a grill before being slow boiled on a charcoal stove. According to Jing Daily, the fad comes from tea practices of ethnic minorities in Yunnan Province and is similar to the ancient way of making tea during the Ming Dynasty in the 14th Century. The stove-boiled tea method adds a camping and Do-It-Yourself flare to tea culture.

China's teahouse culture has a prominent place in traditional and modern culture. Tea is meant



K. WAH KEEPS A PULSE ON THE MARKET



Eugene Tang, General Manager of Development and Operations

K. Wah is a familiar name in the Shanghai property development scene. Founded in 1955 in Hong Kong, the company has had a presence in the Chinese mainland for 30 years since 1992. The veteran investment group has developed notable projects like the K. Wah Centre on Middle Huaihai Road, the Stanford Residences serviced apartments in Jing'an and Xuhui, along with Grand Summit, The Palace, Navale, and EDGE, the commercial development.

As K. Wah looks forward to the next 30 years, the company's projects are focused on modernizing with the times. It is doing that by understanding the consumer and staying ahead of market trends. This can be seen in the recent co-living CITTA Residence and urban revitalization project WYSH.

Eugene Tang, general manager of development and operations, keeps a sharp eye on what the future brings.

"I like to people watch," said Tang. "Predict what they like or do in the future."

A large part of his job is to know what will be popular in two years, the time it takes from conceiving a new development to its completion.

Art and Urban Revitalization at WYSH

A recent trend in Shanghai's real estate develop-



Nanjing Mega Integrated Development (嘉华国际南京河西综合发展项目)



EDGE, A Sustainable and Environmentally Friendly Complex Landmark Integrating both Business and Culture (盈凯文创广场)



WYSH, A New Urban Renewal Project in Shanghai (WYSH 翡悦里)

ment is a shift to urban revitalization, which repurposes the city's wealth of historic architecture.

"It's different from Hong Kong. There are no more historic buildings everywhere. Everybody took them all down," said Tang.

"Shanghai has a lot of high quality historic buildings. Because it was such an international city back then in the 1920s, they had the best people around the world to build them. So, to be part of it, to revitalize them is very important."

The new WYSH site is a section of the larger Changning District government's plan to revitalize all of Wuyi Road. The historic cornerstones of the WYSH development are the former site of FEILO Acoustics Factory that was the first to be listed on the Shanghai Stock Market.

WYSH is designed to cater to the arts with wide-open gallery space for art exhibitions and fashion shows. Other K. Wah properties have already partnered with notable luxury brands to hold events at EDGE located on Suzhou Creek, as well as at Palace Lane.

Vertical landscape will be a distinguishing architectural feature of WYSH. It will make use of the elevated roof space with outdoor staircases and ramps to connect the rooftops with seating areas.

WYSH will also follow the lead of past projects by keeping a keen eye on which partner brands to welcome into the development. At K. Wah Centre there is the popular dining space Liquid Laundry, and exercise chain Will's Gym. Also, Palace Lane on West Jianguo Road has Pain Chaud Bakery and the iYouth fashion boutique. According to Tang, when it comes to finding partners, it's all about identifying the customer, and what aligns with their needs.

Social Living at CITTA Residences

A change is happening in residential real estate, following the lead of new consumer demands and lifestyles. Modernization means co-living. The movement caters to a younger demographic of single professionals, and is characterized by upscale apartments with shared common space of a kitchen, lounges, laundry, gyms, and reception. The goal is to foster community and socialization that is missing from traditional multi-family living options, along with the high quality and management service absent from standard rentals.

K. Wah's answer to the co-living market need is CITTA Residences, which opened in 2021 in Jing'an District. Tang describes it as a turnkey solution, with each room fully furnished and the flexibility of short-term contracts.

"Stanford Residences is the mother brand. The demographics are usually families with kids," said Tang. "Maybe it's not so suitable for younger people. So we created the CITTA brand."

Keeping the needs of its target audience in mind, CITTA boasts community-building events like themed activities for residents, along with easy access to public transportation on the metro. The company plans to expand the brand with more locations in the future.

K. Wah in the Yangtze River Delta Area

Currently underway in Nanjing is a project familiar to Chinese megacities, the multi-purpose retail mall, office buildings, and residential apartments. The large development spans an impressive 700,000 sqm in Nanjing's up and coming Jianye District, with a scheduled grand opening date of 2028.

Phase one of the project is the residential portion, Sierra, is underway with 11 high-rise towers housing a total of about 856 apartment units. Most units are 3 or 4-bedroom, making it a good fit for families.

To round out the project, the residential towers will be accompanied by a hotel, three towers of office buildings, and a commercial mall. K. Wah will continue its dedication to art by again collaborating with UCCA Center for Contemporary Art to welcome its fourth museum. UCCA already has a museum at EDGE in Shanghai.

The diverse Nanjing mega integrated development is the first to bring together all of the property elements in K. Wah's repertoire.

"I've done everything by itself in Shanghai. But Nanjing is the first one where we can do it all at once," said Tang. "For us, if you ask what's in the future, it's more of that."

K. Wah has shown its commitment to the Yangtze River Delta Area with investment for the last 30 years and looks forward to continued development for decades to come.

ON THE GREAT USE OF THE 'USELESS' KNOWLEDGE

YCIS SHANGHAI NURTURES RESILIENT KIDS FOR THE FUTURE



ABOUT DR LUI

Education Director of Yew Chung Yew Wah (YCYW) International Education Dr Lui obtained his PhD in philosophy at the Chinese University of Hong Kong in 1993. After graduation, Dr Lui joined Yew Chung International School (YCIS) directly and served as a Chinese Language Teacher in the Primary and Secondary sections, Chinese Language Curriculum Development Officer, Head of Teaching and Research, Chinese Principal of Primary and Secondary Schools in YCIS Hong Kong, Head of Chinese Language Curriculum Studies and Secretary General of the Yew Chung Cultural Committee during his 30-year career.





Founded in 1932, Yew Chung (YC) Yew Wah (YW) celebrates its 90th anniversary this year. As the first international school in Shanghai officially registered and recognised by the Chinese government, YCIS Shanghai has a deep educational heritage, which fosters confidence and innovation.

Dedicated to Diversifying Education

YCIS Shanghai has a long tradition of implementing the objectives of holistic education with an emphasis on character education. Dr Lui believes that a holistic approach produces comprehensive excellence instead of narrow mastery. Parents choose YCIS because they believe in the school's philosophy and values for their child's education and an interview with the parents is required during the application process.

Dr Lui believes that people are similar, so when cooperating and solving problems, we should have empathy and compassion toward others. As long as there are common goals and compatible ideals, dissimilarities, including language and culture, can be understood and overcome.

A Unique Learning Journey

International education is about building on one's



roots to understand and absorb the best in other cultures. This absorption requires a confident command of one's mother tongue, which is why YCIS Shanghai has always emphasized Chinese language learning for students. In his research, Dr Lui believes that Chinese is not only a language but also a carrier of Chinese culture. Dr Lui and his colleagues have been teaching Chinese for decades, and YCIS Shanghai's Chinese language curriculum is distinctive, which leads to a high standard of language learning and a unique characteristic of YCIS students.

Dr Lui emphasizes text analysis in his language teaching, allowing students to form thoughts as they read and write, and to appreciate the logic behind the use of Chinese words and phrases. This language practicum develops adaptable thinking skills. Dr Lui claims one of the greatest achievements is how "Our students don't just learn a language, they learn with language and think with language, and now we have expanded this platform further, not just for our language classes, but for all our subjects."

The new Bilingual Learning Community model nurtures just that. "We divide language learning into three important categories. The first step is to learn the language. The second step is to learn with the language, and the third step is to learn about the language," explains Dr Lui.

When the students have instruction in two languages simultaneously, they inherently reach levels of language learning they would not normally attain in an isolated language class. Dr Lui explained the theory further, explaining how bilingual education is not simply about speaking two languages, but about being able to think in either language and flourish in the future work environment in either language. The curriculum and research that YCIS is doing breaks through the conventional limitations of education and nurtures interdisciplinary and intercultural talents.

Responsibility as Educators

The pandemic has changed the way many of us look at the world and has changed our daily experiences. We have all experienced things at a heightened level and more quickly than we may have expected without a global pandemic. At school, YCIS challenges students to be innovative and adaptable to many things and equip them with the skills and mindset to face the unforeseeable.

Further reflecting on the impact of the pandemic on the education of students, Dr Liu states, "Firstly, children should develop a growth mindset so that they can actively adjust and adapt to suit their environments. Secondly, they should have a flexible way of thinking to manage changes around them. Cultivating openness involves stepping out of the comfort zone, developing diverse interests and try-



ing out challenging things. A YCIS student's vision should be broadened to understand the world. It is also important to learn to get along with people and help each other and to develop a sense of compassion and a spirit of giving and service from an early age. After all, how you are treated by the world depends on how you treat the world."

Dr Lui thinks what society and parents can teach to children is critical. Nowadays, technology is changing fast, and knowledge has a short lifecycle. Considering this, we should lead children to learn values that will withstand the test of time instead of making students struggle to learn skills with short lifecycles. Dr Lui quotes from ancient Chinese philosopher Chuang Tzu who said what appeared useless at first sight turns out to be very useful. "A useless use is a great use." Students should be instructed in how to make the best use of such seemingly useless knowledge.

YCIS Shanghai's dedication to global education is paired with the vision to promote an inner moral compass. This critical balance will help to enable the next generation to navigate through human complexities and enable them to exhibit goodness, honesty and compassion. This obligation today will lead to a more stable world in the future. After all, it is the learning that will impact and transform the future.



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POWER SALAD

Ingredients:

1	Egg
1 tbsp	Olive oil
pinch of	Black pepper
pinch of	Salt
1 slice	Whole wheat bread
2 cups	Lettuce
1/2 cup	Cherry tomatoes
1/4 cup	Frozen sweet corn
1/4 cup	Blueberries
1/4 cup	Frozen pineapple pieces
1/2	Cucumber
1 tbsp	Balsamic vinegar

Sunny Side Up Egg on Toast Instructions:

1. Heat up frying pan on low heat and add olive oil to coat pan.

2. Crack egg into pan, do not stir. Cook until whites have solidified and yolk is still runny.

3. Toast bread slice. Remove egg with spatula and place onto toast. Add salt and pepper to taste.

Salad Instructions:

1. Wash and cut lettuce into bite size pieces, wash and halve blueberries and cherry tomatoes, wash and slice cucumber.
2. Defrost frozen sweet corn and frozen pineapple pieces.
3. Add all to a bowl and mix. Dress with balsamic vinegar.

TOMAHAWK STEAK

Ingredients:

- 1 Tomahawk steak
- 1 tbsp Coarse salt
- 1 tbsp Ground black pepper
- 3 tbsp Olive oil

Instructions:

1. Store the steak at 0-4 °C for thawing 12 hours in advance, gently dry the surface of the steak with kitchen paper, evenly sprinkle salt and a little freshly ground black pepper on both sides, apply olive oil all over.
2. Heat the frying pan to high temperature, add olive oil, and sear the steak on both sides for 3-5 minutes. Make sure not to burn it. The sides are thick and need to be fried until it changes color.
3. Preheat the oven to 180 °C. Put the steak into the oven to cook for 15-20 minutes. Take it out and let it sit for 10-15 minutes to cool down. Then cut it into pieces, and the medium rare Tomahawk steak is ready to serve.



FRUIT BAGEL

Ingredients:

- 1 Cranberry bagel
- 2 tbsp Cream cheese
- 1/2 Banana
- 1 tsp Honey
- pinch of Ground cinnamon

Instructions:

1. Cut bagel in half and put bagel into an air fryer or oven. Heat at 180 °C for 2-3 minutes.
2. Remove and let cool slightly. Spread cream cheese onto the bagel face.
3. Cut banana into slices and add onto bagel. Finish with a drizzle of honey and a dash of cinnamon on top.

Sam's Club

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PREGNANCY AFTER AGE 35

UNITED FAMILY SHARES WHAT EVERY WOMAN SHOULD KNOW



The age for giving birth is later today than it was in generations before. United Family Obstetrics & Gynecology physician Jane Shen talks about the risks of pregnancy after 35 and gives suggestions on preparation and care for a healthy pregnancy even if mothers have had previous successful experiences.

How will a woman's physical condition change after 35? What risks will they face if they bear babies after 35?

Many women think that if they previously had successful deliveries, they would not have problems having kids over 35 either. But actually, there are risks that become more discussion-worthy at this age threshold, as physical conditions will naturally change. Here are some of the risks they may face.

1. Chromosome Abnormalities

Their eggs may not be in the best condition any longer and clinical research has found that babies born to older mothers have a higher risk of chromosomal abnormalities, such as Down's Syndrome. Here is a chart showing the incidence of Down's Syndrome for babies grows with the mothers' age.

Incidence of Down Syndrome for Babies	Age of Mothers
1:1,250	25
1:952	30
1:385	35
1:106	40
1:35	45

Therefore, it is always suggested that expecting mothers have pre-pregnancy check-ups and regular antenatal care at a hospital. If they have a history of miscarriage or embryo growth arrest, they should receive pre-pregnancy genetic tests together with their husbands to give their baby the best start.

2. Gestational Diabetes

Women over 35 also face a higher risk of developing gestational diabetes. This type of diabetes, which occurs only during pregnancy, is more common as women get older. Gestational diabetes can cause a baby to grow significantly larger than average, which may cause difficulty in delivery.

And those who have suffered gestational diabetes also have a 30 percent risk of developing Stage-II

Diabetes after 40 years old. Their children are also at a higher risk for diabetes as their pancreatic islets would have been overused as foetuses.

3. Reproductive Difficulties

Older women's eggs aren't fertilised as easily as younger women's eggs and they might need assisted reproductive technologies, such as in vitro fertilization (IVF). Women with a history of induced abortion are also at a higher risk of problems, such as placenta praevia and postpartum haemorrhage.

What preparations should couples make?

1. Pre-pregnancy check-up

Get a general pre-pregnancy check-up for possible problems, such as hypothyroidism, a condition resulting from decreased production of thyroid hormones. Untreated hypothyroidism can cause health problems including infertility.

2. Early folic acid supplements

Women over 35 should take folic acid three months before conception to prevent neural tube birth defects.

3. A healthy diet and regular physical activity

Women who prepare to bear babies should maintain a healthy and well-balanced diet and do regular physical activities to improve their health.

During pregnancy, it will be more difficult for expecting mothers to keep their weight constant, which might cause gestational diabetes and high blood pressure. So, starting with a reasonable weight level and health condition is a better choice.

4. No smoking or drinking

Both parents are advised to stop smoking or drinking at least three months before conception as these substances can easily cause maldevelopment or malformation of babies.

What is the appropriate pregnancy spacing?

The World Health Organization (WHO) suggests mothers wait at least 18 months after giving birth before trying to get pregnant again. It reduces the risks of complications such as miscarriage, preterm labour, gestational hypertension, or preeclampsia.

What should be done during pregnancy to ensure healthy growth of babies and the health of expectant mothers?

Like other pregnant women, women over 35 should eat a healthy diet, stay active and seek regular prenatal care.



1. During pregnancy, women need more folic acid, calcium, iron, vitamin D and other essential nutrients. So, eat a healthy diet.

2. Pregnant women still need to do physical activities to help ease or prevent discomfort and improve overall health to support the healthy growth of babies. It can also help prepare for childbirth by increasing your stamina and muscle strength.

It is suggested to exercise two or three times a week, without the risk of falling or overdoing it, such as quick walking, swimming, and yoga. Consult doctors for a list of recommended activities.

3. Prenatal check-ups are crucial. Mothers who have given birth before might think they can handle it by themselves, but many problems can only be found in medical examinations, such as placenta previa and gestational diabetes.

What is post-pregnancy care for mothers over 35?

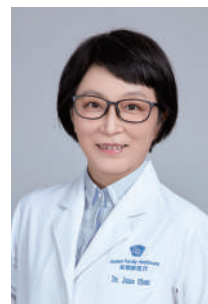
Mothers should continue taking vitamins and additional calcium, as they did during pregnancy.

Besides the loss of nutrients in feeding babies, women older than 35 also face bone aging and need more supplements to fill in the gaps. Some women who suffered from postnatal haemorrhage may need an iron supplement. Therefore, food alone can't provide enough nutrients for nursing mothers and additional supplements are necessary.

United Family Healthcare

Tel: 400 639 3900

Website: shanghai.ufh.com.cn



Dr Jane Shen, OBGYN

Dr Shen is highly skilled in cases of pregnancy complications like gestational diabetes, Fetal Growth Restriction (FGR), and cases of high-risk pregnancies.

base 佰舍 | 滨江 BINJIANG



DESCRIPTION

Perched on the shore of the Huangpu Binjiang waterfront with a panoramic river view of the Mercedes-Benz Arena and the China Pavilion. Base-BINJIANG is a five-minute walk from commercial centres, a 10-minute drive to popular shopping havens like Xintiandi, Dapujiao and The Cool Docks. There is also convenient transport via the North-South Elevated Road, metro lines 4, 8 and 13, along with Nanpu Bridge and South Xizang Road Tunnel, which go directly to the Pudong Expo Binjiang area and the Lujiazui CBD. There are 256 boutique apartments all equipped with under floor heating, and range from studios to three-bed apartments. Shared communal areas include a gym.



ADDRESS: 428 South Zhongshan 1st Road, Huangpu District

RENT RANGE: 14,000-

56,000 RMB per month

UNIT SIZE: 46-223 sqm

TEL: (021) 6278 8883

EMAIL: enquiry.base@base-china.com

WEBSITE: www.base-china.com

MINIMUM LENGTH OF STAY: 1 Month



base 佰舍 | 复兴路 FUXING



DESCRIPTION

Base-FUXING has creative workspace, uplifting apartments, co-living community, F&B and new concept retail. Located in the heart of downtown and above Laoximen Metro Station of line 8 and 10, it is easily-accessible to visit popular spots such as Huaihai Road and Xintiandi. Base adopts advanced smart home technology to provide hassle-free living experiences. They aim to design the space in contemporary style, with careful consideration of functionality and bringing liveliness. Extraordinary hospitality service, multifunctional communal spaces, and gym are all available to fit your needs.



ADDRESS: 569 South Xizang

Road, Huangpu District

RENT RANGE: 21,000-

45,000 RMB per month

UNIT SIZE: 80-197 sqm

TEL: (021) 6330 0931

EMAIL: enquiry.base@base-china.com

WEBSITE: www.base-china.com

MINIMUM LENGTH OF STAY: 1 Month





SHANGHAI CENTRE

DESCRIPTION

Often called a city within a city, Shanghai Centre houses 365 serviced apartments, 30,000 sqm of prime office space, three levels of retail, a performance theatre and an exhibition space. The building was designed by renowned North American architectural firm John Portman & Associates, and marks their first in China.

The building has been a Shanghai landmark since it opened in 1990. Unsurprisingly, its residences, which include studios, one to four-bedroom apartments and luxurious penthouses, offer an unrivaled air of exclusivity and prestige.

FEATURES

Individually controlled central heating and air-conditioning system, brand appliances, open kitchen concept, drinkable water supply, ample closet space, separate shower cubicle in the master ensuite, multiple service options for high-speed internet, in-room safe, etc.

LOCATION

Situated in the heart of Shanghai's Jing'an District close to Yan'an Road, Shanghai Centre is walking distance from stations on metro lines 2, 7, 12, 13 and 14.

FACILITIES

Indoor and Outdoor Swimming Pools, Terrace Garden, Kids' Club, Meeting and Game Rooms, Reading Lounge, Golf Simulator, Basketball Court, Squash Courts, Post Office, Supermarket, Medical and Dental Clinics, International Banks, ATM, Pharmacy, Massage, Beauty & Hair Salons, Storage Lockers, and Underground Parking.

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ADDRESS: 1376 West Nanjing Road, Jing'an District
RENT RANGE: 24,000-100,000 RMB per month
UNIT SIZE: 47-320 sqm
TEL: (021) 6279 8502
EMAIL: leasing@shanghai-centre.com.cn
WEBSITE: www.shanghai-centre.com
MINIMUM LENGTH OF STAY: 1 Day
WECHAT ID: Shanghai-Centre1990



Shanghai Centre
 上海商城

LUXURY LIVING





CENTRAL RESIDENCES II

DESCRIPTION

A beacon of modern living set in one of Shanghai's most charming, historic neighbourhoods, Central Residences II recently completed a full makeover. Consolidating 12 years of excellence, and looking ahead to the next decade and further afield, the residences by Kerry Properties, currently solely available for rent, underwent a complete overhaul in their amenities and design, making them feel new all over again.

FEATURES

The new bespoke services and amenities include under floor heating, air and water purifying systems, smart access controls and built-in child locks to prevent the little ones from causing havoc. Conceived with modern urban dwellers in mind, the apartment blends history, contemporary lifestyle and state-of-the-art services all in one.

LOCATION

The location is near Yan'an Elevated Road and well linked to the city's transportation system, surrounded by Jing'an Temple,

Huaihai Road and Xujiahui. Both entertainment and retail options are just a stone's throw away by either a short 10-minute drive or a quick walk. It's also close to the green oasis that is Huashan Greenland, as well as other cultural landmarks and historic residential houses.

SERVICES

24-hour Front Desk; Regular Housekeeping; Car Rental Services; Taxi Bookings; Messages; Ticket Bookings; Newspaper Subscriptions & Delivery; In-House Postal Services; Neighbourhood Familiarisation Tours; Travel Advice; Monthly Social Calendar; Emergency Medical Assistance; Laundry & Dry-Cleaning; Utility Fee Collection & Remittal; Restaurant & Private Club Recommendations and Reservations; Agency Services include: Temporary Residence Permit Assistance; Business Centre Service; Secretarial Service; Babysitting Service; Private Dining Services.

*Some services are provided by a third party for an extra fee.



ADDRESS: No. 166, Lane 1038 Huashan Road, Changning District
RENT RANGE: 33,000-130,000 RMB per month
UNIT SIZE : 135-580 sqm
TEL: (021) 6226 6633
FAX: (021) 6226 8779
EMAIL: centralresidences.SH@kerryprops.com
WEBSITE: www.kerryprops.com
MINIMUM LENGTH OF STAY: 6 Months



嘉里华庭
 CENTRAL
 RESIDENCES





CITTA RESIDENCES HENG FENG

DESCRIPTION

Citta Residences Heng Feng has a total of 136 units and a variety of rental options for individuals in all stages of vibrant living. Leading a greener and finer lifestyle, Citta Residences creates open space for everyone who lives here to enjoy various social activities. Here, natural construction materials and ubiquitous plants make a perfect living environment with true peace and comfort.

FEATURES

A beacon of modern design, Citta Residences Heng Feng draws inspiration from its surrounding environment. Graced with modern artistic sensibility, the space balances the open space and convenience in every detail to provide a relaxed environment in the city.

A new level of smart living recognizing the importance of social connections and security, quality and convenience, Citta Residences Heng Feng brings you the utmost in smart living with innovative facilities and amenities and flexible living spaces.

LOCATION

Citta Residences Heng Feng is located on 18 Hengfeng Road in Jing'an District's new Shanghai Railway Metro Station Business Area, close to Suzhou Creek and Capital Square. Citta Residences connects you to everywhere you want to go in life. With easy access to metro lines 1, 12, and 13, this remarkable location links you to Shanghai's multi-dimensional transportation system, so you can travel within the city's vibrant core or venture to far-off locales.

FACILITIES

Curated shared spaces, Bar/Café lounge, Fitness center, Meeting rooms, Laundry rooms and other shared community facilities.

SERVICES

24-hour reception, 24-hour security and CCTV, Concierge, Welcome hamper, Parcel and message delivery, Information service, Express service, Emergency medical care, Laundry/dry cleaning, Themed activities, Taxi booking, Residents lounge, etc.



ADDRESS: 18 Hengfeng Road, Jing'an District
RENT RANGE: 16,000-40,000 RMB per month
UNIT SIZE: 84-204 sqm
TEL: (8621) 6317 7888
WEBSITE: www.cittaresidences.com
MINIMUM LENGTH OF STAY: 1 Month




CITTA
RESIDENCES
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WHERE ENCHANTED LIVING COMES TOGETHER

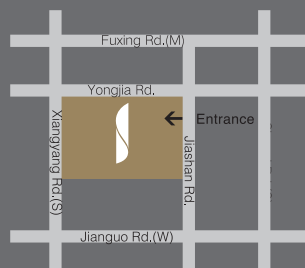
Actual Property Photo

STANFORD RESIDENCES XUHUI

Located in the heart of Shanghai Xu Hui District, at the intersection of Jiashan Road and West Jiangguo Road, Stanford Residences Xu Hui is surrounded by the rich heritage of the former French Quarter, echoing the legendary gracefulness. The royal garden here covers an area of nearly 10,000m², where the green scenery meets open-concept spaces in nature.

Stanford Residences Xu Hui has exclusive access to The Palace amenities, including 3,600m² private Club Palace with not only the grand lobby and tranquil reading room & café, but also gym and thermostatic swimming pool.

Five-star service is provided here. Meticulous in every detail, tailor-made for customer pursuit of quality life.



Address: 268 Jian Guo Road(W), Xu Hui District



STANFORD RESIDENCES JING'AN

Situated in the CBD of Nanjing West Road in Jing'an District, Stanford Residences Jing An is within easy reach of the city's main financial districts. Metro station lines 2 and 7 are just a short walk away, and the high-speed railway station, Hongqiao International Airport and Pudong International Airport in the vicinity may bring great convenience to your life, allowing you to stay connected with the world.

With 129 sets of luxury apartments available, Stanford Residences Jing An offers a handful of housing options to meet different needs of its residents.

Professional in-house team at Stanford Residences Jing An works in perfect unison to provide residents with the highest quality services available.



Address: 1999 XinZha Road, Jing An District



www.stanfordresidences.com



CONNECT AN IDEAL HOME WITH STYLE IN SHANGHAI

Actual Property Photo

LUXURY LIVING





FRASER SUITES TOP GLORY, SHANGHAI

DESCRIPTION

At Fraser Suites Top Glory, Shanghai, each of the 185 gold-standard apartments, either two or three-bedroom, offer mesmerising views of The Bund and the city. Complemented by the chic and contemporary interiors for a truly enriching home experience.

FEATURES

Fully furnished residences with separate living, dining, kitchen, and bedroom areas, air-conditioning with individually controlled thermostats, exclusive elevator access to apartments with a security key-card system, modern and well-equipped kitchens, comprehensive home entertainment systems, such as satellite & cable network television, DVD Player, LED TV, audio system, in-room electronic safe, etc.

LOCATION

Fraser Suites Top Glory, Shanghai is just a stroll away from the city's landmarks

including Jinmao Tower, Shanghai International Financial Centre, Oriental Pearl TV Tower, and the Shanghai Tower. Being within walking distance from metro line 2 means getting to famous leisure spots such as People's Square, Xintiandi, and Yuyuan Garden is quick and easy. Airports and railway stations are also easily accessible via the inter-connected tunnels and highways.

FACILITIES

Meeting Facilities, Extensively-equipped Gymnasium, Outdoor and Indoor Heated Swimming Pools, Music Therapy Room, Steam Room and Sauna, Tennis Courts, Children's Play Zone, Underground Private Parking Lots, etc.

SERVICES

24-Hour Reception, Concierge and Security, Monthly Residents' Programs, Laundry and Dry Cleaning, Shuttle Services to Key Districts, Taxi and Car Rental Services.



ADDRESS: Lane 600, No.1 Middle Yincheng Road, Lujiazui, Pudong New Area
RENT RANGE: 50,000-120,000 RMB per month
UNIT SIZE: 211-363 sqm
TEL: (021) 6378 8888
FAX: (021) 5877 1928
EMAIL: sales.fsshanghai@frasershospitality.com
WEBSITE: <http://shanghai-suites.frasershospitality.com>
MINIMUM LENGTH OF STAY: 1 Month



FRASER SUITES
 — TOP GLORY — SHANGHAI —
 上海鹏利辉盛阁国际公寓



STANFORD RESIDENCES JING'AN

DESCRIPTION

One of Shanghai's leading high-end serviced apartments, Stanford Residences Jing'an provides the comfort of a private home with the added luxury of hotel hospitality. Apartments include three-bedroom with one study, duplexes and penthouses with generous living spaces.

The apartments have large lounge areas and spacious balconies. The interior décor is fun, with playful art deco influences that create modern and trendy living spaces. Practical concerns are also well-noted. The living area is furnished with the latest in-home technology and a fully-equipped kitchen with German kitchen appliances.

FEATURES

Individually controlled air conditioning, wireless internet, under floor heating, contemporary lighting, fully-equipped kitchens, German kitchen appliances.

LOCATION

Short walk to Jing'an Temple Station on line 2. Thirty-minute drive to Shanghai Hongqiao International Airport. One-hour drive to Shanghai Pudong International Airport.

FACILITIES

Gym, Indoor and Outdoor Swimming Pools, Sauna Room, Children's Play Room.

SERVICES

24-Hour Front Desk, Concierge, Messaging Services, Regular Housekeeping, Travel Advice, Neighborhood Orientation Tours, Monthly Activities, Residents' Events, Restaurant Reservations, Residence Permit Assistance.



ADDRESS: Tower 1, 3, 1999 Xinzha Road, Jing'an District
RANGE: 55,000-160,000 RMB per month
UNIT SIZE: 227 - 527 sqm
TEL: (8621) 8023 6288
EMAIL: leasing.jingan@stanfordresidences.com
WEBSITE: www.stanfordresidences.com
MINIMUM LENGTH OF STAY: 12 Months




**STANFORD
RESIDENCES**
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STANFORD RESIDENCES XU HUI

DESCRIPTION

Located in the heart of Shanghai's historic Xuhui District, Stanford Residences Xu Hui offers its residents excellent access to the city's transport system. There are 119 sets of luxury apartments including two-bed units, three-bed units, three-bed units with a study room, four-bed units with a study room, garden units and penthouse units. With "refined living" as a business philosophy, and following the design concept of "people-oriented", Stanford Residences Xu Hui combines modern style and functionality, with the aim of building an elegant and romantic living ambience that leaves one spellbound.

FEATURES

Individually-controlled air-conditioning, wireless internet, under floor heating, contemporary lighting, fully-equipped kitchen, German kitchen appliances.

LOCATION

Located in the heart of Shanghai's historic Xuhui District, the property offers easy access to the city's transport system and a wide range of shopping, dining and entertainment venues. There is convenient access to Yan'an Elevated Road and North-South Elevated Road, in addition to metro lines 9 and 12.

FACILITIES

Private Club House, Gym, Indoor and Outdoor Swimming Pools, Sauna Room, Reading Room, Common Room, and Children's Play Room.

SERVICES

24-Hour Reception, Concierge, Messaging Services, Housekeeping, Orientation Tours, Residents' Events, Laundry and Dry Cleaning, Restaurant Reservations, Residence Permit Assistance, Babysitting, Business Services, etc.



ADDRESS: Tower 7-10, 268 West Jianguo Road, Xuhui District

RENT RANGE: 45,000-140,000 RMB per month

UNIT SIZE: 160-523 sqm

TEL: (8621) 8030 2038

EMAIL: leasing.xuhui@stanfordresidences.com

WEBSITE: www.stanfordresidences.com

MINIMUM LENGTH OF STAY: 12 Months



LUXURY LIVING



Times Square
APARTMENTS
时代豪庭



TIMES SQUARE APARTMENTS

DESCRIPTION

Times Square Apartments is an upscale serviced apartment located on Middle Huaihai Road. It offers a sophisticated home that meets top executives' discerning needs for a restorative respite from their demanding work schedules. The Wharf Group has deep experience in serving international clientele. The apartments provide attentive and thoughtful award-winning service, creating a homey environment for all residents.

Times Square Apartments include everything from one-room units for couples or single occupants to three-room deluxe suites for bigger families. Timeless décor, tasteful furniture, well-equipped bathrooms and kitchens, with appliances sourced from around the world cater to the comfort of tenants of all ages and needs.

FEATURES

Smart IC card access system, wireless broadband connection, large screen TV with DVD player, international and local satellite TV.

LOCATION

Its central location means easy access to any part of Shanghai via Dashijie Station and Site of the First CPC National Congress - South Huangpi Road Station, both just a three to five minutes' walk, connecting to metro line 1, 8 and 14. Hongqiao Airport is a mere 20-minute drive on the Yan'an Expressway, while the metro will take residents to Pudong International Airport in only 30 minutes.

FACILITIES

Sauna and gym, outdoor swimming pool, lounge, tennis court*, carpark*

SERVICES

Multilingual concierge team, comprehensive 24-hour security, thrice weekly house-keeping service, thrice weekly linen and towel replacement, daily complimentary breakfast, newspaper and magazines, valet laundry services*

*Additional service for an extra charge



ADDRESS: 111 Middle Huaihai Road, Huangpu District
RENT RANGE: 28,000-70,000 RMB per month
UNIT SIZE: 96-239 sqm
TEL: (021) 3122 8873/ 3122 8863
FAX: (021) 3122 8872
EMAIL: info@shtimessquare.com, vinisayu@sh-timessquare.com
WEBSITE: www.timessquareapartments.com.cn
MINIMUM LENGTH OF STAY: 1 Month





THE EMERALD

DESCRIPTION

The Emerald is widely known as one of the most coveted addresses amongst the prime international villa compounds in Shanghai. Being the first choice of many Fortune 500 companies' senior executives and consular officials, The Emerald now is proud to host residents from nearly 40 countries.

Within the compound, the elegant North American style villas are all gateless and come with an open front yard, spacious back gardens, high ceilings, and large windows. The Emerald's location offers both the convenience and excitement of city life, as well as the tranquility and serenity of villa living.

FEATURES

Villas are fully furnished and equipped with a water filtration system, home alarm systems, and fibre optic broadband connection.

LOCATION

The Emerald is situated in Pudong Kangqiao, adjacent to the Outer Ring Road, 3 km from the Middle Ring Road, 26 km from Pudong Airport, and sitting between Shanghai Disneyland (9 km) and the new Qiantan CBD (10 km).

FACILITIES

Fully-Equipped Clubhouse, Indoor and Outdoor Swimming Pools, Four Tennis Courts, Two Football Fields, Children's Indoor and Outdoor Playground, Café and Bakery Shop.

SERVICES

24-Hour Security and Bilingual Call Centre, Dedicated Asset Management Team, Gardens and Pools Maintenance, Air Conditioning Maintenance, Regular External Wall and Window Cleaning, and Pest Control, etc.



ADDRESS: 2888 Hunan Road, Pudong New Area
RENT RANGE: 32,000-80,000 RMB per month
UNIT SIZE: 200-750 sqm
TEL: (021) 6812 2222
FAX: (021) 6819 2898
EMAIL: marketing@shanghai-emerald.com
WEBSITE: www.shanghai-emerald.net
MINIMUM LENGTH OF STAY: 1 Year



The Emerald
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WILLOWBROOK AT GREENHILLS

DESCRIPTION

Escape from city crowds with a spacious five-bedroom villa at Willowbrook at Greenhills. These luxury villas offer not only generous living spaces within each unit, but also come with large private gardens set within an exclusive and secure compound.

Functional design features and details found within the villa interiors reflect the quality of these residences. Layouts maximize available space and ensure plenty of natural light. In the winter months, the residences are well-insulated from the weather with efficient energy features such as under floor heating and thermal windows.

FEATURES

Central heating and air-conditioning, under floor heating, thermal windows, wireless internet, centralised water purification systems, water filtration, natural gas fireplace, well-equipped kitchen, dishwasher, satellite TV.

LOCATION

Located in the Jinqiao Development Zone, next to many business and commercial hubs in Shanghai, Willowbrook at Greenhills is in close proximity to international schools in Pudong, a 20-minute drive from Lujiazui Financial District, and a walking distance to stations on metro line 2.

FACILITIES

Gym, Indoor and Outdoor Swimming Pools, Tennis Courts, Children's Playground, Convenience Store.

SERVICES

24-Hour Call Service, Maintenance and Repair Services, Community Services, Name Cards for New Tenants, Drinking Water Services.



ADDRESS: 418 East Jinxiu Road, Pudong New Area
RENT RANGE: 69,000-85,500 RMB per month
UNIT SIZE: 410-511 sqm
TEL: (021) 6856 8888
FAX: (021) 5030 2984
EMAIL: simon.xu@willowbrook.com.cn
WEBSITE: www.willowbrook.com.cn
MINIMUM LENGTH OF STAY: 1 Year



WILLOWBROOK
AT THE GREENHILLS



CIAO IL TEATRO!

MEET XINTIANDI'S NEW ITALIAN RESTAURANT

If you haven't been to Xintiandi in awhile, you'll be met with a lot of new storefronts. Il Teatro Ristorante Italiano is the latest dining addition. It's a casual modern Italian restaurant designed as a high end cafe on the first floor, leading to a refined theater experience on the second floor. Opened at the beginning of 2022, Il Teatro is a project from the veteran Shanghai hospitality group C.V.L. (Concepts - Victuals and Libations).

Il Teatro makes its pizza dough from top quality imported Italian flour and lets it sit for 12 hours before baking it at 400 degrees in the famous Moretti Forni oven imported from Italy. The result is crispy, chewy Napoli-style pizza crust that is easy to digest due to using less yeast. The restaurant also hand makes its own pasta along with its own desserts, like the classic tiramisu, maritozzo, and bombolone. Top it all off with a glass of reasonably priced Italian house wine starting at 50 RMB, or choose from the over 100 wine options.

Speaking of wine, the second floor event space frequently hosts wine tastings and tutorials. The fully equipped room fits around 30 to 40 people. For larger gatherings, the evening

dining area, also on the second floor, can be converted from refined theater dining to an event space for around 80-100 people. Il Teatro also boasts a front patio that is great for people watching and a pet-friendly outdoor garden with retractable roof in the back. Give it a spin the next time you're on a date night, craving Italian, or planning your next big event. Family outings with kids are easy with long tables and kid tableware and bibs.

As Il Teatro's motto says, "Food is the theater of life." Book a place now for a holiday gathering this festive season.

IL TEATRO
RISTORANTE ITALIANO



ADDRESS: 1-2F, North Xintiandi, No.19, Lane 181, Taicang Road, Huangpu District
TEL: (021) 6323 1988, 152 2151 0633





CHILI'S CAFE & BAR

DESCRIPTION

Chili's American Restaurant & Bar, a global leader in the restaurant industry, was established in 1975 in Dallas, Texas. It has become a popular dining destination in Shanghai's Lujiazui business and financial district since opening in 2019. Situated along the boardwalk of the Huangpu River in Pudong, diners sitting on the patio have waterside views of the historic Bund. Also, the Bingjiang location has voted "Dianping Must-Try Restaurant" in 2022. The second Chili's location opened in an equally notable area of Jing'an District at the bustling commercial intersection of Tongren Road and East Nanjing Road. The third Chili's is in the Jiuguang Center which located on Gonghexin Road and Daning Road in Jing'an.

CHILI'S SIGNATURE MENU ITEMS

The menu is a Texas-inspired take on Mexican cuisine, offering a variety of dishes made with fresh, high-quality ingredients including hand-smashed burgers to lock in flavor, baby back ribs that are smoked slowly in house on low heat over pecan wood, full-on sizzling fajitas that can make any head turn and the famous molten chocolate cake plus a variety of handshaken signature margaritas served daily for lunch and dinner.

CHILI'S CAFE & BAR

The venue brings the concept of a modern casual cafe & bar experience to the city. The bright and cheerful restaurant and bar making it the ideal place to celebrate your everyday big and small moments.

Chili's looks forward to serving the Shanghai community, and sharing the brand's expertise in fajitas, burgers, fresh Mexican cuisine and margaritas. Chili's is dedicated to delivering fresh, high-quality food with a unique point of view.

ABOUT CHILI'S

Chili's is the leading brand in the Brinker International, Inc. portfolio which has grown to more than 1,600 locations in 31 countries and territories and is one of the largest full-service casual dining Western brands in the world with a global supply chain system to ensure the freshest, highest-quality ingredients for guests. At Chili's, they take food seriously, because dining out should feel like a celebration even if there is nothing to celebrate. Their passion is making every guest feel special, and every day the 'ChiliHeads' fans make it their job to spread #ChilisLove across the brand's restaurants.



TONGREN STORE

ADDRESS: 152 Tongren Road, Jing'an District
TEL: (021) 6229 9331

JIUGUANG STORE

ADDRESS: B244, Daning SOGO, 2188 Gonghexin Road, Jing'an District
TEL: (021) 6306 5326

BINJIANG STORE

ADDRESS: 3072 Riverside Avenue, Pudong New Area
TEL: (021) 5835 8035

WEBSITE: www.chilis.com





XOUK

LOCATION

Xouk, from the Azul Group, is located in the dazzling 1,000 Trees mall along Suzhou Creek. Visitors are drawn in by the trees planted all over this futuristic building, which was designed by Thomas Heatherwick with Huangshan Mountain in mind. Located on the fifth floor, Xouk restaurant brings a variety of global delicacies to diners. The distinctive Mediterranean-style design offers patrons a mini vacation while still in the city. The restaurant has an exclusive terrace of more than 150 sqm, with an open view to the Suzhou Creek.

FEATURES

Step inside, Xouk's style is minimal yet distinctive. The rich red sofas and arched pillars outside make people feel the warmth of the Mediterranean Sea. Contrasting tables and chairs in bright tones, and the geometric floor, collide with the semi-arched doors and windows to create an exotic style. The high ceiling and glass chandeliers give the restaurant a different look during the day and night. The semi-open kitchen and bar, with 50 seats, are an appropriate choice for gatherings with friends and family.

MENU

In the same vein as the Chinese-Western style of architecture, Xouk offers diverse global delicacies. You can taste the traditional British dish shepherd's pie, which combines rich pie skin, delicious meat sauce blended with sweet peas, and beef that has been simmered for hours, and is paired with sweet corn cakes. There is a Middle Eastern-style hummus with olive oil and special oriental spices mixed in. Plus, Xouk's freshly baked flatbread has a pliable taste with a unique wheat fragrance, and can be matched with various soups and sauces. If it's a small gathering, order a generous serving of Singapore seafood stew. As soon as you open the colorful tagine pot, you can smell the fragrance. The rich-tasting soup is blended with fresh mangoes that are especially appetizing. Fresh prawns, plump mussels and other seafood are in the pot, and the soup is full of Southeast Asian flavors, making it even sweeter. Desserts are Italian-style gelato, with its low fat content, low stirring speed, and a denser and less burdensome texture. After a delicious meal, you can sit on the terrace with a cocktail, and enjoy the panoramic view of the Suzhou Creek.



ADDRESS: 5F, 10,000 Trees Mall, 600 Moganshan Road
TEL: (021) 6611 6166



嘉里華庭
CENTRAL
RESIDENCES

II

DWELL MODERN WITH LIVING HERITAGE

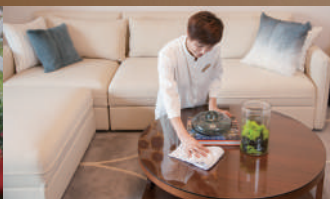
A beacon of modern living set in one of Shanghai's most charming, historical neighbourhoods, Central Residences II is the only home you'll want in the city.

After completing its full makeover in 2019 and upgrading its health and safety practices since the pandemic advent, Central Residences II by Kerry Properties – currently solely available for rent – has become the first residential building in China to earn the WELL Health and Safety 2021 seal. With this honor, we have also brought plenty of extra perks, from floor heating, air and water purifying systems to smart access controls, built-in child locks and bespoke facilities to your home-to-be.

Conceived with modern urban dwellers in mind, Central Residences II blends history, contemporary lifestyle and state-of-the-art services in one.



SCAN FOR MORE



LEASING HOTLINE

8621 – 6226 6633

Service Center :
No. 166, Lane 1038, Huashan Road, Shanghai
(corner of Huashan Rd. and Caojiayan Rd.)



it starts here.

25

Concordia
INTERNATIONAL SCHOOL SHANGHAI
上海协和国际外籍人员子女学校

Learn more

