



MCKINLEY HILL
TUSCANY
PRIVATE ESTATE



Raise a toast to the timeless beauty of Italy's Tuscany. And celebrate its charmed ambiance in your residence at The Tuscany Private Estate in McKinley Hill. Rekindle intimacy with life in this picturesque village along Upper McKinley Road. Where everything exquisite surrounds you. And where you bask in the languor of tranquil days. The romance of balmy nights. And the lushness of nature's bounty.



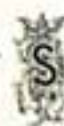
Buona Salute!







Tuscany:
ALL THE SPLENDOR,
ALL THE ENCHANTMENT.



Splendido. Incantato. This is Tuscany, the most beautiful region in Italy.

A fertile land, Tuscany is blessed with rolling plains and valleys, mountains and an expanse of clay hills and woods. All around, the countryside is a breathtaking sight. Oak, cypress and evergreen trees embrace old stone villas and farmhouses in soft amber and yellow hues. Vineyards bursting with grapes are interspersed with olive groves and fields of grain and sunflowers. And from the rustic roadsides, poppies, lilacs and forsythias wave merrily at passersby. The grand scenery invites locals and tourists alike to gather around outdoor tables. Indulge in *bruschetta*, the freshest pecorino cheeses, cannellini beans or the hearty *bistecca Fiorentina*. To sip free-flowing wines of the finest vintage. And share in the sheer wonder of the Tuscan experience.







In Florence, Tuscany's capital, the works of the Maestros—from sculpture and painting to architecture and literature—have stood the test of time. From Michelangelo's *David* to Da Vinci's *The Last Supper*. From Brunelleschi's Cathedral of Florence to Alighieri's epic poem, *The Divine Comedy*.

In the city of Carrara, quarries yield marble, valued above all other stone, in white and blue-gray. And in the medieval towns of Montalcino and Montepulciano, Gothic and Renaissance buildings emerge proudly from the landscape.

From all this grandeur, the Tuscany Private Estate takes shape. Your very own address. Inspired by everything extraordinary about Tuscany. And inspiring you to live passionately every single day.





A VILLAGE OF *Art*

The Tuscany Private Estate. Influenced by the artistic heritage that has made Tuscany's "Cities of Art"—Florence, Lucca, Pisa, Siena and San Gimignano—unforgettable. Crowning your gated 1.5-hectare village are seven Tuscan-Mediterranean-style residential clusters. Majestic with their stone detailing and elegant arches. Varying rooflines. And diverse facades in festive hues. A captivating spectacle is the seventh cluster, which towers 17 stories above the other buildings.

About a fifth of your enclave is dedicated to *giardini* and greenery—a tribute to nature's generous beauty. Evident in the verdant park and courtyards with fountains. And the lush trees that greet you everywhere you turn.

Come home to where art weaves itself into the tapestry of everyday living.
The Tuscany Private Estate.







BASK IN *Patrician Pleasures*

Discover *la vita Toscana* at home. Where time slows down to a dreamy pace. At the ground level of Cluster 7 is Isola Toscana, where play amenities—fit for the sophisticate—are graciously laid out. Outside, immerse yourself in the sparkling waters of a variety of pools. Soak some sun at the sunbathing lounge. Bond with loved ones at the mini-golf area and playground. And live in healthy harmony with nature at the lagoon and Parco Bello, a park with a charming pond. But that's not all. Inside are a spa/sauna, massage room, gym, function room, playroom and music room. Reserved for your exclusive enjoyment.

For the sights and sounds of a lively streetscape, stroll down covered walkways to Clusters 1, 3 and 5 along Upper McKinley Road. At the ground level, a retail row combines specialty stores and restaurants inspired by Tuscany's *trattorias* and *pizzerias*.







ALL THE COMFORTS OF A *Princely Villa*

Indulge in the princely luxury enjoyed by Italy's famed medieval families—but with a modern flavor. Welcome to the Tuscany Private Estate.

Each villa-style residence invites you to lay back and leave your cares behind. Here, there are units that suit every taste. Choose from an executive studio to a suite with one to three bedrooms. Or from a one-bedroom loft to a two-level, three-bedroom home at the penthouse. Bring the outdoors in with wide windows and balconies. And enjoy nature's splendor right where you are.

Your home efficiently meets your needs with an array of conveniences. Round-the-clock security. An intercom with security camera in each unit. Two internet-ready telephone lines and a provision for cable TV. Enjoy continuous water supply and backup power, too. A reliable fire protection system. Multiple parking at the basement. And a total of 11 passenger elevators.

Embrace a world free from worry. Right here at the Tuscany Private Estate.





Ponte Vecchio





BEAUTY FROM AN

Mighty Past

Take a delightful journey through time. And discover beauty undimmed by the centuries. Behold the Ponte Vecchio, a four-level edifice inspired by the regal Ponte Vecchio, Florence's oldest and most famous bridge. Admire eras past with its historic design, complete with segmented arches. Aside from hosting residential units, the Ponte Vecchio connects to the second and third levels of Cluster 3. A driveway beneath its archway leads to the other residential clusters.

What's more, you can enjoy Tuscany's world-renowned vintage—from the *Chianti* to the *Morellino di Scanso* and *Brunello di Montalcino*—right at home. Your clubhouse hosts a European-style wine cellar. So you can store your bottles of fine vino. Or take them out for a wine tasting with fellow connoisseurs.







Development Features and Highlights

Exterior

- Tuscan-Mediterranean-style residential clusters
- Exterior finish features stone details, elegant arches and festive hues
- Clusters are of varying roof levels

Arrival Area/Entrance

- Gate with elegant wrought iron grillwork
- Arrival court with special paving pattern
- Retail row at the ground level

One-Bedroom Executive Unit

- Master's bedroom with built-in closet and toilet/bath
- Spacious kitchen with mechanical ventilation
- Roomy living/dining area

Two-Bedroom Unit

- Master's bedroom with walk-in closet and toilet/bath
- Bedroom 1 with built-in closet
- Spacious kitchen with mechanical ventilation
- Common toilet and bath
- Roomy living/dining area
- Well ventilated utility area for washer and dryer
- Maid's room with separate toilet

Three-Bedroom Unit

- Master's bedroom with walk-in closet and toilet/bath with bath tub
- Bedroom 1 and 2 with built-in closet
- Spacious kitchen with mechanical ventilation
- Common toilet and bath
- Roomy living/dining area
- Well ventilated utility area for washer and dryer
- Maid's room with separate toilet

Typical Residence Features

- Prefabricated kitchen cabinet system
- Stainless-steel kitchen sink
- Solid-surface lavatory countertop
- Ceramic tiles for toilet/bath floors and walls
- Wood plank laminated flooring for bedrooms and living/dining area
- Exhaust duct system for toilet/bath and kitchen
- Provision for hot and cold water supply lines (excluding water heater)
- Individual mail boxes with keys
- Provision for cable TV lines
- Provision for two telephone lines per unit
- Individual Condominium Certificate of Title (CCT)

Ground Floor Features

- Grand lobby information area
- A total of 11 high-speed, interior-finished passenger elevators
- Closed-circuit TV (CCTV) monitoring for selected common areas
- Intercom security system connecting reception/security counter to all units
- Security command center for 24-hour monitoring of all building facilities
- Mail room for each cluster

Recreational Amenities/Facilities

- 15-meter lap pool with paved sunbathing lounge
- Children's playground
- Lagoon park
- Fitness center
- Male and female changing/shower rooms
- Function room/playroom/day care center

Building Facilities/Services

- 24-hour security service with controlled entry points
- Automatic heat/smoke detection and fire sprinkler system for all units
- Annunciator panel with emergency speaker at parking floors
- Overhead tank and underground cistern for ample water supply
- Standby power generator for selected floors

Multi-Level Carpark

- Multi-level basement parking
- Controlled access and 24-hour security