

VOL. 204

# The Key 大宅

OPEN THE DOOR TO YOUR DREAM HOME

Stanley 赤柱

## Paragon 優雅典範 of Elegance



Art | Le Quattro Stagioni 古典音樂《四季》談  
Wine & Dine | Petrus 柏圖斯酒莊  
Home | Fresh Air Measurement 家居空氣水平

領域  
LANDSCOPE

聯合獨家代理  
JOINT EXCLUSIVE AGENT

# Chantilly, 6 Shiu Fai Terrace, Midlevels East

東半山 肇輝台6號



Unit 11B / 單位11B

**4 bed, 4 ensuite, 1 car park**

Saleable Area 實用面積 2,805 s.f.

Lease 租 \$132,000 incl.

Property No. 物業編號 136298



Unit 6A / 單位6A

**5 bed, 4 ensuite, 1 car park**

Saleable Area 實用面積 2,704 s.f.

Lease 租 \$135,000 incl.

Property No. 物業編號 136282



Penthouse A with internal staircase to roof

頂層A單位連內置樓梯往天台

**4 bed, 4 ensuite, 2,220 s.f. roof 天台, 2 car parks**

Saleable Area 實用面積 2,816 s.f.

Lease 租 \$350,000 incl.

Property No. 物業編號 136290

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐



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Cozy sea view apartment in Pokfulam  
薄扶林舒適海景住宅

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



3 bed, 2 bath, 1 car park

Stylish 3-bedroom apartment enjoys a sweeping sea view in a tranquil location  
時尚三房住宅，享遼闊海景，地段寧靜，可租可售

Saleable 實用 1,707 s.f.

Sale 售 \$45,000,000 / Lease 租 \$88,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 189358



Family apartment in Repulse Bay  
淺水灣家庭式單位

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



✦ 特委代理  
APPOINTED AGENT

3 bed, 2 bath, 1 car park

Spacious family home with excellent clubhouse facilities in quiet location  
寬敞家庭式住宅，享優質會所設施，地段寧靜

Saleable 實用 1,886 s.f.

Sale 售 \$61,000,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 151123





## Paragon of elegance 優雅典範

Step into luxury at Stanley Village Road, an elegant community in Stanley. With a saleable area of 3,229 s.f., this exceptional house offers spacious living in a serene location.

As soon as you enter, you'll be greeted by a grand combined living and dining area, featuring exquisite marble flooring, soaring ceilings, and floor-to-ceiling windows for an abundance of natural light. The kitchens, true works of art, are fully fitted and equipped with ample counter space, perfect for hosting intimate dinner parties or grand gatherings.

Indulge in luxury in the master bedroom, featuring a lavish en-suite bathroom, a generous walk-in closet, a working space, and a private balcony. And with three of the four bedrooms being en-suite, you'll enjoy ultimate comfort and privacy.

The house boasts a magnificent 1,066 s.f. garden with a private swimming pool, a 124 s.f. terrace, and two covered car parks. Impeccably maintained with the finest materials and finishes, this house is in immaculate condition and ready for you to make it your own.

Close to Stanley Main Beach, just a stone's throw from the finest restaurants, cafes, and shops, as well as a variety of parks and green spaces, this deluxe residential development offers the perfect blend of luxury and convenience. With easy access to all parts of the city via the nearby public transit system, this is the ideal location for the discerning family who values both.

Don't miss this opportunity to live in your dream house. Contact us today to schedule a private viewing!



## Monthly Highlight 每月精選

Stanley 赤柱



Deluxe prestigious house in Stanley  
赤柱奢華尊貴洋房

4 bed, 1 family room, 4 bath,  
1,066 s.f. garden, 686 s.f. roof, 2 car parks

Saleable 實用 3,229 s.f.

Sale 售 \$218,000,000

Inquiries 查詢

☎ 6535 9918 Josephine Yuen 阮小姐

Property No. 物業編號 172814



入住赤柱村道的典雅社區，盡享奢華生活。這優美的洋房位於寧靜清幽的地段，實用面積廣達 3,229 平方呎，提供寬敞的生活空間。

甫入屋內，映入眼簾的就是宏偉的客廳和飯廳，配有精緻的雲石地板、高聳的天花樓底和陽光充沛的落地大窗。精美如藝術品的廚房，設備齊全，配有寬廣的檯面，非常適合製作貼心的晚餐或準備盛宴聚會。

一層過的主人睡房盡顯奢華，設有華麗的浴室、寬敞的步入式衣帽間、工作室和私家露台。洋房共有四間睡房，其中三間是套房及一家庭廳，讓您盡享極致的舒適和私隱。

這洋房提供 1,066 平方呎的宏偉花園連私家游泳池、124 平方呎的平台和兩個有蓋車位。洋房裝潢陳設精美，用料上乘講究，保養簇新，準備好讓您即時入住，隨時擁有。

洋房位於赤柱正灘附近，適合喜歡大自然的你。距離優質餐廳、咖啡廳、商店及公園綠地僅一箭之遙，是奢華與便利的完美結合。附近公共交通便利，四通八達，對於眼光銳利、考慮周詳的家庭實屬理想的居家位置。

不容錯過入住這個夢想之家的機會。立即聯繫我們，安排私人參觀行程！







## Luxurious Oasis 奢華寧靜花園洋房

Nestled in the exclusive community of Chung Hom Kok, Hong Kong is this stunning 3-bedroom garden townhouse, offering breathtaking Southside seaview. Measuring 2,340 s.f. (saleable area), this property is perfect for families or individuals seeking a luxurious and spacious living experience.

Boasting 3 bedrooms, including a sumptuous ensuite, and 3 beautifully appointed bathrooms, this townhouse provides ample space for residents. The combined living and dining room is illuminated with natural light and offers a welcoming environment for entertaining guests. The tranquil 771 s.f. garden provides a peaceful escape from the fast pace of the city, while the 446 s.f. roof offers panoramic views of the surrounding area.

Additional features of this remarkable property include a family room, balcony, and a garage that comfortably fits two cars. The townhouse is in immaculate condition, with a well-maintained interior and tasteful decoration, complete with fully equipped bathrooms and a fully fitted and equipped kitchen.

The stunning views, ample living space, and prime location make this townhouse a standout investment for those who value quality and comfort. Don't miss this once-in-a-lifetime opportunity to make this extraordinary townhouse your own.

✦ can be sold via company shares transfer  
可以公司轉讓股份形式買賣

Garden house in Chung Hom Kok  
春坎角花園洋房

3 bed, 3 bath, 771 s.f. garden & 446 s.f. roof, 1 garage (2 cars)

Saleable 實用 2,340 s.f.

Sale 售 \$75,000,000

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property No. 物業編號 109826



坐落於香港春坎角的優質社區，這個令人驚艷的三房花園洋房，實用面積2,340 平方呎，遠眺壯麗的南向海景，極適合追尋豪華且寬敞居住體驗的家庭或卓越人士。

這洋房擁有三間睡房，包括一間豪華套房和三間佈置精美的浴室，讓住戶擁有寬敞的空間。相連的客飯廳明亮寬敞、採光充沛，為客人提供溫馨的聚會環境。寧靜的 771 平方呎花園為您開創一片遠離城市節奏的寧靜之地，446 平方呎的私家天台可讓您盡情欣賞周邊的無敵美景。

這非凡洋房還有其他特色，包括家庭廳、露台和可容納兩輛車的車庫。物業保養簇新、裝飾高雅。浴室及廚房設備齊全。

這洋房景色壯麗、居住空間寬敞、地理位置優越，是重視居住品質和舒適度人士的傑出投資。切勿錯失這個千載難逢的機會，讓這個超凡洋房成為您專屬的安樂窩吧！

## SALE 出售

Southside & Peak 港島南及山頂

### Family 3-ensuite apartment in Repulse Bay 淺水灣家庭式三套房住宅

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



3 bed, 1 study, 3.5 bath, 1 car park

Precious 3-ensuite apartment with a study enjoys a peaceful view  
矜罕三套房住宅，連書房，享怡人美景，可租可售

Saleable 實用 2,171 s.f.

Sale 售 \$73,000,000 / Lease 租 \$110,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 137345



### Prestigious apartment at The Peak 山頂尊貴住宅



4 bed, 2 bath, 1 car park

Spacious and practical 4-bedroom apartment enjoys sweeping sea and  
Mountain views of Southside area

寬敞實用四房單位，享南區遼闊海景及山巒景

Saleable 實用 2,222 s.f.

Sale 售 \$85,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 200840



Rare 3-ensuite apartment in Repulse Bay  
淺水灣罕有三套房單位

✳ can be sold via company shares transfer 可以公司轉讓股份形式買賣



3 ensuite, 3.5 bath, 1 car park

Generous 3-bedroom apartment with full clubhouse facilities in a serene location

淺水灣罕有寬敞三套房單位，連完善會所設施，地段寧靜

Saleable 實用 2,067 s.f.

Sale 售 \$88,000,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 84538



Nicely designed townhouse in Deep Water Bay  
深水灣優雅裝修洋房



4 bed, 3.5 bath, private roof, 1 garage (for 3-4 cars)

Spacious 4-bedroom house with meticulous design and an unrivalled green view

深水灣寬敞四房大宅，享精美裝修及優美翠綠景色

Saleable 實用 3,200 s.f.

Sale 售 \$210,000,000

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 41879



# VILLA LUCCA

## 林海山城



圖片1

大埔半山低密度海景<sup>1</sup>豪宅



圖片2 | 室外游泳池



圖片3 | Grand Lucca 宴會廳\*



圖片4

位處北都會區<sup>2</sup>後花園 坐擁雙城三圈<sup>2</sup>優勢  
 戶戶逾千呎豪宅<sup>3</sup> 設計做工一絲不苟  
 所有分層單位 皆設私人升降機大堂



歡迎預約參觀現樓單位 查詢專線: 3795 2168

**Hysan** 希慎 **HKRI** 香港興業國際  
 HKR International

區域: 大埔 | 發展項目所位於的街道名稱及門牌號數: 露輝路36號 | 賣方為施行《一手住宅物業銷售條例》第2部而就發展項目指定的互聯網網站的網址: [www.villalucca.com.hk](http://www.villalucca.com.hk) | 本廣告/宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情,請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

發展項目的名稱: 林海山城 | 盡買方所知,發展項目的預計關鍵日期: 2023年6月30日。〔關鍵日期,指批地文件的條件就本發展項目而獲得符合的日期;預計關鍵日期是受到買賣合約所允許的任何延期所規限的。〕 | 賣方: 加鋒有限公司 (作為「擁有人」) 及 TCS Project Management Limited (作為「如此聘用的」) (「如此聘用的」指賣方聘用統籌和監管有關發展項目的設計、規劃、建造、裝、完成及銷售的過程的人士) | 擁有人 (加鋒有限公司) 的控股公司: Stronghold Limited/Mariner Bay Limited/Harbour Front Global Limited 及 希慎興業有限公司 | 如此聘用的 (TCS Project Management Limited) 的控股公司: Crown Dragon Company Limited/Hanbright Assets Limited 及 香港興業國際集團有限公司 | 認可人士及認可人士以其專業身份擔任經辦人、董事或僱員的商號或法團: 劉樂庭伍振民建築師有限公司的王明欣先生 | 承建商: 聯力建築有限公司 | 就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的名稱: 胡顯宇律師行 | 已為發展項目的建造提供擔保的認可機構: 中國銀行 (香港) 有限公司作為融資代理人 | 已為發展項目的建造提供貸款的任何其他人: Mariner Bay Limited 及 Pine Isle Holdings Limited | 本廣告由賣方發布。| 本廣告內傳真資料並不構成或不得詮釋為賣方作出任何明示或隱含之要約、承諾、陳述或保證。賣方亦不尋求對發展項目任何物業的無明確選擇意向或有明確選擇意向。| 賣方建議準買方參閱有關售樓說明書,以了解發展項目的資料。| 詳情請參閱售樓說明書。| 印刷/製作日期: 2023年3月1日。| 單位所享之景觀受其座向、樓層、周邊建築物及環境所影響,本廣告所述之景觀並不適用於所有單位。本廣告並不構成任何賣方就發展項目及其景觀不論明示或隱含之要約、承諾、陳述或保證。賣方亦建議準買家到有關發展地盤作實地考察,以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。| 2. 資料來源: 北都會區發展策略報告書—<https://www.policyaddress.gov.hk/2021/chi/pdf/publications/Northern/Northern-Metropolis-Development-Strategy-Report.pdf> (最後獲取日期為2022年5月16日), 僅供參考。前述網站所述內容可能不時更改。賣方對該等內容不作任何不論明示或隱含之要約、承諾、陳述或保證。| 3. 實用面積 (包括在構成該住宅物業的一部分的範圍內的露台、工作平台及陽台(如有的)樓面面積) 是根據《一手住宅物業銷售條例》第3條計算得出的。實用面積不包括《一手住宅物業銷售條例》附表2第1部所指明的一項的面積。其他指明項目的面積是根據《一手住宅物業銷售條例》附表2第2部計算得出的。上述以平方米所列之面積,均以1平方米=10.764平方呎換算,並以四捨五入至整數平方呎,以平方米之數字可能有些微差異。| 圖片1乃於2022年8月23日拍攝於汀角路附近上空,並經電腦修飾處理,以展示發展項目本樓之周圍環境、建築物及設施。一切僅供參考。發展項目鄰近或周邊之環境、建築物及設施不時會有改變。賣方對發展項目區內及周邊環境、建築物及設施及發展項目之景觀並不作出任何不論明示或隱含之要約、承諾、陳述或保證。賣方建議準買方到有關發展地盤作實地考察,以對該發展項目、其周邊地區環境及附近的公共設施有較佳了解。有關發展項目的詳細資料,請參閱售樓說明書。圖片2及圖片3分別於2022年10月7日及2022年6月28日於發展項目會所拍攝,並經電腦修飾處理,僅供參考。於發展項目拍攝的相片/圖像顯示的實際設計、布局、間格、建築、位置、裝置、裝修物料、設備、裝飾物、植物、園藝及其他物件等不一定在發展項目或其周邊地方出現,僅供參考。賣方保留權利不時修訂及/或更改會所設施之裝置、裝修物料、設備及其間隔、用料、傢俬、設計、布局、用途、規格及顏色等的權利,而無須另行通知。相關相片/圖像並不構成或不得詮釋為賣方就發展項目或其任何部份作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否含有關發展項目的景觀或周邊地區)。有關發展項目的詳細資料,請參閱售樓說明書。賣方、園藝花園及園藝設施的設施及落成日期以圖為準。地政總署及/或其他相關政府部門之最終批准為準。賣方、園藝花園及園藝設施之開放時間及使用須相閣法例。批地文件、公眾檔案、會所使用守則及現場環境狀況限制。| Club Lucca 為發展項目的任督會所/園藝花園/康樂設施於發展項目入伙時未必能即時啟用。部分設施及/或服務以政府部門之審批同意或許可為準。使用者或須另外繳費。會所各區及設施的名稱為推廣資料中顯示,將不會在發展項目的公眾、臨時買賣合約、買賣合約、轉讓契或其他權契中顯示。圖片4於2022年10月7日於發展項目內拍攝,僅供參考。於發展項目拍攝的相片/圖像顯示的實際設計、布局、間格、建築、位置、裝置、裝修物料、設備、裝飾物、植物、園藝及其他物件等不一定在發展項目或其周邊地方出現,僅供參考。賣方保留權利不時修訂及/或更改發展項目裝置、裝修物料、設備及其間隔、用料、傢俬、設計、布局、用途、規格及顏色等的權利,而無須另行通知。相關相片/圖像並不構成或不得詮釋為賣方就發展項目或其任何部份作出任何不論明示或隱含之合約條款、要約、陳述、承諾或保證(不論是否含有關發展項目的景觀或周邊地區)。有關發展項目的詳細資料,請參閱售樓說明書。

## SALE 出售

Southside & Peak 港島南及山頂

### Penthouse with rooftop in Repulse Bay 淺水灣複式連天台



4 bed, 2.5 bath, 1,269 s.f. terrace & 831 s.f. roof, 3 car parks

Elegant 4-bedroom penthouse apartment with a large 1,269 s.f. terrace and a private internal staircase to roof top (831 s.f.) enjoys sweeping Deep Water Bay view  
優雅四房頂層複式單位，特大平台1269呎及內置樓梯連天台831呎，眺望遼闊深水灣美景

Saleable 實用 2,267 s.f.

Sale 售 \$158,000,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 14281



### Waterfront house in Tai Tam 大潭臨海洋房

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



3 bed, 3.5 bath, 649 s.f. garden & 1,050 s.f. roof, 1 garage

Rare even number house with ample alfresco space overlooks magnificent sea view  
罕有大潭道雙數屋，上行式設計，享充裕戶外空間，俯瞰壯麗海景

Saleable 實用 3,209 s.f.

Sale 售 \$178,000,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 50071



Prestigious house at The Peak  
山頂尊貴洋房

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 4.5 bath, 298 s.f. terrace, 1,147 s.f. garden & 1,066 s.f. roof, 1 garage

Grand 4-bedroom Peak house with an ample open space enjoys spectacular views  
恢宏大廈四房山頂洋房，戶外空間充裕，享優美景色，可租可售

Saleable 實用 3,436 s.f.

Sale 售 \$268,000,000 / Lease 租 \$300,000 incl.

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 155745



Elegant living in Repulse Bay  
淺水灣洋房首選



4 bed, 3.5 bath, 1,306 s.f. garden, 2 car parks

Tastefully decorated townhouse with private garden terrace and a sublime view of  
Repulse Bay close to Repulse Bay Beach

品味裝修洋房，連大私家花園，飽覽醉人淺水灣海景，毗鄰淺水灣泳灘

Saleable 實用 2,821 s.f.

Sale 售 \$260,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 106059





藍塘道23-39<sup>1</sup>

## 頂尖品味

恒隆地產以「只選好的 只做對的」為品牌理念，一直於本港及內地設計及建造頂級項目，致力追求完美的建築設計、服務及可持續發展特色，並將其帶進每一個項目當中。

藍塘道23-39傲立渣甸山畔、位於跑馬地傳統豪宅區，環境恬靜而具高私隱度；而且項目鄰近銅鑼灣核心商業及購物區，多姿多彩的都會生活亦近在咫尺。項目設18間宅邸，由享譽國際的Kohn Pedersen Fox Associates (KPF)匠心打造，原有間隔為五套房，更配備私人電梯、車庫及廣闊戶外空間。

其中31號A及B單位更是恒隆地產的精心之作，其室內設計及藝術水平均出自名師Hirsh Beder & Associates (HBA)之手。此大宅

擁有奢華氣派，實用面積達9,186平方呎<sup>2</sup>。設計師以一對兼具頂尖潮流觸覺及商業頭腦的夫婦為設計對象。這對夫婦愛好遊歷四方，於世界各地搜羅各式各樣富有品味及投資價值的藝術品。因此，大宅內部每個細節，均充滿濃厚的藝術氣息。用料方面，設計師更是不惜工本，於全球各地搜羅頂級物料，包括來自南非的虎眼石，以及捷克的巨型水晶燈。

此外，設計師修飾大宅每個角落時，亦考慮大宅各種難以媲美的特色，例如客飯廳擁有特高樓底及寬闊的精緻梯間，其奢華而舒適的內部設計，更可歷經時間之考驗。

室內外空間完美交織縫合，其私人庭園更是住宅的綠洲，區內罕

只選好的 只做對的  
We Do It Well



區域：黃泥涌 | 街道名稱及門牌號數：藍塘道 23, 25, 27, 29, 31, 33, 35, 37 及 39 號 | 賣方就本發展項目指定的互聯網站的網站：[www.23-39bluepoolroad.com](http://www.23-39bluepoolroad.com)

本廣告／宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及／或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。





藍塘道23-39<sup>1</sup>



藍塘道31號A及B單位<sup>1</sup>



藍塘道31號A及B單位<sup>1</sup>



藍塘道31號A及B單位<sup>1</sup>

有。庭園舒適而迷人，包裹着綠色植物的牆壁及燒烤設備，更為住戶帶來南歐的生活體驗。天台花園更設有按摩池、酒吧、燒烤爐以及室外長型梳化，適合閒暇放鬆心情，或相約知己暢聚。

大宅的廚房亦可見設計師對生活品味的要求，配備意大利品牌Boffi出品的廚房用具，兼備中式及西式的下廚空間，為住戶帶來無限可能的入廚樂趣。

大宅更有其他別具氣派的設計，包括主臥空間設約600平方呎<sup>2</sup>的衣帽間，彷彿置身時裝名店中；更設有不同的娛樂空間，例如家庭影院、娛樂室、健身室及書房等，照顧每個生活細節。大宅不僅擁有時尚之美，其精彩生活亦盡在其中。

物業名稱：	23-39 Blue Pool Road 藍塘道23-39
地點：	傲立渣甸山畔、位於跑馬地傳統豪宅區
實用面積：	4,571-9,186平方呎 <sup>2</sup>
設計布局：	18間宅邸，部分設有五套房間隔、 配備私人電梯、車庫及戶外空間
查詢：	8203 0010

1. 本相片於2022年10月27日於藍塘道23-39現場實景拍攝。本相片經由電腦技術作畫面修飾處理，僅供參考。2. 住宅物業的實用面積及露台、工作平台及陽台（如有）的樓面面積是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不包括在實用面積（如有））是按《一手住宅物業銷售條例》附表2第2部計算得出的。以平方呎列出之面積由平方米之面積以1平方米=10.764平方呎換算並四捨五入至整數平方呎之方法計算得出，與平方米之數字可能有些微差異。有關住宅物業面積詳細資料，請參閱售樓說明書內之面積表。賣方\*：樂古有限公司\*；Rich Town Ventures Limited（藍塘道25號B單位（亦稱為9號屋B單位））；City Lead Ventures Limited（藍塘道35號B單位（亦稱為3號屋B單位））；Master Pathway Limited（藍塘道31號A單位（亦稱為6號屋A單位））；藍塘道31號B單位（亦稱為6號屋B單位））；Ridge Eagle Limited（藍塘道23號A單位（亦稱為10號屋A單位））；藍塘道23號B單位（亦稱為10號屋B單位））| 賣方的控權公司：樂古有限公司、恒隆集團有限公司、恒隆地產有限公司、Spring Investments Limited及Newhart Investments Limited；就Rich Town Ventures Limited、City Lead Ventures Limited及Master Pathway Limited：恒隆集團有限公司、恒隆地產有限公司及Newhart Investments Limited；及就Ridge Eagle Limited：恒隆集團有限公司、恒隆地產有限公司、Newhart Investments Limited及Mastering Global Limited | 本發展項目的認可人士：呂元祥建築師事務所（香港）有限公司之呂元祥博士 | 本發展項目的承建商：泰昇建築工程有限公司 | 就本發展項目的住宅物業的出售而代表賣方行事的律師事務所：孖士打律師行 | 已為本發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構：不適用 | 已為本發展項目的建造提供貸款的任何人：恒隆地產融資有限公司 | 賣方建議準買方參閱有關售樓說明書，以了解發展項目的資料。| 本廣告由賣方發布。

\*備註：(A)根據以下轉讓契：(1) 一份日期為2019年4月17日的轉讓契，樂古有限公司將發展項目藍塘道25號B單位（亦稱為9號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位轉讓予Rich Town Ventures Limited；(2) 一份日期為2019年4月17日的轉讓契，樂古有限公司將發展項目藍塘道35號B單位（亦稱為3號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位轉讓予City Lead Ventures Limited；(3) 一份日期為2020年7月23日的轉讓契，樂古有限公司將：(i) 發展項目藍塘道31號A單位（亦稱為6號屋A單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位轉讓予Master Pathway Limited；及(ii) 發展項目藍塘道31號B單位（亦稱為6號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位轉讓予Master Pathway Limited；及(4) 一份日期為2022年10月19日的轉讓契，樂古有限公司將：(i) 藍塘道23號A單位（亦稱為10號屋A單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位轉讓予Ridge Eagle Limited；及(ii) 藍塘道23號B單位（亦稱為10號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位轉讓予Ridge Eagle Limited。 (B) 樂古有限公司保留為發展項目藍塘道29號B單位（亦稱為7號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位；藍塘道33號A單位（亦稱為5號屋A單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位；藍塘道33號B單位（亦稱為5號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位；藍塘道35號A單位（亦稱為3號屋A單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位；及藍塘道39號B單位（亦稱為1號屋B單位）包括露台、庭院、梯屋、毗鄰的平台、上蓋天台及附屬2個泊車位。 (C) Rich Town Ventures Limited, City Lead Ventures Limited, Master Pathway Limited及Ridge Eagle Limited為樂古有限公司根據《一手住宅物業銷售條例》（香港法例第621章）定義的有關聯繫人。

^ 樂古有限公司：藍塘道29號B單位（亦稱為7號屋B單位），藍塘道33號A單位（亦稱為5號屋A單位），藍塘道33號B單位（亦稱為5號屋B單位），藍塘道35號A單位（亦稱為3號屋A單位）及藍塘道39號B單位（亦稱為1號屋B單位）

製作日期：2023年3月7日

**SALE 出售**

Southside & Peak 港島南及山頂

**Luxurious townhouse in Shouson Hill  
壽臣山豪華洋房**

✧ can be sold via company shares transfer 可以公司轉讓股份形式買賣



5 bed, 4.5 bath, 603 s.f. terrace, 326 s.f. garden & 572 s.f. roof, 2 car parks

Tastefully decorated townhouse with sufficient outdoor space overlooks a magnificent Deep Water Bay view  
品味優雅裝修洋房，享充足戶外空間，俯瞰壯麗深水灣美景

Saleable 實用 3,680 s.f.

Sale 售 \$278,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 135517



**Deluxe detached house in Shouson Hill  
壽臣山奢華洋房**

✧ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 3.5 bath, 1,094 s.f. garden, 2 car parks

Three-storey deluxe detached townhouse with an opulent design and a spacious terrace  
樓高三層洋房，裝修極具奢華氣派，連寬闊平台

Saleable 實用 2,840 s.f.

Sale 售 \$220,000,000 \$182,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 179794





## Seaside Luxury 臨海奢華

This beautiful five-bedroom townhouse is the perfect escape for a family or anyone looking for a relaxing getaway. Located on the waterfront of Stanley, the house offers breathtaking sea views.

With four ensuite bedrooms, a separated living and dining room, a 255 s.f. garden and a 817 s.f. roof, this property is the perfect home away from home. The house also comes with fully equipped bathrooms and modern decorations, adding to the charm of the property.

Don't miss this opportunity to own a piece of this paradise! The house is perfect for anyone looking to buy a property with a stunning view, or anyone looking to invest in a property that offers amazing potential.



這座風光明媚的洋房提供五間睡房，是追尋遠離塵囂居住環境的家庭或人士的最佳選擇。屋苑位於港島南區赤柱海濱，寬廣壯麗的海景一覽無遺。

這舒適愜意的洋房設有四間套房連浴室，獨立的客廳餐廳，花園占地255 平方呎及817 平方呎的天台。此外還有設備齊全、簡約裝修的浴室，為洋房添加額外的魅力。

切勿錯失擁有這個仿如仙境般的物業！這座洋房最適合想擁有優美景色的房地產，或是想投資有驚人潛力物業的卓越人士。

\* can be sold via company shares transfer  
可以公司轉讓股份形式買賣

Waterfront house in Stanley  
赤柱臨海洋房

5 bed, 5.5 bath, 255 s.f. garden &  
817 s.f. roof, 1 garage (2 cars)

Saleable 實用 3,034 s.f.

Sale 售 \$92,000,000 / Lease 租 \$125,000 incl.

Inquiries 查詢

📞 9020 1583 Michelle Chung 鍾小姐

Property No. 物業編號 146970





## Panoramic Paradise

### 遼闊海景殿堂

Located in a tranquil area of Tai Tam, this apartment is elegantly furnished and immaculately maintained and has massive floor-to-ceiling windows. The most appealing feature of this apartment is its picturesque sea views of Tai Tam Bay. Tiled floors, fully functional bathrooms, and a gourmet kitchen are all featured.

Spanning 1,824 s.f. (saleable area), the combined living and dining area is spacious. You get a direct access to a generous garden terrace, making it an ideal place to host outdoor parties and gatherings.

This residence has been designed with comfort, convenience, and luxury in mind. If you are looking for a great property with all the luxuries and features you could want, then this is the perfect choice.

坐落大潭寧靜一隅的地段，這一塵不染的住宅佈置典雅，坐擁偌大的落地玻璃。這住宅最引人入勝之處是美景如畫的大潭灣景色。室內地板鋪設易於打理的高級瓷磚、浴室設備齊全，亦提供一個設備完善的實用廚房。

這住宅實用面積 1,824 平方呎，客飯廳間隔寬敞實用，可直接通往巨型的花園平台，是舉辦戶外派對和聚會的最佳地點。

這住宅設計全方位考量到舒適、方便和豪華的需要。如果您正在尋找既奢華又功能齊全的理想之家，這裡就是您的萬物錯過的最佳選擇。



\* can be sold via company shares transfer  
可以公司轉讓股份形式買賣

Massive garden apartment in Tai Tam  
大潭大花園雅居

4 bed, 2.5 bath, 746 s.f. terrace &  
3,563 s.f. garden, 1 car park

Saleable 實用 1,824 s.f.

Sale 售 \$110,000,000

Inquiries 查詢

☎ 9021 1270 Annie Lee 李小姐

Property No. 物業編號 31650



**SALE 出售**

Southside & Peak 港島南及山頂

**One of a kind townhouse in Shouson Hill  
壽臣山特色洋房**

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 2 bath, 1,050 s.f. garden , 2 car parks

Well decorated townhouse with a private garden and terrace enjoys an open mountain view  
優質裝修洋房，連私家花園及平台，眺望開揚山巒景色

Saleable 實用 2,528 s.f.

Sale 售 \$188,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 36465



**Modern luxurious townhouse in Shouson Hill  
壽臣山時尚豪華洋房**



5 bed, 5 bath, 919 s.f. terrace, 2,733 s.f. garden & 889 s.f. roof, 4 car parks

Nicely designed house with private lift and private huge garden in move-in condition  
雅致裝修洋房，裝修簇新，連私家升降機及罕有大花園

Saleable 實用 4,240 s.f.

Sale 售 \$498,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 179392



Unique duplex unit in Shouson Hill  
壽臣山獨特複式單位

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



5 bed, 3.5 bath, 998 s.f. terrace & 1,033 s.f. garden, 2 car parks

One of a kind 5-bedroom duplex unit with an ample outdoor space in a peaceful location  
別具一格五房複式單位，戶外空間充足，地段怡人恬靜，可租可售

Saleable 實用 2,888 s.f.

Sale 售 \$226,600,000 / Lease 租 \$180,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 39533



Stylish sea view apartment in Repulse Bay  
淺水灣時尚海景住宅



3 bed, 2 bath, 1 car park

3-bedroom apartment in prime location with a stunning Southside sea view  
淺水灣三房單位，坐擁壯麗南區海景，地段優越

Saleable 實用 1,961 s.f.

Sale 售 \$63,800,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 123506



**SALE 出售**

Southside & Peak 港島南及山頂

**Luxurious single lot in Stanley  
赤柱奢華獨立屋地**

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



6 bed, 6 bath, 69 s.f. terrace, 3,958 s.f. garden & 1,155 s.f. roof, 1 garage (6 cars)

Enormous 6-ensuite single house with ample alfresco space,  
Private lift and swimming pool enjoys spectacular sea view in tranquil location  
巨型六套房獨立屋，享充足戶外空間，連私家升降機及游泳池，  
遠眺遼闊海景，特大車庫可泊多車，地段清靜

Saleable 實用 5,701 s.f.

Sale 售 \$630,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 31084



**Superb house in Deep Water Bay  
深水灣恢宏洋房大宅**

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 4 bath, 2,306 s.f. garden, 2 car parks

Extraordinary detached house with a spectacular view over Deep Water Bay  
尊貴顯赫洋房，坐享深水灣優美景色

Saleable 實用 5,277 s.f.

Sale 售 \$980,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 122816





Prestigious house at The Peak  
山頂尊貴洋房



4 bed, 4.5 bath, 1,228 s.f. terrace & 676 s.f. garden, 2 car parks

Designer decorated extravagant house (all ensuites) with private lift and Swimming pool enjoys fantastic Victoria Harbour view  
 奢華極致設計全套房洋房，飽覽全維港景色，設有私家電梯及私家游泳池  
 Saleable 實用 4,274 s.f.  
 Sale 售 \$868,000,000  
 Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生  
 Property Search No. 物業搜尋編號 163684



Highly sought after apartment in Repulse Bay  
淺水灣受歡迎單位

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 3 bath, 1 car park

Light and airy 4-bedroom apartment with a spacious layout overlooks a stunning Southside sea view  
 明亮通風四房住宅，間隔實用，俯瞰壯麗南區海景  
 Saleable 實用 2,429 s.f.  
 Sale 售 \$125,000,000  
 Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐  
 Property Search No. 物業搜尋編號 158202



## SALE 出售

Southside & Peak 港島南及山頂

### Rare penthouse duplex in Repulse Bay 淺水灣罕有頂層複式單位



3 bed, 2.5 bath, 2 car parks

Unique penthouse duplex overlooks a spectacular sea view  
獨樹一幟頂層複式單位，俯瞰遼闊海景

Saleable 實用 2,107 s.f.

Sale 售 Open Offer

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 32320



### Generous single house in Repulse Bay 淺水灣巨型獨立屋



8 bed, 11 bath, 2,621 s.f. terrace, 4,265 s.f. garden, 1,141 s.f. roof & 1,108 s.f. yard, 1 garage

Enormous 8-ensuite single house with an outstanding interior design and  
Lofty ceilings overlooks magnificent views of Repulse Bay  
巨型八套房大宅，室內擁有別出心裁的設計和極高樓底，  
盡顯氣派，眺望淺水灣的壯麗景色

Saleable 實用 18,274 s.f. (Approx.)

Sale 售 Open Offer

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 186097





## Top of the world 山頂之巔

This enormous townhouse is located at the highly sought-after area of The Peak. Boasting a generous saleable area of 12,098 s.f., the residence features twelve bedrooms (including ten ensembles), twelve bathrooms, a combined living and dining room, and two maid's rooms. The garden area of 2,737 s.f. and a roof area of 2,680 s.f. provide plenty of outdoor living space, while the 6-car garage provides adequate parking.

The house also enjoys spectacular views of the Southside sea and surrounding country parks. With its private swimming pool and ample alfresco space, the home is truly a paradise for outdoor entertaining. Inside, the house is well decorated with brand new bathroom fittings and a fully fitted and equipped kitchen.

This is a rare opportunity to acquire a luxurious townhouse with breathtaking views. Don't miss out!

這座艷麗絕倫的巨型洋房位於備受成功人士追捧的港島山頂尊貴顯赫地段，擁有全球最美的夜景。這個寬廣的物業實用面積 12,098 平方呎，提供十二間睡房（十間是套房）、另有十二間浴室、客飯廳以及兩間傭人房。面積廣達 2,737 平方呎的花園綠意盎然，外加可仰望星空的 2,680 平方呎天台，為身分尊貴的您提供充裕的戶外生活空間，並附帶一個六車位的車庫。

屋苑還享有港島南區無敵海景以及周邊郊野公園的怡人美景。擁有私家游泳池和寬敞的戶外空間，這大宅絕對是真正的戶外娛樂天堂。整棟物業內部裝修精美，浴室裝修簇新，廚房設備完善實用。

這是讓您擁有壯麗美景豪華洋房的珍貴機會。切勿坐失良機！



Enormous house at The Peak  
山頂巨型洋房

12 bed, 12 bath, 2,737 s.f. garden &  
2,680 s.f. roof, 1 garage (6 cars)

Saleable 實用 12,098 s.f.

Sale 售 Price on application 面議

Inquiries 查詢

☎ 9027 2100 Louis Wong 黃先生

☎ 6535 9918 Josephine Yuen 阮小姐

Property No. 物業編號 160077



我敢肯定您已聽過 Lafite-Rothschild、Mouton Rothschild、Margaux、Haut-Brion、Latour 這五大波爾多一級酒莊，但很多人卻並不知道 Petrus 的價格甚至比這五大酒莊還貴，事實上，Petrus 生產的葡萄酒已被公認為世上頂級珍品。

這傳奇始於18世紀，那時，Petrus的排名還比Vieux Chateau Certan 和Chateau Trotanoy 較低。Petrus 位於波爾多右岸的波美侯產區，恰好位於柏圖斯山的“La boutonnière de Petrus”。酒莊的高度超過海拔 40米，使得 Petrus 成為波美侯產區海拔最高的葡萄園。蘊含鐵質的藍色粘土以及保持最佳含水量的山丘排水系統，Petrus 的風土環境在波美侯產區甚至在全世界來說都是獨一無二的。

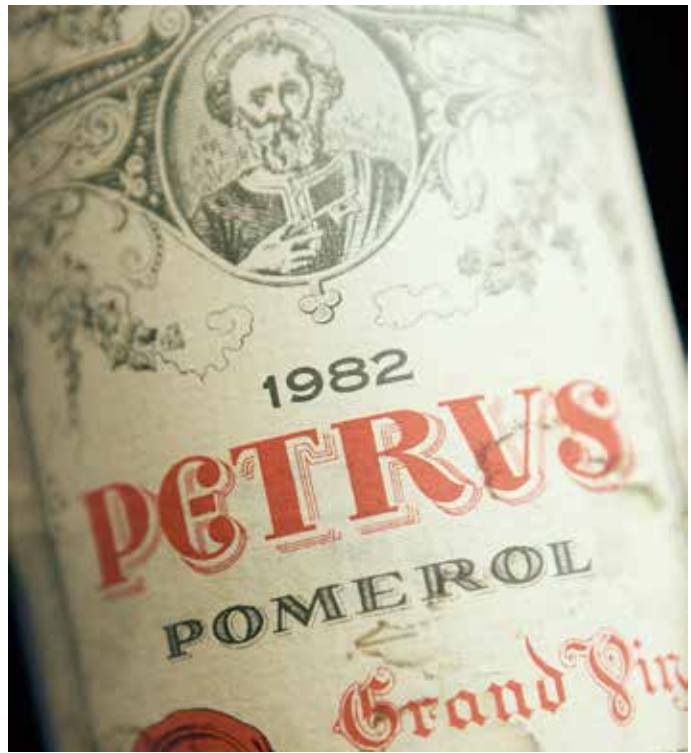
20世紀40 年代期間，Jean-Pierre Moueix 深信 Petrus 酒莊的獨特風土和出產品質，能夠將 Petrus 帶入新紀元。他們設法出口這些酒中極品，使得肯尼迪家族愛上了 Petrus，甚至 伊麗莎白二世女王 亦在她的婚宴中使用此酒，此等殊榮，足證品質卓越。又有誰會想到，在1855年，Petrus在波爾多區分類中名落孫山，當時被認為是右岸的“小”酒莊。

從 2010 年至今， Petrus 用100% 梅洛葡萄生產約 30,000 瓶紅酒，並不生產次等紅酒。所有葡萄都是從該酒莊的 11.4 公頃土地上全手工精心挑選，只為了釀造 Petrus 頂級葡萄酒而種植。

世上最有影響力的葡萄酒評論家之一，James Suckling 是如此描述 Petrus 紅酒的：“這是一款妙不可言的葡萄酒，酒中的單寧酸柔軟而絲滑，外加上濃厚的水果、黑橄欖、黑巧克力和泥土的獨特風土味道。Petrus 可直接從木桶中取出以初釀新酒啜飲，令人驚嘆；也可裝瓶在 50 年後以成熟的姿態品嚐。”

基於梅洛葡萄的生產質量、山莊的海拔高度、排水良好而富含鐵質的藍色粘土，以及莊主 Moueix 的卓越遠見，造就出無可取代的 Petrus 紅酒。200 年的堅持，讓 Petrus 與波美侯區深度融合，成為當今世上最頂級的酒莊之一。

Bobby



# 柏圖斯酒莊 Petrus

You heard of Lafite-Rothschild, Mouton Rothschild, Margaux, Haut-Brion, and Latour; those fantastic five are the first growth of Bordeaux but many don't know Petrus's price is even higher than those. Today, Petrus is considered one of the best wines in the world.

The story started in the 18th century. Back then Petrus was ranked behind Vieux Chateau Certan and Chateau Trotanoy. Petrus is located in the right bank of Bordeaux, in the appellation Pomerol and precisely in "La boutonnière de Petrus", Petrus hill. Above 40m of sea level, it makes Petrus the highest vineyard in Pomerol. The blue clay terroir (high in iron-rich clay) and altitude on the hill are perfect for good drainage and it's quite unique in Pomerol and even in the world!

In the 1940s, Jean-Pierre Moueix, convinced by their unique terroir and the quality of their wine, they'll bring Petrus to a new era. They'll manage to export it. The Kennedys will fall in love with and Queen Elizabeth II will use it for her wedding. Only exceptional quality can make those achievements. Remember they didn't have a rank in the original classification of Bordeaux 1855 and it was considered as the "small" neighbor of the right bank.

Petrus produced about 30,000 bottles from 100% Merlot since 2010. There's no second wine of Petrus. All the grapes are grown to produce the best wine possible in Petrus. It's handpicked from his 11.4 hectares.

"A wondrous wine with soft and velvety tannins and a unique character of dark fruits, black olives, dark chocolate, and earth. It's a wine that can be amazing straight from the cask as just a baby wine or 50 years later as a mature red." James Suckling - one of the most influential wine critics in the world.

Nothing can really replace Petrus due to the quality of production of grape Merlot, the hill altitude, the soil blue clay for the perfect drainage, and the vision of the owner Moueix. In 200 years, Petrus managed to put them and Pomerol on a map to become today one of the best wineries in the world.

**Bobby**



About Bobby

Son of a Belgian legend, "Henry Cognac" who is well-known for his passion for cognac, wine, and bon vivant lifestyle. True to his father's legend, Bobby brings the energy! Coupled with his extensive knowledge of wines and beers, he was born in the food and beverage industry for more than 30 years, including 15 years in the wine industry in Hong Kong.

## SALE 出售

Midlevels Central & West 中半山及西半山

### Tastefully renovated apartment in Midlevels Central 中半山品味裝修住宅



3 bed, 2 bath, 1 car park

Modern apartment with an excellent internal upkeep overlooks magnificent city, Green and partial Victoria Harbour views

當代時尚住宅，裝修簇新，俯瞰壯麗城市景、翠綠景及部分維港景

Saleable 實用 1,485 s.f.

Sale 售 \$58,000,000

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 192119



### Luxurious apartment in Midlevels Central 中半山豪華單位

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



3 bed, 2 bath, 1 car park

Nicely renovated apartment with facilities and an open city view in a prime location

雅致裝修單位，連設施，飽覽開揚城市景，地段優越，可租可售

Saleable 實用 1,943 s.f.

Sale 售 \$59,000,000 / Lease 租 \$85,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 150532



Meticulous designed apartment in Midlevels Central  
 中半山精美裝修單位

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



3 bed, 3 bath, 1 car park

One of a kind apartment close to the Zoological and Botanical Gardens and Hong Kong Park  
 獨具品味裝修單位，鄰近動植物公園及香港公園

Saleable 實用 1,452 s.f.

Sale 售 \$75,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 157949



Highly sought after apartment in Midlevels West  
 西半山受歡迎住宅



4 bed, 2 bath, 1 car park

Light and airy 4-bedroom apartment with a spacious layout in quiet location  
 明亮通風四房單位，間隔寬敞，地段寧靜怡人

Saleable 實用 2,499 s.f.

Sale 售 \$78,000,000 / Lease 租 \$88,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 40118



# 古典音樂《四季》談

不論是BMG、還是Versace，都會用一首古典音樂作為它們的廣告配樂。只要美麗的小提琴聲響起，濃郁的巴洛克（Baroque）風襲人而來，很多人心裏都禁不住呢喃一句：「呀，這絃樂多美啊！在那裏聽過呢？」不必揣度，這旋律優美的樂章，正是三百多年前誕生於義大利的名作曲家韋瓦爾第（Giovanni Battista Vivaldi, 1675 - 1741）的作品，它的名字叫《四季》（義大利文Le Quattro Stagioni）。

《四季》實為《和聲與創意的嘗試》（OP.9）中的前四首，初版於1725年，乃用當時方興未艾的協奏曲式（Concerto）寫成，略近於後世的小提琴協奏曲。顧名思義，《四季》藉著四首獨立的樂曲，分別描摹春、夏、秋、冬四季的不同景色。由於其主題鮮明，形象豐富，刻畫維妙維肖，深受人們歡迎，錄音更是「不計其數」。

我們不妨將坊間數以百計的《四季》分成幾類：

第一類是古樂版。古樂版用的都是原始樂器（period instrument）。編排也盡量忠於原譜，一般都是些編制較小、十數人左右的小型樂團。

第二類是摩登大樂團版 — 樂器大都是新製的，編排是現代的，演奏風格多偏向浪漫主義（Romanticism）。這一類中的佼佼者有卡拉揚（Herbert von Karajan）、伯恩斯坦（Leonard Bernstein）、阿巴度（Claudio Abbado）等一時俊彥。這類演奏不少動用百人以上的大樂團，氣勢磅礴，很受歡迎；缺點是喪失了巴洛克音樂獨有的雅致與清新。

第三類是摩登中、小型樂團版。這可能是為數最多的一類。既沒有古樂版的古拙，也沒有大樂團版的誇張，可謂得兼二者之長。但由於樂團人數少，每位團員的水平都直接影響到整體演繹的優劣；獨奏者偶有失誤，缺點、瑕疵便無所遁形。這類型中，以馬里納（Sir Neville Martinson）領導聖馬田室樂團（Academy of St Martin in the Fields）的Argo版（414486-2）及阿約（Felix Ayo）與音樂家合奏團（I Musici）的1959年Philips錄音（416611-2）最為著名。

此外，還有最後一類，我稱之為「明星版」，因為擔任獨奏的都是星級的小提琴家。出人意料的是，這類版本的水準非常參差，好壞也見仁見智，最後竟成了「三個諸葛亮，一個臭皮匠」！而且，演繹大都帶有強烈的個人主義，將巴洛克那水乳交融、講求合作的雍容氣派破壞無餘。然而，當遇上合適的演奏者，其技巧之工、音色之美，卻足以令人神為之奪！例如大師阿卡度（Salvatore Accardo）與拿玻里獨奏家樂團的Philips版本（422065-2），用四把不同的Stradivarius名琴分別演繹四個季節，各有韻味，風格高貴，音色美不勝收，值得推薦。

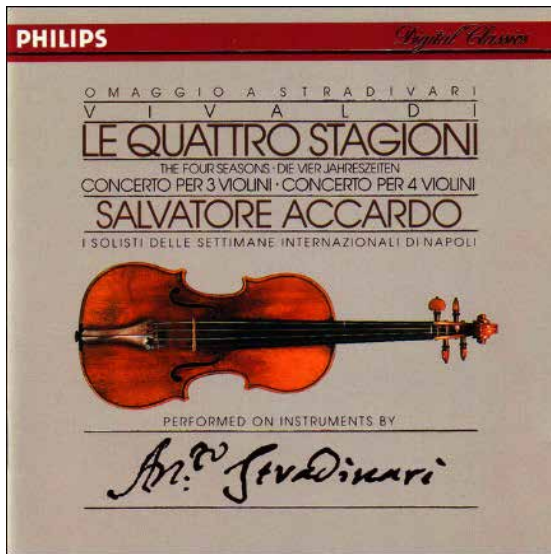
## “Le Quattro Stagioni”

Both BMG and Versace have used a piece of classical music as the soundtrack for their commercials. As long as the elegant violin plays with its rich Baroque melodies, people can't help but whisper in their hearts: "Oh, such a heavenly melody! But, where have I heard it before?" No need to speculate anymore, this elegant melody was one of the masterworks of the famous Italian composer Giovanni Battista Vivaldi (1675-1741), whilst the name of that classical music is "Four Seasons" (Le Quattro Stagioni in Italian).

"Four Seasons" is actually the first four concertos of "The Contest Between Harmony and Invention" (OP.9). It was first published in 1725 and was composed in the Concerto form, which was in the ascendant at that time and was relatively closer to violin concerto of later generations. As implied by the name of that concerto, "Four Seasons" uses four independent pieces of the concerto to depict the different scenery of the four seasons spring, summer, autumn, and winter. Because of its distinct theme, abundant images, and lifelike portrayal, making it is a very popular concerto with "countless" recordings.

We might as well divide hundreds (?) of "Four Seasons" into four categories: The first category is the ancient music version. The ancient music version uses the original period instrument, whilst the arrangement is also faithfully kept as close as possible to the original score and general also faithfully kept as close as possible to the original score and generally played by small orchestras with around a dozen musicians.





In addition, there is the final category. I named this category the "star version", due to the fact that all solo players of this version are star-rated violinists. Surprisingly, the standard of this version is rather uneven, whilst the outcome of this version is also mixed with good or bad opinions. In the end, resulting in an awkward situation of "three genius with an ignorant cobbler"! Moreover, the performance and interpretation of these concertos are congested with individualism, completely destroying the graceful harmonious, and cooperative style of the Baroque. However, when the right performers conjugate, the skill and beauty of the tone are enough to make you awestruck! For example, the Philips version (422065-2) of the maestro Salvatore Accardo and the Naples Soloist Orchestra played "Four Seasons" with four different famous Stradivarius violins to demonstrate the uniqueness of each season, all four violins delivered their own charm with noble style and beautiful timbre. Which is highly recommended.

The second category is the modern large orchestra version - most of the instruments are newly made, the arrangement has been modernized whilst the performance style tends to bias toward romanticism. The best in this category include contemporary masters such as Herbert von Karajan, Leonard Bernstein, Claudio Abbado, etc. This kind of performance is primarily conducted by large orchestras with more than 100 musicians, with majestic sound effects, and is very welcomed by audiences. Nonetheless; the downside of this version is losing of the unique elegance and freshness of Baroque music.

The third category is the modern medium and small orchestra version. This version probably represents the majority of all categories. Which would be able to stay away from the old clumsiness of ancient music as well as the exaggerated majestic sound effect of the large orchestra, which could demonstrate the strengths of both versions. However, with fewer musicians in the orchestra, the sophistication of each musician will create a direct effect on the quality of the performance; there would be nowhere to hide any occasional mistakes, shortcomings, and flaws made by the solo players. The most famous maestros of this category were the Argo version (414486-2) conducted by Sir Neville Mariner and the Academy of St Martin in the Fields, and the Philips recording (416611-2) conducted by Felix Ayo and the musical ensemble (I Musici).



作者簡介 About the author



黎廣基，南海九江人。香港大學中文系哲學碩士及哲學博士、南京大學文學院博士後研究員。在南京求學期間，從章、黃學派大師徐復受業。回港後授學於香港城市大學中國文化中心，為香港大學亞洲研究中心訪問學者。曾獲全國古文獻學獎學金一等獎及二等獎，於國內核心期刊、來源集刊發表學術論文十餘篇。2021年初出版了首部學術著作——《黎廣基古典文獻研究論集：戰國楚竹書（二）研究》。

Dr. Tommy Lai, Master & PhD of Philosophy from the University of Hong Kong, a postdoctoral researcher at the School of Liberal Arts of Nanjing University. During his study in Nanjing, he was taught by Prof. Xu Fu, a master of Zhang and Huang schools. After returning to Hong Kong, he taught at the Chinese Cultural Center of the City University of Hong Kong and was a visiting scholar at the Asian Studies Center of the University of Hong Kong.

## SALE 出售

Midlevels Central & West 中半山及西半山

### Unique duplex in Midlevels Central 中半山獨特複式單位



4 bed, 3.5 bath, 145 s.f. terrace

Luxurious duplex apartment with a private terrace overlooks fantastic panoramic views of the city  
豪華複式住宅，連私家平台，俯瞰迷人城市全景

Saleable 實用 2,392 s.f.

Sale 售 \$98,400,000

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生  
Property Search No. 物業搜尋編號 157957



### Deluxe harbour view apartment in Midlevels Central 中半山全維港奢華享受



2 bed, 1 study, 2.5 bath, 1 car park

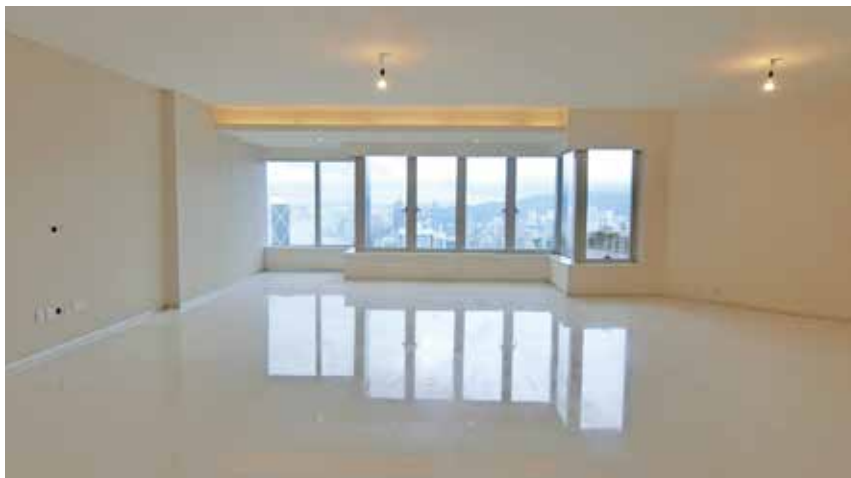
Tastefully decorated apartment with a north-facing layout and full clubhouse facilities enjoys a fantastic view of Victoria Harbour  
品味極致裝修住宅，享完善會所設施，眺望迷人維港景色，正北方向，迎接九運大宅

Saleable 實用 2,153 s.f.  
Sale 售 \$110,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐  
Property Search No. 物業搜尋編號 32333



Superb high floor unit in Midlevels Central  
中半山極高層尊貴住宅



4 bed, 2 bath, 2 car parks

Luxurious high floor 4-bedroom apartment with 2 car parks overlooks a stunning view of Victoria Harbour

奢華高層四房單位，連兩車位，維港壯麗景色盡收眼底

Saleable 實用 2,429 s.f.

Sale 售 \$120,000,000 / Lease 租 \$135,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 121479



Prestigious apartment in Midlevels Central  
中半山尊貴單位



4 bed, 3 bath, 1 car park

Generous 4-bedroom apartment with a roomy balcony enjoys a fantastic city view

偌大四房單位，連寬敞露台，眺望迷人城市景，可租可售

Saleable 實用 3,349 s.f.

Sale 售 \$145,000,000 / Lease 租 \$100,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 36391



## SALE 出售

Midlevels Central & West 中半山及西半山

### Exquisitely decorated penthouse in Midlevels West 西半山華麗頂層家居



5 bed, 5 bath, 2,282 s.f. roof, 3 car parks

Rare 5-bedroom penthouse apartment with a private rooftop and Swimming pool overlooks a magnificent Victoria Harbour view  
罕有五房頂層單位，連私家天台及游泳池，飽覽維港醉人景色

Saleable 實用 4,373 s.f.

Sale 售 \$360,000,000

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Property Search No. 物業搜尋編號 30288



### One of a kind huge duplex in Midlevels Central 中半山獨樹一幟巨型複式



6 bed, 4.5 bath, 4 car parks

Sumptuous duplex apartment enjoys sweeping harbour view  
奢華複式單位，維港美景盡收眼底

Saleable 實用 6,368 s.f.

Sale 售 Open Offer

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 179317



Victoria Harbour view apartment in Midlevels Central  
中半山維港景住宅



4 bed, 3 bath

Luxurious 4-bedroom apartment with balcony overlooks spectacular Victoria Harbour view  
奢華四房住宅，連露台，維港美景一覽無遺

Saleable 實用 2,142 s.f.

Sale 售 \$135,000,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 192699



Designer decorated apartment in Midlevels West  
西半山別具匠心住宅



4 bed, 2 bath, 1 car park

Well decorated 4-bedroom apartment with an easy access to Central  
優質裝修四房單位，毗鄰中環，交通便利

Saleable 實用 1,917 s.f.

Sale 售 \$63,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 184826



**SALE 出售**

Midlevels East & Happy Valley 東半山及跑馬地

**Rare combined unit in Midlevels East  
東半山罕有相連大單位**



10 bed, 6 bath, 4 car parks

Massive combined unit with a practical layout overlooks an open view in a renowned location  
寬敞相連大單位，間隔實用，享開揚景色，地段顯赫

Saleable 實用 4,930 s.f.

Sale 售 \$238,000,000

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 17254



**Practical apartment in Midlevels East  
東半山實用單位**

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 2 bath

Large 4-bedroom apartment with a practical layout on fringe of Causeway Bay  
偌大四房住宅，間隔實用，鄰近銅鑼灣，可租可售

Saleable 實用 2,750 s.f.

Sale 售 Open Offer / Lease 租 \$90,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 30792



## General Valuations

We carry out property valuations for diversified purposes including IPO, annual audit, mergers and acquisitions, insurance, immigration, disposal, rating / stamp duty appeal and tax computations.

### 一般估值

我們會受託提供估值報告作公司上市、審計賬目、收購合併、保險、海外移民、資產出售、差餉或印花稅上訴及其他稅務用途。



## Expert Witness and Dispute Resolution

We provide independent professional valuation advice and full narrative reports to solicitors and other clients in relation to property disputes, and can also act as an expert witness upon request.

### 專家證人和爭端調解

當物業價值遇上爭議時，我們向律師和客戶提供獨立專業估值建議和完整詳盡的報告，並在需要時在法庭充當專家證人。

## Railway Works Disturbance Claim

Retail shop operators suffer from disturbance and business loss due to railways works. The complexity of relevant compensation ordinances is often beyond the understanding of a layman. We can help unravel the perplexity of such issues.

### 滋擾補償評估

零售及飲食業往往因鐵路工程受到滋擾並引致生意損失。相關補償條例複雜繁瑣，一般人不易理解。我們熟悉法定評估工作，深刻瞭解受影響行業，協助客戶拆解難題。

## Development Consultancy

We have diverse and extensive experience in providing professional planning advice ranging from S.16 Planning Application, Lease Modification, Temporary Waiver etc

### 土地發展顧問

我們有多元化的經驗幫助客戶進行城市規劃第16條申請，更改土地契約，申請土地短期豁免書等。

## Resumption Compensation

The government and URA acquire private land for public purposes. We are well-versed with resumption-related ordinances, subsequent procedure and assessment of claim. We can assist you in quantifying losses and carrying out negotiations with the Government and URA.

### 收地損失評估

政府及市區重建局不時根據相關條例收回私人土地作公共用途。我們熟悉該等條例，收地程序及補償評估工作，能協助客戶計算損失並代表客戶進行談判。

## Compulsory Sale for Redevelopment

Under ordinance Cap.545, developers can apply to the Lands Tribunal for an order for sale of a lot when they have successfully acquired sufficient undivided shares of the lot. We can represent you to handle negotiations with developers more effectively and act as your expert witness if the case is eventually referred to the Lands Tribunal for determination.

### 強制售賣

根據香港法例第545章，若發展商成功收購土地上足夠的業權，便可向土地審裁處申請強制拍賣該土地。我們能代表小業主更有效地跟發展商商討收購價。若案件最終需提交土地審裁處裁決，我們亦可充當專家証人。

Inquiries: **Cliff Lau 劉先生** (MRICS)

查詢: 2152 4868  
cliff.lau@landscape.com

**Jack Chan 陳先生** (MHKIS, MRICS, MCIREA)  
2152 4812  
jack.chan@landscape.com



## Extremely Rare Sea View Detached House Lot

極其罕見 - 海景獨立屋地

Perfectly positioned on the corner site of the tranquil Gold Coast area, this rare detached residential lot has a resort-like environment with excellent transport links. With an extremely limited supply, it is a not-to-be-missed opportunity to acquire a precious single lot house.

Ideal for families and corporates to build the private territory, this rare single lot house is situated in a large site area with a private garden. Residents can enter to the house and private garden with a separated private direct access. The entire site area allows residents to re-build a brand new dream house. On the other hand, this residence enjoys sunset sea views over the East & South Sea.

This residential lot is conveniently located, with easy access to Hong Kong International Airport, Futian Port & Lok Ma Chau and Island The Central CBD. All the locations are about 20 minutes' drive away via NT circular road and several newly highways such as Hong Kong-Zhuhai-Macao Bridge and Ting Kau Bridge.



這罕有的獨立住宅屋地，坐落於寧靜黃金海岸的大單邊轉角位地段，環境如度假村般的世外桃源，但亦有完善的交通網絡連接。鑑於極稀有的供應，現正是一個難能可貴的機會打造一個珍貴的全獨立私屬領地。

這罕有的獨立住宅屋地包括一個大型住宅屋地和一個巨型私家花園。住戶可於整個住宅屋地內重新發展成夢寐以求的全新住宅，極適合大家庭。此外，東海和南海的壯麗景色更是盡收眼底。

此住宅屋地地理位置優越，可輕鬆前往香港國際機場、福田口岸及落馬洲及中環市中心。經新界環形路和多條新高速公路，如港珠澳大橋及汀九橋，車程僅分別約20分鐘。

\* can be sold via company shares transfer  
可以公司轉讓股份形式買賣



Extremely Rare Detached Residential Lot in Gold Coast  
黃金海岸極罕有獨立住宅屋地

Site Area 地段面積 8,261 s.f.

Max. GFA 核准批准面積 8,159 s.f.

Additional Garden Area 額外花園面積 4,958 s.f.

Sale 售 ~~\$130,000,000~~ ~~\$100,000,000~~ Negotiable

Inquiries 查詢

☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 TM-LW- S-2211



✦ 特委代理  
APPOINTED AGENT



## Contemporary style detached lot 自擁全獨立地段 - 大師打造當代建築

With magnificent greenery and sea views, this newly and modern 3,133 s.f. (saleable area) extraordinary glass detached lot house showcases the designer's taste with contemporary interior design. It offers four bedrooms (two ensuites), five bathrooms, a study room, a large entertainment area, a wine cellar, a comfortable living and dining area, a massive lawn garden with a private swimming pool.

Floor-to-ceiling sliding windows in the living and dining room allow natural sunlight and fresh air to circulate freely. The master bedroom offers a peaceful sea view. It also provides access to the huge garden, surrounded by greenery and a huge private outdoor space. On the other hand, the gated wall offers a high degree of privacy and only five minutes' walk to the beach from this detached lot house.



這簇新全獨立地段的玻璃城堡大屋實用面積廣達 3,133 平方呎，眺望怡人翠綠景色及寧謐海景，演繹大師建築風格及優雅簇新潮流時尚設計。大屋提供四間睡房（包括兩間套房）、五間浴室、舒適的客飯廳、書房、巨型影音及娛樂空間、私人酒窖。

寬敞的大型落地玻璃窗引入充足自然光和新鮮空氣，客飯廳相連巨型草地入契花園及獨立私人泳池。此外，周圍綠樹環抱加上獨立高牆大大提升大屋的私隱度，由大屋前往泳灘僅 5 分鐘步程。歡迎查詢！

✦ can be sold via company shares transfer  
可以公司轉讓股份形式買賣

A Charming Single Lot House (5 mins walk to the beach)

清水灣全新魅力型格 — 獨立地段

4 beds (2 En-suites), 5 baths, 3-4 cars

(In a convenient and quiet part of Clearwater Bay)

Saleable 實用 3,133 s.f.

Site Area 地段面積 9,569 s.f.

Sale 售 \$128,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-SS-W-2202



**SALE 出售**

Sai Kung & Clear Water Bay 西貢及清水灣

特委代理  
APPOINTED AGENT



## Flawless Elegance — Detached House 銀線灣全海 - 新穎全獨立屋

Occupying a serene location facing breathtaking sea views, this extremely rare 2-storey detached house boosts brand new decorations with perfect privacy.

Featuring traditional European architecture and a well-designed layout, this high-ceilinged house is furnished with elegant style. Outside, a spectacular open area including a large private swimming pool is a perfect place to host outdoor parties and gatherings.

這極新穎獨立屋，稀有二層氣派的全新建築，坐落於銀線灣最頂級私隱寧謐的山頂地段，享全海景及高度私隱。

非凡歐洲建築風格，設計佈局井井有條，陽光滿溢高樓底，享高雅氣派。戶外空間充裕，連私家偌大游泳池，是舉辦戶外派對和聚會的完美地方。

Extremely Rare — Newly Detached House On the peak overlooking Silverstrand

極罕有新穎獨立屋 - 居高臨下俯瞰銀線灣美景

4 bed (3 En-suite), 4 bath, private gates and garage for 4 cars

Saleable 實用 2,343 s.f.

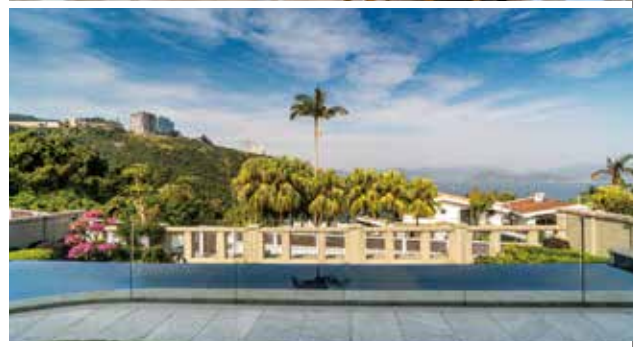
Self-owned Garden 入契花園 2,972 s.f.

Sale 售 \$148,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBSS-SP-2103

Welcome agent's inquiries 歡迎同業查詢



✦ 特委代理  
APPOINTED AGENT



## Designed to perfection — SILVERSTRAND

### 銀線灣 - 前排全海 完美唯一之選

Occupying a serene location in core Silverstrand, this magnificent dream house overlooks breathtaking and expansive panoramic sea views from every floor.

With a unique Italian colonial style, this two-story corner house includes a private access to an enormous wrap-around garden, providing a great expanding potential.

Silverstrand Beach waterfront can be reached just within a few minutes' walk from the house. Residents can enjoy swimming and sunbathing with one step closer to nature.

✦ can be sold via company shares transfer  
可以公司轉讓股份形式買賣

Silverstrand — Panoramic Full Sea View, Dream House  
銀線灣 - 珍罕非凡，家族收藏之選，一見難忘層層全海屋  
4 beds (2 En-suites), 3 bath, private terrace & garden

Saleable 實用 2,800 s.f. (平方呎) + Private enormous garden 專屬大花園

Sale 售 \$86,800,000 Upon Application 歡迎查詢

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-LW-S-2211

這夢寐以求的恢宏別墅位於銀線灣核心區的寧靜位置，層層可享壯麗而廣闊的全海景。

這矜罕的全海景崖邊別墅，具有西西里島風格獨特的臨海居停，稀有的巨型環繞式花園，提供了巨大的擴展潛力。

從這全海景別墅，通過私人通道抵達優美銀線灣海濱，住戶信步即可享受到海灘暢泳及日光浴之樂，親親大自然。



## SALE 出售

Sai Kung & Clear Water Bay 西貢及清水灣

### Expansive Full Sea View — Atop the hill above Silverstrand 銀線灣頂峰山嶺 - 層層全海獨立屋



4 beds (2 En-suites), 3 bath, private terrace & garden

An Expression of Elegance. Extremely high privacy, stylish detached house. Lofty high ceiling with floor-to-ceiling windows. Breathtaking full view of Silverstrand seaside 銀線灣頂峰，天高地利，顯赫家庭愛完美，嚴密保安名人私隱之選，獨立式超高樓底，時尚落地玻璃設計別墅，俯瞰壯麗寧謐絕美銀線灣層層全海景

Saleable 實用 1,789 s.f.

Self-owned Garden 入契花園 2,003 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property Search No. 物業搜尋編號 CWBSS-RBV-2104



### Silverstrand Sea View – Amazing Spacious Area 銀線灣全海景 - 驚喜魅力無限



4 bed, 3 bath, covered 2 cars

Enjoying full sea view of each floor. The lofty ceiling throughout with separated living and dining area. The extra family area provides ample inspiration for arranging multi-usage 銀線灣寧謐小屋苑，位置優越獨享層層廣闊全海景，罕有劇院式特高樓底，擴展空間多用途巨型空間，提供家庭可塑性靈感，花園車庫設備應有盡有

Saleable 實用 6,368 s.f.

Saleable 實用 2,252 s.f.

Sale 售 \$85,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WLVTH-2207



## Silverstrand — Panoramic Sea View, Dream House

銀線灣 — 珍藏之選，一見難忘層層全海屋



4 beds (2 En-suites), 3 bath, private terrace &amp; garden

Serene location, in “Core Silverstrand”. Small development with breathtaking full sea views for each floor. Private garden, garage & great potential  
 銀灣核心寧謐地段，永無阻擋天連海，海連天環迴全景盡覽無遺，  
 優閒簡約別墅屋苑，擁獨立花園車庫天台，優質潛力巨大，超值收藏之選

Saleable 實用 1,583 s.f.

Sale 售 \$66,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-PSS-V-2202



## Superb Accommodation Hill Top Corner House

銀線灣顯赫地段 — 居高臨下 單邊氣派別墅



4 bed, 4 bath, covered 2 cars (+2)

Exclusive residence on the top of Silverstrand. Prestigious location rare extraordinary classic house.  
 Extremely spacious layout with surprise extensive potential. Breathtaking sea view on all floors  
 銀線灣山巔最佳地利罕有出售，大單邊瑰寶別墅首選，層層盡賞廣闊蔚藍全海景，  
 寬敞佈局潛力驚人，泊多車

Saleable 實用 2,297 s.f.

Sale 售 \$78,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-PSS-V-2204



**SALE 出售**

Sai Kung & Clear Water Bay 西貢及清水灣



## Elegant retreat 高雅品味

An oasis of peace and serenity, this rare corner house boasts fantastic views overlooking the sea and mountains with a perfect privacy.

Featuring a stylish interior design with plenty of elegant wood details, this dream house has five en-suite bedrooms ideal for a large family. The lofty ceilings and floor-to-ceiling windows let ample natural light into the living area and help to create a cozy ambience. Outside, the pleasant outdoor space includes a private swimming pool and outdoor furniture, where it is a perfect place to entertain guests.

Situated in the highly sought-after Clear Water Bay area, this luxurious development offers 52 houses and 20 apartments with excellent clubhouse facilities and outstanding security management.



這矜罕珍貴的單邊海景屋位於怡人寧靜的地段，自成一隅，私隱度高，優美海景和磅礴山色盡收眼底。

大屋室內設計品味時尚，家具採用大量木製元素，並提供五間套房，適合大家庭。室內樓底極高，大型落地玻璃窗讓充足的自然光進入客廳，營造舒適的氛圍。寬敞戶外空間設有私家游泳池和額外單邊大花園，是與客人歡聚的理想地點。

這豪華的住宅屋苑位於備受追捧的清水灣地區，提供 52 間洋房和 20 間住宅，屋苑提供頂級會所設施和嚴密保安管理。

Sea View Mediterranean — Corner House with Private Pool  
尊貴高雅歐陸建築群，單邊海景私泳屋

5 bed, 5.5 bath, 1,000 s.f. self-owned garden, Garage (6+ car parks)

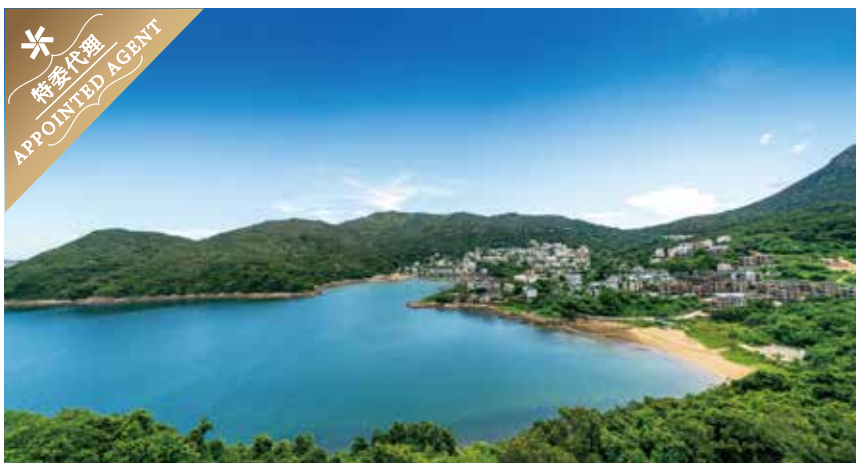
Saleable 實用 3,350 s.f. (Approx. 約)

Sale 售 \$98,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBTP-SS-2109

**Clearwater Bay — Extraordinary Development Corner House**  
**清水灣 - 地中海 私密建築群 單邊私泳池**



**5 bed (En-suite), 6 bath, private pool, corner garden & 4+ car parks**

Prestigious address, exclusive development. Mediterranean-style corner house with a spacious garden, swimming pool and sea view. Deluxe clubhouse facilities & security

歐陸菲諾港海灣情懷建築風格，自成一角外型統一宏偉，氣派顯赫大宅巨屋，臨海生活標誌前臨 遼闊海岸，嚴密保安大單邊花園，私人泳池，最佳位置董事屋

Saleable 實用 3,700 s.f. (Approx. 約)

Self-owned Garden 入契花園 2,003 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBWL-PF-2201



**In a Serene Enclave — Just off CWB Country Club**  
**優閒樂土 - 清水灣鄉村俱樂部**



**4 bed (2 Ensuites), 3.5 bath, 2 fixed cars, private terrace & garden Cosy Colonial Style**

Development: Total 12 blocks, 3-storey house with gated security. Communal swimming pool, Tennis court, Huge lawn waterfront garden, private beachside & facilities. Bright & airy in a serene enclave, with lovely green & sea views. Excellent interior  
 緊鄰清水灣鄉村俱樂部，罕有殖民地式低密度屋苑，總建12幢三層高別墅，封閉式私密保安屋苑專屬廣闊渡假海旁園林，巨型草坪泳池，草地網球場，私人海濱及設施，優雅魅力全美感裝修

Saleable 實用 2,100 s.f.

Sale 售 \$46,000,000 \$40,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WLVTH-2207



## SALE 出售

Sai Kung & Clear Water Bay 西貢及清水灣

### Rarely Detached House — Direct Waterfront 全獨立海濱別墅 - 灣畔海邊屋

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed (2 Ensuites), 4.5 bath, private terrace & garden direct access to the sea

A place of serenity awaits. Breathing in all Mother Nature has to offer. The setting is in front, with direct access to the sea. Unique detached house with modern design and charming fit-out. Inspiring architecture and resort living 鄉郊逸意全獨立屋，漁村淨土威尼斯海邊屋，揉合時尚現代風格，潮流精品建築

Saleable 實用 2,100 s.f. + Private terrace & garden 獨立花園 連接海濱

Sale 售 \$43,800,000 Negotiable 商議

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBTWK-2210



### Clearwater Bay — Rare Beachfront House 清水灣 - 層層全海 罕有灘畔屋



3 bed, 3.5 bath, 3 car parks

Abutting on the waterfront with bright & airy. Open aspect towards to the sea from each floor. Unique charming house with cozy Western living style 海濱灘畔屋，明亮通風，層層面向開揚海景，享受歐陸式輕鬆逸意休閒生活步調，精緻小品屋

Saleable 實用 2,100 s.f.

Sale 售 \$43,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WLVTH-2108







獨家代理  
SOLE AGENT

## Nestle in Nature 親親大自然

Escape to a world of luxury and tranquility at Botanica Bay, a stunning townhouse nestled in the heart of Lantau Island, Hong Kong. With easy access to the Greater Bay Area, this property offers a peaceful retreat from the hustle and bustle of city life. It only takes a few minutes' walk to Cheung Sha Beach. Boasting a saleable area of 3,575 s.f., this home is the perfect choice for families or individuals who value spacious living.

Step inside and experience the height of elegance and comfort. The property features four sumptuous ensuite bedrooms and five stylishly designed bathrooms, providing ample space for residents to relax and unwind. The living and dining area is a bright and inviting space, perfect for entertaining guests. Enjoy the serenity of the 1,369 s.f. garden and 216 s.f. terrace, or take in breathtaking views from the 1,524 s.f. roof.



Additional amenities include two balconies and a garage that comfortably takes one car. With its breathtaking views, lofty ceilings, and prime location, this townhouse is a rare gem for those who demand only the best. The property comes fully furnished, with fully equipped bathrooms and fully fitted and equipped kitchen.



大嶼山南岸是一個坐落於香港大嶼山南邊的迷人洋房屋苑，置身於此您可遠離塵囂，居住在奢華寧靜的環境中。這屋苑最適合用港珠澳前往大灣區，是遠離喧囂城市生活的寧靜之地，前往長沙泳灘僅數分鐘步程。這洋房提供3,575 平方呎的實用面積，是重視寬敞生活的家庭或卓越人士的理想選擇。

甫入屋內，即可享受極致優雅和舒適的體驗。室內提供四間豪華套房和五間設計時尚的浴室，為住戶提供可放鬆身心的充裕空間。明亮而溫馨的客飯廳，非常適合款待客人。您可在 1,369 平方呎的花園和 216 平方呎的平台區享受無與倫比的寧靜，或在 1,524 平方呎的天台飽覽醉人的景色。

其他設施包括兩露台和一個車庫。這洋房憑藉其壯麗的景色、樓底高大氣派以及優越的地理位置，是追尋完美生活人士的難得瑰寶。洋房擁有優質裝修，浴室設施齊全，廚房設備亦完善實用。

Sumptuous townhouse in Lantau Island

大嶼山奢華洋房別墅

4 bed, 5 bath, 216 s.f. terrace, 1,369 s.f. garden & 1,524 s.f. roof, 1 garage

Saleable 實用 3,575 s.f.

Sale 售 Subject to offer

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

9027 2100 Louis Wong 黃先生

Property No. 物業編號 171457



# 家居空氣水平

## Fresh Air Measurement

日常生活中，新鮮空氣對健康實在有益。不僅能潔淨肺部，還可降低心率、提振情緒、激發活力並改善消化系統功能。那麼我們該如何量度家居新鮮空氣水平？

為衡量房間或建築物內的新鮮空氣量，業界通常以每小時換氣量 (ACH) 或換氣率來計算。它所表示的是於一房間內一小時中總空氣量被完全拿走和替換之次數。在一段時間內場地空氣交換百分比取決於該場地空氣流動效率及通風方法。為了取得氣壓平衡，出風量（離開空間的空氣）和進風量（進入空間的空氣）應該相同。

以下圖表所列一般典型房間和建築物推薦之換氣量 (ACH) 以供參考：

		ACH
一般所有空間	All Spaces in General	> 4
廚房	Kitchens	15 - 60
品酒或會所區	Bar or Clubhouse Area	20 - 30
電腦房	Computer Room	15 - 20
午餐/餐廳	Lunch/ Dining Room	12 - 15
家居畫廊	Home Gallery	12 - 15
洗衣區	Laundry Area	10 - 15
浴室	Bathroom	10 - 15 (Depends)
更衣室或鞋子儲藏室	Dressing or Shoe Storage Room	6 - 10
辦公室工作區、閱覽室	Office working area, Reading Room	4
等候大廳	Waiting Lobby	4
游泳池 (室內)	Swimming Pool (Indoor)	20 - 30
保齡球區 (私人住宅)	Bowling Alley Area (Private House)	10 - 15
繪畫區、沖曬照片室	Painting Area, Photo Dark Room	10 - 15
電影室/家庭影院	Movie Room/ Home Theater	8 - 15
舞蹈室	Dance Room	6 - 9
儲物室/倉房	Storeroom / Warehouse	2
用於樓宇降溫之閣樓空間 (私人住宅)	Attic Spaces for Cooling (Private House)	12 - 15
醫療房間 (私人住宅)	Medical Private Room (Private House)	8 - 12
木器工作區 (私人住宅)	Wood-working Area (Private House)	5 - 8
車房 (私人住宅)	Garage (Private House)	4 - 6
鍋爐房 (私人住宅)	Boiler Room (Private House)	15 - 20
變壓器房 (私人住宅)	Transformer Room (Private House)	10 - 30
水泵房 (私人住宅)	Water Pump Room (Private House)	5

日常生活中，室內空氣自然地積聚大量灰塵、氣味、氣體、濕氣和其他空氣污染物。為保持室內空氣安全及良好空氣質素，需要室外新鮮空氣來稀釋這些室內污染物。許多家庭亦配備不同機械式通風系統來改善空氣流動。一些污染物來源處，如爐灶和浴室，亦安裝了可以去除污染物的特殊通風裝置。爐子上方的通風裝置將空氣帶到室外，以避免在室內做飯時引至污染物重新發散。

通風配置有助減少室內空氣污染，但並不能真正解決問題。室外空氣也會給室內帶來污染，只有了解空氣污染源頭，通風配置才可發揮最佳作用。例如避開垃圾站附近安裝提取室外新鮮空氣進氣位。

空氣以三種不同的方式進入和離開建築物：

- 門窗開啟時。
- 建築物各部分連接處的接縫、裂縫和開口，包括地板和牆壁以及窗戶和管道周圍。
- 局部通風，包括從浴室或廚房抽出空氣的風扇。

配合您的家居環境，安裝額外機械通風系統配置，加上有效設計和計算來保持良好的空氣質素，是達至合理換氣率的關鍵。

In our daily lives, fresh air is always good for health. Fresh air not only cleans your lungs, but can also lower your heart rate, boost your mood, increase energy levels, and improve digestion. So, how is fresh air measured in your building? To measure the level of fresh air-take in a room or building, air changes per hour (ACH) or air change rate is usually applied, which indicates how many times the total air volume in a room is completely removed and replaced in one hour. The percentage of an enclosure's air which is exchanged in a period depends on the airflow efficiency of the enclosure and the methods used to ventilate it. In order to achieve equilibrium pressure, the amount of return air (air leaving the space) and the amount of supply air (air entering the space) should be the same. As listed in the table on the left, some recommended air change rates (ACH) for typical rooms and buildings for reference:

Homes, like the lungs, need to breathe and to be able to ensure that fresh air comes in and dirty air goes out. The air indoors naturally builds up high levels of dust, odors, gases, moisture, and other air pollutants. To keep the air safe indoors and maintain good air quality, fresh outdoor air is needed to dilute those indoor pollutants. Windows and structural elements contribute to bringing in fresh air for homes. Many homes are equipped with mechanical systems to improve airflow. Some sources, such as stoves and bathrooms, install special venting that can remove pollutants.

Ventilation above stoves needs to carry the air outside to avoid redistributing pollutants from cooking inside the home. Ventilation helps reduce indoor air pollution, but it does not really solve the problem. Outdoor air can also bring pollution indoors as well. It can only work best by knowing the sources of air pollution. For example, to avoid taking outdoor air by fresh intake points nearby garbage.

How Fresh Air Comes into Your Home Air comes into buildings and leaves in three different ways:

- Doors and windows, whenever they are opened.
- Joints, cracks, and openings where parts of the building connect, including floors and walls and around windows and pipes.
- Spot ventilation, including fans that pull air from the bathroom or kitchen.

Maintaining good air quality through additional mechanical systems, fitting your home environment, with effective design and calculation is key for a reasonable air change rate.

#### 作者簡介 About the author

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前香港大學資訊科技服務科技顧問團智庫成員

前香港浸會大學國際學院校園設施管理委員會委員

前香港香港理工大學香港專上學院資訊科技及教學設施組成員

擁有工程及資訊科技25年以上經驗

Visiting Lecturer of the College of Professional & Continuing Education of HK PolyU

Former Learning Environment & Technology Team Lead Manager of HKU

Former Think-tank member of Technology Advisory Group of University's IT Service of HKU

Former Member of Campus Facility Management Committee of College of International Education of HKBU

Former Member of IT & Teaching Facilities Group of Hong Kong Community College of the HK PolyU

Over 25 years experiences in Engineering and Information Technology

## LEASE 出租

### Newly renovated penthouse in Midlevels East 東半山全新裝修頂層住宅



3 bed, 1 study, 3 bath, 799 s.f. roof, 1 car park

Well decorated penthouse with a large roof terrace enjoys panoramic views of the city  
優質頂層住宅，連偌大天台平台，飽覽城市醉人全景

Saleable 實用 2,545 s.f.

Lease 租 \$228,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 193758



### Highly sought after house in Shouson Hill 壽臣山受歡迎洋房



5 bed, 5 bath, 5,822 s.f. garden & 500 s.f. roof, 1 garage

Rare 5-bedroom house with an ample alfresco space in a tranquil location  
矜罕五房洋房，享充足戶外空間，地段怡人寧靜

Saleable 實用 2,556 s.f.

Lease 租 \$108,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 40393



**Low-rise duplex in Stanley**  
**赤柱低密度複式單位**



4 bed, 2.5 bath, 1,770 s.f. garden, 2 car parks

Boutique low-rise duplex with a private terrace in a quiet end of Stanley

精品低密度複式雅居，連私家平台，地段寧靜

Saleable 實用 2,554 s.f.

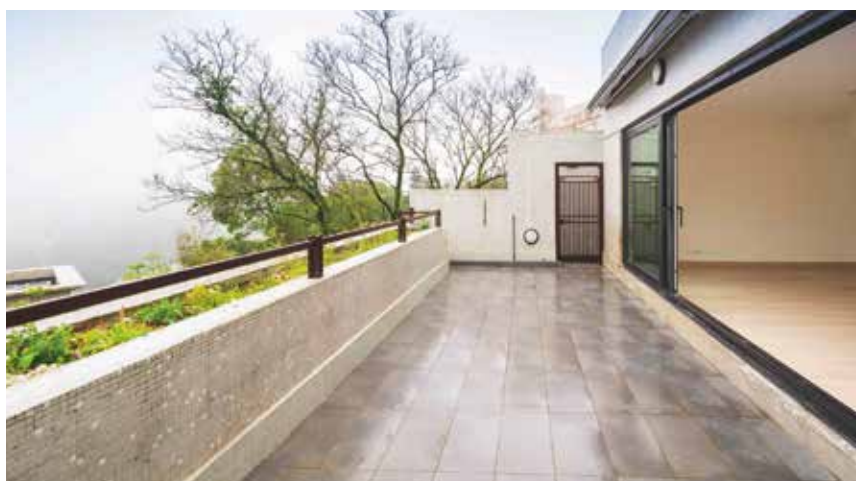
Lease 租 \$110,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 9884



**Colonial low-rise apartment at The Peak**  
**山頂英式低密度住宅**



3 bed, 2.5 bath, 492 s.f. garden, 1 car park

Colonial style low-rise 3-bedroom apartment in a prestigious location

英式低密度三房住宅，地段顯赫尊貴

Saleable 實用 2,309 s.f.

Lease 租 \$120,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 165610



## LEASE 出租

### Garden house in Tai Tam 大潭花園洋房

✦ can be sold via company shares transfer 可以公司轉讓股份形式買賣



4 bed, 3.5 bath, 379 s.f. terrace, 584 s.f. garden & 309 s.f. roof, 2 garage

Waterfront garden house with a good condition and comprehensive clubhouse facilities  
臨海花園洋房，裝修簇新，享完善會所設施，可租可售

Saleable 實用 2,623 s.f.

Lease 租 Open offer / Sale 售 Open Offer

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 19701



### Sea view apartment in Tai Tam 大潭海景單位



4 bed, 2.5 bath, 2 car parks

Lovely 4-bedroom mid-rise apartment enjoys spectacular sea view,  
for sale with 2 car parks and for lease with 1 car park  
別緻四房中密度單位，飽覽優美海景，出售連兩個車位，出租連一個車位，可租可售

Saleable 實用 1,824 s.f.

Lease 租 \$110,000 incl. / Sale 售 \$68,000,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 13980



Garden house at The Peak  
山頂花園洋房



3 bed, 2.5 bath, 821 s.f. garden, 1 garage

Grand 3-bedroom garden house in a nice condition overlooks a stunning view of Southside area

豪華三房花園洋房，配以雅致裝修，俯瞰壯麗南區景色

Saleable 實用 1,690 s.f.

Lease 租 \$150,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 47411



Well decorated duplex in Repulse Bay  
淺水灣優質裝修複式



3 bed, 3.5 bath, 2,230 s.f. garden, 2 car parks

Spacious duplex with floor-to-ceiling windows and a private garden enjoys a breathtaking sea view

寬敞複式住宅，連落地玻璃窗及私家大花園，壯麗海景一覽無遺

Saleable 實用 2,691 s.f.

Lease 租 \$150,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 17627



## LEASE 出租

### Rare apartment in Midlevels East 東半山矜罕單位



4 bed, 4.5 bath, 1 car park

Upscale 4-ensuite apartment ideal for a large family enjoys sweeping views

優質四套房住宅，適合大家庭，坐擁遼闊美景

Saleable 實用 2,094 s.f.

Sale 租 \$185,000 excl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 182002



### Meticulously designed apartment in Midlevels West 西半山高雅裝修住宅



4 bed, 5 bath, 1 car park

Light and airy 4-ensuite apartment with full clubhouse facilities

Enjoys an open city view in a prominent location

明亮通風四套房住宅，享完善會所設施，眺望開揚城市景，地段優越

Saleable 實用 2,286 s.f.

Lease 租 \$170,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 175642





Magnificent townhouse in Repulse Bay  
淺水灣華麗洋房



4 bed, 3 bath, 2 car parks

Garden 4-bedroom townhouse with a stunning sea view in a tranquil location

四房花園洋房，眺望優美海景，地段清幽恬靜

Saleable 實用 2,526 s.f.

Lease 租 \$180,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 49626



Stylish house at The Peak  
山頂品味設計洋房



5 bed, 3.5 bath, 1 garage

Rare family house with lofty ceilings and a private roof enjoys stunning views of Southside

罕有家庭式洋房，享高樓底及私家天台，飽覽壯麗南區景色

Saleable 實用 3,767 s.f.

Lease 租 \$200,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 12480



## LEASE 出租

### Rare apartment in Deep Water Bay 深水灣罕有住宅



4 bed, 3.5 bath, 1 car park

Large 4-bedroom apartment with full facilities in a serene yet verdant location

位於寧靜翠綠地段，寬敞四房住宅，連完善設施

Saleable 實用 2,865 s.f.

Lease 租 \$230,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 189190



### Grand harbour view apartment in Midlevels Central 中半山維港景單位



4 bed, 3 bath, 2 car parks

Massive 4-bedroom apartment with floor-to-ceiling windows overlooks a sublime Victoria Harbour view

寬敞四房單位，連落地大玻璃窗，俯瞰壯麗維港景

Saleable 實用 3,738 s.f.

Lease 租 \$250,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 108704



Modern duplex apartment at the Peak  
山頂時尚複式住宅



4 bed, 4.5 bath, 239 s.f. terrace, 2 car parks

One of a kind duplex with a private terrace overlooks an amazing view of Southside area  
獨樹一幟複式住宅，連私家平台，飽覽南區優美景色

Saleable 實用 3,074 s.f.

Lease 租 \$287,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 160082



Victoria Harbour view apartment at The Peak  
山頂維港景住宅



3 bed, 3 bath, 1 car park

Superb apartment with full clubhouse facilities overlooks a sublime view of Victoria Harbour  
奢華住宅，連完善會所設施，俯瞰維港優美景色

Saleable 實用 2,665 s.f.

Lease 租 \$290,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 21589



Magnificent modern house at The Peak  
山頂氣派時尚洋房大宅



3 bed, 3.5 bath, 2,227 s.f. garden & 1,013 s.f. roof, 3 car parks

Enormous house with massive floor-to-ceiling windows and Ample alfresco space enjoys a bird's eye view of Victoria Harbour  
巨型洋房大宅，連寬闊落地大玻璃窗及充足戶外空間，鳥瞰維港美景  
Saleable 實用 3,204 s.f.  
Lease 租 \$350,000 incl.  
Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐  
Property Search No. 物業搜尋編號 106650



Waterfront single lot in Stanley  
赤柱臨海屋地



5 bed, 1 study, 2.5 bath, 3,508 s.f. garden & 1,513 s.f. roof, 4-6 car parks

Waterfront single house with a private swimming pool, a huge garage and A private gate overlooks a stunning sea view  
臨海獨立屋，連私家游泳池、特大車庫及私家大閘，  
度假屋首選，環境寧靜，仿如置身異國，可泊四至六車  
Site Area 地盤面積 7,840 s.f.  
Saleable 實用 5,134 s.f.  
Lease 租 \$380,000 incl.  
Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐  
Property Search No. 物業搜尋編號 13717



**Exclusive Peak house with private pool**  
**獨樹一幟山頂洋房連私家泳池**



4 bed, 4.5 bath, 96 s.f. terrace, 1,898 s.f. garden & 254 s.f. roof, 2 car parks

One of a kind 4-ensuite house with a private swimming pool and garden terraces in a renowned location

獨樹一幟四套房洋房，連私家游泳池及平台花園，地段尊貴

Saleable 實用 4,715 s.f.

Lease 租 \$400,000 excl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 65461



**Unique penthouse unit in Midlevels Central**  
**中半山特色頂層**



4 bed, 4.5 bath, 788 s.f. terrace, 2 car parks

Extraordinary penthouse with a huge private terrace and Roof overlooks a breathtaking view of Victoria Harbour

非凡頂層住宅，連巨大私家平台和天台，俯瞰維港壯麗景色

Saleable 實用 3,731 s.f.

Lease 租 \$480,000 excl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 11675



## LEASE 出租

### Highly sought after penthouse in Midlevels East 東半山受歡迎頂層住宅



4 bed, 1 study, 4.5 bath, 2 car parks

Superb and contemporary penthouse overlooks sublime harbour and city skylines

華麗時尚頂層住宅，俯瞰優美維港及城市璀璨景色

Saleable 實用 5,348 s.f.

Lease 租 \$500,000 incl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 168583



### Extravagant apartment in Midlevels Central 中半山奢華住宅



5 bed, 4.5 bath, 2 car parks

Generous 5-bedroom apartment with a fantastic harbour view

偌大五房單位，眺望迷人海景

Saleable 實用 4,715 s.f.

Lease 租 \$500,000 excl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 20870



Luxurious house in Deep Water Bay  
深水灣尊貴洋房



4 bed, 3 bath, 197 s.f. terrace, 675 s.f. garden & 621 s.f. roof, 1 garage

Exceptional house with a private lift overlooks a breathtaking view of Deep Water Bay

別具一格顯赫洋房，連私家升降機，俯瞰深水灣壯麗海景

Saleable 實用 3,030 s.f.

Lease 租 \$320,000 excl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 206529



Sumptuous detached house at The Peak  
山頂豪華洋房



6 bed, 7.5 bath, 1 study, 597 s.f. terrace, 1,245 s.f. garden & 630 s.f. roof, 1 garage (4 cars)

Extraordinary 6-ensuite garden house with a private swimming pool and

sufficient outdoor area enjoys a breathtaking Southside sea view

非凡六套房花園洋房，提供私家游泳池及充足戶外空間，壯麗南區海景一覽無遺

Saleable 實用 5,703 s.f.

Lease 租 \$550,000 incl.

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 160078





## 如何購買英國商業物業

英國商業物業較住宅能提供更長、更穩定和更高的租金回報；卻可以比住宅更容易管理。但如何入手？有哪些事項要注意？英國與香港市場的分別在哪裡？由豐富實戰經驗的皇家特許測量師提供免費一對一諮詢。

Commercial properties in the UK provide opportunities for overseas investors with long, stable rental income and higher yields than residential properties; still they can be easier to manage than residential. But how to invest? What do you need to know before purchase? What are the differences between UK and HK markets? We are pleased to provide free, one-to-one consultation.



## Newly developed, single-let office investment in London

倫敦新建辦公室，單一租戶

- Situated in Vauxhall, one of London's most vibrant submarkets with an excellent transport connectivity
- Comprising 7,601 sq ft Grade A office space over part-ground and first floors, with spectacular views across the River Thames
- Single-let to National Schizophrenia Fellowship at a rent of £403,052.5 p.a. expiring in 2031
- Virtual freehold
- 位於沃克斯豪爾，倫敦最具活力的市場之一，交通便利
- 物業包括 7,601 平方呎的甲級辦公空間，位於部分地面層和一樓，遠眺泰晤士河的壯麗景色
- 由National Schizophrenia Fellowship單一承租，年租金403,052.5英鎊，2031年到期
- 近乎永久業權

**Guide Price** £5,820,000  
指標價

**Net Yield** c. 6.4%  
淨收益率

Property No. 6933

**ENQUIRIES 查詢**  
WhatsApp  2152 4888 KS Koh 許先生 ks.koh@landscape.com





## Prominent double-fronted building on Farringdon Street London

倫敦市中心優質大單邊商廈

- Located in a prime business district with a diverse high profile global occupier pool, benefitting from numerous redevelopment and regeneration projects
- Attractive warehouse style mixed use building comprising 21,826 sq ft office and retail arranged over lower ground, ground and five upper floors
- Two office and three retail tenants providing a total passing rent of £938,325 per annum
- Freehold
- 位於擁有眾多高知名度跨國租戶地段的主要商業區，受益於眾多重建和基建項目
- 迷人倉庫式風格的混合用途建築，包括 21,826 平方呎的辦公和零售空間，分佈在地下一層、地面層和五層上層
- 分別由兩個辦公室和三個零售租戶承租，年租金收入 938,325 英鎊
- 永久業權

**Guide Price** £17,500,000  
指標價

**Net Yield** c. 5.0%  
淨收益率

Property No. 5115

**ENQUIRIES 查詢**  
WhatsApp  2152 4888 KS Koh 許先生 ks.koh@landscape.com



### Pub & restaurant in Hammersmith, London 倫敦Hammersmith餐廳酒吧

- Located on the main high street in Hammersmith, an established busy and affluent centre in West London
- Totalling 6,977 sq ft arranged over basement and ground floor
- Single-let to JD Wetherspoon Plc at a rent of £169,500 p.a. with 13 years unexpired
- Long leasehold
- 位於漢默史密斯的主要商業街，這一直是倫敦西部一個繁忙而富裕的中心
- 地庫和地面層總面積為 6,977 平方呎
- 由JD Wetherspoon Plc單一承租，年租金169,500 英鎊，尚餘13年租期
- 長期租賃權

**Guide Price** £2,500,000  
指標價

**Net Yield** c. 6.3%  
淨收益率

Property No. 4626



### Superb coffee shop/fast food close to Oxford Street London 靠近倫敦牛津街的頂級咖啡廳/快餐店

- Popular chain coffee and fast food shops within 2-minute walk from Oxford Circus station
- Well configured modern retail units providing 5,418 sq ft arranged over basement and ground floor
- Let to Costa Ltd and Itsu Ltd at a total passing rent of £264,998
- Virtual freehold
- 位處一流的咖啡店和外賣美食店，距離牛津圓環站 2 分鐘步程
- 配置完善的零售鋪位，面積 5,418 平方呎，分佈於地庫和地面層
- 由Costa Ltd 和 Itsu Ltd承租，年租金收入 264,998 英鎊
- 近乎永久業權

**Guide Price** £4,240,000  
指標價

**Net Yield** c. 5.8%  
淨收益率

Property No. 1572

**ENQUIRIES 查詢**  
WhatsApp  2152 4888 KS Koh 許先生 ks.koh@landscape.com



### Long let convenience food store in London 倫敦長租約連鎖便利食品店

- Situated in a prominent location in northeast London
- Well configured 3,864 sq ft store arranged over ground floor and basement
- Single-let to Co-Operative Group Food Limited at a rent of £80,000 p.a. until 2033
- Virtual freehold
- 位於倫敦東北的優越位置
- 配置良好的 3,864 平方呎商店，提供地面層和地庫
- 由Co-Operative Group Food Limited單一承租至2033年，現年租金80,000 英鎊
- 近乎永久業權

**Guide Price** £1,400,000  
指標價

**Net Yield** c. 5.3%  
淨收益率

Property No. 7136



### London Foodstore Investment Opportunity 倫敦食品便利店投資

- Prominent location in a highly densely populated residential catchment area of Rotherhithe
- Comprising of 4,110 sq ft over ground floor of a newly developed building
- Single-let to Co-operative Group Food Ltd at a rent of £70,000 p.a. until 2033
- Virtual Freehold
- 位於倫敦Rotherhithe 人口高密度住宅區的優越位置
- 地面層提供 4,110 平方呎
- 由Co-operative Group Food Ltd單一承租至2033年，現年租金 70,000 英鎊
- 近乎永久業權

**Guide Price** £1,450,000  
指標價

**Net Yield** c. 5.2%  
淨收益率

Property No. 2770

**ENQUIRIES 查詢**

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## London long-income investment opportunity 大倫敦長期收益投資機會

- Situated in a prime location of Kidbrooke within Kidbrooke Village, with an excellent connectivity to major road networks and direct trains to Central London
- Comprising 24,698 sq ft retail accommodation arranged over ground floor of a newly developed housing estate (5,200 units)
- Fully-let to excellent tenants including Sainsbury's, Starbucks and Pure Gym at a total passing rent of £493,172 p.a.
- Virtual freehold
- 位於 Kidbrooke Village 的黃金地段，連接主要公路網絡，提供直達倫敦市中心的火車，交通便利
- 地面層面積 24,698 平方呎，新建住宅屋苑 (共 5,200 戶)
- 全數租出，年租金收入 493,172 英鎊
- 近乎永久業權

**Guide Price** £8,600,000  
指標價

**Net Yield** c. 5.4%  
淨收益率

Property No. 1237



## City of London office in prime location 倫敦金融城中心商廈

- Prime City core location close to Monument Station and Bank Station
- Attractive art-deco building providing 39,013 sq ft of office and retail accommodation, including a self-contained office building of 1,759 sq ft
- Multi-let at a total passing rent of £1,973,432 p.a.
- Significant potential to upgrade and enhance value
- Freehold
- 優越的金融城核心位置，鄰近地鐵 Monument 站和 Bank 站
- 迷人的 Art Deco 藝術裝飾建築，提供 39,013 平方呎的辦公、零售空間，包括一棟 1,759 平方呎的獨立辦公樓
- 由多個租戶承租，年租金 1,973,432 英鎊
- 永久業權

**Guide Price** £31,000,000  
指標價

**Net Yield** c. 6%  
淨收益率

Property No. 7026

ENQUIRIES 查詢

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