

The Key

大宅[®]

Select deluxe homes

Volume 80 AUGUST 2011



IN TOUCH
WITH NATURE

何為家...



中國西安，秦嶺北麓，漢上林苑故址之上，一座足以傳世的家宅。
 倚秦嶺之勢，北瞰秦川，東望紫閣峰，西臨太平河，
 歷時五年，六十多位祖傳手工藝匠人，
 于三百畝林溪坡地之上，精心打磨三十五席純手工院落，
 引天然溫泉，山水園林布局，東方古韵盎然。
 以家園情懷，縱橫天下，今回歸此間，心駐為家……

... 吾心安處！



西園院子

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開發商：陝西嘉友軒置業有限公司 | 物業/營銷顧問：美倫物業管理(上海)有限公司 | 品牌策劃諮詢：迪卡品牌策劃諮詢(上海)有限公司





GOODWOOD PARK

BY THE LEGENDS OF BEAS RIVER



Please call Isabella at 2721 8388 for private viewing appointment
Address: 138 Hang Tau Road, Kwu Tung (next to Hong Kong Jockey Club)
Website: www.goodwoodpark.hk

KeyWords

“Bureaucracy defends the status quo long past the time when the quo has lost its status”
「官僚政府總是維持那些早已成為過去的現狀。」

Laurence J Peter (1919 - 1988), US educator & writer
美國教育家兼作家勞倫斯彼得 (1919-1988)

KeyNotes

Unauthorised structures 僭建風雲

Unauthorised structures in Hong Kong have become an epidemic as a result of the government's lack of law enforcement. The Building Regulations have explicit rules governing building works in Hong Kong, and there are almost no ambiguities after numerous amendments and updates over the past decades. The proliferation of unauthorised buildings works has its root in a combination of physical, cultural, economical and legal causes.

All this stems from the relevant government departments' ineptitude in enforcing the regulations. The Buildings Department normally does not carry out actions until a formal complaint on an unauthorised structure is received. When such structures are confirmed to be building works needing sanctions, the department issues a demolition order and has it registered against the property title. No further action is taken even though it is stipulated that the government will take initiative to carry out the demolition and recover the cost from the owner if they do not comply with the order within a certain period of time. Very seldom does government demolition take place. As a result, owners can continue to 'enjoy' this benefit of increasing the value of their property.

僭建物在香港隨處可見，皆因政府執法不力。建築條例已詳細列明監管香港建築物的規條，而經過過去數十年無數次的修定更新後，幾乎無任何含糊之處。僭建物情況蔓延加劇，根源由多方面構成，包括地理環境、文化、經濟與法律。

這一切都源於政府有關部門的執法不力。屋宇署一般在接獲正式投訴前，都不會對僭建物採取任何行動。僭建物經確認需要清拆時，屋宇署便會發出清拆令並將清拆令登記在業權紀錄上（俗稱「釘契」）。雖然清拆令一般都有規定，若業主在一段時間後仍未履行清拆令，政府便可以主動清拆並向業主追討費用，但政府極少採取進一步行動。政府出手清拆的實例是鱗毛鳳角。結果，業主能繼續「享用」因僭建而帶來的價值。

K.S. Koh
ks-koh@landscape.com

(The above is an excerpt from Market Watch on www.landscape.com. Read the full article at Market Watch, www.landscape.com/marketwatch)
(以上內容節錄於領域網站內的市場觀察，如欲觀看全文，請登上網址：www.landscape.com/marketwatch)

Monthly HIGHLIGHTS 每月精選



- 07 South Bay Palace
淺水灣 南灣御苑
- 19 Chantilly
東半山 嘉柏薈
- 22 7-11 Cape Road
春坎角 環角道7-11號

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怎樣在《大宅》刊登您的出售／出租物業？

If you would like to see your property listed in The Key in the next issue, you may call Loretta Lui at 3102 4818 or visit us at www.landscape.com/sell_let. Or you may simply fill out the space below and fax to us at 2866 0015. 如果您想將出售／出租物業刊登於大宅，可致電3102 4818與呂小姐聯絡，或登上 www.landscape.com/sell_let。或者您可以填寫下面的表格傳真至2866 0015。

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.
我們的大宅專員會馬上與您聯絡

Published and distributed by

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Member of:



The total average net circulation is
61,238 copies (April to June 2011)
香港出版銷數公證會核實每期平均發行量
為61,238本 (2011年4月至6月)

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親親大自然 IN TOUCH WITH NATURE

Photography: Daniel Tam

Situated in the tranquil South Bay Close in Repulse Bay, this 1,780 sq-ft apartment is designed in comfortable earth tones, with the theme carried through via elements of nature such as flower petals and pebbles used as decorations.

Best appreciated in the combined living and dining room and master bedroom, floor-to-ceiling windows provide spectacular mountain and sea views and allow natural light to flood the spaces.

Upon entering the residence, a display of family photos line up on one side to greet visitors, with a kitchen on the other side. There, modern appliances by Miele are featured, with a maid's room (ensuite) at one end. Storage space and rooms such as the master bedroom (ensuite) and bathroom are skillfully tucked behind walls and mirrors to create a sleek, streamlined space and feel to the residence.

The three-bedroom apartment faces an international school with public transit nearby. Ideal for families, South Bay Palace is equipped with facilities such as a children's playground, an indoor play area, sauna, swimming pools and a gym. The beach is also only minutes away.

這個1,780平方呎的公寓位於淺水灣恬靜的南灣坊，一室舒適溫暖的褐色色調，並以花瓣與小石等自然物料點綴，盡顯天然主題。

全間公寓由多個落地玻璃窗包圍，尤其是客飯廳及主人睡房，既陽光充沛，又享有迷人的山景與海景。

甫進家門，便發現一旁擺放多張溫馨家庭照，而另一側則是廚房。廚房選用Miele美諾現代電器，一端是工人套房。主人套房、浴室以至貯物空間，全都巧妙隱藏於牆後或鏡後，營造既時尚又流暢的居住空間。

公寓設有三間睡房，鄰近國際學校及公共交通設施。南灣御苑設有兒童遊樂場、室內遊樂區、桑拿浴室、游泳池與健身室等設施，附近更有沙灘，絕對是家庭的心水之選。



South Bay Palace 南灣御苑
25-31 South Bay Close, Repulse Bay
淺水灣南灣坊25-31號

1,780 s.f.
HK\$36.8M

9080 6686 Teresa Lau 劉小姐
www.landscape.com/99655.htm

可普通話



All Fit Garden

20-22 Bonham Road, Midlevels West

Cozy duplex apartment with open terrace

迷人複式住宅，連開放式平台

989 s.f. (plus 140 s.f. terrace)

\$16M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/150666.htm

西半山百合苑

可普通話



Greenville Gardens

15 Shiu Fai Terrace, Midlevels East

Nicely decorated practical 3-bedroom apartment with green view

靚裝修三房單位，間隔實用，享翠綠景色

1,350 s.f.

\$17.88M

☎ 9551 1077 Walker Lam 林先生
🌐 www.landscape.com/108094.htm

東半山嘉苑

可普通話



New Haven Court

1-11 Wilson Road, Jardine's Lookout

Well decorated colonial style apartment with open city view in Jardine's Lookout

渣甸山雅緻裝修英式住宅，享開揚城市景觀

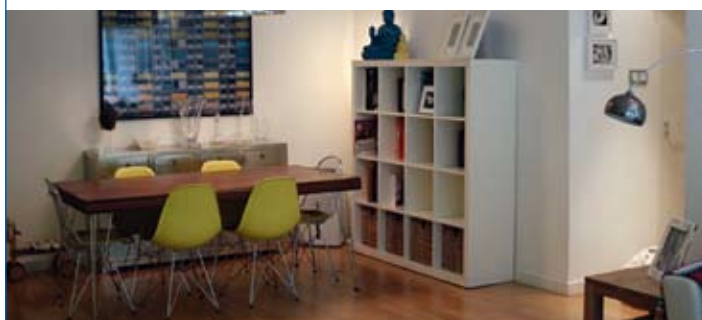
1,800 s.f.

\$32M

☎ 6183 8339 Carman Szeto 司徒小姐
🌐 www.landscape.com/39344.htm

渣甸山
衛信道一二號

可普通話



Medallion Heights

45 Conduit Road, Midlevels West

Tastefully decorated 3-bedroom penthouse with roof enjoy open green view in tranquil location

雅致裝修三房頂層住宅，連天台，享開揚翠綠景色，清幽怡人

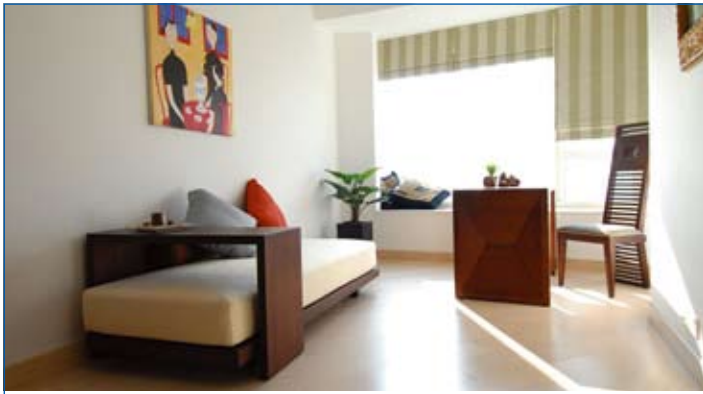
2,280 s.f. (plus 1,500 s.f. roof)

\$38M also for lease \$110K.

☎ 9138 1621 Teresa Fung 馮小姐
🌐 www.landscape.com/135947.htm

西半山金徽閣





Masterpiece

18 Hanoi Road, Tsim Sha Tsui

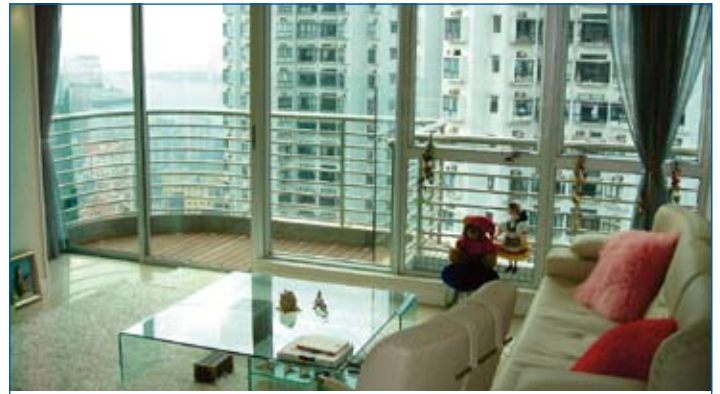
New iconic building in Tsim Sha Tsui with sweeping harbour view
尖沙咀全新特式住宅大廈，享遼闊維港美景，可租可售

1,570 s.f.

\$39M also for lease \$60K incl.

📞 9229 2396 Elaine Chow 周小姐
🌐 www.landscape.com/125282.htm

尖沙咀名鑄



Grand Deco Tower

26 Tai Hang Road, Midlevels East

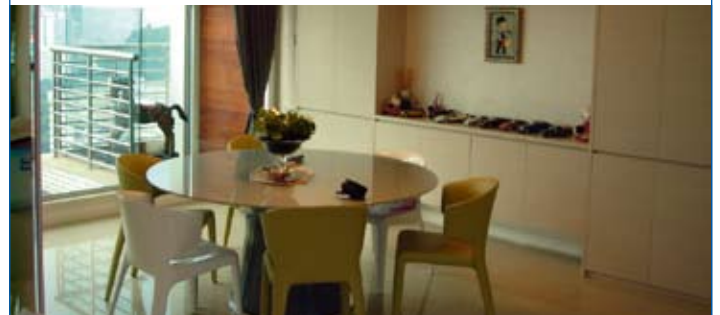
Unique triplex penthouse with private roof garden
雅致三複式頂層住宅，連私家天台

3,308 s.f. (plus 477 s.f. roof and 168 s.f. terrace)

\$56M

📞 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/103305.htm

東半山帝后臺



Tregunter Tower 3

14 Tregunter Path, Midlevels Central

Luxurious duplex apartment with full clubhouse facilities
overlooking the harbour

豪華複式住宅，連完善住客會所設施，俯瞰維港美景，可租可售

3,639 s.f.

\$82M also for lease \$150K incl. Sole Agent 獨家代理

📞 6838 2929 Mark Mak 麥先生 and 6183 8388 Chris Law 羅先生
🌐 www.landscape.com/3950.htm

中半山
地利根德閣3座



The Arch

1 Austin Road West, Tsim Sha Tsui

Breathtaking Victoria Harbour view with brand new
deluxe renovation

舒適維港景住宅，尊享全新豪華靚裝修

3,465 s.f.

Open Offer Sole Agent 獨家代理

📞 9833 9509 Michelle Chung 鍾小姐
🌐 www.landscape.com/51892.htm

尖沙咀
凱旋門



可普通話



Baguio Villa

550-555 Victoria Road, Pokfulam
Spacious 2-bedroom apartment in fully equipped estate
間隔寬敞兩房住宅，屋苑配套齊全

1,135 s.f.
\$13.5M

📞 9229 2396 Elaine Chow 周小姐
🌐 www.landscape.com/56102.htm

薄扶林 碧瑤灣



Regent Palisades

43 Bisney Road, Pokfulam
Newly renovated low-rise flat with huge private roof terrace in quiet neighbourhood
全新裝修低密度住宅，連大天台，環境清幽怡人

1,513 s.f. (plus 905 s.f. roof)
\$19.5M

📞 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/109888.htm

薄扶林 帝柏園



18-24 Bisney Road, Pokfulam

Low-rise 2-bedroom unit with private roof for sale in Pokfulam
薄扶林低密度兩房住宅，連私家天台

1,500 s.f. (plus 1,500 s.f. roof)
\$20.5M

📞 9088 4666 Yvonne Chang 鄭小姐
🌐 www.landscape.com/83518.htm

薄扶林 碧瑤灣 18-24號



Pokfulam Court

94 Pok Fu Lam Road, Pokfulam
Practical 3-bedroom apartment with big balcony overlooking harbour view
間隔實用三房單位，連大陽臺，俯瞰維港美景

1,800 s.f.
\$23M

📞 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/83034.htm

薄扶林 碧林閣



Residence Bel-Air

Bel-Air Avenue, Pokfulam
3-bedroom sea view apartment in Bel-Air
貝沙灣三房海景住宅出售

1,469 s.f.
\$23.5M

📞 9229 2396 Elaine Chow 周小姐
🌐 www.landscape.com/121951.htm

薄扶林 貝沙灣



Villa Piubello

1-7 Cape Drive, Chung Hom Kok
3-bedroom flat with tranquil sea view in a low-rise building
春坎角三房低密度平房，環境寧靜，尊享海景

1,800 s.f.
\$25.5M

📞 6183 8388 Chris Law 羅先生
🌐 www.landscape.com/113946.htm

春坎角 環角徑1-7號



Scenic Villas

2-28 Scenic Villa Drive, Pokfulam
High efficiency 4-bedroom flat with large balcony and facilities
高層實用四房單位，連特大陽臺及完善住客設施

2,194 s.f.
\$25.5M

📞 9348 4118 Rowena Siu 蕭小姐
🌐 www.landscape.com/49798.htm

薄扶林 美景臺



La Mer

67-71 Bisney Road, Pokfulam
Newly renovated 4-bedroom low-rise with full sea view
全新裝修四房低密度住宅，觀賞全海景

2,063 s.f.
\$29.8M

Sole Agent 獨家代理

📞 9088 4666 Yvonne Chang 鄭小姐
🌐 www.landscape.com/108873.htm

薄扶林 浪頤居



Hillgrove

18 Cape Drive, Chung Hom Kok
Unique sea view low-rise in tranquil Chung Hom Kok
春坎角獨特海景低密度住宅，環境寧靜，可租可售

2,200 s.f.
\$34M also for lease \$75K incl.

📞 9093 3381 Stephen Chan 陳先生
🌐 www.landscape.com/31954.htm

春坎角 壁如花園



Bauhinia Gardens

42 Chung Hom Kok Road, Chung Hom Kok
Low-rise 3-bedroom apartment enjoying green and sea view
低密度三房住宅，尊享翠綠景色及海景，可租可售

1,600 s.f. (plus 1,190 s.f. roof)
\$39M also for lease \$78K incl.

📞 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/34206.htm

春坎角 紫荊園



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Fax : (852) 2808 2800

WWW.FARRINGTONINTERIORS.COM



Villa Helvetia

69 Repulse Bay Road, Repulse Bay
Nicely renovated 3-bedroom low-rise apartment in Repulse Bay
淺水灣罕有低密度三房住宅，雅致裝修，可租可售

淺水灣雲濤別墅

2,200 s.f.
\$54M also for lease \$120K incl.

☎ 6183 8388 Chris Law 羅先生
🌐 www.landscape.com/35716.htm



Celestial Garden

5 Repulse Bay Road, Repulse Bay
Popular 4-bedroom sea view flat on upper Repulse Bay Road
淺水灣道頭段受歡迎四房海景住宅

淺水灣詩禮花園

2,375 s.f.
\$61M

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/4127.htm



Stanley Court

9 Stanley Mound Road, Stanley
Garden townhouse close to Stanley Main Beach and market
赤柱花園大屋，鄰近赤柱海灘及市集

赤柱海灣園

2,889 s.f. (plus 1,075 s.f. garden and 552 s.f. roof)
\$62M

☎ 9107 3891 Mavis Wu 吳小姐 **可普通話**
🌐 www.landscape.com/136248.htm



Residence Bel-Air

28 Bel-Air Avenue, Pokfulam
High ceiling penthouse duplex unit with large private roof
高樓底頂層複式住宅，連特大私家天台

薄扶林貝沙灣

2,698 s.f. (plus 1,117 s.f. roof and 65 s.f. terrace)
\$68M

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/137427.htm



Barker Villa

41 Barker Road, The Peak
Nicely renovated apartment with full harbour view
雅致裝修住宅，尊享全維港景色，可租可售

山頂柏架別墅

1,650 s.f.
\$68M also for lease \$70K incl.

☎ 9199 0672 David Leung 梁先生
🌐 www.landscape.com/15818.htm



Repulse Bay Towers

119A Repulse Bay Road, Repulse Bay
Renowned 4-bedroom duplex with view of Repulse Bay Beach
新裝修四房複式住宅，俯瞰淺水灣海灘景觀，可租可售

淺水灣保華大廈

3,100 s.f.
\$68M also for lease \$120K incl.

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/4270.htm



Guildford Court

5 Guildford Road, The Peak
Well decorated 3-bedroom apartment in lower Peak
山頂雅致裝修三房住宅，罕有放盤

山頂喬福道5號

2,500 s.f.
\$69M

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/30026.htm



Woodbury Court

137 Pok Fu Lam Road, Pokfulam
Designer decorated duplex 4-bedroom apartment enjoying fantastic sea view
設計師精心設計四房複式住宅，享遠闊海景

薄扶林嘉林閣

2,968 s.f.
\$70M

☎ 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/102055.htm



Repulse Bay Towers

119A Repulse Bay Road, Repulse Bay
Spacious 4-bedroom duplex with full view of Repulse Bay Beach
寬敞四房複式單位，尊享淺水灣海灘全景

淺水灣保華大廈

3,300 s.f.
\$75M

☎ 9833 9509 Michelle Chung 鍾小姐 **可普通話**
🌐 www.landscape.com/105931.htm



Twin Brook

43 Repulse Bay Road, Repulse Bay
4-bedroom apartment with sea view in prime location
四房海景住宅，欣賞美麗海景，地段顯赫，可租可售

淺水灣雙溪

2,700 s.f.
\$76M also for lease \$128K

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/7861.htm



Residence Bel-Air
68 Bel-Air Peak Avenue, Pokfulam
Spacious simplex for sale with huge master bedroom enjoy sunset sea view in Bel-Air
貝沙灣住宅，連特大主人房及空中花園，
尊享日落海景

3,980 s.f. (plus 1,354 s.f. roof)
\$80M

9833 9509 Michelle Chung 鍾小姐 可普通話
www.landscape.com/127037.htm

薄扶林 貝沙灣



La Hacienda - Apartment
29-33 Mount Kelleff Road, The Peak
Colonial style apartment with facilities in The Peak
山頂英式住宅，連完善住客會所設施，可租可售

3,506 s.f.
\$90M also for lease \$145K

9080 6686 Teresa Lau 劉小姐 可普通話
www.landscape.com/30905.htm

山頂 加列山道29-33號



Le Palais
8 Pak Pat Shan Road, Tai Tam
Quality waterfront townhouse in serene Tai Tam
大潭優質海邊大屋，環境寧靜優美

3,393 s.f. (plus 741 s.f. garden)
\$95M

9238 2012 David Chan 陳先生
www.landscape.com/112386.htm

大潭 皇府灣



Grosvenor Place
117 Repulse Bay Road, Repulse Bay
High privacy luxurious unit with large terrace on Repulse Bay beach
高實用豪華住宅，連特大平台，鄰近淺水灣海灘，
可租可售

2,719 s.f. (plus 2,500 s.f. terrace)
\$100M also for lease \$200K

9107 3891 Mavis Wu 吳小姐 可普通話
www.landscape.com/34995.htm

淺水灣 淺水灣道117號



Tai Tam Contemporary Townhouse
Contemporary waterfront townhouse with designer's decor and garden terrace
豪華海濱洋房，連設計師品味裝修及花園平台

3,400 s.f. (plus 2,618 s.f. garden, 116 s.f. terrace and 100 s.f. roof)
\$102M

9871 6828 Louis Wong 黃先生
www.landscape.com/78395.htm

大潭 豪華洋房



Residence Bel-Air
68 Bel-Air Peak Avenue, Pokfulam
Prestigious apartment with stunning sea view
貝沙灣豪華特色住宅，欣賞遠闊寧靜海景

4,811 s.f.
\$105M

9833 9509 Michelle Chung 鍾小姐 可普通話
www.landscape.com/98451.htm

薄扶林 貝沙灣



L'Harmonie
3 Stanley Mound Road, Stanley
Rare find 4-bedroom townhouse on Stanley Main Beach
罕有四房排屋，鄰近赤柱大灘，可租可售

3,557 s.f. (plus roof and garden)
\$106M also for lease \$250K incl.

9093 3381 Stephen Chan 陳先生
www.landscape.com/122327.htm

赤柱 葆琳居



Sunshine Villa
48 Mount Kelleff Road, The Peak
Deluxe Peak townhouse with private garage
山頂豪華洋房，連私家車庫，可租可售

2,300 s.f. (plus garden)
\$110M also for lease \$150K incl.

5182 8699 Maria Cheung 張小姐
www.landscape.com/1708.htm

山頂 陽光花園



South Bay Palace
25-31 South Bay Close, Repulse Bay
Designer decorated penthouse duplex with huge private roof terrace
設計師精心設計頂層複式住宅，連特大私家天台平台

3,960 s.f. (plus 4,133 s.f. roof)
\$140M

9871 6828 Louis Wong 黃先生
www.landscape.com/109182.htm

淺水灣 南灣御苑



Villa Rosa
88 Red Hill Road, Tai Tam
Deluxe hilltop 4-bedroom garden house with sweeping sea view
豪華四房花園洋房，享遠闊海景

3,960 s.f. (plus 480 s.f. roof and 414 s.f. garden)
\$140M

9107 3891 Mavis Wu 吳小姐 可普通話
www.landscape.com/1823.htm

大潭 玫瑰園



Plantation Heights
29 Plantation Road, The Peak
Newly renovated house with private garden
山頂全新裝修大屋，連私家花園，可租可售

山頂迎福苑

3,500 s.f. (plus garden)
\$140M also for lease \$200K

☎ 9093 3381 Stephen Chan 陳先生
🌐 www.landscape.com/109399.htm



Manderly Garden
48 Deep Water Bay Road, Deep Water Bay
Designer decorated 4-bedroom townhouse with roof in Deep Water Bay
深水灣靚裝修大屋，豪華四房連天台排屋連天台

深水灣文禮苑

3,610 s.f. (plus 587 s.f. roof)
\$143M

☎ 6183 8339 Carman Szeto 司徒小姐
🌐 www.landscape.com/6527.htm



La Hacienda - Townhouse
29-33 Mount Kellett Road, The Peak
Newly decorated townhouse with facilities overlooking nice views
全新裝修洋房，連完善住客設施，俯瞰美麗景色

山頂加列山道29-33號

2,800 s.f.
\$150M

☎ 9833 9509 Michelle Chung 鍾小姐
🌐 www.landscape.com/33958.htm



Stanley Crest
5 Stanley Beach Road, Stanley
Sea view garden townhouse close to beach
赤柱花園洋房，鄰近海灘，尊享海景，可租可售

赤柱赤柱灘道5號

3,894 s.f. (plus 920 s.f. garden, 666 s.f. roof and 436 sf. terrace)
\$150M also for lease \$260K incl.

☎ 9138 1621 Teresa Fung 馮小姐
🌐 www.landscape.com/123699.htm



45 Island Road, Deep Water Bay
Rare find sea view garden house at Deep Water Bay
深水灣罕有海景花園洋房

深水灣香島道45號

4,800 s.f. (plus 710 s.f. garden and 540 s.f. roof)
\$168M

☎ 9199 0672 David Leung 梁先生
🌐 www.landscape.com/99477.htm



Strawberry Hill
8 Plunkett's Road, The Peak
Colonial style townhouse with picturesque views
英式排屋，享如畫美景，可租可售

山頂紅莓閣

3,200 s.f.
\$168M also for lease \$210k incl.

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/49439.htm



Abergeldie
52 Plantation Road, The Peak
Peak house with garden and terrace enjoy bird's eye view of Victoria Harbour
山頂大屋，連花園平台，鳥瞰維港景色

山頂種植道52號

3,655 s.f. (plus 282 s.f. roof, 505 s.f. terrace and 464 s.f. garden)
\$200M

☎ 9199 0672 David Leung 梁先生
🌐 www.landscape.com/13340.htm



Kellett View Town House
65-69 Mount Kellett Road, The Peak
Tastefully decorated 4-bedroom townhouse in quiet area of the prestigious Peak
靚裝修四房排屋，位於山頂顯赫地段，環境寧靜怡人

山頂嘉麗園

3,986 s.f. (plus 973 s.f. terrace)
\$220M

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/96599.htm



11 Pollock's Path, The Peak
Exclusive garden house with a bird's eye view of Victoria Harbour
獨特花園大屋，鳥瞰維港美景，可租可售

山頂普樂道11號

2,995 s.f.
\$268M also for lease \$380K

☎ 9199 0672 David Leung 梁先生
🌐 www.landscape.com/4394.htm



Peak House For Sale
Peak house with garden and terrace enjoy bird's eye view of Southside
山頂洋房，連花園平台，鳥瞰南區海景

山頂洋房出售

4,250 s.f. (plus 2,087 s.f. garden, 673 s.f. terrace and 376 s.f. roof)
\$280M
Sole Agent 獨家代理

☎ 9199 0672 David Leung 梁先生
🌐 www.landscape.com/72369.htm

No.6 Stanley Beach Road

赤柱灘道六號



天成山海 彌足珍藏

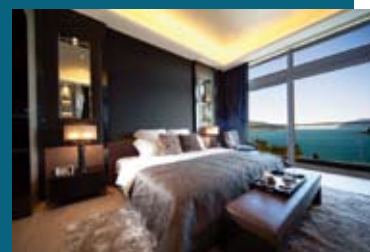
Evergreen Southern Splendour

Formerly known as “Lai On Court”, No.6 Stanley Beach Road overlooks Stanley beach and has a scenic view of the South China Sea. It used to be the villa belonging to the Liaison Office of the Central People's Government in Hong Kong, formerly known as the Xinhua News Agency. It was used to receive dignitaries and VIPs, and has hosted key officials, including Lu Ping and Zhou Nan, during the 1980s and 90s when the Chinese and British governments were engaged in negotiations on the future of Hong Kong. It was also the scene of numerous parties and banquets for luminaries such as former Hong Kong governor Chris Patten, Baroness Lydia Selina Dunn and Sir Sze-yuen Chung.

“Lai On Court” has been witness to the long and winding negotiations on Hong Kong's handover and one can say that it has contributed to their success. The location accomplished its mission with the end of colonial rule in Hong Kong, but its glory and splendour remains.

No. 6 Stanley Beach Road has now been converted into an eminent property with 10 brand new detached houses. Facing southeast, the houses all overlook the beautiful scenery of Stanley

Main Beach. Each has spacious front and back gardens, a rare find in Island South. The floor heights of the living room and the master bedroom are nearly 15 feet and over 12 feet respectively, creating an excellent, lofty living space. In addition, the large site area of No. 6 Stanley Beach Road provides ample space for a carpark level and an indoor temperature-conditioned swimming pool - all unique in Island South.



「赤柱灘道六號」，前身是「麗安閣」，面向赤柱正灘，盡覽壯觀的南中國海景致，是前新華社（即今天的中聯辦）專門用作接待政要及上賓的別墅。上世紀八、九十年代，中、英兩國就香港前途展開談判，當時，新華社曾於此處接待過魯平、周南等政要，亦曾於此舉行過各式宴會，接見不少本地政界及知名人士，包括前香港督彭定康、鄧蓮如男爵、鍾士元爵士等。

「麗安閣」見證了香港前途談判之始末，為香港的成功過渡作出貢獻，亦隨著段殖民地時代落幕而功成身退。縱然如此，「赤柱灘道六號」的尊貴氣質卻絲毫不減，歷久不衰。

今天的「赤柱灘道六號」，宏立著10幢簇新的獨立洋房，全部座向東南，盡覽赤柱正灘海天一色。獨立洋房採退台式設計，戶外空間特多，前後花園面積特別寬廣，同區罕有。客飯廳樓層高度接近15呎；主人房樓層亦逾12呎，令起居空間更顯優裕。此外，項目充份利用大型地皮的優勢，設有大型透光通風停車層及室內恆溫泳池，同區絕無僅有。

Area 面積:

4,242 s.f. 平方呎 – 5,221 s.f. 平方呎 (Gross Floor Area 建築面積)

1,634 s.f. 平方呎 – 4,166 s.f. 平方呎 (Garden Area 花園面積)

Contact person 聯絡人:

Louis Wong 黃先生 9871 6828

Michelle Chung 鍾小姐 9833 9509 可普通話

Jenson Au 區先生 9028 0147 可普通話

Disclaimer

Vendor / Developer: Wealth Join Development Limited (Developer's Parent Company: China Overseas Land & Investment Limited) ; Authorized Person / Architect: Mr. Kyran Sze of Aedas Limited ; Main Superstructure Contractor: Man Kit Construction Co., Ltd. ; Vendor's Solicitor: F. Zimmern & Company ; Finance Undertaking Bank: The Hong Kong and Shanghai Banking Corporation Limited ; Financier: Chung Hoi Finance Limited. The photographs, images, drawings or sketches shown in this advertisement/promotional material represent the artist's imaginative impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Developer also advises purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



Phoenix Court
39 Kennedy Road,
Midlevels Central
Practical flat in contemporary design
with lush green view
間隔實用單位，享時尚裝修，欣賞翠綠景色

中
半
山
鳳
凰
閣

983 s.f.
\$12.5M

☎ 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/88509.htm



Best View Court
66-68 MacDonnell Road,
Midlevels Central
Colonial low-rise on MacDonnell Road
麥當勞道英式低密度住宅

中
半
山
好
景
大
廈

1,600 s.f.
\$19M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/54181.htm

可普通話



Woodland Gardens
62A-62F Conduit Road,
Midlevels West
Colonial style apartment on quiet
Conduit Road
西半山英式住宅，位於干德道寧靜地段

西
半
山
華
翠
園

1,500 s.f.
\$20M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/86245.htm



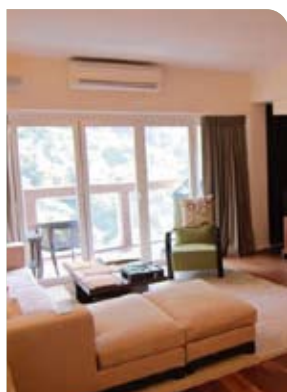
Ewan Court
54-56 Kennedy Road,
Midlevels Central
Practical 3-bedroom apartment in
convenient location
實用三房單位，位於中半山，交通方便

中
半
山
倚
雲
閣

1,485 s.f.
\$22M

☎ 9107 3891 Mavis Wu 吳小姐
🌐 www.landscape.com/89921.htm

可普通話



Realty Garden
41 Conduit Road, Midlevels West
Renovated 3-bedroom with mountain
view on Conduit Road
新裝修三房住宅，享翠綠山景，位於干德道
優越地段

西
半
山
聯
邦
花
園

1,350 s.f.
\$23.8M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/94712.htm

可普通話



Botanic Terrace
3-5 Conduit Road, Midlevels West
Unique penthouse apartment with private
roof and open mountain view
獨特頂層住宅，連私家天台，尊享開揚山景，
可租可售

西
半
山
芝
蘭
台

2,200 s.f. (plus 912 s.f. roof)
\$26.68M also for lease \$63K incl.

☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape.com/49309.htm

可普通話



Hatton Place
1A Po Shan Road, Midlevels West
Newly renovated 3-bedroom mid-rise
apartment on serene Po Shan Road
全新裝修三房中密度住宅，位於中半山，
環境寧靜優美

西
半
山
杏
彤
苑

1,579 s.f.
\$30M

☎ 9107 3891 Mavis Wu 吳小姐
🌐 www.landscape.com/127506.htm

可普通話



Glory Mansion
106-108 MacDonnell Road,
Midlevels Central
Tastefully designed colonial apartment on
convenient MacDonnell Road
麥當勞道品味裝修英式住宅，位置優越，交通方便

中
半
山
輝
煌
大
廈

2,300 s.f.
\$30.5M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/107872.htm

可普通話



Fairlane Tower
2B Bowen Road, Midlevels Central
3-bedroom apartment enjoy open
city view
中半山三房住宅，享開揚城市景觀

中
半
山
寶
雲
山
莊

1,744 s.f.
\$35M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/130641.htm

可普通話



Pearl Gardens
7 Conduit Road, Midlevels West
Well decorated 4-bedroom apartment
with efficient layout
雅致裝修四房單位，間隔實用

西
半
山
明
珠
臺

2,200 s.f.
\$39M

☎ 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/135047.htm



Dynasty Court

23 Old Peak Road,
Midlevels Central

Renowned luxury apartment with deluxe clubhouse in fringe of CBD sale with tenancy
新裝修豪華住宅，連完善尊貴住客會所設施，鄰近中環，連約售，投資首選

1,970 s.f.
\$41M

6838 2929 Mark Mak 麥先生
www.landscape.com/136874.htm

中半山
帝景園



Tregunter Tower 1

14 Tregunter Path,
Midlevels Central

Large and practical modern 3-bedroom flat with easy access to Central
特大時尚三房單位，間隔實用，鄰近中環，交通方便

3,052 s.f.
\$41M

6330 7888 Cora Ko 高小姐
www.landscape.com/89920.htm

中半山
地利根德閣一座



Haddon Court

41C Conduit Road, Midlevels West

Spacious 4-bedroom apartment in convenient yet quiet location
寬敞四房單位，位置優越寧靜

2,850 s.f.
\$43M

9493 8275 Sami Woo 胡小姐
www.landscape.com/9831.htm

西半山
山海大閣



Po Garden

9 Brewin Path, Midlevels Central

Spacious 3-bedroom apartment on fringe of CBD
寬敞三房住宅，鄰近中環，交通方便

2,594 s.f. (plus 165 s.f. terrace)
\$43.9M

9088 4666 Yvonne Chang 鄭小姐
www.landscape.com/17111.htm

中半山
寶園



Dragon View

39 MacDonnell Road,
Midlevels Central

Spacious designer's decorated apartment situated on fringe of CBD
間隔寬敞住宅，設計師品味裝修，鄰近中環，交通方便

2,500 s.f.
\$45M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/37960.htm

中半山
龍景樓



Tavistock 2

10A Tregunter Path,
Midlevels Central

Prestigious 3-bedroom apartment with excellent clubhouse facilities
豪華三房單位，連完善住客會所設施

2,030 s.f.
\$46M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/31523.htm

中半山
騰皇居二座



Wisdom Court

5 Hatton Road, Midlevels West

Nicely decorated 3-bedroom apartment with internal stairs to private roof top
靚裝修三房住宅，連私家樓梯上天台

1,854 s.f. (plus 1,342 s.f. roof)
\$48M

6838 2929 Mark Mak 麥先生
www.landscape.com/108898.htm

西半山
慧苑



1 Robinson Road, Midlevels West

Unique duplex with good layout on fringe of CBD
獨特複式住宅，間隔實用，鄰近中環，交通方便

3,400 s.f.
\$54M

9107 3891 Mavis Wu 吳小姐
www.landscape.com/98553.htm

可普通話

西半山
羅便臣道一號



Tregunter Tower 3

14 Tregunter Path,
Midlevels Central

Spacious apartment with magnificent views
中半山間隔寬敞單位，享遠闊景觀

3,001 s.f.
\$60M

6183 8339 Carman Szeto 司徒小姐
www.landscape.com/29799.htm

中半山
地利根德閣二座



The Albany

1 Albany Road, Midlevels Central

Exquisite duplex 4-bedroom apartment on fringe of CBD commanding nice views
豪華四房複式住宅，鄰近中環，享優美景色

3,563 s.f.
\$118M

9871 6828 Louis Wong 黃先生
www.landscape.com/39658.htm

中半山
雅賓利大廈



Blue Pool Mansion
1-3 Blue Pool Road, Happy Valley
Spacious 2-bedroom mid-rise apartment with private roof at Happy Valley
跑馬地寬敞兩房中密度住宅，連私家天台，可租可售

跑馬地藍塘大廈

1,200 s.f. (plus 1,000 s.f. roof)
\$15.8M also for lease \$45K incl.

9648 6082 Christine Chong 莊小姐
www.landscape.com/102722.htm



21-25 Green Lane, Happy Valley
Spacious colonial low-rise apartment in a quiet area of upper Happy Valley
間隔寬敞低密度住宅，位於跑馬地頭段，環境舒適寧靜

跑馬地箕璣坊11-15號

1,600 s.f.
\$21M

6183 8388 Chris Law 羅先生
www.landscape.com/108482.htm



Swiss Towers
113 Tai Hang Road, Midlevels East
Spacious 3-bedroom apartment with balcony on Midlevels East
寬敞三房單位，連陽臺，位於東半山高尚地段

東半山瑞士花園

1,600 s.f.
\$21M

9486 1566 Mira To 杜小姐
www.landscape.com/34695.htm



Pinewood Garden
39 Perkins Road, Jardine's Lookout
Colonial low-rise with nice decor in Jardine's Lookout
渣甸山英式低密度住宅，連靚裝修

渣甸山松峰園

1,450 s.f.
\$22.5M

9551 1077 Walker Lam 林先生
www.landscape.com/125385.htm

可普通話



Flora Garden
7 Chun Fai Road, Jardine's Lookout
Nicely decorated family flat in Jardine's Lookout
渣甸山雅緻裝修家庭式住宅出售

渣甸山慧景園

1,518 s.f.
\$23.5M

9551 1077 Walker Lam 林先生
www.landscape.com/124389.htm

可普通話



Villa Rocha
10 Broadwood Road, Happy Valley
Well decorated 3-bedroom apartment with high efficiency and practical layout
雅致裝修三房單位，實用率高，間隔實用

跑馬地樂翠台

1,340 s.f.
\$23.8M

9028 0147 Jenson Au 區先生
www.landscape.com/46902.htm

可普通話



Evergreen Villa
43 Stubbs Road, Midlevels East
High efficiency apartment with balcony on Stubbs Road
司徒拔道高實用住宅，連陽臺

東半山松柏新村

1,720 s.f.
\$29.5M

9486 1566 Mira To 杜小姐
www.landscape.com/127520.htm



Winfield Building
5 Ventris Road, Happy Valley
Nicely renovated 3-bedroom apartment with balcony in convenient Happy Valley
跑馬地靚裝修三房單位，連陽臺，位於跑馬地優越地段

跑馬地雲輝大廈

1,597 s.f.
\$30M

9648 6082 Christine Chong 莊小姐
www.landscape.com/113653.htm



9 Broom Road, Happy Valley
Renovated in modern contemporary style low-rise apartment with 1 car park
新裝修時尚設計低密度住宅，連一個車位

跑馬地蟠龍道6號

2,000 s.f.
\$34.8M

9833 9509 Michelle Chung 鍾小姐
www.landscape.com/136247.htm

可普通話



11-15 Briar Avenue, Happy Valley
Stylish colonial low-rise in quiet environment
時尚英式低密度住宅，環境清幽寧靜

跑馬地比雅道11-15號

2,200 s.f.
\$36.5M

9551 1077 Walker Lam 林先生
www.landscape.com/9313.htm

可普通話



Stubbs Villa
2 Shiu Fai Terrace, Midlevels East
Modern nice decorated 4-bedroom apartment with open view
時尚靚裝修四房單位，尊享開揚景觀

東
半
山
詩
瀟
花
園

2,325 s.f.
\$38.8M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/45131.htm



Valley View
4A-4D Wong Nai Chung Gap Road, Midlevels East
Rare on market for sale in Midlevels East!
Efficient layout with big balcony
東半山實用住宅，連陽臺，市場罕有

東
半
山
欣
景
台

2,400 s.f.
\$45.5M

9080 6686 Teresa Lau 劉小姐
www.landscape.com/96779.htm

可曾通話



Villa Monte Rosa
41A Stubbs Road, Midlevels East
Spacious 3-bedroom apartment enjoy mountain and city view
寬敞三房住宅，兼享山景及城市景

東
半
山
玫
瑰
新
村

2,300 s.f.
\$46M

9809 8570 Stella Lo 羅小姐
www.landscape.com/83279.htm



Trafalgar Court
70 Tai Hang Road, Midlevels East
High efficiency 5-bedroom apartment with harbour view for rent
東半山五房維港景住宅出租，實用率高，可租可售

東
半
山
大
寶
閣

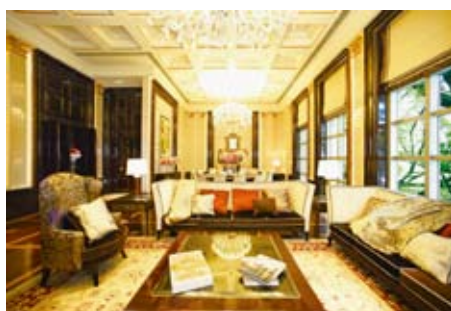
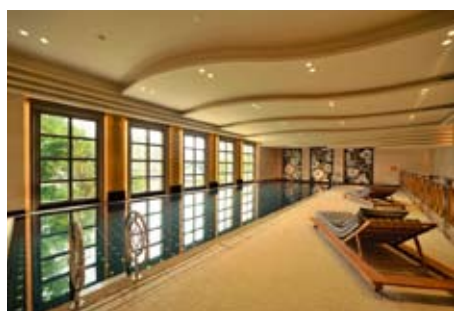
2,465 s.f.
\$91M also for lease 150K incl.

6838 2929 Mark Mak 麥先生
www.landscape.com/5912.htm



Situated on the traditional luxury residential area, Stubbs Road, Chantilly is another signature luxury residential project of KWIH. With the significant location, Chantilly has the gorgeous racecourse view, and it is inspired from Chateau de Chantilly, the French Chateau in North of France. Limited to only 24 unique units, the project enjoys the privilege of being the only new development in the district. Chantilly also boasts its one-floor-one-unit design with individual private lift lobby for each unit. It offers luxurious clubhouse facilities of indoor swimming pool, banquet hall and gym room.

由嘉華國際精心策劃的豪宅項目嘉柏薈，座落港島司徒拔道傳統豪宅地段，擇居港島半山之最，俯瞰跑馬地馬場環迴駿景。嘉柏薈的建築靈感源自法國北部城堡—尚堤伊城堡，是區內罕有的低密度分層豪宅，採用一梯一伙設計，可享獨立私人電梯大堂。此外，嘉柏薈的會所設施齊備，室內泳池，宴會廳及健身室等一應俱全，全幢僅有24個罕貴單位，全區獨有。



Flat type 單位類型: 4-ensuite Suite 四套睡房單位 3,600 s.f. 平方呎
5-ensuite Suite 五套睡房單位 3,650 s.f. 平方呎

Leasing Hotline 租務熱線
David Chan 陳先生 9238 2012
Yvonne Chang 鄭小姐 9088 4666
Teresa Fung 馮小姐 9138 1621

Chantilly
嘉柏薈



香港不綠 The un-greening of Hong Kong

Why do our city planners design concrete-covered parks for the convenience of cleaners and park administrators, rather than the people?

為何香港的城市規劃者會設計出鋪上混凝土的公園，只求方便清潔工人與公園管理員，卻不照顧市民大眾的需要呢？

Text & image 撰文及圖片: John Batten

Temperatures in early July rose to 32 degrees, but on the city's concrete pavements, surrounded by high-rise buildings and interspersed by heavily trafficked roads, the true temperature was probably 38-plus degrees. However, if pedestrians pass those rare treed sections of pavement, lower temperatures can be appreciably felt.

Hong Kong's roadside trees compete for space with people, cars and underground utilities, but even in parks, trees and grass are losing the battle for space in competition with concrete. Grass on which to sit or play, in particular, is in short supply in the inner urban areas. Besides the ludicrous rules that restrict almost any fun activity in Hong Kong's parks, the landscape is invariably designed for the convenience of cleaners and park administrators rather than to serve the legitimate rest and recreation needs of park users.

In the spacious areas surrounding Shatin in the New Territories, Shatin Park fronts the Shing Mun River and serves the many housing estates and private residential blocks that dot the valley. Even though there are areas of grass in this large park, they are not integrated into the park's overall design to provide areas of rest —



John Batten is co-convenor of the Central & Western Concern Group and writes on art, culture & heritage issues
百德約翰是中西區關注組召集人，並撰寫藝術、文化及歷史遺產的專題文章

for example, by providing seating on grassed areas.

Hong Kong's urban landscape design continues to suffer — and I mean that exact word — from the urgency to erect mass housing in the late 1950s and 1960s. The city's pragmatic approach to administering parks, designing roadside architecture and its official attitude to trees, grass and leisure emanate from this time and has little changed in 50 years.

Ping Shek Estate near Choi Hung is one of Hong Kong's older public housing estates, largely unchanged since being built in the 1960s. Vast open concrete spaces with few trees and no grassed areas continue to constitute the estate's landscape design. There is, however, much humanity within the estate, comprising a mixture of long-term elderly residents and newer immigrants from Pakistan; friendly local shops and restaurants in buildings that are generally low-rise. And there is — really — great charm in the cast concrete planters each containing a potted palm tree and a small spread of grass.

But, also, 50 years later, can't it be better?

七月初的香港氣溫高達三十二度，那些以混凝土築成的人行道，既被高樓大廈包圍，又與繁忙的馬路緊緊相靠，氣溫很可能已超越三十八度。不過，倘若你走在人行道那些罕有地被樹木遮蔭的路段，必定會感到涼快一點。

樹木在香港的路旁很難有生長的空间，要與人、車，甚至地底設施不絕地你爭我奪。就連在公園內，樹木和草地都還是贏不了混凝土路，佔不到生存的優勢。香港的市區，尤其是市中心的地帶，嚴重缺乏可以讓人坐下或休憩的草地。香港的公園除了有不少無稽的規則，限制著差不多任何有樂趣的活動之外，園景的設計往往總是為了方便清潔工人與公園管理員，沒有照顧

使用公園人仕作休憩的真正需要。

位於新界的沙田區有很多空曠的土地，其中的沙田中央公園，位於城門河畔，供區內許多公共屋邨和私人屋苑的居民享用。這個偌大的公園雖然有多片草地，但這些草地卻未有融入公園的整體設計來提供休憩的功能，例如草地上根本沒有設置任何坐椅。

自從五十年代後期至六十年代，香港迫切需要興建大型屋邨以來，香港市區的園景設計便一直受著迫害，禍延至今。政府對公園管理的務實方針、道路旁邊設施的設計，及對樹木、草地及康樂閒娛的官方取態都是從那時形成的，而在這五十年來仍然一成不變。

鄰近彩虹的坪石邨是香港最早期的公共屋邨之一，自六十年代落成後便一直維持原貌。幾棵樹木加上沒有一點草叢的偌大混凝土空地，繼續成為邨內的園景設計。不過，這裡仍然有其人性化的地方，年邁的舊住戶和巴基斯坦來的新移民活在同一屋邨內，而在樓高只有數層的建築中，又有不少服務街坊居民的親切小商店和餐廳。而其實，邨內那些以混凝土鑄模而成的大花盆中，每個都栽種了一棵棕櫚樹和一小塊青草，也算得上是可愛迷人。

但是，都經過五十年了，難道就不能好一點嗎？



For more features on design and architecture, don't miss the August issue of Perspective magazine, and check out our website at www.perspectiveglobal.com

請勿切留意《透視》八月號更多有關建築與設計的專題報導，或登入 www.perspectiveglobal.com 參閱精彩內容。

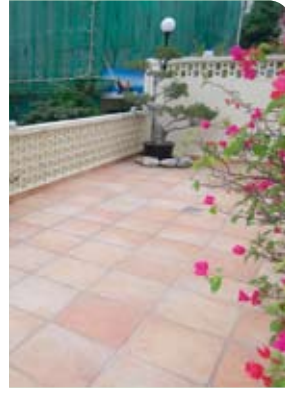


98 Repulse Bay Road, Repulse Bay
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🌐 www.landscape.com/148300.htm



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薄扶林 碧荔道34-36號

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可普通話



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\$88K incl.

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🌐 www.landscape.com/82320.htm



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4 South Bay Close, Repulse Bay
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淺水灣 南山別墅

2,400 s.f.
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🌐 www.landscape.com/8021.htm



Jade Beach Villa
3-7 Horizon Drive, Chung Hom Kok
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春坎角罕有花園四房洋房

春坎角 華翠海灘別墅

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\$100K

☎ 9493 8275 Sami Woo 胡小姐
🌐 www.landscape.com/16705.htm



Villa Verde
4-18 Guildford Road, The Peak
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山頂 環翠園

2,520 s.f.
\$106k incl.

☎ 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/4432.htm



Repulse Bay Garden
18-40 Belleview Drive, Repulse Bay
High efficiency newly renovated flat with balcony with Repulse Bay sea view
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淺水灣 麗景園

2,288 s.f.
\$115K incl.

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/4750.htm



68 Mount Davis Road, Pokfulam
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2,409 s.f.
\$118K

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25 Tai Tam Road, Tai Tam
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\$120K incl.

9871 6828 Louis Wong 黃先生
www.landscape.com/13138.htm

大潭
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Well decorated 3-bedroom flat taking in panoramic sea view at Tai Tam waterfront
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9238 2012 David Chan 陳先生
www.landscape.com/123404.htm

大潭
大潭花園



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6330 7888 Cora Ko 高小姐
www.landscape.com/29263.htm

山頂
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22 Stanley Beach Road, Stanley
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9138 1621 Teresa Fung 馮小姐
www.landscape.com/19916.htm

赤柱
喜蓮花園



美麗醉人

Overarching beauty

Situated in the quiet neighbourhood of Chung Hom Kok in Island South, this 4,963 sq-ft house overlooks Stanley Bay. Part of a townhouse complex of three detached houses, the three ensuite bedroom residence offers its own private lift, two covered car ports, a roof terrace, private garden and a 20m communal swimming pool for all residents.

The house is fully fitted with modern furnishings and appliances. The expansive roof terrace and floor-to-ceiling windows throughout the house provide sweeping views of Repulse Bay and Stanley Beach.

Providing luxury in the midst of a natural environment, the house is only minutes away from American Club, Hong Kong International School, Stanley Plaza and Murray House. A short drive will also take you to Repulse Bay, Hong Kong Country Club and Hong Kong Golf Club.

這間4,963平方呎獨立屋位於港島南區較偏靜的春坎角，坐擁赤柱灣海景。獨立屋屬於一個由三間獨立平房組成的別墅區，共有三間套房，設有私人升降機、有蓋停車場、一個天台露台、一個私人花園，以及與其他住戶共用的近20米游泳池。

獨立屋備有全套時尚傢具與電器，從室內的落地玻璃窗與寬敞天台平台均可觀賞到淺水灣和赤柱泳灘的遼闊美景。

這間房子在天然的環境中展現豪華氣派；步行數分鐘便可到達美國會所、香港國際學校、赤柱廣場與美利樓，而坐車到淺水灣、香港鄉村俱樂部與香港高爾夫球會亦相當快捷。



7-11 Cape Road, Chung Hom Kok

春坎角環角道7-11號

4,963 s.f. (plus 2,160 s.f. roof, flat roof and garden)
HK\$220M

(Incl. internal decoration and furniture 連傢俬裝修)

9871 6828 Louis Wong 黃先生
6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/126122.htm

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Lalique pays homage to French artist Yves Klein by recreating his famous reinterpretation of the ancient Greek sculpture *Winged Victory of Samothrace*, in the artist's signature vivid blue colour. Only 83 editions have been created. Available at Lalique, Shop 2040, Level 2, IFC Mall, Central. Ring 2234 7333 or see www.lalique.com.

Lalique 向法國藝術家 Yves Klein 致敬，以 Yves Klein 的招牌靛藍色重新演繹其經典古希臘雕塑「勝利女神」，限量發行八十三件。詳情可親臨中環國際金融中心商場二樓2040號鋪萊備，致電 2234 7333 或瀏覽 www.lalique.com



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World Class Hotel: Kimpton Boutique Hotels

Published by Mingyue International (Hong Kong) Publication Group

Hotels in the past may have looked boring and uniform, but not anymore. With the new trend of boutique hotels, many hotels have reached a new level of sophistication and elegance. In this book, big, bright visuals illustrate how the hotel industry has evolved to include some of the most stylish and modern interiors today.

過往的酒店或許看來都沒啥不同、沉悶非常，但現在的不會了。精品酒店興起，很多酒店都達到新層次，展現細膩優雅的格調。本書以色彩斑斕的大張插圖來呈現酒店業的轉變演化，收錄今天一些最時尚當代的酒店室內設計。



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Enquiry: 2721 8388 for private viewing
Website: www.goodwoodpark.hk

信和置業
Sino Land

The Lens — Through the Artist's Eyes

This is a collection of photographic works that explores the medium of contemporary photography. Several Chinese artists are featured, including Liu Bolin, Yao Lu, Qin Wen, Yu Hang, and Wang Lang.

展覽展出一系列攝影作品，探討當代攝影；參展的中國藝術家包括 Liu Bolin、Yao Lu、Qin Wen、Yu Hang 與 Wang Lang。



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甘道11號

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🌐 www.landscape.com/102084.htm



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🌐 www.landscape.com/140411.htm



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3,964 s.f. (plus 277 s.f. terrace)
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🌐 www.landscape.com/46233.htm



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\$288K

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/18973.htm



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29-31 Ching Sau Lane, Chung Hom Kok
Newly decorated villa with private pool in tranquil location
全新裝修住宅，連私家泳池，地段尊貴寧靜

春坎角
靜修里29-31號

4,200 s.f.
\$300K

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/124009.htm



Peak Gardens

16-20 Mount Austin Road, The Peak
Peak 4-bedroom apartment with panoramic Victoria Harbour view
山頂四房住宅，尊享廣闊維港景色

山頂
山頂花園

4,000 s.f.
\$300K

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🌐 www.landscape.com/110876.htm



Island View

2 Island Road, Deep Water Bay
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香島道2號

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閣



Scenic Heights

58A-58B Conduit Road, Midlevels West
High efficiency 3-bedroom apartment with harbour view
高實用三房住宅，享維港景，可租可售

1,256 s.f.
\$48K incl. also for sale \$19M

9229 2396 Elaine Chow 周小姐
www.landscape.com/110527.htm

西
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Visalia Garden

48 MacDonnell Road, Midlevels Central
Bright and airy apartment with Manhattan-style view
光猛通爽住宅，享城市景觀，可租可售

2,195 s.f.
\$70K incl. also for sale \$32M

6330 7888 Cora Ko 高小姐
www.landscape.com/50238.htm

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Birchwood Place

96 MacDonnell Road, Midlevels Central
Rare on MacDonnell Road - 4-bedroom apartment with tennis court and swimming pool
麥當勞道罕有四房住宅，連網球場及游泳池

2,018 s.f.
\$90K incl.

9238 2012 David Chan 陳先生
www.landscape.com/6516.htm

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11 MacDonnell Road, Midlevels Central

Well decorated fully furnished apartment close to CBD
靚裝修配齊全住宅，鄰近中環商業區，交通方便

2,313 s.f.
\$110K incl.

9486 1566 Mira To 杜小姐
www.landscape.com/124575.htm

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The Harbourview

11 Magazine Gap Road, Midlevels Central
4-bedroom luxury apartment on Magazine Gap Road with spectacular harbour view
中半山豪華四房住宅，享遠闊維港美景

2,350 s.f.
\$118.5K

9093 3381 Stephen Chan 陳先生
www.landscape.com/3055.htm

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Bowen Mansion

7C Bowen Road, Midlevels Central
Large colonial style aptment with huge L-shaped balcony overlooking CBD skyline
特大英式住宅，連特大陽臺，俯瞰中環城市美景

3,300 s.f.
\$125K incl.

9080 6686 Teresa Lau 劉小姐
www.landscape.com/38887.htm

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The Royal Court

3 Kennedy Road, Midlevels Central
Penthouse with metropolitan view in Midlevels Central
中半山頂層住宅，地段尊貴，享遠闊城市景觀

2,846 s.f.
\$130K incl.

9238 2012 David Chan 陳先生
www.landscape.com/108134.htm

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Estoril Court

55 Garden Road, Midlevels Central
Brand new spacious apartment with big balcony and full sea view
全新寬敞住宅，連大陽臺，尊享全海景

3,347 s.f.
\$168K

6183 8339 Carman Szeto 司徒小姐
www.landscape.com/5550.htm

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Grenville House

1-3A Magazine Gap Road, Midlevels Central
Huge 4-bedroom apartment with big balcony close to CBD
中半山特大四房住宅，連大陽臺，鄰近中環，交通方便

3,700 s.f.
\$170K incl.

9648 6082 Christine Chong 莊小姐
www.landscape.com/17366.htm

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Le Sommet

28 Fortress Hill Road, North Point
2-bedroom boutique apartment with private roof at convenient location
精緻兩房單位，連私家天台，位置優越

北角半山 豪廷峰

1,050 s.f. (plus 612 s.f. roof)
\$43K incl.

9229 2396 Elaine Chow 周小姐
www.landscape.com/130085.htm



Beverly Hill

6 Broadwood Road, Happy Valley
Popular apartment with efficient layout and comprehensive facilities
跑馬地熱門住宅，間隔實用，連完善住客會所設施

跑馬地 比華利山

1,390 s.f.
\$48K incl.

9238 2012 David Chan 陳先生
www.landscape.com/83865.htm



Marlborough House

154 Tai Hang Road, Midlevels East
Practical mid-rise on Tai Hang Road with open city view
大坑道中密度住宅，享開揚城市景觀，間隔實用，可租可售

東半山 保祿大廈

1,250 s.f.
\$50K incl. also for sale \$22M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/146817.htm



Beverly Hill

6 Broadwood Road, Happy Valley
Decorated 4 bedrooms apartment in family estate with open city view
新裝修四房家庭式住宅，享開揚城市景觀，可租可售

跑馬地 比華利山

1,748 s.f.
\$55K incl. also for sale \$22.5M

6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/83187.htm



Evergreen Villa

43 Stubbs Road, Midlevels East
Spacious 3-bedroom apartment with city view
間隔寬敞三房住宅，享城市景觀

東半山 松柏新村

1,720 s.f.
\$65K incl.

6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/10958.htm



Carrie Garden

345 Tai Hang Road, Midlevels East
3-bedroom boutique low-rise with terrace
別致三房低密度住宅，連平台

東半山 嘉園

1,390 s.f. (plus 1,368 s.f. terrace)
\$65K incl.

9551 1077 Walker Lam 林先生
www.landscape.com/21531.htm



Cavendish Heights

27-37 Perkins Road,
Jardine's Lookout
Harbour view penthouse apartment with private roof
渣甸山維港景頂層單位，連私家天台

渣甸山 嘉雲臺

1,819 s.f. (plus 1,465 s.f. roof)
\$75K incl.

9493 8275 Sami Woo 胡小姐
www.landscape.com/10584.htm



Bellevue Court

41 Stubbs Road, Midlevels East
Colonila flat in efficient layout with large living and dining room
東半山英式住宅，間隔實用，連大客廳廳

東半山 碧蕙園

2,700 s.f.
\$75K incl.

9809 8570 Stella Lo 羅小姐
www.landscape.com/48033.htm



Fontana Gardens

1-25 Ka Ning Path, Midlevels East
Practical huge apartment with 5 bedrooms close to Causeway Bay
特大五房住宅，間隔實用，鄰近銅鑼灣，交通方便

東半山 豪園

3,300 s.f.
\$90K incl.

5182 8699 Maria Cheung 張小姐
www.landscape.com/39429.htm



Broadwood Park

38 Broadwood Road,
Happy Valley
Large three-ensuite apartment with fantastic views on Broadwood Road
跑馬地特大三套房住宅，享美麗景色

跑馬地 柏樂苑

2,938 s.f.
\$150K incl.

9093 3381 Stephen Chan 陳先生
www.landscape.com/109432.htm



Super Prime Retail - Commercial Investment

Mayfair W1

Retail plus offices on one of the worlds premier retail addresses. Let to single tenant. 世界上首屈一指的零售地標之一，集零售及辦公室於一身，現租予一國際頂級品牌作零售。

Freehold
4,669 s.f. (net internal)



Super Prime Retail - Commercial Investment

Mayfair W1

Retail plus offices on one of the worlds premier retail addresses. Prominent Mid-Terrace. 世界上首屈一指的零售地標之一，集零售及辦公室於一身。

Freehold
17,732 s.f. (net internal)



Prime Financial District - Commercial Investment

City of London EC1

Prime mixed-use building, Retail, Office, & Residential, in vibrant commercial area. 豪華尊貴多用途大廈，住宅，辦公室及商舖，位於繁華的商業區。

Freehold
30,752 s.f. (net internal)



Super Prime Residential - Development Opportunity

Belgravia W1

Grade II listed period building in super prime address. Planning approval for redevelopment into large luxury house of over 11,000sf (net internal). 二級保護文物，地段尊貴。獲批准可重新改裝成超過11,000平方呎（內部面積）的豪華大宅。

Freehold
8,643 s.f. (net internal)



Prime Residential - Investment Opportunity

Kensington SW7

Victorian Period whole house converted into six super modern luxury apartments, one on each floor, with Shared gardens. Fully let. 維多利亞時期房子，已改裝成六個超現代豪華住宅，一梯一伙，連一個共享花園，已全部租出，投資首選。

Freehold
8,085 s.f.
(net internal, plus terraces)



Super Prime Residential - Single occupancy or development

Belgravia SW1

Grade II listed large detached House, with two Mews Houses to the rear. For single occupancy, or opportunity for renovation or development (subject to planning) 屬於二級保護文物的巨型獨立大屋，連兩個改裝小屋。適合自用、投資及重建（受規劃限制）

Freehold
House 8,820 s.f.
(net internal)
Mews 3,080 s.f.
(net internal, including two garages)

Prices on luxury UK properties are rarely quoted in listings. Interested parties are encouraged to make enquiries on price indications with Landscape.

PRICE UPON ENQUIRY 歡迎查詢

Contact person: 6183 8388 Chris Law 羅先生



Just Add Color

Our range of colorful accessories
can brighten up any home.



GOODS OF DESIRE

Causeway Bay 2890 5555

Tsim Sha Tsui 2784 5555

Central 2805 1876

Peak Galleria 2778 3331