

Hello, my name is Marcus Liu - I am the owner's personal representative for what has been described by many as Shanghai 's most beautiful and comfortable executive home - Dream House #41. Please see the attached picture to see a few pictures of this newly renovated stunning home. You can also view more pictures of this house on our private website: <http://www.shanghai-villas.com/HTML/DreamHouse41.html> It is now available for rent - RMB62,000 per month inclusive of management fees, Shanghai Racquet Club family membership and gardening services, or for sale at RMB 22.8 million (daoshoujia).

Please call me (Marcus Liu) at 150 0012 6903 to view this house anytime 24 / 7 - I am sure that you will be impressed!

Overview of Dream House #41

Our 730 + sqm of usable area (604 titled sqm) home's exterior closely resembles the famous Robbie House which was originally designed by Frank Lloyd Wright, is owned by an American who is a long time resident of Shanghai, and was designed and decorated by a leading American interior designer who spent seven months in China over a three year period specifying everything from furniture and accessory settings, to colors, curtains, pillows and other details. The style could be described as an updated softer / kinder / gentler Frank Lloyd Wright meets Shanghai Tang - extremely artistic and elegant yet unbelievably comfy - perfect for families of 0 to 4 children. The house includes top-quality furniture, curtains, towels, designer rugs and accessories specified and purchased in the United States by the interior designer for use specifically in this home - no expense was spared in creating the perfect living environment. In addition, the home exhibits numerous pieces of Chinese provincial antique furniture, doors, wall hangings, paintings, carvings, statues, boxes and baskets from the owner's private collection - which probably ranks among the largest private collections of provincial antiques in the country.

Special Features - In-home Theatre and Game Rooms

One of the special features of this home is the awesome in-home theatre with its 200 inch high definition Mitsubishi professional cinema projection system, Sony Bluera y player, booming Bose surround sound

system, karaoke system and game console connections, and extremely comfortable seating for at least 10; which opens into the most unique private bars in China - think TMSK lighted bar in a uniquely updated home setting; the casual open and airy game rooms are connected by Xintiandi style antique Shanghai brick hallways with ancient Ming dynasty ceilings and include everything from a full size pool table, ping pong table, air hockey, table soccer, slot machines, poker / mahjang table, table shuffle board, spectator sofas, etc. - a perfect place for family and friends to gather in the evenings and on the weekends to play games, or just relax to a strawberry margarita in the downstairs terraced garden.

Comfy Bedrooms

The house has 4 / 5 gorgeous bedrooms, including a large master suite with mega-huge walk-in closet, imported super-comfortable brand name mattress on the king-size bed, huge 6 star bathroom including a hot tub spa and separate shower with 14" rain shower head and multiple massage jets, divided private toilet room, and dual sinks in the master bathroom. All bedrooms include large walk-in closets, at least a queen size bed or two twins, and feature new imported top-quality mattresses, pillows and sheets. Each is uniquely decorated and will make any child or guest feel like they are living in the lap of luxury.

Show Kitchen

In addition to a convenient built-in round-table breakfast nook which seats six,

and bar seating at the high-end granite kitchen island for four, the family can enjoy elegant dining in the formal dining room which easily accommodates 10 persons. The six-burner Smeg professional gas stove sets the tone for the other high-end stainless steel finish appliances, including large Smeg electric oven (perfect for the annual turkey), Bosch electric multi-oven / microwave, full size Sharp refrigerator and Bosch ultra-quiet dishwasher.

Fitness Center

Having trouble staying healthy in this busy city? Not here! The home's fully equipped fitness center features a Precor Elliptical Machine - yes, the same brand you see in the finest gyms, 5 flat-screen TV satellite supported entertainment and fitness video system, multi-station free weight work out machines, barbells, mats and balls, pretty much all you need to take off the pounds and inches.

Sophisticated and Practical Living Spaces

The home's living room is straight out of Architectural Digest and features one of the most comfortable sets of white indestructible leather sofas and chairs ever produced - easily seating up to 10 family members and guests to chat, watch the 55" high definition 3-D Samsung Smart TV, or even spread out to snooze.

The family room is part of an open plan with the kitchen and breakfast area, fantastically comfy area where family members can munch while mom cooks, hibernate to a

good book, or gather together to finish the homework.

The second floor living room a stand-up Frank Lloyd Wright inspired desk, fantastic sofa and chairs, and is a great place for mom and dad to relax far enough away from the kids but close enough to allow easy access to all of the action downstairs.

Laundry / Mudroom

The laundry room is truly a dream - large, bright, plenty of hanging space, and features full size Bosch front load washer and dryer, not to mention an electronic poker game to keep the mind busy while folding laundry. It also doubles as a mud-room with wall hangers for easy access to coats and backs, plenty of shoe storage, and a full glass door to the outside world as well as a door to the large two car garage.

Economical Green Living

This house is one of the few homes in Shanghai to have incorporated the latest super environmentally friendly geothermal air-conditioning system - a system which results in reduced electricity bills measured in savings of thousands of yuan per month. The Canature water filtration system ensures that the water throughout the entire house remains clean and free of chemicals or impurities.

Fantastic Location

Dream House is conveniently located within a quick 5 minute walk to the Western International School, a short 5 minute drive to the French / German and Montessori schools, only a 10 minute drive of the American International School and the British International School. The English curriculum Singapore school is only two traffic lights away from those school, ditto for the Korean School. Our home is centrally

located within the Dream House community, and the home's garden connects to a river on the South side and a creek on the West side -resulting in wide-open green and river views from virtually all windows.

The community is quite close to the Xujing Line 2 Subway station - the Hongqiao International Airport and Transportation Hub (including the new high speed bullet train station) are less than 10 minutes away by car, and the G15 (A5) highway is within 5 to 8 minutes, G50 (A9) is within around 10 to 12 minutes, S20 (A20) also about 10 to 12 minutes and the middle ring road about 15 minutes. The Pudong International Airport is now easily reached in less than 45 minutes via the Middle Ring Road which now has direct access off the new Beidi Road Elevated Highway (part of the Hongqiao Transportation Hub project) which can be reached from Dream House in around 10 minutes.

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Racquet Club Membership

Rental of our home includes a family membership to the nearby Shanghai Racquet Club - which has 6 indoor tennis courts, 20 tennis courts in total, outdoor

resort-style free-form white sand beach pool, indoor pool, squash, soccer field, basketball courts, fitness center, Dragonfly spa, western restaurants, clinic with western trained medical professionals, grocery and more.

Other nearby amenities include a Cityshop and Pines westerner-friendly grocery stores, Carrefour and R-T Mart mega-supermarkets, Curves gym, Kung Fu and Chinese language training schools, Decathlon sports mega store, B&Q home depot style shop, as well as many restaurants, including Thai Table, Papa John's, Starbucks, Subway, Pizza Hut, KFC, McDonald's, Baskin Robbins and numerous other excellent Chinese and Western Restaurants.

Professional Management

Best of all, we offer exclusive full time experienced management of all of our properties and have a team of construction and repair professionals at our disposal 24 / 7 - no excuses and no delays, we quickly come and fix any and all problems that may occur over the rental period. We are also happy to assist with problems for a period of time after sale.

Please call Marcus Liu 150 0012 6903 for further details.

See Dream House #41 on our website www.shanghai-villas.com

DREAM HOUSE

#41



Beautiful Frank Lloyd Wright Villa
720+ sqm of pure elegance
3 comfy living rooms,
5 cozy bedrooms,
8 fabulous bathrooms,
Incredible in-home theatre
Fully-equipped home gym
WOW - arcade / game room / bar
Spectacular River Views
1000+ sqm of terraced gardens

Designed by American Interior Designer
Furnished with finest imported furniture
and Chinese antiques
Highest quality full size US and
European appliances



Rent: RMB 62,000 / month
Sale: 22.8 million
To view -
Marcus Liu 150-0012-6903
www.shanghai-villas.com