

# The Key

SELECT DELUXE HOMES

# 大宅<sup>®</sup>

VOLUME 100 | April 2013

恬靜灣畔  
PEACE & BEAUTY  
DOWN BY THE SEA

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE





# WINFIELD

VENTRIS ROAD • HAPPY VALLEY



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## HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

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-christies.com/sell\\_let](http://www.landscape-christies.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-christies.com/sell\\_let](http://www.landscape-christies.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

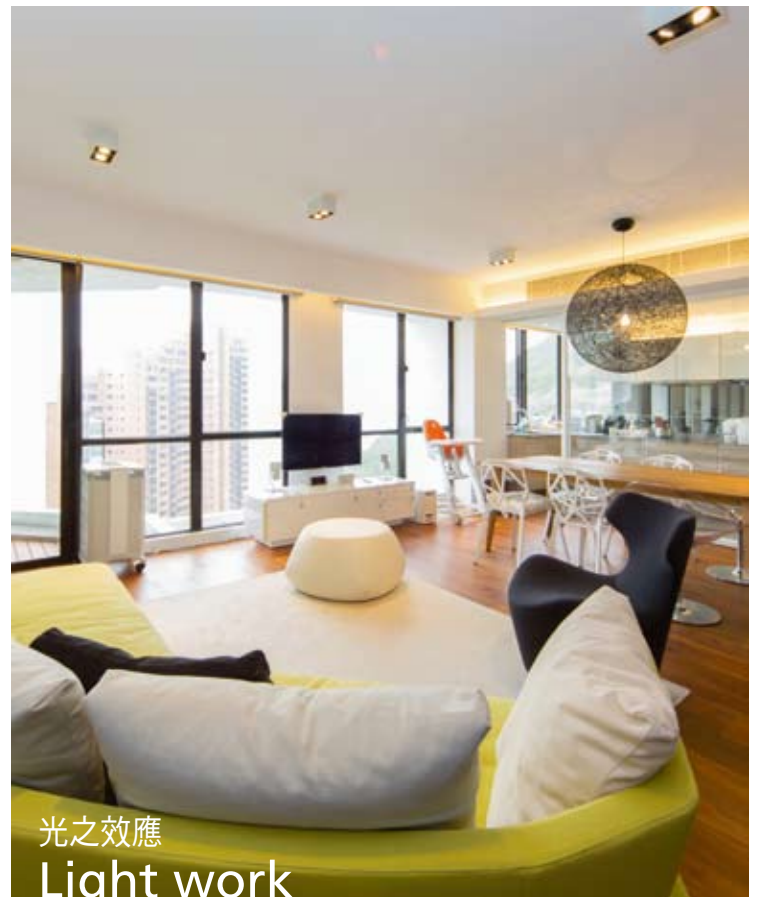
Contact Person 聯絡人

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



## 光之效應 Light work

The days are beginning to get longer as summer slowly approaches, bringing along with it increased hours of sunshine, more light and warmer temperatures. This would be a good time to have your air-conditioners cleaned and re-tuned, and perhaps to consider what you're using on your windows to shield your more sensitive items from sun-damage.

Curtains are a popular, graceful option, but blinds can create a decidedly more edgy touch in your interiors. They can be bought ready-made, but really, for the best result, get yours custom-made. You can choose wood or fabric, Venetian or Roman, automated or manually-controlled... the possibilities are limited only by your own imagination.

夏季將至，白晝漸長，自然帶來更長的日照時間、更充足的陽光，以及更和暖的天氣。此時此刻，正是清洗及檢查家裏冷氣機的時候，又或想想在窗戶加裝些甚麼，來防止猛烈陽光損害你家中窗旁的珍貴物品。

布窗簾雖然雅緻，亦是普羅大眾喜愛的選擇，但效果往往平凡了一點，而百葉窗簾卻能為室內營造出鮮明的感觀。市面雖有不少現成的產品，然而唯有度身訂造的百葉窗簾才能有最佳效果。你既可選擇用木材或布料來製造，亦可選擇威尼斯簾或羅馬簾的款式，自動或手動控制也悉隨尊便...無限可能，只有想不到，沒有造不來。

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# PEACE & BEAUTY 恬靜灣畔 DOWN BY THE SEA

Beyond a long driveway and surrounded by graceful trees, this tastefully decorated 1,433 s.f. apartment in Repulse Bay is tucked away midway along South Bay Road, in an upmarket residential area known for being a verdant, serene neighbourhood.

Featuring pale hardwood floors and white walls, the designer-decorated interiors are stylish and modern. There are two spacious bedrooms (one ensuite) in this residence, while an open-plan European-style kitchen connects to the combined living and dining room, creating a welcoming, convivial space for family gatherings.

The living/dining areas are connected to a balcony, where views of both green mountainsides and the sea can be enjoyed throughout the year. The apartment also includes a fully fitted bathroom, maid's room and one covered car park.

Extensive facilities for residents include an outdoor swimming pool, tennis court and children's playground. Flanked by South Bay to the left and Repulse Bay to the right, families can also easily access sandy beaches for a dip in the ocean.

Available for purchase at HK\$25.8 million, the apartment is part of a high-rise residential development consisting of two towers, with 52 two-bedroom units and 52 three-bedroom units. South Bay Tower is situated close to shops, restaurants and recreational facilities and also provides a shuttle bus service for residents.

## South Bay Towers

南灣大廈

59 South Bay Road, Repulse Bay

淺水灣 南灣道59號

GROSS AREA 1,433 s.f.

SALEABLE AREA 1,112 s.f.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 145039



越過僻靜的馬路，被四周優美樹木環抱，這間裝飾高雅的1,433平方呎單位，座落於淺水灣南灣道中段，寧靜清幽的高尚住宅區內。

經過設計師的精心佈置，全屋雅潔的白牆配上硬木地板，營造出時尚及現代的格調。住宅設有兩間寬敞的睡房，其中一間為套房；充滿歐陸風格的開放式廚房則與客廳及飯廳相連，組成一家樂聚天倫的好地方。

客飯廳與陽台相連，一年四季都坐擁翠綠山巒及無盡海景。此外，單位還包括設備齊全的浴室、家傭房及一個有蓋車位。

屋苑為住客提供各式各樣的設施，包括戶外游泳池、網球場及兒童遊樂場。南灣及淺水灣泳灘亦近在咫尺，一家大小興之所至，可隨時到沙灘碧波暢泳。

單位現售2,580萬港元。南灣大廈由兩棟住宅大廈組成，提供52個兩房單位及52個三房單位。屋苑鄰近商店、餐廳及消閒設施；屋苑亦有為住戶提供穿梭巴士服務，交通便捷。

Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey

**Peter M. Cannon**

*Thank you for all your works over the past 4 months. Our home is beautiful and the time we have spent with our family in the house has been just what we dreamed of....*

**Perkins road** –colonial charm



**Sherrie Harps**

*Joseph is a problem-solver, talented designer, sophisticated and..... now my very good friend, I could not praise him and his firm enough.*

**Repulse Bay** –classical contemporary



**Susan Taylor**

*Thank you for giving me such a beautiful home. I can't say enough good things about you. Joseph -I know first hand why your company has such an excellent reputation. It was worth every penny I spent.*

**Castle Peak road** –clean lines



**Ethan King**

*We were very happy with Joseph as our designer. He made everything easy for us and read our tastes very well. We would recommend JCAW Consultants to anyone. We couldn't be happier with the outcome.*

**Plantation road** –sophisticate mode



**Jennifer Park**

*We are super pleased with our remodel that your team did at our home. Everyone we came in contact with is first class!*

**Sapphire Chalet** –light filled spread



**a kiss is for a second  
 admiring domicile is for ever -jc**

tel: +852 2524 9988 fax: +852 2524 4388 email: jcaawld@biznetvigator.com workshop: 11/11 leeloong bldg., 4 queen victoria st., central



Joseph A. JCAW Consultants is a registered company in Hong Kong. JCAW Consultants is a registered company in Hong Kong. JCAW Consultants is a registered company in Hong Kong.







### Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Private roof terrace with internal staircase  
in Pokfulam

薄扶林優質住宅，連內置樓梯往私家天台

**GROSS AREA** 1,896 s.f.

**SALEABLE AREA** 1,324 s.f.

(plus 1,135 s.f. roof)

**OFFERED AT** \$30,000,000

**INQUIRIES** 9229 2396 Elaine Chow 周小姐

**SEARCH REFERENCE NO.** 124658



### Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

High efficiency 3-bedroom apartment  
with balcony boasting superb sunset sea  
view

高實用率三房單位，連露台，享華麗日落景致，  
可租可售

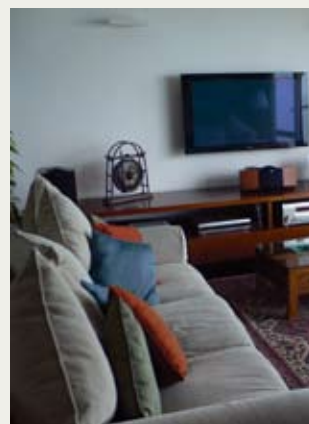
**GROSS AREA** 2,200 s.f.

**SALEABLE AREA** 1,828 s.f.

**OFFERED AT** \$36,000,000 also for lease  
\$78,000 incl.

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 38948



### Pacific View

大潭 浪琴園

38 Tai Tam Road

Well decorated high quality 4-bedroom  
apartment at Tai Tam waterfront

大潭海濱優質裝修住宅，質素高，四房間隔

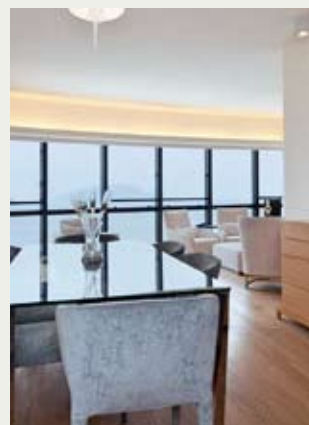
**GROSS AREA** 2,054 s.f.

**SALEABLE AREA** 1,674 s.f.

**OFFERED AT** \$40,000,000

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 124936



### Ruby Court

淺水灣 嘉麟閣

55 South Bay Road

Sought after waterfront apartment with  
great facilities in serene South Bay

受歡迎海濱單位，連優質設施，位於寧靜南灣

**GROSS AREA** 1,780 s.f.

**SALEABLE AREA** 1,390 s.f.

**OFFERED AT** \$45,000,000

**INQUIRIES** 9809 8570 Stella Lo 羅小姐

**SEARCH REFERENCE NO.** 100164





# FAIRLINE



## FAIRLINE SQUADRON 42

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- Saloon upgrade 32" power-up TV
- Tender Launch system and Valiant Dynamic D-270 2.7m RIB with outboard motor
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- GARMIN autopilot system and Automatic Identification System

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## Bisney Terrace 薄扶林 碧荔臺

73-79 Bisney Road

Western suburb style low-rise apartment in a tranquil neighbourhood with full sea view

英式低密度鄉郊住宅，環境恬靜，享壯麗全海景

GROSS AREA 1,129 s.f.

SALEABLE AREA 918 s.f.

OFFERED AT \$14,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 124937



## Royalton II

薄扶林 豪峰II

116 Pok Fu Lam Road

Bright and airy 3-bedroom apartment with full sea view

光猛通風三房單位，享美麗全海景

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,184 s.f.

OFFERED AT \$21,000,000

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 121728



## Pokfulam Court 薄扶林 碧林閣

94 Pok Fu Lam Road

Practical 3-bedroom apartment with open city view and partial seaview in Pokfulam

實用三房海景單位，享開揚城市景觀

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,590 s.f.

OFFERED AT \$22,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 83061



## Y Y Mansion 薄扶林 裕仁大廈

96 Pok Fu Lam Road

High efficiency 3-bedroom apartment with private roof terrace and sea view in Pokfulam

高實用率三房單位，連私家天台，享海景

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,442 s.f. (plus 1,235 s.f. roof)

OFFERED AT \$23,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 95477



## Repulse Bay Garden

淺水灣 麗景園

18-40 Belview Drive

High efficiency 3-bedroom apartment overlooking Repulse Bay Beach

高實用率三房住宅，俯瞰淺水灣泳灘景致

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$39,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 33543



## Ridge Court 淺水灣 冠園

21A-21D Repulse Bay Road

Well decorated mid-rise apartment with balcony enjoying breathtaking sea and mountain views

優質裝修中密度住宅，連露台，欣賞壯麗海景及山巒景致，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$46,800,000 also for lease \$100,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 99493







### Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Practical sea view apartment  
overlooking Repulse Bay beach  
實用海景單位，俯瞰淺水灣泳灘，可租可售



GROSS AREA 2,288 s.f.  
SALEABLE AREA 2,049 s.f.  
OFFERED AT \$50,000,000 also for lease  
\$65,000 incl.  
INQUIRIES 9809 8570 Stella Lo 羅小姐  
SEARCH REFERENCE NO. 107792



### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Newly decorated apartment with  
clubhouse facilities enjoying  
fantastic views  
全新裝修住宅，會所設施完善，享迷人景致



GROSS AREA 2,611 s.f.  
SALEABLE AREA 2,067 s.f.  
OFFERED AT \$55,000,000  
INQUIRIES  
9551 1077 Walker Lam 林先生  
SEARCH REFERENCE NO. 94329



### 10A-10B Stanley Beach Road

赤柱 赤柱灘道10A-B號

Commodious low-rise apartment  
with tasteful and pleasant  
decorations

寬敞低密度住宅，配以品味舒適裝修，可租  
可售



GROSS AREA 3,300 s.f.  
SALEABLE AREA 2,832 s.f.  
OFFERED AT \$65,000,000  
also for lease \$160,000 incl.  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SOLE AGENT  
SEARCH REFERENCE NO. 129330



### Belgravia

淺水灣 南灣道57號

57 South Bay Road

Popular 3-bedroom apartment at  
prestigious location with mountain  
and sea view

受歡迎三房單位，地段尊貴，享山巒及海港  
景致，可租可售



GROSS AREA 2,390 s.f.  
SALEABLE AREA 1,875 s.f.  
OFFERED AT \$68,000,000  
also for lease \$130,000 incl.  
INQUIRIES  
6183 8339 Carman Szeto 司徒小姐  
SEARCH REFERENCE NO. 118351



## Southside & The Peak SALE

南區及山頂 出售



### Woodbury Court

薄扶林 嘉林閣

137 Pok Fu Lam Road

Designer decorated duplex 4-bedroom apartment enjoying fantastic sea view

四房複式住宅，配以設計師精心設計靚裝修，欣賞美麗海景



GROSS AREA 2,968 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$70,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 102055



### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Show flat quality with internal staircases to roof

示範單位式優質住宅，連內置樓梯往天台，可租可售



GROSS AREA 2,540 s.f.

SALEABLE AREA 2,066 s.f.

(plus 1,857 s.f. roof)

OFFERED AT \$70,000,000

also for lease \$160,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 28295



### Regalia Bay 赤柱 富豪海灣

88 Wong Ma Kok Road

Famous waterfront townhouse with clubhouse facilities close to Stanley Beach & Market

著名海濱排屋，連會所設施，鄰近赤柱泳灘及市場，可租可售



GROSS AREA 4,053 s.f.

SALEABLE AREA 2,790 s.f.

(plus 805 s.f. terrace and 1,118 s.f. roof)

OFFERED AT \$71,000,000

also for lease \$160,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 31404



### Faber Villa

大潭 輝百苑

17 Tai Tam Road

Unique penthouse with private roof offering picturesque sea view of Tai Tam and Stanley

獨特頂層住宅，連私家天台，享美麗大潭及赤柱海景



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

(plus 2,290 s.f. roof)

OFFERED AT \$75,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 135721







Oasis 山頂 欣怡居  
8-12 Peak Road

Spacious 4-bedroom apartment with high ceiling and harbour view  
prestigiously located on The Peak

寬敞四房海景住宅，樓底高，地段尊貴

GROSS AREA 2,891 s.f.

SALEABLE AREA 1,992 s.f.

OFFERED AT \$78,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 109001



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Nicely decorated seaview apartment on Coombe Road

甘道海景單位，裝修雅致，可租可售

GROSS AREA 2,350 s.f.

SALEABLE AREA 2,117 s.f.

OFFERED AT \$78,000,000 also for lease \$108,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 6005



The Redhill Peninsula 大潭 紅山半島 18 Pak Pat Shan Road

Full sea view townhouse configured with lovely landscaped garden  
located in Tai Tam

全海景排屋，享翠綠景致，可租可售

GROSS AREA 3,109 s.f.

SALEABLE AREA 2,876 s.f.

(plus 2,002 s.f. garden and 241 s.f. terrace)

OFFERED AT \$88,000,000 also for lease \$160,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 30560



Le Palais

大潭 皇府灣

8 Pak Pat Shan Road

High quality waterfront townhouse with private garden in serene Tai Tam

高質素海濱排屋，連私家花園，位於和諧寧靜的大潭，可租可售

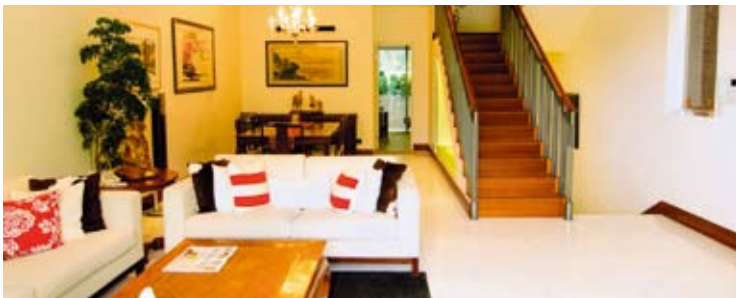
GROSS AREA 3,348 s.f.

SALEABLE AREA 2,507 s.f. (plus 741 s.f. garden)

OFFERED AT \$88,000,000 also for lease \$170,000 incl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 109996



Royal Bay 春坎角 御瀟灣

82 Chung Hom Kok Road

Tastefully decorated townhouse with 4 ensuites in a verdant and serene  
neighbourhood

品味裝修排屋，連四套房，環境翠綠寧靜

GROSS AREA 3,850 s.f.

SALEABLE AREA 2,724 s.f. (plus 595 s.f. terrace and 522 s.f. roof)

OFFERED AT \$125,000,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 30954



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Renowned deluxe townhouse at Tai Tam waterfront with stunning sea view

大潭著名海濱排屋，裝修豪華，欣賞美麗海景

GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f. (plus 414 s.f. garden and 480 s.f. roof)

OFFERED AT \$130,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 89452



## Southside & The Peak SALE

南區及山頂 出售



### Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

Colonial townhouse prestigiously located on The Peak with private garden and balcony

地段尊貴英式排屋，連私家花園及露台，可租可售



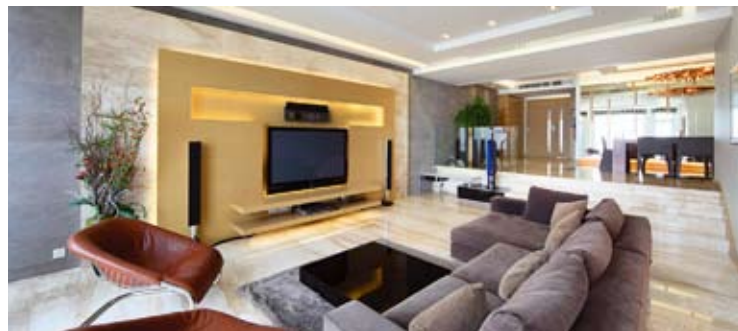
GROSS AREA 3,600 s.f.

SALEABLE AREA 3,195 s.f.

OFFERED AT \$180,000,000 also for lease \$250,000 incl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 49439



### Abergeldie

山頂 種植道52號

52 Plantation Road

Luxurious and modern townhouse located on The Peak with magnificent view of Victoria Harbour

豪華時尚排屋，享壯麗維港景致



GROSS AREA 3,688 s.f.

SALEABLE AREA 3,221 s.f. (plus private terraces)

OFFERED AT \$200,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 108991



### Twin Brook

淺水灣 雙溪

43 Repulse Bay Road

Rarely available seaview duplex on Repulse Bay Road with tasteful decoration

罕有海景複式住宅，配以品味裝修



GROSS AREA 5,400 s.f.

SALEABLE AREA 4,858 s.f.

OFFERED AT \$218,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 130745



Single detached house for sale at

The Peak with exceptional redevelopment opportunity

山頂區罕有可重建獨立屋出售

Site Area approx. 11,000 sq.ft.

地盤面積約11,000平方呎

OFFERED AT \$450,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生







### 66 Robinson Road

西半山 羅便臣道66號

Contemporary 2-ensuite apartment located on convenient Robinson Road

當代時尚兩套房單位，位於交通方便的羅便臣道



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,369 s.f.

OFFERED AT \$18,500,000

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 136341



### Camelot Height

中半山 金鑾閣

66 Kennedy Road

Spacious 3-bedroom flat with open city view on Kennedy Road

寬敞三房單位，享開揚城市景致，可租可售



GROSS AREA 1,520 s.f.

SALEABLE AREA 1,204 s.f.

OFFERED AT \$20,000,000

also for lease \$62,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 40224



### Wing Way Court 中半山 永威閣

31 Kennedy Road

3-bedroom apartment with high privacy close to Wanchai and Causeway Bay

三房私隱度高住宅，鄰近灣仔及銅鑼灣



GROSS AREA 1,860 s.f.

SALEABLE AREA 1,478 s.f.

OFFERED AT \$24,980,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 94524



### Monticello 中半山 滿峰台

48 Kennedy Road

Homey and practical apartment on tranquil Kennedy Road with open city view

堅尼地道舒適實用單位，環境寧靜，享開揚城市景，可租可售



GROSS AREA 1,447 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$25,000,000

also for lease \$65,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 126639



## Midlevels Central & West SALE

中半山及西半山 出售



**Beauty Court** 西半山 雅苑  
82 Robinson Road

Popular family apartment with practical layout overlooking the neighbourhoods of Midlevels West  
受歡迎家庭式住宅，間隔實用，俯瞰西半山社區景致



GROSS AREA 1,787 s.f.  
SALEABLE AREA 1,361 s.f.  
OFFERED AT \$27,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 4058



**Yukon Court** 西半山 殷豪閣  
2-4 Conduit Road

Practical 3-bedroom apartment with open city views close by Central-Mid-levels escalators

實用三房單位，享開揚城市景觀，鄰近半山扶手電梯



GROSS AREA 1,711 s.f.  
SALEABLE AREA 1,409 s.f.

OFFERED AT \$28,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 11584



**Azura**

西半山 蔚然

2A Seymour Road

Brand new luxurious 3-bedroom apartment close to Soho and Central

全新三房單位，裝修豪華，鄰近蘇豪區

及中環，可租可售



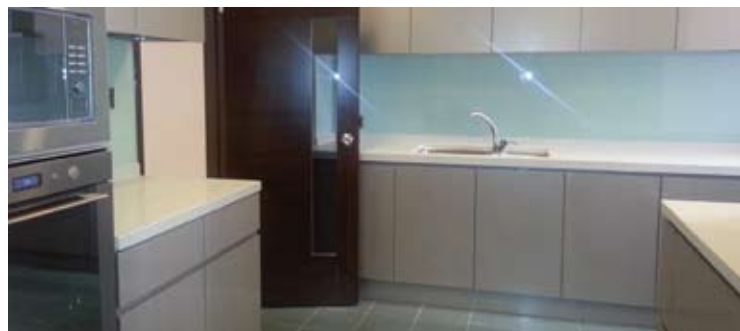
GROSS AREA 1,665 s.f.  
SALEABLE AREA 1,297 s.f.  
OFFERED AT \$33,900,000

also for lease \$68,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 150566



**Tregunter Tower 3**

中半山 地利根德閣3座

14 Tregunter Path

Well maintained 3-bedroom apartment with full clubhouse facilities

優質三房單位，享完善會所設施，可租可售



GROSS AREA 2,020 s.f.  
SALEABLE AREA 1,546 s.f.  
OFFERED AT \$34,500,000

also for lease \$80,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 4116







### Regal Crest

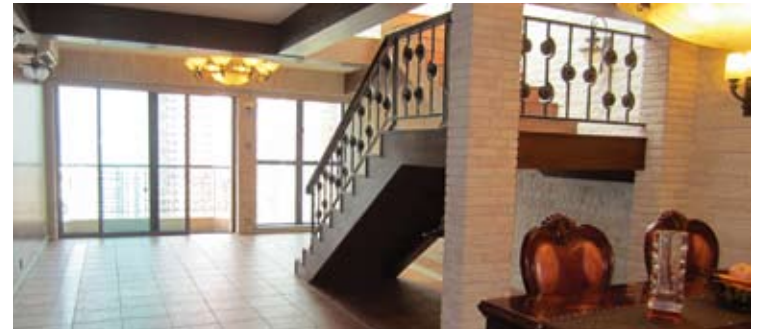
西半山 薈萃苑  
9 Robinson Road  
3-bedroom apartment with full  
clubhouse facilities  
西半山三房單位，享完善會所設施



GROSS AREA 2,316 s.f.  
SALEABLE AREA 1,705 s.f.  
OFFERED AT \$36,000,000

#### INQUIRIES

9028 0147 Jenson Au 區先生  
SEARCH REFERENCE NO. 103369



### Haddon Court 西半山 海天閣

41C Conduit Road  
Nicely decorated 3-bedroom  
apartment with direct access to  
private roof terrace  
雅致裝修三房住宅，連私家天台



GROSS AREA 1,860 s.f.  
SALEABLE AREA 1,668 s.f.  
(plus 718 s.f. roof)  
OFFERED AT \$41,000,000

#### INQUIRIES

9229 2396 Elaine Chow 周小姐  
SEARCH REFERENCE NO. 85899



### Dynasty Court

中半山 帝景園  
23 Old Peak Road  
Famous 3-bedroom apartment with  
deluxe clubhouse facilities and  
Victoria Harbour view  
著名三房住宅，享豪華會所設施及維港景致



GROSS AREA 1,981 s.f.  
SALEABLE AREA 1,530 s.f.  
OFFERED AT \$44,000,000  
INQUIRIES 9080 6686 Teresa Lau 劉小姐  
SEARCH REFERENCE NO. 102769



### Century Tower 1

中半山 世紀大廈 1座  
1 Tregunter Path  
3-bedroom decorated apartment  
enjoying city view  
三房裝修住宅，欣賞城市景觀



GROSS AREA 2,565 s.f.  
SALEABLE AREA 1,880 s.f.  
OFFERED AT \$48,000,000  
INQUIRIES 9648 6082 Christine Chong 莊小姐  
SEARCH REFERENCE NO. 11386





## Midlevels Central & West SALE

中半山及西半山 出售



### Century Tower 1

中半山 世紀大廈 1座

1 Tregunter Path

Unique 3-bedroom apartment with spacious balcony and easy access to CBD

獨特三房單位，連寬敞露台，鄰近商業中心區



GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$57,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 21303



### May Tower 1

中半山 梅苑一座

7 May Road

Superbly decorated two-ensuite apartment with balcony enjoying Victoria Harbour view

華麗裝修兩套房住宅，連露台，享維港景致



GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$71,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 111213



### Estoril Court

中半山 愛都大廈

55 Garden Road

Huge apartment with high efficiency in nice decor

雅致裝修住宅，間隔寬敞，實用率高，可租可售



GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$72,000,000

also for lease \$125,000 incl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 40744



### 1 Po Shan Road

西半山 寶珊道1號

Well managed 4-bedroom apartment with harbour view

優質管理四房單位，享美麗海景



GROSS AREA 2,939 s.f.

SALEABLE AREA 2,328 s.f.

OFFERED AT \$80,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 36642







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board@property4east.com - +352 20 20 36 38 - [www.property4east.com](http://www.property4east.com)





## The Albany 中半山 雅賓利大廈 1 Albany Road

Tastefully decorated and furnished apartment on fringe of CBD enjoying harbour, greenery and city views

品味裝修住宅，連傢具，鄰近商業中心區，享海港、翠綠及城市景緻，可租可售



GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$95,000,000

also for lease \$135,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 148470



## Hong Villa

中半山 峰景花園

12 Bowen Road

Newly renovated huge apartment with harbour view and 2 carpark spaces

全新裝修寬敞住宅，享海港美景，連兩車位，可租可售



GROSS AREA 3,833 s.f.

SALEABLE AREA 3,184 s.f.

OFFERED AT \$115,000,000

also for lease \$160,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 7396



## 城市幽居 Seclusion in the city

### Woodgreen Estate

木苑

5 Shouson Hill Road, Shouson Hill

壽臣山 壽山村道5號

GROSS AREA 3,200 s.f. (plus 1,600 s.f. roof)

SALEABLE AREA 2,470 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 36487



Located at the intersection of Island Road and surrounded by the lush greenery of Shouson Hill Road, Woodgreen Estate spans 3,200 s.f. tucked away from the hustle and bustle of Hong Kong's main business districts.

This European-style low-rise apartment is a well-designed and decorated character triplex with high ceilinged interiors. There are four bedrooms (three ensembles), separate living and dining rooms, a maid's room, utility room, a well-equipped kitchen and fully fitted bathroom. The key feature of this house is a garden, providing a green space for plants and flowers. The apartment also includes two covered and uncovered car parking spaces.

Woodgreen Estate comprises two blocks with a total of 24 units. Well served by public transportation, Central, Causeway Bay and Repulse Bay are just a short drive away. There is also a supermarket in Shouson Hill which is easily accessible.

這面積達3,200平方呎的木苑單位，座落於壽山村道，鄰近香島道，四周綠意盎然，遠離港島鬧市的煩囂。

這歐陸式的三層住宅，設計精美而別具一格，室內樓底極高。全屋共有四間睡房，其中三間為套房，加上獨立的客廳及飯廳、家傭房、多用途房、設備齊全的廚房及浴室。戶外花園是住宅的焦點所在，提供綠油油的園藝空間。單位亦設有蓋及無蓋車位各一。

木苑由兩座組成，合共有24個單位。附近有完善的公共交通服務，只需很短的車程便可到達中環、銅鑼灣或淺水灣。此外，壽臣山亦設有超級市場，非常便利。





### Villa Rocha

跑馬地 樂翠台

10 Broadwood Road

Practical and efficiency 3-bedroom apartment in Happy Valley overlooking the racecourse  
實用三房單位，俯瞰馬場景致



GROSS AREA 1,340 s.f.

SALEABLE AREA 1,147 s.f.

OFFERED AT \$25,000,000

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 46890



### Kingsford Gardens

北角半山 瓊峰園

202-216 Tin Hau Temple Road

High efficiency 3-bedroom apartment with balcony and spacious roof enjoying enchanting harbour view  
高實用率三房單位，連露台及寬敞天台，享迷人海景



GROSS AREA 1,450 s.f.

SALEABLE AREA 1,313 s.f.

(plus 1,000 s.f. roof)

OFFERED AT \$25,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 144080



### Dragon Garden

東半山 龍園

1 Chun Fai Terrace

Tastefully decorated 3-bedroom apartment with balcony on fringe of Causeway Bay  
品味裝修三房單位，連露台，鄰近銅鑼灣



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,598 s.f.

OFFERED AT \$25,800,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 139958



### 15-21 Broom Road

跑馬地 蟠盧

Colonial low-rise apartment

enjoying city view

英式低密度住宅，享城市景致



GROSS AREA 1,300 s.f.

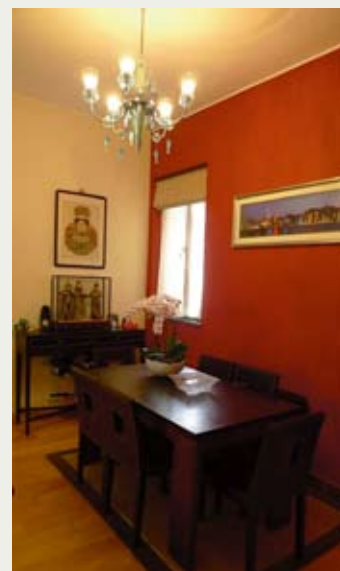
SALEABLE AREA 1,037 s.f.

OFFERED AT \$28,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 67815





### Broadwood Twelve

跑馬地 樂天峰

12 Broadwood Road

Brand new complex in prime location with view of Victoria Harbour

全新住宅大廈，享維港景致，交通方便

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,280 s.f.

OFFERED AT \$38,200,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 131962



### The Altitude 跑馬地 紀雲峰

20 Shan Kwong Road

Brand new 3-bedroom apartment with open green views at a convenient location of Happy Valley

全新三房住宅，享開揚翠綠景致，地點方便

GROSS AREA 1,885 s.f.

SALEABLE AREA 1,461 s.f.

OFFERED AT \$45,300,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 157985



### The Elegance

東半山 優雅閣

60 Tai Hang Road

3-bedroom duplex with large terrace in tranquil neighbourhood

三房複式單位，連大平台，四周環境寧靜

GROSS AREA 2,438 s.f.

SALEABLE AREA 1,600 s.f. (plus 1,956 s.f. terrace)

OFFERED AT \$46,800,000

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 130686



### Bellevue Court 東半山 碧蕙園

41 Stubbs Road

Older style mid-rise apartment on prime Stubbs Road enjoying open city views

傳統中密度住宅，位於交通方便的司徒拔道，享開揚城市景致，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$52,000,000 also for lease \$94,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 48161



### Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Huge 4-bedroom apartment with partial harbour and city views on fringe of Causeway Bay

巨大四房住宅，享海景及城市景，鄰近銅鑼灣，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$58,000,000 also for lease \$100,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 131283



### Victoria Heights 東半山 威利閣

43A Stubbs Road

Rarely available apartment with huge living room enjoying panorama of the city and Victoria Harbour

罕有住宅單位放盤，連巨大客廳，欣賞遠闊都市及維港景致，可租可售

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

OFFERED AT \$72,000,000 also for lease \$130,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 37141







### Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Modern and cosy low-rise apartment with greenery view in a tranquil location

舒適時尚低密度住宅，享翠綠景觀，地點寧靜，可租可售



GROSS AREA 1,619 s.f.  
SALEABLE AREA 1,215 s.f.

OFFERED AT \$62,000 incl.  
also for sale \$22,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 131293



### 37 Repulse Bay Road

淺水灣 淺水灣道37號

Furnished apartment with full clubhouse facilities overlooking superb Deep Water Bay view  
新裝修住宅，會所設施齊全，俯瞰華麗深水灣海景，可租可售



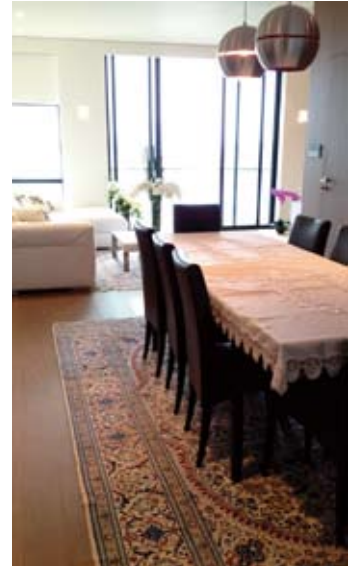
GROSS AREA 1,680 s.f.  
SALEABLE AREA 1,227 s.f.

OFFERED AT \$70,000 excl.  
also for sale \$39,990,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 124087



### 34-36 Bisney Road

薄扶林 碧荔道34-36號

Spacious low-rise apartment with 3 bedrooms in a tranquil neighbourhood

寬敞低密度住宅，三房間隔，四周環境清幽恬靜



GROSS AREA 2,200 s.f.  
SALEABLE AREA 1,868 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 40263



### Woodgreen Estate

壽臣山 木苑

5 Shouson Hill Road

Beautiful low-rise apartment in tranquil Shouson Hill with 4 bedrooms and private roof garden  
雅致低密度住宅，位於寧靜的壽臣山，四房間隔連天台，可租可售



GROSS AREA 2,200 s.f.  
SALEABLE AREA 1,638 s.f.

OFFERED AT \$85,000 incl.

also for sale \$50,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 108869





## Grosse Pointe Villa

赤柱 赤柱村道4號

4 Stanley Village Road

Rare find 3-bedroom garden low-rise close to Stanley Beach

三房花園住宅，密度低，鄰近赤柱泳灘，市場罕有

GROSS AREA 1,904 s.f.

SALEABLE AREA 1,895 s.f. (plus 316 s.f. garden)

OFFERED AT \$85,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 28215



## Woodland Villa 壽臣山 傲林軒

53 Shouson Hill Road

Charming low-rise apartment with good-sized terrace at a serene and verdant neighbourhood

迷人低密度住宅，連優質平台，環境和諧寧靜

GROSS AREA 2,060 s.f.

SALEABLE AREA 1,651 s.f. (plus 300 s.f. terrace)

OFFERED AT \$94,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 16759



## Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Tastefully designed 3-bedroom apartment on upper Repulse Bay Road boasting stunning sea view

全新品味裝修三房單位，位於淺水灣道頭段，欣賞壯麗景致

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 11177



## Guildford Garden 山頂 喬苑

1-3 Mansfield Road

Newly renovated and spacious low-rise apartment at a convenient location of The Peak

全新裝修低密度單位，間隔寬敞，交通便利

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,014 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 32780



## 1-3 Pollock's Path

山頂 普樂道1-3號

Bright and spacious mid-rise apartment with harbour view prestigiously located on The Peak

寬敞光猛中密度住宅，享海景，地段尊貴顯赫

GROSS AREA 2,240 s.f.

SALEABLE AREA 1,832 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 12093



## 113 Repulse Bay Road

淺水灣 淺水灣道113號

Spacious colonial style apartment with unobstructed view of Repulse Bay Beach

寬敞英式住宅，欣賞遠闊淺水灣泳灘景致

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,015 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 24554







### Ann Gardens

壽臣山 安苑

29 Shouson Hill Road

4-bedroom duplex with roof terrace  
enjoying mountain view in quiet  
environment

四房複式住宅，連天台，享山巒景致，環境  
清靜



GROSS AREA 2,500 s.f.

SALEABLE AREA 1,949 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 11849



### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Tastefully decorated 2-bedroom  
apartment with mountain view and  
excellent clubhouse facilities

品味裝修兩房單位，享山巒景致，連優質會  
所設施，可租可售



GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

OFFERED AT \$110,000 incl.

also for sale Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 151123



### Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

Newly renovated apartment at a  
prestigious location with good  
facilities and mountain view

全新裝修住宅，地段尊貴，連優質設施及山  
巒景致，可租可售



GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$110,000 incl.

also for sale \$69,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 11328



### Ridge Court

淺水灣 冠園

21A-21D Repulse Bay Road

Modern decorated apartment  
overlooking Deep Water Bay

時尚裝修住宅，俯瞰深水灣景致



GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$112,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160534





### Manhattan Tower

淺水灣 曼赫頓大廈

63 Repulse Bay Road

Rare 4-bedroom apartment for rent with Deep Water Bay view

罕有四房單位出租，欣賞深水灣景色

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,053 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 6412



### Eredine

山頂 加列山道38號

38 Mount Kellett Road

Beautifully decorated colonial style apartment on the Peak with nice views

雅致裝修英式住宅，享迷人景致

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,836 s.f.

OFFERED AT \$150,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 50482



### Casa Del Sol

春坎角 昭陽花園

33 Ching Sau Lane

Spacious 6-bedroom townhouse enjoying beautiful sea view

寬敞六房排屋，享美麗海景

GROSS AREA 3,347 s.f.

SALEABLE AREA 3,173 s.f.

OFFERED AT \$168,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 2052



### 63 Deep Water Bay Road 深水灣 深水灣道63號

Prestigious townhouse with ample outdoor spaces enjoying mountain and partial sea views

深水灣著名排屋，戶外空間充裕，享山巒景色及海景

GROSS AREA 3,362 s.f.

SALEABLE AREA 2,731 s.f.

(plus 915 s.f. garden and 279 s.f. terrace)

OFFERED AT \$200,000 excl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 14738



### 74 Mount Kellett Road

山頂 加列山道74號

4-bedroom townhouse at the Peak with sea view and green view

山頂四房排屋，享海景及翠綠景致

GROSS AREA 4,200 s.f.

SALEABLE AREA 3,106 s.f.

(plus 867 s.f. garden, 191 s.f. terrace and 1,041 s.f. roof)

OFFERED AT \$240,000 incl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 135275



### 56 Repulse Bay Road

淺水灣 淺水灣道56號

Luxury 4-bedroom apartment with private roof terrace at Repulse Bay waterfront

豪華四房單位，連私家平台，可租可售

GROSS AREA 3,201 s.f.

SALEABLE AREA 2,550 s.f. (plus 188 s.f. terrace)

OFFERED AT \$250,000 incl. also for sale \$155,000,000

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 45883







**Bay Villas 壽臣山 南源**  
57-71 Shouson Hill Road  
Well decorated house at a prime location with ample outdoor spaces enjoying sea and mountain views  
優質裝修大屋，交通方便，戶外空間偌大，欣賞海港及山巒景致，可租可售



**GROSS AREA** 4,869 s.f.  
**SALEABLE AREA** 3,680 s.f.  
(plus 603 s.f. terrace)  
**OFFERED AT** \$250,000 excl.  
also for sale \$270,000,000  
**INQUIRIES**  
6258 8847 Anthea Ngai 魏小姐  
**SEARCH REFERENCE NO.** 135517



**34 Island Road**  
深水灣 香島道34號  
Waterfront townhouse with tasteful decoration and ample windows taking in superb sea views  
品味裝修海濱排屋，連寬敞窗戶，享華麗海景



**GROSS AREA** 4,400 s.f.  
**SALEABLE AREA** 3,457 s.f. (plus 1,260 s.f. garden and 417 s.f. terrace)  
**OFFERED AT** \$380,000 incl.  
**INQUIRIES**  
9833 9509 Michelle Chung 鍾小姐  
**SEARCH REFERENCE NO.** 35172



A brand new deluxe residential development offers the serenity of nature in a peaceful environment of The Peak, shares an unobstructed panoramic view of the East and South side of Hong Kong Island. Each of the 3 detached houses and 10 apartments features a classic yet contemporary design aesthetic and are extremely spacious, ranging from 2,400 – 11,500 square feet with exceptionally high ceilings of 3.74m.

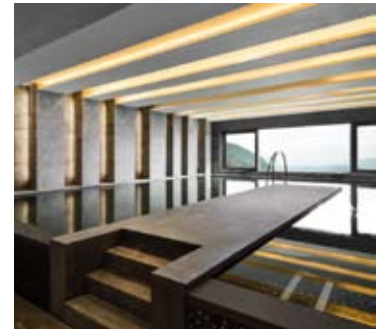
The luxurious detached houses are equipped with internal lifts to private roof top, outdoor heated swimming pool and Jacuzzi. Some apartments include private spacious gardens and heated swimming pools.

Deluxe clubhouse features a fully functional gym with an excellent selection of training equipment as well as an indoor heated swimming pool. Residents are safeguarded by a triple-layer security system offering detection, surveillance and access control. The perimeter is armed with infra-red sensors and radial detectors.

這個全新豪華住宅項目位於綠意盎然的山頂隱密地段，鳥瞰港島東南遼闊景致。大宅由3座獨立屋及10個單位組成。設計融合經典與現代風格，面積2,400-11,500平方呎，提供3.74米高樓底，空間寬敞。

獨立屋設有內置獨立電梯往天台，並設室外恆溫游泳池及按摩浴池，極致奢華。部份分層單位還有偌大私人花園及室外恆溫游泳池。

此外，住戶可享用會所健身設施及室內恆溫游泳池。保安方面，物業設有偵測、監視及出入監控三重功能，物業周邊已裝上紅外線及放射式探測器。



**7-15 Mount Kellett Road, The Peak**  
山頂 加列山道7-15號

**HOUSES:**  
**SALEABLE AREA** 6,200 s.f.  
**OFFERED AT** \$650,000 incl.  
**APARTMENTS:**  
**SALEABLE AREA** 2,400 s.f. to 5,200 s.f.  
**OFFERED AT** \$180,000 to \$430,000 incl.  
**INQUIRIES** 6183 8339 Carman Szeto 司徒小姐  
9871 6828 Louis Wong 黃先生  
**SEARCH REFERENCE NO.** 160081



## Midlevels Central & West LEASE

中半山及西半山 出租



### Hillsborough Court

中半山 曉峰閣

18 Old Peak Road

3-bedroom flat with greenery view and great facilities in Midlevels Central

中半山三房單位，欣賞翠綠景色，享優質設施

GROSS AREA 1,385 s.f.

SALEABLE AREA 1,104 s.f.

OFFERED AT \$56,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 5924



### Starcrest

灣仔 星域軒

9 Star Street

2-bedroom apartment with nice city view on fringe of CBD

兩房單位連迷人城市景致，鄰近商業中心區，可租可售

GROSS AREA 1,158 s.f.

SALEABLE AREA 922 s.f.

OFFERED AT \$58,000 incl. also for sale \$31,800,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 106265



### Woodland Garden

中半山 肇苑

10 MacDonnell Road

Conveniently located apartment with easy access to CBD

交通方便住宅，鄰近商業中心區

GROSS AREA 1,940 s.f.

SALEABLE AREA 1,615 s.f.

OFFERED AT \$65,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 28392



### Haddon Court 西半山 海天閣

41C Conduit Road

Well appointed mid-rise apartment on Conduit Road configured with 3 bedrooms and a balcony

設備完善中密度單位，三房間隔，連露台

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,668 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 8630



### 7 Lyttelton Road

西半山 列堤頓道7號

Full floor 3-bedroom apartment with high privacy in tranquil location

三房全層住宅，一梯一伙，私隱度高，地段清靜

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,797 s.f.

OFFERED AT \$79,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 108637



### Wealthy Heights

中半山 威豪閣

35 MacDonnell Road

High efficiency 4-bedroom apartment with open city view

高實用率四房住宅，享開揚城市景致

GROSS AREA 2,128 s.f.

SALEABLE AREA 1,826 s.f.

OFFERED AT \$79,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 37007







### Pearl Gardens

西半山 明珠臺

7 Conduit Road

Practical bright and airy 4-bedroom apartment with balcony in very high efficiency

光猛通風四房單位，間隔實用，連露台



GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 158197



### Birchwood Place

中半山 寶樺臺

96 MacDonnell Road

3-bedroom apartment with pool and tennis court on Macdonnell Road

麥當勞道三房住宅，連游泳池及網球場，可租可售



GROSS AREA 2,018 s.f.

SALEABLE AREA 1,539 s.f.

OFFERED AT \$85,000 incl.

also for sale \$46,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 120281



### Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Huge 4-bedroom apartment with big balcony enjoying enchanting views of Victoria Harbour

巨大四房單位，連大露台，享迷人維港景致



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 6736



### Grand Bowen

中半山 寶雲殿

11B Bowen Road

Practical 4-bedroom apartment at prime location with superb views of Victoria Harbour

實用四房單位，交通方便，欣賞維港華麗景色



GROSS AREA 3,071 s.f.

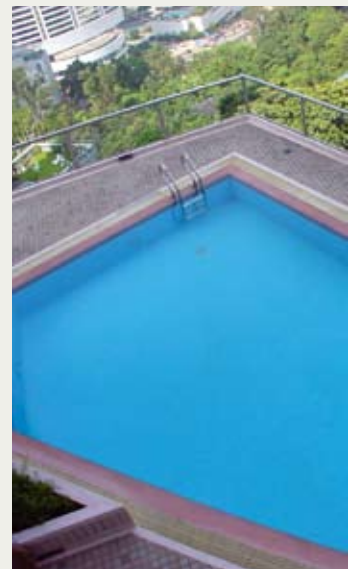
SALEABLE AREA 2,181 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 22198





## May Tower 1 中半山 梅苑一座

7 May Road

Unique triplex with balcony overlooking the city at a prime location on fringe on CBD

獨特三層複式單位，連露台，俯瞰城市景致，鄰近商業中心區

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,218 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 8184



## Regent On The Park

中半山 御花園

9A Kennedy Road

Newly renovated modern apartment on fringe of CBD

全新裝修時尚住宅，鄰近商業中心區

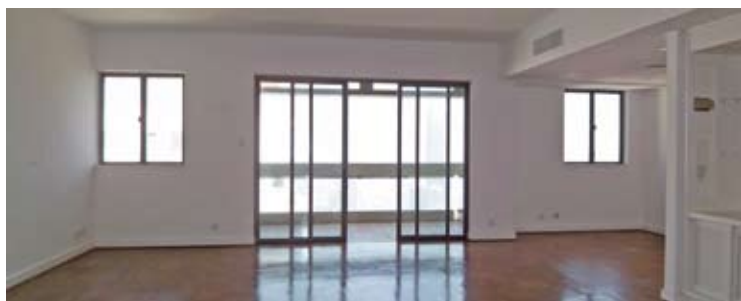
GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$105,000 excl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 150668



## Branksome Grande 中半山 地利根德里3號

3 Tregunter Path

High efficiency 3-bedroom apartment with balcony and great facilities at a prime location

高實用率三房單位，連露台，享優質設施，地點方便

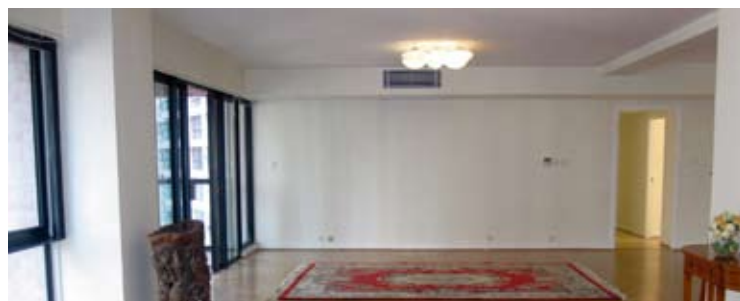
GROSS AREA 3,030 s.f.

SALEABLE AREA 2,357 s.f.

OFFERED AT \$107,000 excl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 11077



## Estoril Court 中半山 愛都大廈

55 Garden Road

High efficiency 4-bedroom apartment with upgraded kitchen and bathrooms

高實用率四房住宅，全新廚廁

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,887 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 109742



## Fairlane Tower 中半山 寶雲山莊

2B Bowen Road

3-bedroom apartment at a prime location on fringe of CBD with partial harbour & city views

三房住宅，鄰近商業中心區，享海景及城市景色

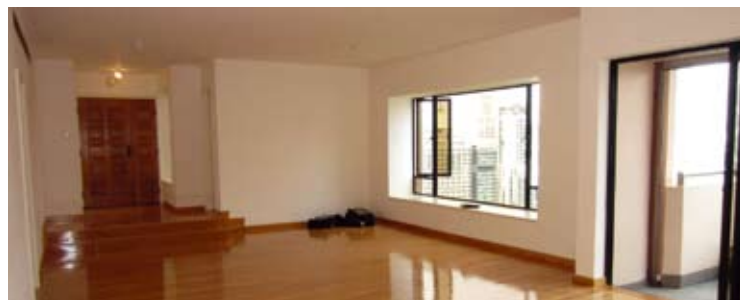
GROSS AREA 2,116 s.f.

SALEABLE AREA 1,657 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 15008



## The Albany 中半山 雅賓利大廈

1 Albany Road

Prestigious apartment in the heart of Midlevels Central with metropolitan and partial harbour views

中半山著名住宅，享都市美景及海景

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 31537







### Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Newly renovated apartment with huge balcony

全新裝修住宅，連寬敞露台



GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 11383



### Kennedy Heights

中半山 堅麗閣

10-18 Kennedy Road

Huge 5-bedroom apartment with open city view on fringe of CBD

巨大五房單位，享開揚城市景致，鄰近商業中心區



GROSS AREA 3,400 s.f.

SALEABLE AREA 2,929 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 28106



### Garden Terrace 2 & 3

中半山 花園臺2 & 3座

8A Old Peak Road

Nicely renovated 3-ensuite apartment in Midlevels Central with city and greenery views

中半山全靚裝修單位，連三套房連書房，享城市及翠綠景致



GROSS AREA 3,009 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 160105



### Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Spacious and practical 4-bedroom apartment with huge balcony on fringe of CBD

寬敞四房單位，間隔實用，連巨大露台，鄰近商業中心區



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,347 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 17355



## Midlevels Central & West LEASE

中半山及西半山 出租



### Century Tower 2

中半山 世紀大廈2座

1A Tregunter Path

4-bedroom apartment on Lower Peak with great facilities and privacy

半山四房單位，連優質設施，私隱度高



GROSS AREA 3,663 s.f.

SALEABLE AREA 2,848 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 135372



### Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Newly renovated spacious 4-bedroom apartment with huge balcony in Lower Peak

全新裝修四房住宅，間隔寬敞，連寬敞露台



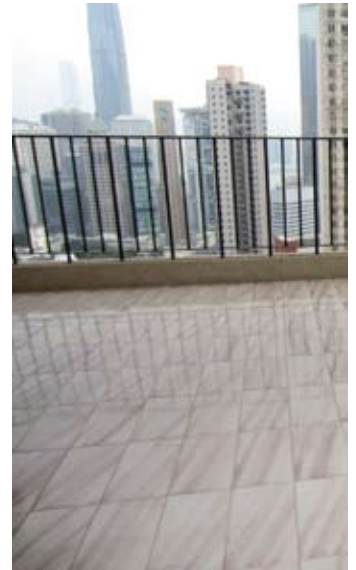
GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$155,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 33803



### May Tower 2

中半山 梅苑二座

5 May Road

Renowned 4-ensuite apartment with practical layout in Midlevels Central

全新四套房住宅，間隔實用



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$155,000 excl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10700



### Eva Court

中半山 惠園

36 MacDonnell Road

Exceptionally spacious 4-bedroom apartment on fringe of Central with city view

寬敞四房單位，鄰近中環，享城市景



GROSS AREA 4,500 s.f.

SALEABLE AREA 4,017 s.f.

OFFERED AT \$227,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 26702





Thomas Heatherwick at 'Make a Difference'



# A Hong Kong Perspective 透視香港

On his 90th visit to Hong Kong, Thomas Heatherwick talks with Perspective about his affections for the city

在到訪香港90次後，Thomas Heatherwick與《透視》親述他的感覺...

Text: Adrian Ho Photography: Courtesy of Heatherwick Studio, MaD

Thomas Heatherwick is no stranger to Hong Kong. During his frequent stays, the London-based designer splits his time between his local office, Pacific Place (the site of his current project) and, usually, attending seminars. For him, Hong Kong is unique — a mix of distinct qualities which both fascinate and, at times, irritate him.

We met up with Heatherwick after he had spoken to an audience of 900 people at the recent Make a Difference (MaD) event, when he offered his unique takes on Hong Kong's social phenomena... and why he loves to be here.

**How many times have you visited Hong Kong?**  
Ninety... I've been coming for the last eight and a half years.

**Ninety times! It seems that you have to love it...**  
You don't go somewhere 90 times unless you love it. Really, you can't go 90 times if you don't.

**So what do you love about Hong Kong?**  
Hong Kong has phenomenal dynamism and energy, which are contained by jungle-covered mountains. The tallest towers are held together



The Pacific Place project remains Heatherwick's primary focus in Hong Kong



The design of UK Pavilion blurs the line between interior and exterior, a concept which Heatherwick applies to the Sheung Wan Hotel project

by a belt of mountains. In some of the cities in North America, it's hard to tell where they begin and end, and it feels like the city can go on forever.

## Do you remember your first visit here?

I was invited by Ada Wong (convenor of MaD) when she was part of the Wanchai District Council. She invited a number of speakers from around the world to look at the way space is used. At that time, Hong Kong was terrible for the way it thought about the public realm. People wouldn't even properly discuss it.

## So that led to your Southorn Playground project.

That project was initiated by Ada, to see how we could actually work with the community, not just do something for the top. It was one of the times where you really worked with the community and spoke to them before you had your ideas. Then you worked with them to have your ideas.

In Wanchai, land value is so high. In the middle is this piece of space, which you know every property developer would love to build a house on. It's still used and loved, but it's vulnerable. For me it's not just about improving Southorn Playground, it's about consolidating the contrasts and valuable dimensions. Relative to what Hong Kong has spent on so much else, such a small amount of money could consolidate (the land) for the next 50 years — no developers would get their fingers on this.

## Sadly, it eventually fell through.

That's the message it sends — they're not valuing it. It's like London didn't value its own red double-decker buses for 50 years. There is an undervaluing of some of the most unique factors of Hong Kong. The commercial forces are so amazing here that they sort of roll over. When the developers accumulate a number of plots next to each other and do those buildings with big bottoms, the streets die in terms of cultural experience and social dynamics. The victim is the city experience itself.



The UK Pavilion was Heatherwick's take on "how to show off when everyone is showing off"

### Speaking of city experience, does the density of Hong Kong bother you?

I love it. I think the wonderful thing about density is that it allows you to feel protected, but you can also have incredible privacy. If you live in a village, everybody sees what you do and knows what you are doing. In some sense you can have the greatest calm and be in your own thoughts in the city. I love the countryside deeply, but I think cities are incredible things. I think density allows that lovely chemistry of people bumping into each other. When they interact with each other, ideas happen; developments happen. The amazing ideas in the world happen in cities in general.

**Hong Kong is notoriously dense. Some people argue it's because of the lack of urban planning.** I love what happens about the street level. That's how you feel. When I walk along the streets of Wanchai or Sheung Wan, there's a rhythm. I love the chopstick towers of Hong Kong. And actually I love looking at the regulations. For example, you are given extra gross floor area if you have a bay window here. That gives buildings incredible texture because they are moving in and out — you get a three-dimensional texture all because of the unique regulations in Hong Kong.

There're not so many regulations for tall towers in Britain, so a very hardnosed property developer can easily end up with very flat, dead, bored buildings.

**Besides your Pacific Place project, we know you have a hotel project in Sheung Wan too. How did the texture of Sheung Wan inspire your design?** When we were first asked to look at that site, I found an astonishing smell — the smell of all the dried, extraordinary creatures that once lived in the sea. There was an overwhelming sense of texture. I was aware that buildings can easily come in and kill that by being too smooth, too flat, too shiny and too 'inhuman'.

The greatest respect you can pay to a site is to try to do your best work for that point of

space. Just try to be specific. Because normally an interior and a hotel exterior are done separately, so we're interested in making the interior and exterior at the same time. You can let the interior be the exterior. You know, at the UK Pavilion in Shanghai, you were seeing the interior when you look at the exterior.

### What is the progress of the project now?

We are on hold waiting for a particular permission. That's all I can say at this moment. I hope we can carry it through.

Thomas Heatherwick對香港並不陌生。來自倫敦的他經常到訪香港，期間不單經常往返太古廣場（他現時正在香港動工的項目）和他設於本地的辦公室，亦會不時出席研討會。對他來說，香港是獨一無二的：這裡既有令他著迷的特質，亦不乏令他反感之處，好與壞他一概全收。

最近，Heatherwick出席了「MaD創不同」活動，向多達900名觀眾演講。此後我們訪問了他，讓他親自剖析香港部分社會現象，說明他熱愛香港的原因。

### 你到訪香港多少次了？

90次… 我在過去的八年半經常都來。

### 90次！看來你一定很喜歡這裏…

若你不喜歡某個地方，你不會到那裏90次。真的，若你不喜歡，你去不了90次。

### 那你喜歡香港的哪些特點？

在香港枝葉繁茂的山林之中，蘊藏了驚人的動感和能量。市內的高樓大廈都被連綿不絕的山巒包圍。在北美洲的部分城市，市區卻有如無窮無盡，彷彿永無止境。

### 你還記得首次踏足香港的情景嗎？

我當時應黃英琦（Ada Wong，「MaD創不同」召集人）的邀請來港。她是灣仔區議會的前主席，那時她邀請了來自世界各地的多位講者來港，探討如何應用空間。當時，香港對公共空間的了解可謂不忍卒睹，相關的討論更不成氣候。

### 那麼，你的修頓球場項目便是由此而起。

項目其實是由Ada策動的，旨在探討我們如何和社區實際地合作，而非單為權貴服務。那次難得能與整個社區交流，真正和他們攜手合作，確是難能可貴的體驗。及

後我更和他們一同整理出項目的意念。

灣仔的地價奇高，但區內的核心地帶卻是一個球場，所有發展商自然對此虎視眈眈。區內的居民都喜歡修頓球場，球場亦有不少人使用，但這一切都十分脆弱。我認為，項目的意義並非單為改善修頓球場般簡單；保留區內的多元對比，守護球場的可貴之處，才是項目的價值所在。與香港花在其他方面的金錢相比，這一點金錢卻能夠守護（修頓球場）50年 — 所有發展商只能望門輕嘆。

### 只可惜項目沒有成事。

那是明確的訊息：他們對此並不重視。香港某些獨一無二的因素一直被忽視，正如倫敦50年來亦一直漠視市內的雙層紅色巴士一樣。香港的資本勢力強得接近橫行無忌。當不同發展商的藍圖彼此重疊，龐然大物相繼落成之時，街頭文化以至社區連繫便會蕩然無存，居民的生活體驗亦只會隨之受害。

### 談及生活體驗，你是否對香港的密度反感？

我很喜歡。我認為密度的美妙之處在於它能令你產生安全感，亦能予你不可思議的私隱度。若你在鄉村內生活，所有村民都可看到你的一舉一動，對你的行動瞭如指掌。某程度上，你可在城市享受到最平靜的環境，全心於自己的思緒內沉澱。我雖然熱愛郊區，但在我心目中，城市才是無與倫比的。我認為，密度能促進人與人彼此見面時所產生的化學作用。當大家互相交流，便會產生意念，成就發展。一般來說，大部分出眾的意念都誕生於城市。

### 香港人煙稠密舉世皆知。有些人認為，這是都市規劃不周的苦果。

我喜歡在街道上發生的一切事情。它們能觸動人心。走在灣仔或上環的街道，我會感受到都市的節奏。我喜歡香港區內窄而高的建築。此外，香港的建築條例其實也十分有趣，例如你能以加設窗台的方式，提高樓宇的建築面積。香港的建築因此顯得高低錯落，賦予建築美妙的立體觸感。這一切皆源自香港獨特的建築條例。

英國沒有像香港般數量繁多的管制。正因如此，腳踏實地的發展商往往便會建造出平滑非常、了無生氣的沉悶建築。

### 據我所知，除了太古廣場的項目外，你上環亦有一個酒店項目。上環如何啟發你的設計？

當我們獲邀到上環視察時，我嗅到一陣奇妙的氣味：那種集各類海味、乾貨於一身的強烈氣味。上環的強烈質感給我莫大的震撼。然而我意會到，若新的建築太光滑、太平板、太閃亮或太「不人性化」，該處的特質便會消失殆盡。

因此，「因地制宜」是向該處致意的最佳做法；盡量度身設計便好。此外，由於酒店的外觀與室內裝潢一般都會個別設計，故此我們希望反其道而行，一氣呵成地完成酒店的內外。其實室內的設計也可形於外，正如上海世博英國館的外觀，便是館內設計的延續。

### 項目現時的進度如何？

我們暫時停了下來，正等待批核。我現時只能透露這點。我希望我們可以繼續這個項目。

For more features on design and architecture, don't miss the April issue of Perspective magazine, and check out our website at [www.perspectiveglobal.com](http://www.perspectiveglobal.com) 請密切留意《透視》四月號更多有關建築與設計的特題報導，或登入 [www.perspectiveglobal.com](http://www.perspectiveglobal.com) 參閱精彩內容。





**Loong Fung Terrace** 東半山 龍風臺

89-93 Tai Hang Road

Nicely decorated mid-rise apartment at a serene location with greenery view

雅致裝修中密度單位，地點清幽恬靜，享翠綠景致

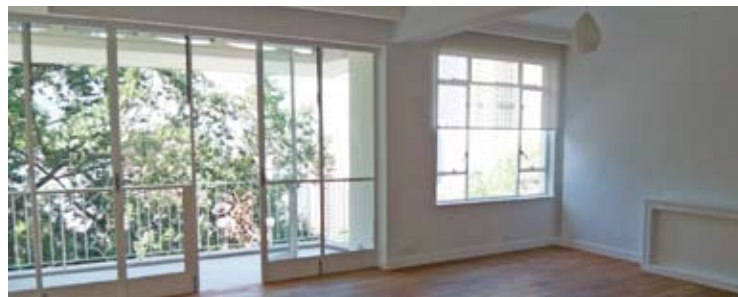
GROSS AREA 1,800 s.f.

SALEABLE AREA 1,482 s.f.

OFFERED AT \$72,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 43556



**Lincoln Court** 東半山 林肯大廈

156 Tai Hang Road

Bright and airy 2-bedroom apartment with balcony overlooking the metropolitan and greenery

光猛通風兩房單位，連露台，俯瞰城市景及翠綠景致

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 111645



**Villa Monte Rosa**

東半山 玫瑰新村

41A Stubbs Road

Spacious 3-bedroom apartment in quiet environment

寬敞三房住宅，環境清幽恬靜

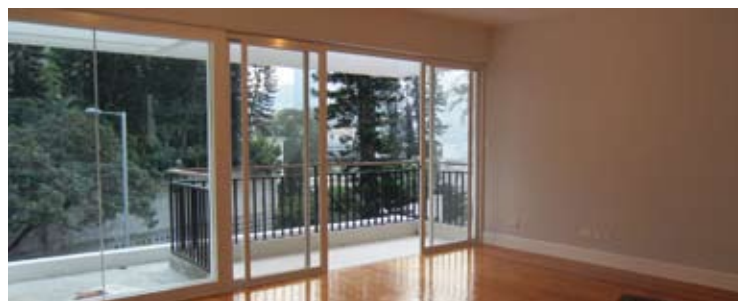
GROSS AREA 2,300 s.f.

SALEABLE AREA 2,000 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 18652



**Serene Villa**

渣甸山 寧苑

41-45 Perkins Road

Contemporary low-rise apartment at quiet location

當代時尚裝修住宅，密度低，地點寧靜

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,401 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 41333



**Evergreen Villa** 東半山 松柏新村

43 Stubbs Road

Spacious 4-bedroom apartment on upper Stubbs Road with sweeping harbour and city views

寬敞四房單位，享遼闊海港及城市景色

GROSS AREA 2,560 s.f.

SALEABLE AREA 2,323 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 37683



**The Elegance** 東半山 優雅閣

60 Tai Hang Road

Tastefully renovated harbour view duplex apartment on convenient Tai Hang Road

品味裝修海景複式住宅，位於交通方便的大坑道，可租可售

GROSS AREA 2,404 s.f.

SALEABLE AREA 1,710 s.f.

OFFERED AT \$95,000 incl. also for sale \$45,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 130711





## Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Nicely decorated 4-bedroom apartment enjoying open city view  
雅致裝修四房單位，享開揚城市景致



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$99,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 159794



## Rose Court

跑馬地 逸廬

115-121 Wong Nai Chung Road

Newly designed 4-bedroom apartment with balcony at a convenient location of Happy Valley  
全新設計四房住宅，連露台，位於跑馬地，交通便利



GROSS AREA 2,300 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 41515



## Broadview Villa

跑馬地 樂景園

20 Broadwood Road

Huge 4-bedroom apartment with facilities overlooking stunning views  
巨大四房住宅，連設施，俯瞰壯麗景致



GROSS AREA 3,134 s.f.

SALEABLE AREA 2,583 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 6338



## Broadwood Park

跑馬地 柏樂苑

38 Broadwood Road

Spacious apartment with balcony enjoying harbour view in Upper Happy Valley  
跑馬地寬敞住宅，連露台，享海景



GROSS AREA 2,913 s.f.

SALEABLE AREA 2,414 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 130630







## Sydney's Finest Skyhouse

The magnificent jewel in the crown of one of the CBD's most exclusive private enclaves, this spectacular home ranks amongst the finest of Sydney's most prestigious apartments. The height of elegance and refinement, the property spans a vast 580sqm in total with an abundance of indoor and outdoor entertaining spaces and views to take your breath away.

The scale of this magnificent apartment is breathtaking accommodating a variety of entertaining spaces, three palatial bedroom suites and a total of four marble bathrooms.

The beautifully appointed gourmet kitchen is centrally located and features direct access to the outdoor entertaining areas as well as to the grand formal dining and living areas. With all the living areas opening out to the vast terraces, the residence perfectly combines the luxury of a beautiful country home and the added convenience of a sophisticated cosmopolitan city locale. Dominating the Northern gateway to the city, it rises high above the harbour.

From its elegant foyer and grand marble staircase to its stately facade it radiates sophistication. Five-star facilities include a classic double-storey library, an 18-metre indoor pool, a spa, sauna, fully equipped gymnasium, four car parking spaces and a 24-hour concierge.

Price: A\$7,500,000

## 悉尼頂級摩天府邸

物業坐落於悉尼中心商業區的尊貴豪宅地段，雄踞市內最豪華的住宅大廈，氣派不言而喻。單位面積廣達580平方米，提供偌大的室內及室外起居娛樂空間，更飽覽悉尼港灣的璀璨迷人景緻，體現爾雅不凡的生活品味。

寬敞開揚的單位設有多個娛樂空間、三間特大套房及四間雲石浴室。

位於單位中央的廚房採用優質花崗岩石材，佈置匠心獨運，可直達室外，亦與富麗堂皇的客飯廳相連。所有起居空間均設有廣闊的露台，完美結合尊貴府邸的奢華氣派與大都會的便利。大廈位處悉尼北部，港灣美景盡收眼底。

從佈置優雅的玄關、氣派恢宏的雲石樓梯到宏偉的外牆，處處皆流露高雅品味。五星級設施一應俱全，包括經典的雙層圖書館、18米長室內游泳池、水療室、桑拿浴室、設備齊全的健身室、四個車位及24小時禮賓服務。

售價：7,500,000澳元

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### Highcliff

東半山 曉廬

41D Stubbs Road

Sought after apartment of an award-winning skyscraper with amazing harbour, city and mountain views

受歡迎住宅，享壯麗海港、城市及山巒景色



GROSS AREA 3,676 s.f.

SALEABLE AREA 2,592 s.f.

OFFERED AT \$146,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 81565



### Wilson Road

渣甸山 衛信道

Rare on market Jardine's Lookout townhouse with huge private garden and garage

渣甸山罕有排屋出租，連私家花園，獨立車房



GROSS AREA 3,000 s.f.

SALEABLE AREA 2,819 s.f.

(plus 1,372 s.f. garden)

OFFERED AT \$170,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 35587



## 顯赫地標 A striking landmark

### Grosvenor Place

117 Repulse Bay Road, Repulse Bay

淺水灣 淺水灣道117號



GROSS AREA 2,809 s.f.

SALEABLE AREA 1,974 s.f.

OFFERED AT \$120,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 120291

Spanning 2,809 s.f., Grosvenor Place offers stylish living space and boasts renowned Repulse Bay views best appreciated from the balcony. This four bedroom (three ensuites) apartment comes with a combined living and dining room, a maid's room, a fully fitted kitchen and bathroom as well as a covered car park.

Grosvenor Place is a high-rise residential block with a total of 24 units, which include a larger duplex penthouse. Residents can take advantage of facilities which include an outdoor swimming pool, nearby country parks, a golf club, yacht clubs and international schools.

Grosvenor Place is located on Repulse Bay Road, with Stanley and Deep Water Bay just a short drive away. Public light bus and bus services are available nearby.

淺水灣道117號提供時尚的居住空間，住客更可從陽台觀賞淺水灣著名的迷人景緻。這單位的面積達2,809平方呎，設有四間睡房，其中三間為套房，並設有相連的客廳、家傭房、設備齊全的廚房及浴室，以及一個有蓋車位。

屋苑為單棟式住宅大廈，合共有24個單位，包括頂層的豪華複式單位。住客能享受各式各樣消閒設施，包括室外游泳池；而鄰近更有郊野公園、高爾夫球會、遊艇會及多所國際學校。

屋苑座落於淺水灣道，前往赤柱或深水灣都只需很短的車程。屋苑外亦有小巴及公共巴士服務，交通便捷。



**Prime Residential Block****Lancaster Gate W2**

Single lot of 3 Grade II listed prime residential blocks, fully renovated in 2004. Configured as 32 apartments, sizes range from 800sf to 1,700sf, with lifts in each core building. Fully let, fully or partly furnished, all furniture included in the sale. Long term investment. 三棟受二級文物保護的優質住宅大廈，曾於2004年進行全面翻新，每棟均設有電梯。物業共有32個分層單位，面積由800至1,700平方呎不等，現已全數租出。所有單位配套齊備，部分更連傢具出售。長線投資首選。

**Freehold****36,158 s.f.****Price: GBP 45M-52M****Prime Residential****Kensington & Chelsea SW5**

Prime residential block in a garden square located within the Royal Borough of Kensington and Chelsea. The house has 6 floors with 1 apartment per floor, 5 are currently let. Good investment for long term yield with capital appreciation potential. Currently a "walk-up". Opportunity to further enhance value in future by adding a lift.

位於Kensington and Chelsea—花園廣場內之高尚住宅大廈，樓高6層，每層設有1個單位，現已租出5個單位。物業租金回報優厚，且極具升值潛力。大廈現設有樓梯貫通各層，將來可透過安裝電梯令物業升值。

**Freehold****5,382 s.f.****Price: GBP 5M-6.5M****Prime Michelin Star Restaurant****Covent Garden WC2**

Six-floor block in the heart of Covent Garden and the Theatre District. Single tenant is a world famous Michelin Star restaurateur. Let on 25-year lease, full repairing and insuring terms, expiring in 2025, with 5-yearly upward only rent reviews.

位於科芬園及劇院區心臟地帶的六層高大樓，現已全棟租予一間世界知名的米芝蓮星級餐廳。擁25年FRI長租約至2025年，每5年可重新議定租金增幅。

**Gross Yield 4.3%****Freehold****8,476 s.f.****Price: GBP 5.5M-7.5M****Prime Retail****Ealing W3**

Four purpose-built retail units in area with huge footfall. Fully let to established mass market retailers including national supermarket, pizza and betting chains. Long term leases with 5-yearly rent reviews, expiring between 2022 and 2033. Investment for long term quality yield.

四個特別為租戶建造的零售商舖，人流興旺。現已租予不同大型零售商，包括連鎖超級市場、薄餅店及投注站等。擁長期租約至2022-2033年，每5年可重新議定租金。租金收益穩定，長線投資首選。

**Gross Yield 6.9%****Virtual Freehold****9,400 s.f.****Price: GBP 2.5M-3M****Commercial High Yield****Kennington SE11**

Purpose-built mixed use in South Bank location which will benefit from the new US Embassy development. Ground floor retail unit let to supermarket on long lease expiring in 2031. Offices on 1st to 3rd Floor let to single tenant, a legal firm, until 2014 with extension negotiable. Residential units on 4th and 5th floors have been sold on long leasehold generating ground rent until 2131. High yield long-term investment.

位於South Bank特別為租戶興建的半商住大廈，新建的美國大使館可促進該區的發展。地下層是零售商舖，由一間超級市場承租，租約至2031年。1樓至3樓是辦公室，租予一間律師樓至2014年，租約期可通過協商延長。住宅單位位於4至5樓，地主可享地租收益至2131年。長線投資回報極高。

**Gross Yield 9.8%****Freehold****15,653 s.f. (excluding residential)****Price: GBP 3.2M-4.2M****Prime Luxury Boutique Hotel****Bayswater W2**

Luxury boutique hotel with 80 rooms and suites, and restaurant. Interiors by world famous designer, and currently under management agreement. Located in a quiet street, close to Hyde Park. Potential to add space by roof extension subject to planning.

共有80間客房的精品酒店，由世界知名的室內設計師精心打造，現附有酒店管理合約。鄰近海德公園，環境清幽寧靜。未來可透過城規批准，擴建天台以增加可建樓面面積。

**Freehold****40,000 s.f. (net)****Under Management****Price: GBP 35M-43M**

Large selection of recommended investment properties are available upon request.

**FOR ENQUIRIES 歡迎查詢**6624 6938 Derek Chan 陳先生 [derek.chan@landscape-christies.com](mailto:derek.chan@landscape-christies.com)6205 0415 Yeoman Ho 何小姐 [yeoman.ho@landscape-christies.com](mailto:yeoman.ho@landscape-christies.com)

### Villa Lauriston California, U.S.A.

美國加州 Villa Lauriston

Located in the heart of Silicon Valley, Villa Lauriston is only 45 minutes away from San Francisco and San Jose. This architectural jewel is set in a private 28.4 acre park-like ground, surrounded by 1,000 acres dedicated as open space lands in perpetuity. The villa features 20 rooms, a caretaker's house, garage, private meadow, conservatory, swimming pool, two-acre 600-vine vineyard, vegetable garden, tennis court, picnic area, natural waterfall and stream, and much more.

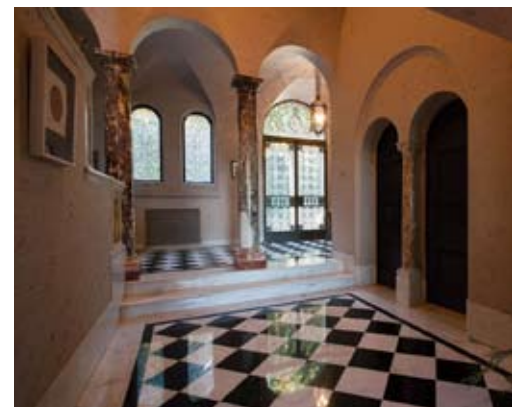
Price: US\$15,950,000

位於矽谷黃金地段，Villa Lauriston距離三藩市及聖荷西僅45分鐘車程。此建築瑰寶佔地28.4英畝，坐落於1,000英畝擁永久業權的寬廣土地上。別墅建有20間客房、傭人起居室、車庫、私人牧場、溫室、游泳池、佔地兩英畝共600株樹的葡萄園、蔬果園、網球場、野餐區以及天然瀑布和小溪等。

售價：15,950,000美元

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Christie's International Real Estate is delighted to announce its new quantitative white paper *Luxury Defined: An Insight into the Luxury Residential Property Market* has been released to the international press on 7th March 2013.

The pioneering report compares 10 of the world's top property markets, including Hong Kong, London, New York, Paris, San Francisco, Côte d'Azur, Toronto, Dallas, Los Angeles and Miami; and debuts the "Christie's International Real Estate Index", the first ever true global indicator for luxury residential real estate. The Index ranks markets across key metrics including record sales price, prices per square foot, percentage of non-local and international purchasers, and the number of luxury listings relative to population. The Index is scalable and can be calculated for other local markets.

佳士得國際地產於2013年3月7日欣然發布其「全球豪宅物業市場量化白皮書」及「佳士得國際地產指數」。

此具前瞻性的白皮書比較了世界10個主要豪宅市場，包括香港、倫敦、紐約、巴黎、三藩市、歐洲的「蔚藍海岸」、多倫多、達拉斯、洛杉磯和邁阿密，並發表了歷來首個反映全球豪宅物業指標的「佳士得國際地產指數」。指數以豪宅物業之最高成交記錄、平均呎價、銷量、本地與非本地買家的比例、以及其人口與豪宅供應量的比例等，計算出各主要豪宅市場的排名。指數亦可應用於其他豪宅物業市場。

For details, please contact 如欲了解詳情，請聯絡：

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