

OneHydePark

London



The formal reception room at One Hyde Park show apartment benefits from a 180 degree expansive view over Hyde Park and The Serpentine – a unique and impressive entertainment space.

Press release One Hyde Park Unveils first apartment

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Aerial view of One Hyde Park.



The formal reception room at One Hyde Park show apartment. Floor-to-ceiling windows feature (external) double-height fins, made from patinated-bronze copper alloy (allowing maxim privacy whilst the colour harmonises with the red brick colouration of Knightsbridge).

On Monday 19th April 2010, developer Project Grande (Guernsey) Limited (PGGL) will officially unveil the first show apartment at One Hyde Park: The Residences at Mandarin Oriental, London and will commence phase two of sales and marketing.

The show apartment has been designed by Candy & Candy, interior designers and development managers appointed to the One Hyde Park project (Candy & Candy is not the developer or owner of One Hyde Park). The apartment not only provides potential purchasers with an understanding of the extraordinary high quality materials, finishes, joinery and layout of a base build apartment but also provides inspiration of a finished apartment complete with furnishings.

Set to become London's most iconic residence, One Hyde Park: The Residences at Mandarin Oriental, is a residential development of 86 apartments and three exclusive boutiques within four pavilions. It will be the first Residences at Mandarin Oriental in Europe and is one of the only development projects in London to be progressing on time and on budget and is on schedule to be completed in October 2010.

Every aspect of the scheme is the best; a location in Knightsbridge, linking the top of Sloane Street to Hyde Park; spectacular views over Hyde Park and towards Knightsbridge, Sloane Street and Harrods; iconic architecture by award-winning architect Richard Rogers and his team at Roger Stirk Harbour + Partners. Development management and interior design by Candy & Candy; services and facilities by the adjacent Mandarin Oriental Hotel, through to art commissions by celebrated, contemporary lighting artist: James Turrell and above all the status as the world's best.

Richard Williams, on behalf of Project Grande (Guernsey) Limited (owner of the One Hyde Park development) comments: "The opening of the show apartment has been completed on schedule, which is credit to the world-class team working on the project. Phase two of sales will focus the market on the limited opportunity to become part of the first European, Residences at Mandarin Oriental."

Sales are doing well with over 50% of the 86 apartments having been sold. Phase one of sales was completed in April 2009 and enough presales totalling over £765 million has been delivered in order to complete the project. Phase Two of sales commences from Monday 19th April 2010.

–Ends–

For press enquiries or to request images, please contact: Nina Sanders, Head of PR, Candy & Candy.
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For sales enquiries contact One Hyde Park Tel: +44 (0) 29 7590 2340 and visit www.onehydepark.com,
www.knightfrank.com and www.savills.com

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Former Bowater House.



Artists impression of One Hyde Park.
View from Hyde Park.



Notes to editors:

1. About Project Grande (Guernsey) Limited (PGGL)

One Hyde Park: The Residences at Mandarin Oriental is owned by Project Grande (Guernsey) Ltd (PGGL) a joint venture consortium between Guernsey based development company, CPC Group and Waterknights (owned by the Prime Minister of Qatar, His Excellency, Sheik Hamad bin Jassim bin Jabr Al-Thani). Debt Financing has been provided by Eurohypo. PGGL acquired the former office building from Land Securities in March 2005. PGGL was granted planning consent by Westminster City Council in February 2006.
www.onehydepark.com

2. About CPC Group

CPC Group is a privately owned property development company based in Guernsey. The company specialises in premium residential schemes in a number of international markets with a focus predominantly in central London. CPC deliver the best and strive to be better, uncompromising in their commitment to the standards and integrity of the company. www.cpcgroup.gg

3. About Candy & Candy

Candy & Candy do not own One Hyde Park and neither is the company part of the investment consortium that does own One Hyde Park. Candy & Candy is recognised internationally as a pioneer of bespoke and innovative design, creating sumptuous homes in some of the world's most coveted locales, as well as designing yachts, jets, luxury cars and a wide range of commercial environments. Candy & Candy also applies its remarkable design, development and project management skills to delivering boutique residential developments in central London, including One Hyde Park in Knightsbridge and 21 Chesham Place in Belgravia.
www.candyandcandy.com

4. About Mandarin Oriental

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels, resorts and residences. Mandarin Oriental now operates, or has under development, 41 hotels representing over 10,000 rooms in 25 countries, with 17 hotels in Asia, 14 in The Americas and 10 in Europe and North Africa. In addition, the Group operates, or has under development, 13 Residences at Mandarin Oriental, connected to the Group's properties. www.mandarinoriental.com

5. About Rogers Stirk Harbour + Partners (RSH+P)

RSH+P is an international architectural practice based in London, employing around 140 people, including 10 Directors and 39 Associates. The practice is currently delivering projects in locations including London, Paris, New York, Sydney, Taipei and Mexico City and has experience of working across a range of scales from residential and commercial developments to large urban planning projects and transport hubs. Among RSH+P's best-known buildings are Lloyd's of London, the Millennium Dome, Terminal 5 Heathrow Airport and the Bordeaux Law Courts, France. www.rsh-p.com

Supporting Comments One Hyde Park



On the record supporting comments:

Stephan Miles-Brown, Head of Residential Development, Knight Frank, comments:

According to Knight Frank residential research, the super-prime London market has remained strong with prices surging by over 20% in the past 12 months.

“The recently released Knight Frank Wealth Report reported that a record 49 nationalities bought residential property in central London in 2009. There is no doubt that the weak pound has made London very attractive to international buyers – the currency swings and fallen prices in early 2009 effectively created 50% discounting for overseas purchasers kick-starting this market.

“Around the world, there is a finite supply of properties of this calibre and the fact that One Hyde Park is now nearing completion and has such a strong brand and team behind it only enhances the appeal. There are many potential purchasers keen to buy an apartment and with such a limited supply of new, high quality residential developments due to come to the market in the next five years One Hyde Park represents a one-off opportunity for purchasers interested in buying only the very best.

“One Hyde Park will be the first residential building in London to fuse the services of a top hotel with luxury residential living spaces, adopting and delivering a concept that is long overdue in London’s super prime market.

“The success of the early sales off-plan is testament to the belief in the development with £765million worth of sales achieved in phase one. Now, for the first time purchasers have the opportunity to view a tangible ‘dressed apartment’ which without doubt exceeds all expectations and removes any question anyone may have had about how it would reach the level of specification that developers, Project Grande (Guernsey) Ltd and development managers and interior designers Candy & Candy set out to achieve. The show apartment is truly compelling and will convert browsers into buyers.”

On behalf of Eurohypo, Max Sinclair comments:

“We are confident that phase two of sales at One Hyde Park will complement the £765 million achieved so far. Eurohypo has arranged and lead the development finance at One Hyde Park. We remain certain of the scheme’s unique quality and are pleased to be a part of creating the best residential development in London and, arguably, the world.”

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Nick Candy, CEO and Joint Founder, Candy & Candy, comments:

“The opening of the show apartment and reopening of the sales book makes it clear that One Hyde Park is a reality. This is a complex project that is set to become London’s most iconic residence. Daily it employs circa 2000 people on site from over 35 different companies in the UK and Europe. The opening of the show apartment marks the first time that anyone will have seen the finished interior of an apartment at One Hyde Park. We are delighted with the quality achieved overall on the project so far and believe it is the best in the world for any multiple unit residential development.”

Sebastian Moritz, Director of Residences at The Residences at Mandarin Oriental located at One Hyde Park in London, comments:

“We look forward to welcoming the first Residences at Mandarin Oriental in Europe, when One Hyde Park opens in late 2010. As with all Mandarin Oriental Residences, apartment owners in London will be offered an exclusive extension to the luxury experiences provided to guests at our hotels. We will create bespoke services and amenities to complement their lifestyles. Through the provision of custom-designed benefits, residents can choose to be treated as guests of Mandarin Oriental Hyde Park, London and enjoy the exceptional services provided by the hotel, while appreciating the exclusivity of their own home.”

Graham Stirk, Project Director, Rogers Stirk Harbour + Partners comments:

“We have been given a rare opportunity to design a landmark development for Knightsbridge which will significantly increase the number of high-end residential apartments available in the area. By creating a string of interconnecting pavilions which form a strong visual connection between Knightsbridge and Hyde Park, One Hyde Park will complement and enhance the rich textures of the existing architecture of this key London location. ”

Ray O’Rourke, Laing O’Rourke’s Chairman and CEO comments:

“One Hyde Park is a truly special project. While it is one of the most prestigious locations in the world, it is nevertheless in the heart of a busy world city and we are extremely mindful of our corporate responsibilities. We have applied ‘just-in-time’ supply chain logistics to ensure smooth running of the complex design, engineering and construction challenges being met by teams of up to 2000 people on site at any one time.”

Fact File

One Hyde Park



- Created on the site of the former 1950s office building, Bowater House, in Knightsbridge.
- 21st Century addition to London's architectural landscape.
- First Residences at Mandarin Oriental to be opened in Europe.
- 86 apartments within four diamond-shaped pavilions (including four penthouses).
- Three exclusive boutiques at street level (potential retail space).
- More than circa 50 full-time staff trained by the award-winning Mandarin Oriental will ensure the smooth running of development.
- Located between Knightsbridge and Hyde Park, with views across London.
- The development occupies one hectare of land.
- 24-hour concierge (including; leisure & business facilities porters/door staff/valet parking/security/housekeeping/chefs & hospitality/spa).
- Four levels of basement
- One Hyde Park is the name of the building and is not the address. The address is: One Hyde Park, The Residences at Mandarin Oriental, 100 Knightsbridge, London, SW1X 9LT.
- Approximately 2000 people are working on site every day to finish this very complex development.
- Approximately £50 million of glazing and cladding (approximately 69,000 tonnes) has been incorporated into the development.
- Approximately 35 different companies working directly on the project across the UK and Europe (including businesses based; Italy, Germany, Switzerland and Holland).
- £50 million of precast concrete containing crushed limestone aggregate (to create a sparkle and stone-like appearance) has been incorporated into the development.
- More than 15 different types of stone have been sourced from around the world (Turkey, Italy, France, Belgium, Brazil, China and Egypt) have been designed and cut to accommodate the high-end technical specifications of the interior design.
- 984 external, double-height, fins made from patinated bronze copper alloy (allow maxim privacy whilst the colour harmonises with the red brick colouration of Knightsbridge).
- Approximately 400 miles of cabling will service the building.
- Approximately 5,000 people working to support the project across the world.
- The super-structure and the sub-structure are made from 70,000 tonnes of concrete.

Fact File

One Hyde Park



Show apartment details:

- 4755 sq ft
- Four bedrooms (all with en-suite bathrooms), two of the bedrooms have been converted, one to a cinema room and one to a study.
- 6th floor, Park side, Pavilion A
- Candy & Candy has worked with specialist artisans to produce a custom range of wall and joinery finishes - gold resin, richly textured plaster finishes, black onyx and rock crystal detailing.
- The Candy & Candy design team has taken the changing seasons in the park as a source of inspiration.
- The apartment is filled with individual custom designed and iconic joinery, furniture, stunning chandeliers, artwork.
- Soft furnishings are a combination of custom embroideries with one off vintage pieces. Rich autumnal tones are complemented by velvet and silk cushions, silk rugs and soft gold metals.
- Within One Hyde Park all the fitted Bulthaup kitchens have been finished to the highest standard and feature throughout high quality Gaggenau appliances and sea foam classic granite stone worktops.

Design details:

- Designed to create permeability between Knightsbridge and Hyde Park.
- Provide residents with both panoramic views onto the park or city, with total privacy.
- Maximise views from the apartments to both Knightsbridge and Hyde Park.
- Enable as much natural light to reach key spaces in every apartment via carefully organised direct views.
- The transparency of the structures and glass stair cores that link the four pavilions will magnificently open up the space between Knightsbridge and Hyde Park.
- Its apartments, which will be hidden from public view, will be wonderfully luxurious and incomparable to anywhere else in the world.

Fact File

One Hyde Park



Lighting:

- James Turrell has been commissioned to install specialist lighting works on the exterior and interior of the new structure.
- The project comprises of works for the main entrance of the residential lobby's canopies and of works for various internal elements of the building.
- James Turrell is regarded as one of the key artists of the post-war period, his use of light as a material has established him as an international artist.

Sustainability:

- One Hyde Park will be heated and cooled using deep geothermal bore holes in order to unlock the earth's natural warming system.
- Bore holes have been sunk 140m below Knightsbridge to enable cooling and heat pumps to extract heat from the earth's natural warmth and transfer it to the building for space and water heating.
- To cool the building in hot weather, heat will be returned to the ground.
- The net result is that significant energy guzzling heating and cooling equipment has been removed from the design - making the entire development more sustainable on a long-term basis.

Affordable Housing Contribution:

- Peel House in Pimlico is the affordable housing contribution of the One Hyde Park development in Knightsbridge and goes beyond the adopted local, regional, and national planning policy in terms of its quality.
- The former Police training quarters has been restored and renovated to the highest standard by a group of leading consultants.
- The new development is anticipated to be completed in June 2010.
- Comprising 70 high quality affordable homes (66 apartments and four townhouses) Peel House will be one of the largest affordable housing schemes to be delivered in Westminster in recent years.
- Peel House has been completed by developer, Project Grande (Guernsey) Limited (PGGL) – a joint venture consortium between Guernsey based development company, CPC Group and Waterknights (owned by the Prime Minister of Qatar, His Excellency, Sheik Hamad bin Jassim bin Jabr Al-Thani).