

VOLUME 124 | April 2015

The Key

SELECT DELUXE HOMES

大宅

FEATURE

Quality Living
優質生活

中庸之美

The Beauty of Balance

本期焦點：別緻雅居
Spotlight:
Lovely Low-rise



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 JC Vision 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**



02	MONTHLY HIGHLIGHT Tung Tau Wan Road, Stanley 赤柱 東頭灣道	16	Midlevels East & Happy Valley sale 東半山及跑馬地 出售
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型格盡現 Streamlined style

Bathrooms are one of the most important and frequently used rooms in any home — along with the kitchen, they are such a majorly influential room when looking to buy a new home and are often the first space to be renovated.

Contemporary fittings such as 'floating' cabinetry or super-automated toilets achieve a streamlined, minimal look, while modern technology has resulted in floor-to-ceiling marble wall panels, giving greater design versatility and allowing a 'clean' look with fewer joins. Materials which are non-porous, durable and resistant to stains, scratches and common household chemicals, mould and mildew are also vital.

In short, bathrooms need to be functional and low maintenance — but also a beautiful place to relax and unwind.

浴室是任何家居不可或缺的最常用空間之一，與廚房一樣是置業時極其重要的考慮因素，亦通常是首個進行裝修的地方。

當代的浴室配件如「浮動」的小木櫃或超自動化的坐廁，造就出精巧流暢的型格；超巨幅大理石牆身，提高設計的靈活性，造就出沒有駁口的「完美」。產品的用料極為重要，採用堅固無縫、耐用、防污漬、耐刮花、耐化學品和抗菌等材料是關鍵。

總括而言，浴室必須是一個功能良好，且維修保養少 — 同時也是令人放鬆身心的美麗地方。

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. 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。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

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中庸之美 The Beauty of Balance

Situated in the very quiet Tung Tau Wan Road of Stanley, this colonial low-rise duplex apartment of 1,655 s.f. (saleable area) shows the beauty of balance, with its design and décor blending seamlessly between modern and classic oriental Zen.

Enjoying sweeping sea views, this harmoniously designed duplex provides a master bedroom with ensuite, three and a half bathrooms, a separate living and dining room, a family room, a study and a covered car park. Outdoor living is provided via a huge decked terrace, furnished with comfortable outdoor sofas and loungers on which to stretch back and enjoy the panoramic vistas over the balcony.

Additionally, there is also a maid's room and a fully-equipped modern kitchen.

Available for purchase at HK\$65 million and for rental at HK\$120,000, this peaceful apartment is just a five-minute walk from the busy area of Stanley. Travel to Central is about 25 minutes by car or public transport.

座落於赤柱寧靜非常的東頭灣道，這個實用面積達1655平方呎的英式低密度複式單位，其設計及擺設既現代又富經典禪味，兩者配合得天衣無縫，展現出中庸之美。

這複式單位坐享遼闊海景，設計和諧，全屋設有一間主人套房、三間半浴室、獨立的客廳和飯廳、家庭廳、書房及一個有蓋車位。鋪設了木板地台的特大平台，配備了舒適的戶外梳化及躺椅，讓住客躺於其上，眺望一望無際的景觀，隨時享受戶外生活。

此外，這單位還設有家傭房及設備齊全的現代廚房。

這寧靜的單位距離赤柱鬧市只需步行5分鐘。駕車或乘公共交通工具往中環僅25分鐘車程。單位現售6500萬港元，出租12萬港元。



Tung Tau Wan Road, Stanley
赤柱 東頭灣道



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,655 s.f.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 37117



Pine Court

中半山 翠峰園

5 Old Peak Road

Designer decorated large 2-bedroom colonial apartment in prime fringe Central location
設計師裝修大單位，兩房間隔，鄰近市中心優越地段，可租可售



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,350 s.f.

OFFERED AT \$58,000,000

also for lease \$120,000 incl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 18635



Guildford Court

山頂 僑福道5號

5 Guildford Road

Practical 3-bedroom low-rise apartment enjoying green view
實用三房低密度住宅，享翠綠景色



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,053 s.f.

OFFERED AT \$70,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 95761



更上一層樓 Up on the roof

La Mer 浪頤居

67-71 Bisney Road, Pokfulam

薄扶林 碧荔道67-71號

GROSS AREA 2,567 s.f.

SALEABLE AREA 1,821 s.f. (plus 1,786 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 22029



Located in the excellent Pokfulam area, this 1,821 s.f. (saleable area) low-rise apartment offers unobstructed sea views with an expansive private roof area of 1,786 s.f. (saleable area), complete with a Jacuzzi and barbecue.

This residence also provides four generously-sized bedrooms (one ensuite), two and a half bathrooms, a combined living and dining room, a maid's room, a utility room, a study and a covered car park.

La Mer is easily reached by bus, public light bus and plentiful taxis. There is an excellent supermarket at the nearby Baguio Villa.

這幢低密度大廈座落於薄扶林的優越位置，單位實用面積達1821平方呎，坐擁遼闊的全海景。私人天台實用面積廣達1786平方呎，偌大寬敞，更附設按摩浴池及燒烤爐。

全屋設有四間寬闊睡房，其中一間為套房、兩間半浴室、相連的客飯廳、家傭房、多用途房、書房及一個有蓋車位。

浪頤居交通方便，區內有大量巴士、小巴及的士提供服務。鄰近的碧瑤灣更有一間一流的超級市場。



Lovely Low-rise LEASE

別緻雅居 出租



Cooper Villa

渣甸山 衛信道23-29號
23-29 Wilson Road
3-bedroom low-rise flat at
tranquil location
三房低密度住宅，地點寧靜



GROSS AREA 1,650 s.f.
SALEABLE AREA 1,343 s.f.
OFFERED AT \$68,000 incl.
INQUIRIES

9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 157165



Shuk Yuen Terrace

跑馬地 菽園臺
4-10 Green Lane
Colonial low-rise flat with high
ceiling in upper Happy Valley
英式低密度單位，樓底高，位處跑馬地頭段



GROSS AREA 1,800 s.f.
SALEABLE AREA 1,449 s.f.
OFFERED AT \$70,000 incl.
INQUIRIES

9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 24800



Elite Villas

壽臣山 怡禮苑
22 Shouson Hill Road
Newly renovated low-rise in quiet
Shouson Hill
全新裝修低密度住宅，位處寧靜壽臣山



GROSS AREA 1,871 s.f.
SALEABLE AREA 1,619 s.f.
OFFERED AT \$88,000 excl.
INQUIRIES

9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 29338



Cameron Mansions

山頂 金馬倫大廈
30-38 Magazine Gap Road
Unique colonial low-rise with
internal stairs to huge private roof
terrace
罕有英式低密度單位，連室內內置樓梯往偌
大私家天台



SALEABLE AREA 1,993 s.f.
(plus 1,993 s.f. roof)
OFFERED AT \$115,000 excl.
INQUIRIES
9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 82301





Brewin Court

中半山 明雅園

5-7 Brewin Path

Highly sought after 4-bedroom colonial style apartment on fringe of Central

受歡迎英式住宅，四房間隔，毗鄰中環



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

(plus 2,600 s.f. roof)

OFFERED AT \$130,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38605



Evergreen Gardens

壽臣山 松柏花園

18 Shouson Hill Road

4-bedroom duplex with private terrace looking out to green view

四房複式單位，連私家平台花園，眺望翠綠景致



GROSS AREA 2,106 s.f.

SALEABLE AREA 2,015 s.f.

(plus 1,591 s.f. garden)

OFFERED AT \$140,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 33807



27-31 South Bay Road

淺水灣 南灣道27-31號

Spacious colonial low-rise sea view flat with huge balcony close to beaches

寬敞英式海景單位，密度低，連大露台，鄰近泳灘



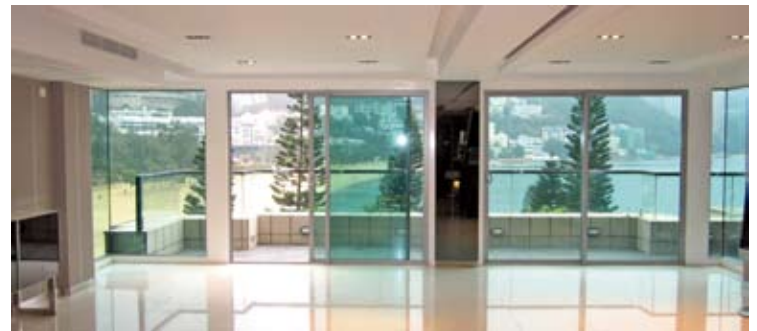
GROSS AREA 3,371 s.f.

SALEABLE AREA 2,785 s.f.

OFFERED AT \$165,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 90559



56 Repulse Bay Road

淺水灣 淺水灣道56號

Luxury 4-bedroom duplex with walk-out private terrace at Repulse Bay waterfront

豪華四房複式單位，連私家平台，位處淺水灣海濱，可租可售



GROSS AREA 3,201 s.f.

SALEABLE AREA 2,550 s.f.

(plus 188 s.f. terrace)

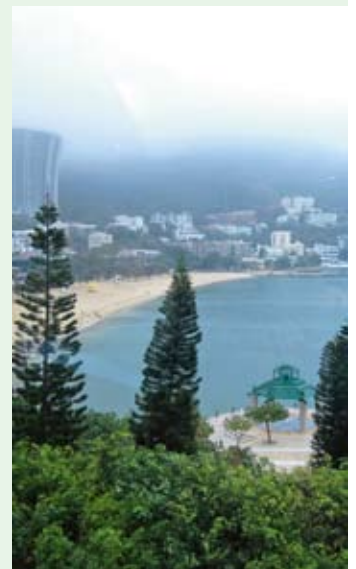
OFFERED AT \$220,000 incl.

also for sale \$160,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 45883





Residence Bel-Air

薄扶林 貝沙灣

Bel-Air Avenue

Popular 3-bedroom sea view apartment with excellent facilities in Cyberport
受歡迎三房海景住宅，連優質會所設施

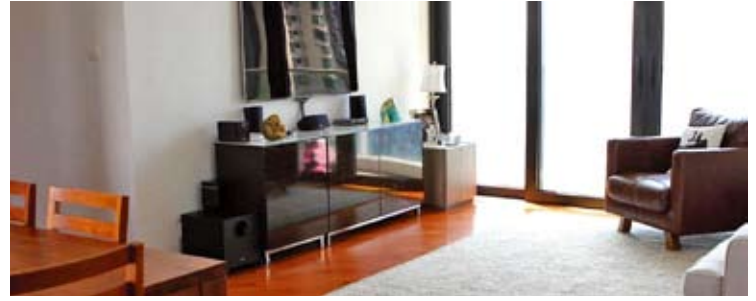
GROSS AREA 1,560 s.f.

SALEABLE AREA 1,086 s.f.

OFFERED AT \$24,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 99109



Residence Bel-Air

薄扶林 貝沙灣

Bel-Air Avenue

3-bedroom apartment with deluxe clubhouse facilities enjoying full sea view
三房住宅單位，享豪華會所設施，眺望全海景

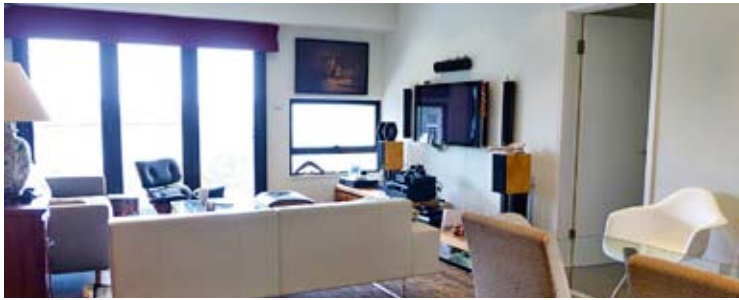
GROSS AREA 1,601 s.f.

SALEABLE AREA 1,119 s.f.

OFFERED AT \$26,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 136591



Grand Garden

淺水灣 華景園

61 South Bay Road

Efficient 3-bedroom apartment with sea view at tranquil South Bay
實用三房海景單位，位處恬靜南灣

GROSS AREA 1,657 s.f.

SALEABLE AREA 1,239 s.f.

OFFERED AT \$31,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 106134



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Well decorated apartment with superb sea view at tranquil location
優質裝修單位，海景怡人，位處寧靜地段

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$36,500,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 48900



Y Y Mansion

薄扶林 裕仁大廈

96 Pok Fu Lam Road

Nicely decorated 3-bedroom apartment with private roof terrace in Pokfulam
雅緻裝修三房單位，連私家天台

GROSS AREA 2,900 s.f.

SALEABLE AREA 2,046 s.f. (plus 1,754 s.f. roof)

OFFERED AT \$42,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 95525



Villas Sorrento

薄扶林 御海園

64-66 Mount Davis Road

Rare find 4-bedroom duplex with unobstructed sea view in Pokfulam
罕有四房複式住宅，飽覽遼闊海景

GROSS AREA 2,253 s.f.

SALEABLE AREA 1,679 s.f.

OFFERED AT \$45,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38772





Scenic Villas 薄扶林 美景臺

2-28 Scenic Villa Drive

Spacious 4-bedroom apartment with balcony overlooking sea view at Pokfulam waterfront

薄扶林海濱四房單位，間隔特大，連露台，坐擁海景

GROSS AREA 2,517 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 171060



3 Consort Rise

薄扶林 金粟街3號

Boutique townhouse with private garden in quiet environment

精緻排屋連私家花園，環境寧靜，可租可售

GROSS AREA 2,735 s.f.

SALEABLE AREA 1,915 s.f. (plus 552 s.f. terrace and 442 s.f. roof)

OFFERED AT \$49,000,000 also for lease \$110,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 155784



3 Consort Rise

薄扶林 金粟街3號

Unique townhouse with private garden in secluded area

獨特排屋連私家花園，環境清幽

GROSS AREA 2,800 s.f.

SALEABLE AREA 1,966 s.f. (plus 628 s.f. garden and 456 s.f. roof)

OFFERED AT \$50,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 98422



Faber Villa

大潭 輝百苑

17 Tai Tam Road

Commodious mid-rise apartment with unobstructed sea view of Tai Tam

寬敞中密度住宅，飽覽遼闊大潭海景

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

OFFERED AT \$59,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 29965



Ruby Court

淺水灣 嘉麟閣

55 South Bay Road

Well decorated waterfront apartment with splendid sea view

優質裝修海濱住宅，眺望壯麗海景

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,775 s.f.

OFFERED AT \$63,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 112689



Park Place 淺水灣 雅柏苑

7 Tai Tam Reservoir Road

Rare apartment with comprehensive clubhouse facilities enjoying unobstructed city view

罕有住宅連完善會所設施，坐擁遼闊城市美景

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 21317





Sea Cliff Mansions 淺水灣 海峰園

19A-19D Repulse Bay Road

Charming 3-bedroom apartment with stunning view over Deep Water Bay View

迷人三房單位，眺望深水灣壯麗景色，可租可售

GROSS AREA 2,400 s.f.

SALEABLE AREA 1,973 s.f.

OFFERED AT \$65,000,000 also for lease \$115,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 121899



Bluewater 大潭 大潭道25號

25 Tai Tam Road

Rare luxury 4-bedroom apartment with private roof terrace taking in sweeping sea view over Tai Tam

罕有豪華四房單位，連私家天台，享大潭遼闊海景

GROSS AREA 2,700 s.f.

SALEABLE AREA 1,858 s.f. (plus 1,512 s.f. roof)

OFFERED AT \$75,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 15824



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3-ensuite apartment in show flat quality with internal staircases to private roof

示範單位式裝修住宅，三套房間隔，連室內內置樓梯往私家天台

GROSS AREA 2,540 s.f.

SALEABLE AREA 2,066 s.f. (plus 1,857 s.f. roof)

OFFERED AT \$75,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 28295



26 Magazine Gap Road

山頂 馬己仙峽道26號

Sought after 3-bedroom apartment on Magazine Gap Road with post-card view of the harbour

馬己仙峽道三房單位，飽覽如畫海港美景，極受歡迎

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 12008



Oasis 山頂 欣怡居

8-12 Peak Road

Well decorated 4-bedroom (2 ensuite bedrooms) apartment on The Peak with stunning views

優質裝修四房(連兩套睡房)單位，享壯麗景色

GROSS AREA 2,891 s.f.

SALEABLE AREA 1,992 s.f.

OFFERED AT \$82,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 131537



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Tastefully designed sea view house in Tai Tam

大潭海景大屋，配以品味裝修

GROSS AREA 3,377 s.f.

SALEABLE AREA 2,958 s.f.

(plus 1,960 s.f. garden and 1,011 s.f. roof)

OFFERED AT \$102,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33824





Hillgrove

春坎角 壁如花園

18 Cape Drive

Well decorated townhouse with ample alfresco spaces enjoying sea view

優質裝修排屋，戶外空間充裕，坐擁海景



GROSS AREA 3,300 s.f.

SALEABLE AREA 3,004 s.f.

(plus 1,152 s.f. garden, 200 s.f. terrace and 1,080 s.f. roof)

OFFERED AT \$105,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 31763



56 Repulse Bay Road

淺水灣 淺水灣道56號

Well maintained apartment with ample alfresco spaces and company hold

保養簇新住宅，享充裕的戶外空間，物業由公司持有



GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f. (plus 222 s.f. garden and 462 s.f. terrace)

OFFERED AT \$112,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 109345



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Well decorated waterfront garden townhouse in Tai Tam

大潭海濱花園排屋，配以優質裝修



GROSS AREA 2,976 s.f.

SALEABLE AREA 2,743 s.f.

(plus 1,894 s.f. garden and 127 s.f. roof)

OFFERED AT \$120,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 51328



Horizon Ridge

春坎角 海天小築

38-48 Horizon Drive

Boutique townhouse with pool in tranquil neighbourhood

春坎角精緻排屋，連游泳池，環境寧靜



GROSS AREA 3,500 s.f.

SALEABLE AREA 2,503 s.f. (plus 201 s.f. garden and 443 s.f. terrace)

OFFERED AT \$120,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 35220



Southside & The Peak SALE

南區及山頂 出售



Belleview Place 淺水灣 寶晶苑

93 Repulse Bay Road

Exquisite 4-bedroom townhouse at prime location with sea view over Repulse Bay

獨特四房排屋，眺望淺水灣海景，地段優越

GROSS AREA 3,619 s.f.

SALEABLE AREA 2,526 s.f.

OFFERED AT \$150,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 104915



La Hacienda 山頂 加列山道29-33號

29-33 Mount Kellett Road

Nicely decorated townhouse with private roof and patio offering stunning Southside sea view

雅致裝修排屋，連私家天台，飽覽壯麗南區海景

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,756 s.f.

OFFERED AT \$150,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40985



La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Prestigious Peak townhouse with private garden

著名山頂排屋，連私家花園

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,756 s.f.

OFFERED AT \$150,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 33958



Twin Brook 淺水灣 雙溪

43 Repulse Bay Road

Rarely available seaview duplex on Repulse Bay Road with tasteful decorations

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 \$160,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 130745



Strawberry Hill 山頂 紅莓閣

8 Plunkett's Road

Unique townhouse with spacious garden enjoying spectacular views of South China Sea

獨特排屋連寬敞花園，坐擁南中國海壯麗美景

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,903 s.f.

OFFERED AT \$190,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 123096



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 \$230,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 108991





1-9 Watford Road

山頂 和福道1-9 號

Rare find Peak townhouse on quiet neighbourhood

罕有山頂排屋，環境寧靜



GROSS AREA 4,527 s.f.

SALEABLE AREA 2,706 s.f. (plus 390 s.f. garden and 228 s.f. terrace)

OFFERED AT \$260,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 158148



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 Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生



內外兼備
Fully equipped
from inside out

Aqua 33

33 Consort Rise, Pokfulam

薄扶林 金栗街33號



GROSS AREA 1,798 s.f.

SALEABLE AREA 1,257 s.f.

OFFERED AT \$18,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 111784

Located in the distinguished Pokfulam area, this 1,257 s.f. (saleable area) stylish low-rise apartment enjoys a green view.

With three bedrooms (one ensuite), two bathrooms, a combined living and dining room, a fully equipped open kitchen, a maid's room, a balcony and a covered car park, the property is beautifully designed, with a light colour palette and pale wood floors which enhance the feeling of spaciousness.

Residents enjoy exclusive facilities such as a children's playground, a Jacuzzi and a barbecue area. Mainly served by minibuses, travel to Central takes approximately 20 minutes.

這幢時尚的低密度大廈座落於薄扶林的優越地段，單位實用面積達1257平方呎，享翠綠景致。

全屋設有三間睡房，其中一間為套房、兩間浴室、相連的客廳廳、設備齊全的開放式廚房、家傭房、露台及一個有蓋車位。單位設計美輪美奐，以淺色色調襯托淡色木地板，令室內空間感大增。

住戶更可獨享休閒設施，如兒童遊樂場、按摩浴池及燒烤區。區內交通以小巴為主，約20分鐘便能直達中環。



Midlevels Central & West SALE

中半山及西半山 出售



Kenne Mansion

中半山 堅尼地台

20 Kennedy Road

Conveniently located mid-rise apartment with green view

交通便利中密度單位，享翠綠景色

GROSS AREA 1,200 s.f.

SALEABLE AREA 1,060 s.f.

OFFERED AT \$20,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 122970



Starcrest 灣仔 星域軒

9 Star Street

Excellent investment opportunity, high quality development close to Admiralty and Wanchai

優質住宅大廈，毗鄰金鐘及灣仔，投資回報優厚

GROSS AREA 929 s.f.

SALEABLE AREA 730 s.f.

OFFERED AT \$22,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 101686



Wing Way Court

中半山 永威閣

31 Kennedy Road

Cozy 3-bedroom full floor apartment across from Hopewell Centre

舒適三房全層住宅，毗鄰合和中心

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,478 s.f.

OFFERED AT \$24,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 96204



Medallion Heights

西半山 金徽閣

45 Conduit Road

Tastefully designed and decorated apartment with spacious balcony

品味裝修住宅，連寬敞露台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,640 s.f.

OFFERED AT \$27,500,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 127518



Regent On The Park

中半山 御花園

9A Kennedy Road

Nicely renovated 2-ensuite apartment at quiet yet convenient location

雅致裝修兩套房住宅，位處恬靜方便地段

GROSS AREA 1,344 s.f.

SALEABLE AREA 1,094 s.f.

OFFERED AT \$29,500,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 158578



The Royal Court 中半山 帝景閣

3 Kennedy Road

Conveniently located apartment overlooking Government House, Hong Kong Park and CBD skyline

交通便利住宅，俯瞰香港禮賓府、香港公園及都市美景，可租可售

GROSS AREA 1,428 s.f.

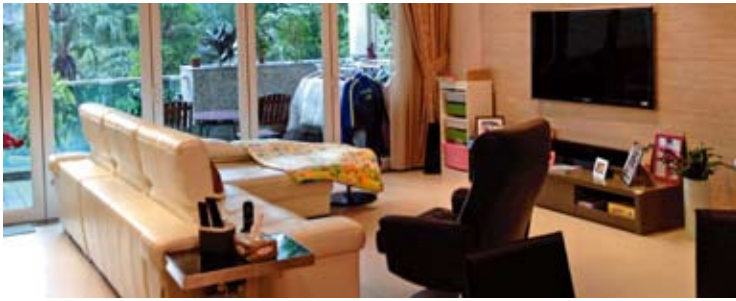
SALEABLE AREA 1,107 s.f.

OFFERED AT \$29,800,000 also for lease \$58,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 109008





Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

Spacious 3-bedroom apartment with balcony on fringe of CBD

寬敞三房單位，連露台，鄰近商業中心區

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$31,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123107



Pearl Gardens 西半山 明珠臺

7 Conduit Road

Spacious 4-bedroom apartment with balcony within short walk to Midlevels escalators

寬敞四房住宅，連露台，舉步可達半山行人扶手電梯

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$33,500,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 35123



Valverde

中半山 蔚皇居

11 May Road

2-bedroom flat in prestigious development with brand new decorations

中半山名廈住宅，兩房間隔，全新裝修，可租可售

GROSS AREA 1,398 s.f.

SALEABLE AREA 1,071 s.f.

OFFERED AT \$35,000,000 also for lease \$65,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 47019



Azura

西半山 蔚然

2A Seymour Road

Contemporary 3-bedroom apartment with city and harbour views

時尚三房單位，飽覽城市及海港景致，可租可售

GROSS AREA 1,679 s.f.

SALEABLE AREA 1,301 s.f.

OFFERED AT \$48,000,000 also for lease \$110,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 150451



Po Garden

中半山 寶園

9 Brewin Path

Spacious 3-bedroom apartment on fringe of CBD

寬敞三房住宅，鄰近商業中心區

GROSS AREA 2,594 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 127946



Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Boutique 3-bedroom apartment with huge balcony in prestigious location

精緻三房住宅，連大露台，地段尊貴

GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$49,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130546



Midlevels Central & West SALE

中半山及西半山 出售



Po Shan Mansion 西半山 寶城大廈

10-16 Po Shan Road

Newly decorated large practical 4-bedroom (3-ensuite) apartment with big balcony

雅致裝修四房(連三套房)單位, 間隔寬敞實用, 連大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$52,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 160707



Monticello

中半山 滿峰台

48 Kennedy Road

Well decorated spacious apartment with open view in convenient location

優質裝修寬敞單位, 景觀開揚, 交通便利, 可租可售

GROSS AREA 2,622 s.f.

SALEABLE AREA 2,196 s.f.

OFFERED AT \$58,000,000 also for lease \$130,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 113969



The Royal Court 中半山 帝景閣

3 Kennedy Road

Unique Manhattan-style decorated duplex with 3 bedrooms enjoying city view

獨特曼克頓風格複式單位, 連三間睡房, 眺望城市景色

GROSS AREA 2,334 s.f.

SALEABLE AREA 1,758 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 107109



Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious colonial style 4-bedroom mid-rise apartment with big balcony

偌大英式中密度單位, 四房間隔, 連偌大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 11525



Hollywood Heights

中半山 好利閣

6 Old Peak Road

Practical 4-bedroom apartment on fringe of CBD in Midlevels Central

實用四房住宅, 鄰近商業中心區

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 37490



Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Nicely renovated 3-bedroom apartment in prime location

雅致裝修三房單位, 地段優越, 可租可售

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,361 s.f.

OFFERED AT \$68,000,000 also for lease \$120,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 29799





Piccadilly Mansion

西半山 碧苑

4-6 Po Shan Road

Immaculate huge apartment with magnificent harbour view in tranquil neighbourhood
簇新偌大住宅，眺望華麗海景，環境清幽



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,691 s.f.

OFFERED AT \$72,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 30616



1 Po Shan Road

西半山 寶珊道1號

Well managed 4-bedroom apartment with harbour view
管理完善四房單位，享海景



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



The Mayfair

中半山 梅道1號

1 May Road

Luxurious 4-bedroom apartment at a prime location with partial harbour view

豪華四房單位，地段優越，眺望海景



GROSS AREA 2,838 s.f.

SALEABLE AREA 2,192 s.f.

OFFERED AT \$98,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 33350



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Brand new decorated huge apartment in the best view block enjoying open city and green view
全新裝修偌大單位，位處景觀最開揚座數，飽覽開揚城市及翠綠景色，可租可售



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,366 s.f.

OFFERED AT \$130,000,000

also for lease Open Offer

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 36441





Miramar Villa

東半山 美麗村

2B Shiu Fai Terrace

Practical 3-bedroom apartment in quiet Shiu Fai Terrace

實用三房住宅，位於肇輝台寧靜地段

GROSS AREA 1,100 s.f.

SALEABLE AREA 871 s.f.

OFFERED AT \$13,300,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 72016



Park Garden

東半山 柏園

6 Tai Hang Drive

Spacious 3-bedroom apartment with city view at Midlevels East

偌大三房單位，眺望城市景致

GROSS AREA 1,450 s.f.

SALEABLE AREA 1,132 s.f.

OFFERED AT \$20,800,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 54474



Moulin Court

跑馬地 玫瑰林別墅

65 Blue Pool Road

High efficiency 3-bedroom unit in upper Happy Valley

高實用率三房單位，位於跑馬地頭段

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,574 s.f.

OFFERED AT \$30,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 54864



Carnation Court 東半山 康馨園

43 Tai Hang Road

Spacious apartment with newly facelifted exteriors on fringe of Causeway Bay

寬敞住宅單位，大廈外牆全面翻新，鄰近銅鑼灣

GROSS AREA 2,122 s.f.

SALEABLE AREA 1,652 s.f.

OFFERED AT \$35,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 44272



8 Shiu Fai Terrace

東半山 肇輝台8號

Modern 4-ensuite apartment with outdoor pool in tranquil location

時尚四套房住宅，連戶外游泳池設施，地段寧靜

GROSS AREA 2,428 s.f.

SALEABLE AREA 1,892 s.f.

OFFERED AT \$43,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 31323



Nicholson Tower 東半山 蔚豪苑

8 Wong Nai Chung Gap Road

Harbour view 4-bedroom apartment in tranquil yet convenient location with open views

海景四房單位，享開揚景致，地點便利寧靜，可租可售

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$52,000,000 also for lease \$68,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 16348





Elm Tree Towers 渣甸山 愉富大廈

8-10 Chun Fai Road

Well kept 3-bedroom apartment with fantastic open view over Hong Kong Stadium

保養簇新三房單位，飽覽香港大球場開揚美景

GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$55,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 122474



Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Nicely decorated 3-bedroom apartment with open city view on fringe of Causeway Bay

雅致裝修三房住宅，眺望開揚城市景致，毗鄰銅鑼灣

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$62,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 99627



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Rare 3-bedroom mid-rise apartment with panoramic city view

罕有中密度住宅，三房間隔，飽覽城市全景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$64,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131038



Victoria Heights

東半山 威利閣

43A Stubbs Road

Sought after 4-bedroom apartment with harbour view on Stubbs Road

受歡迎四房住宅，眺望海景

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

OFFERED AT \$82,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 7108



The Altitude 跑馬地 紀雲峰

20 Shan Kwong Road

Brand new large 5-bedroom apartment with green view in quiet neighbourhood

全新偌大五房單位，享翠綠景色，環境清靜，可租可售

GROSS AREA 3,808 s.f.

SALEABLE AREA 2,960 s.f.

OFFERED AT \$86,000,000 also for lease \$170,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 156051



Highcliff 東半山 曉廬

41D Stubbs Road

Thoughtfully renovated modern apartment with stunning views of city skyline

時尚裝修優質住宅，享城市壯麗美景

GROSS AREA 3,816 s.f.

SALEABLE AREA 2,810 s.f.

OFFERED AT \$155,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 109063



Quality living 優質生活

These bathroom, hygiene and eco products ensure you have a clean and green living space
為你帶來一個潔淨、綠色生活空間的浴室、衛生及環保產品



Grohe

Grohe's Eurodisc Joy faucet is dynamically curved with a slanted silhouette. Its superior ergonomics, combined with the innovative Grohe SilkMove cartridge technology, allows precise fingertip control of the water mix.

Grohe. Call +852 2969 7067, email info@grohe.hk or visit www.grohe.hk

Grohe's Eurodisc Joy系列水龍頭擁有簡潔的流線外形及順暢的搖桿式操控。其卓越的人體工學設計，結合創新的SilkMove專利閥芯技術，能精確地控制水量及水溫。

Grohe有售，致電+852 2969 7067、電郵info@grohe.hk或瀏覽www.grohe.hk查詢。

Mind Body

Mind Body's latest compact filtration system, FresH₂O, is specially designed for offices, studios and companies which consume large amounts of water. The filters which are compacted inside FresH₂O give a six times filtration boost and no external water tank is required.

Mind Body (Asia), Room 1601, 16/F Eastern Centre, 1065 King's Road, Quarry Bay, Hong Kong. Call +852 2577 9091, email info@mindbody.com.hk or visit www.mindbody.com.hk



Mind Body最新推出的FresH₂O簡約型過濾系統，過濾速度比傳統逆滲透系統快6倍，可接駁咖啡機、製冰機及洗碗碟機等設備。所有濾芯均內置於小巧的盒子中，不需外置儲水缸，特別為需要大量優質飲用水的辦公室、工作室及餐廳提供最佳選擇。

Mind Body (Asia) Limited地址為香港鰂魚涌英皇道1065號東達中心1601室，致電+852 2577 9091、電郵info@mindbody.com.hk或瀏覽www.mindbody.com.hk查詢。

Bosch

Bosch's 60cm built-in oven is equipped with 14 cooking methods and 68 automatic programmes to inspire everyday cooking ideas. With energy efficiency class of A and 30 per cent more savings, enjoy sustainable green technology while you create culinary masterpieces in the kitchen.

BSH Home Appliances, 3/F North Block, Skyway House, 3 Sham Mong Road, Tai Kok Tsui, Kowloon, Hong Kong. Call +852 2626 9655, email Bosch.hk.service@bshg.com or visit www.bosch-home.com.hk



博世的60厘米嵌入式焗爐備有14種加熱模式及68個自動煮食程式，外型時尚優雅，又能啟發日常的烹飪「煮」意。此外，產品的能源效益比A級節省30%，讓您以綠色科技盡情製作烹飪藝術品。

BSH Home Appliances Limited地址為九龍大角咀深旺道3號嘉運大廈北座3樓，致電+852 2626 9655、電郵Bosch.hk.service@bshg.com或瀏覽www.bosch-home.com.hk查詢。



Duravit

With its square body and circular tub and an immersion depth of 510 mm, the elegant Blue Moon tub from Duravit embodies design in its purest form. Because only the user's back touches the tub, a feeling of pleasant, floating weightlessness takes over.

Duravit — Depot, 343 Lockhart Road, Wanchai, Hong Kong. Call +852 3106 6008, email depot@h2opro.com.hk or visit www.massford.com

憑藉其方形外殼、圓形浴缸和510毫米的浸浴深度，Duravit典雅的Blue Moon浴缸具體呈現了設計的精髓。只要用家的背部接觸到浴缸，便會感受到如無重飄浮般的愉快感覺。

Duravit — Depot地址為香港灣仔駱克道343號，致電+852 3106 6008、電郵depot@h2opro.com.hk或瀏覽www.massford.com查詢。



Interface

The innate connection humans have to the Earth inspires Interface's Human Nature collection, with floor coverings in the form of forest ground, grassy fields and pebbled garden paths. This collection is made with 100 per cent recycled nylon yarn from LEED-certified factories.

Interface Asia-Pacific (HK), Unit 1001, 10/F Malaysia Building, 50 Gloucester Road, Wanchai, Hong Kong. Call +852 2802 0838, email hkgweb@interface.com or visit www.interface.com.cn

Interface Human Nature系列的设计灵感源自人类与自然之间原生的联系，将地板营造出现有如森林、草地和卵石路这些天然元素的地面视觉效果与材料质地。此系列以100%回收尼龙制造，由获得LEED环保认证的工厂生产。

Interface Asia-Pacific (HK)地址为香港湾仔告士打道50号马来西亚大厦10楼1001室，致电+852 2802 0838、电邮hkgweb@interface.com或浏览www.interface.com.cn查询。

KDK

With its slim body design, KDK's 308WAH thermo ventilator can be easily installed in the bathroom window frame. It offers heating, clothes drying, ventilation and circulation. Its automatic swing function can also warm your entire bathroom quickly.

Shun Hing Electric Works & Engineering, Room 909-912, 9/F Peninsula Centre, 67 Mody Road, Tsimshatsui East, Kowloon, Hong Kong. Call +852 2861 2767, email shew@shunhinggroup.com or visit www.shew.com.hk

全新KDK窗式浴室宝308WAH可安装于浴室窗口位置，加上机身纤巧美观，安装简单方便，更能照顾你的需要。308WAH具备暖气、乾衣、换气及循环功能，其自动摇摆送风模式，能快速温暖浴室每个角落，令您拥有一个更温暖的沐浴享受。

信興電工工程有限公司地址为香港九龍尖沙咀東部地庫67號半島中心9樓909-912室，致电+852 2861 2767、电邮shew@shunhinggroup.com或浏览www.shew.com.hk查询。



Kohler Artifacts

Artifacts invites homeowners to confidently select details that reflect a taste and style that is theirs alone by choosing from three spouts and three handles, all available in five finishes. Its Edwardian roots play well in traditional and transitional baths — even in modern spaces, where its timeless form offers an historic juxtaposition for a more eclectic aesthetic.

Kohler, Arnhold Design Boutique, 1/F Dominion Centre, 59 Queen's Road East, Wanchai, Hong Kong. Call +852 3125 7728, email Marketing_hk@kohler.com or visit www.kohler.com.hk

Kohler的Artifacts水龙头系列的设计是沿自爱德华时代的精美器物，精緻復古，無論是配合古典或现代设计的浴室都能烘托出独特风格。该系列现更让客户从各有三款设计的水龙头把手和出水口及五款饰面中自由组合搭配，为客户提供个性与优雅兼具的卫浴产品。

Kohler, Arnhold Design Boutique地址为香港湾仔皇后大道东59号东美中心1楼，致电+852 3125 7728、电邮Marketing_hk@kohler.com或浏览www.kohler.com.hk查询。



Toto

With its elegant and minimalistic design, Toto's Neorest XH Intelligent Toilet cuts out the frills and gimmicks to focus on what is really important. Using Ewater+ technology, the system thoroughly cleans bacteria and debris with hypochlorite electrolysed from daily water.

Toto Architectural & Design Centre, 1/F East Town Building, 41 Lockhart Road, Wanchai, Hong Kong. Call +852 2238 2628, email marketing@vschk.com or visit www.toto.com.hk

憑藉優雅簡約的设计，Toto的Neorest XH智能座厕摒除了多餘的裝飾和噱頭，將焦點放在日常生活的實用功能和舒適。結合Toto原創「Ewater+」智淨技術，將自來水所含的氯化合物，轉化成次氯酸，徹底清除細菌。

Toto建築及設計中心地址为香港灣仔駱克道41號東城大廈1樓，致电+852 2238 2628、电邮marketing@vschk.com或浏览www.toto.com.hk查询。

Roy

With its exquisite craftsmanship and elegant design, each handmade T-002 bathtub from Roy is a masterpiece of art. Freestanding and made of cast iron, these are unique pieces for your bathroom.

Lion Legend Holdings, Units 601B & 601C, 6/F Inno Centre, 72 Tat Chee Avenue, Kowloon Tong, Kowloon, Hong Kong. Call +852 2194 5128, email kurlandchan@gmail.com or visit www.roykeramik.com

憑藉精湛的工藝和典雅的設計，每一個人手製作的RoyT-002浴缸，都是藝術的傑作。再配合以鑄鐵製成的貴妃浴缸腳，讓獨立式浴缸成為浴室裏獨特的作品。

Lion Legend Holdings地址為九龍九龍塘達之路72號創新中心6樓601B及601C室，致電+852 2194 5128、電郵kurlandchan@gmail.com或瀏覽www.roykeramik.com查詢。



AEE iDear

The AEE iDear FD15-11 food waste decomposer can decompose up to 1.5 kg of food waste per day, with the assurance that it does not produce odour or attract insects.

Advanced Eco Engineering, Room 612AB, Block 1, Wang Cheong Factory Estate, 781 Lai Chi Kok Road, Cheung Sha Wan, Kowloon, Hong Kong. Call +852 3112 1678, email sales@aee.com.hk or visit www.aee.com.hk

AEE iDear FD15-11家用廚餘機每日可以分解高達1.5公斤廚餘，保證不會產生異味及昆蟲等問題，是家中不可缺少的好幫手。

山水工程有限公司地址為九龍長沙灣荔枝角道781號宏昌工廠大廈1座612AB室，致電+852 3112 1678、電郵sales@aee.com.hk或瀏覽www.aee.com.hk查詢。



Nobili Live

For the past 60 years, Nobili Rubinetterie has abided by its principle of '100 per cent made in Italy' from conception and design to manufacturing — including this sink mixer, one of the brand's signature products.

Acme Sanitary Ware, 1/F Acme Building, 22-28 Nanking Street, Kowloon, Hong Kong. Call +852 2388 7171, email acme@acmesanitary.com.hk or visit www.acmesanitary.com.hk

過去60年，Nobili Rubinetterie一直堅守「百分百意大利製造」的原則，從構思、設計到生產均在意大利進行。當中的經典廚房龍頭，更是品牌其中一個享負盛名的產品。

益美潔具有限公司地址為九龍南京街22-28號益美大廈1樓，致電+852 2388 7171、電郵acme@acmesanitary.com.hk或瀏覽www.acmesanitary.com.hk查詢。

PlasmaMade

The PlasmaMade air filter works on a recirculation principle activated by an electric airflow sensor. Odours, pollens, allergens, bacteria and grease are filtered out by a patented self-cleaning system using a controlled amount of plasma, electric ionising and electric filtering.

Alublu, A1408 Sea View Estate, 2 Watson Road, North Point, Hong Kong. Call +852 2151 2880, email info@alublu.com or visit www.plasmamade.hk

PlasmaMade空氣過濾器利用電動空流感應器以再循環原則，將空氣中的污染物，如異味、花粉、致敏源、微生物和油脂，經由專利自動清潔系統，以3重過濾：控制數量的等離子、電動離子器及電動過濾器，過濾被污染的空氣。

寶銘有限公司地址為香港北角屈臣道2號海景大廈A1408室，致電+852 2151 2880、電郵info@alublu.com或瀏覽www.plasmamade.hk查詢。





Claybrook MarbleForm

Claybrook's reconstituted stone bathware utilises MarbleForm, a unique patented material which consists of 70-80 per cent mineral extenders generated from natural marble processing plants. The high stone content of MarbleForm provides Claybrook's baths with a solid, non-porous surface that captures the organic nature of stone with reduced weight and supreme heat retention.

Arnhold, G/F Lucky Plaza, 315-321 Lockhart Road, Wanchai, Hong Kong. Call +852 2865 0318 or visit www.claybrookinteriors.co.uk

Claybrook的合成石材衛浴系列採用含有70-80%天然石材成份的MarbleForm製成。MarbleForm是獨特的專利材料，由天然樹脂及製作天然石產品時所產生的石碎以低排放工序混合而成，非常環保，其堅硬無縫的表面令Claybrook的浴缸擁有如天然石材的自然觸感，卻比天然石製產品輕及更有效保持水溫。

Arnhold地址為香港灣仔駱克道315-321號駱基中心地下，致電+852 2865 0318，或瀏覽www.claybrookinteriors.co.uk查詢。



Roca W+W

Roca W+W combines both lavatory and basin, allowing space to be gained in the smallest of spaces without having to sacrifice design. The combination of a washbasin and a water-closet reduces the consumption of water by 25 per cent.

Colourliving, 333 Lockhart Road, Wanchai, Hong Kong. Call +852 2295 6263, email info@colourliving.com or visit www.colourliving.com

樂家W+W將座廁和洗臉盆合而為一，爭取在最狹小的空間騰出更多空間，而無需犧牲設計。洗臉盆將排出的廢水經過濾後重新裝入沖廁水箱，減少25%的耗水量。

Colourliving地址為香港灣仔駱克道333號，致電+852 2295 6263、電郵info@colourliving.com或瀏覽www.colourliving.com查詢。



Axor

The organic, transparent design of the Axor Starck V gives it an exciting yet subdued presence. Besides serving the technical function of making water visible, transparency aesthetically fuses the mixer body with its surroundings, thus, in essence de-materialising it.

Hansgrohe, Room 3101, 11/F AXA Centre, 151 Gloucester Road, Wanchai, Hong Kong. Call +3752 1898, email info@hansgrohe.com.sg or visit www.hansgrohe.com.sg

Axor Starck V獨特而透明的設計，使人感到一種既特出但柔和的存在感。通過本身透明的設計，使人見到水流的技術功能，令產品美觀地融入了周圍環境，成為一件充滿生命力的藝術作品。

Hansgrohe Pte Ltd地址為香港灣仔告士打道151號安盛中心11樓3101室，致電+852 3752 1898、電郵info@hansgrohe.com.sg或瀏覽www.hansgrohe.com.sg查詢。



Whirlpool

Whirlpool's brand new Bathroom Thermo Ventilator series applies the brand's unique 6th Sense deodorisation technology, automatically and instantly eliminating odour. Together with a quick-heat function, it allows irresistibly enjoyable warm baths, especially in the winter.

Whirlpool. Call +852 2406 9138 or visit www.whirlpool.com.hk

惠而浦最新的智暖寶，內置品牌獨有的第六感智能除臭技術，能感應香水、酒精、香煙及氮氣的濃度，瞬間自動抽走浴室異味；再加上1分鐘速暖功能，無論何時都能溫暖地享受沐浴的樂趣。

惠而浦特約經銷商有售，致電+852 2406 9138、或瀏覽www.whirlpool.com.hk查詢。

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

請密切留意《透視》四月號更多有關建築與設計的主題報導，或登入www.perspectiveglobal.com參閱精彩內容。

透視雜誌 perspective



Royalton

薄扶林 豪峰

118 Pok Fu Lam Road

Nice sea view apartment with facilities in Pokfulam

雅致海景住宅，連會所設施

GROSS AREA 2,160 s.f.

SALEABLE AREA 1,572 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 133289



37 Repulse Bay Road

淺水灣 淺水灣道37號

Popular 4-bedroom apartment with fantastic view over Deep Water Bay

受歡迎四房單位，眺望深水灣迷人景致

GROSS AREA 1,745 s.f.

SALEABLE AREA 1,254 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 35394



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Waterfront 3-bedroom apartment overlooking Tai Tam Bay

海濱三房單位，俯瞰大潭灣美景，可租可售

GROSS AREA 2,153 s.f.

SALEABLE AREA 1,575 s.f.

OFFERED AT \$80,000 incl. also for sale \$36,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 55950



Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Sea view apartment with terrace for rent in Island South

海景住宅連平台，罕有出租

GROSS AREA 1,943 s.f.

SALEABLE AREA 1,537 s.f. (plus 532 s.f. terrace)

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 133948



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Nicely renovated waterfront 3-bedroom apartment in tranquil location

雅致裝修三房海濱單位，地段寧靜

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38917



Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

3-bedroom duplex with private roof at Island South waterfront

三房複式單位連私家天台，位處南區海濱地段

GROSS AREA 2,047 s.f.

SALEABLE AREA 1,551 s.f. (plus 392 s.f. roof)

OFFERED AT \$100,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 134329





Mountain Lodge

山頂 崑廬

44 Mount Kellett Road

4-bedroom sea view apartment on the Peak set in verdant green hills

四房海景單位，位處茂綠山巒之上，可租可售

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$105,000 incl. also for sale \$73,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 4379



La Hacienda - Apartment

山頂 九層樓

29-33 Mount Kellett Road

Huge colonial flat with 3 large bedrooms on the Peak

巨大英式住宅，連三間偌大睡房，可租可售

GROSS AREA 3,506 s.f.

SALEABLE AREA 2,734 s.f.

OFFERED AT \$120,000 incl. also for sale \$89,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 123395



Regalia Bay 赤柱 富豪海灣

88 Wong Ma Kok Road

Nicely decorated 5-bedroom waterfront garden house

雅致裝修花園大屋，五房間隔，可租可售

GROSS AREA 4,117 s.f.

SALEABLE AREA 2,794 s.f.

(plus 611 s.f. garden and 1,167 s.f. roof)

OFFERED AT \$128,000 incl. also for sale \$75,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 34171



The Repulse Bay

淺水灣 影灣園

109 Repulse Bay Road

Iconic building with fantastic clubhouse facilities on Repulse Bay Beach

著名地標建築大廈，設優質會所設施

GROSS AREA 3,348 s.f.

SALEABLE AREA 2,518 s.f.

OFFERED AT \$136,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12074



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

Tastefully decorated 3-bedroom townhouse with ample alfresco space in tranquil location

品味裝修三房排屋，連充裕戶外空間，地點寧靜

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,583 s.f.

(plus 857 s.f. garden and 492 s.f. terrace)

OFFERED AT \$145,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 158599



Stanley Court 赤柱 海灣園 9 Stanley Mound Road

Well decorated townhouse with private garden in close proximity to Stanley Main Beach

優質裝修排屋，連私家花園，鄰近赤柱正灘

GROSS AREA 2,669 s.f.

SALEABLE AREA 2,049 s.f.

(plus 431 s.f. garden, 301 s.f. terrace and 517 s.f. roof)

OFFERED AT \$148,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 30808





Le Palais

大潭 皇府灣

8 Pak Pat Shan Road

4-bedroom townhouse with full seaview at Tai Tam

大潭全海景排屋，四房間隔

GROSS AREA 4,372 s.f.

SALEABLE AREA 3,302 s.f. (plus 839 s.f. garden)

OFFERED AT \$165,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157127



Orient Crest 山頂 山頂道76號 76 Peak Road

4-bedroom townhouse with balcony and private garden taking in sea view at the Peak

四房海景排屋，連露台及私家花園，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 3,260 s.f.

(plus 1,093 s.f. garden, 315 s.f. terrace and 320 s.f. roof)

OFFERED AT \$170,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 2427



Kelletteria 山頂 加列山道71號

71 Mount Kellett Road

Prestigious Peak house with beautiful sea view and hill view

著名山頂大屋，享美麗海景及山景，可租可售

GROSS AREA 3,198 s.f.

SALEABLE AREA 2,368 s.f.

(plus 1,370 s.f. garden, 169 s.f. terrace and 906 s.f. roof)

OFFERED AT \$200,000 incl. also for sale \$178,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 158813



Watford Villa

山頂 和福別墅

18-28 Watford Road

Spacious 4-bedroom townhouse with sea view on the Peak

偌大四房排屋，坐擁海景，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,640 s.f.

OFFERED AT \$218,000 incl. also for sale \$200,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 104174



19 Tai Tam Road

大潭 大潭道19號

Large triplex penthouse with fantastic sea view over Tai Tam

偌大三層頂層複式單位，飽覽大潭迷人海景，可租可售

GROSS AREA 5,435 s.f.

SALEABLE AREA 4,419 s.f. (plus 1,085 s.f. roof)

OFFERED AT \$220,000 incl.

also for sale Open Offer (whole block approx. 12,600 s.f.)

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 123539



9 Coombe Road 山頂 甘道9號

Renovated spacious townhouse with large private garden and terrace in exclusive neighbourhood

全新裝修寬敞排屋，連偌大私家花園及平台，地段顯赫尊貴

GROSS AREA 7,500 s.f.

SALEABLE AREA 5,102 s.f.

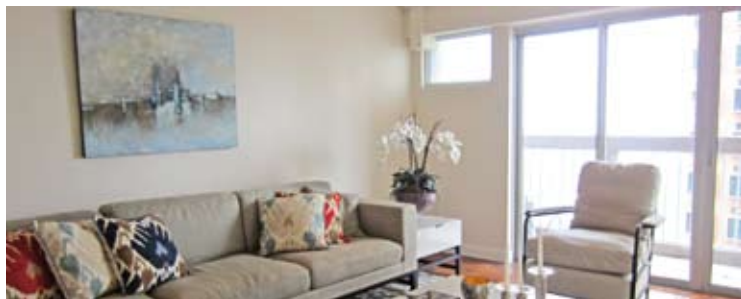
(plus 400 s.f. garden and 3,639 s.f. terrace)

OFFERED AT \$350,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5569





Realty Garden 西半山 聯邦花園

41 Conduit Road

Spacious 2-bedroom plus family room apartment with twin balcony at quiet location

寬敞兩房單位，連家庭廳，設雙露台，地段清幽恬靜

GROSS AREA 1,772 s.f.

SALEABLE AREA 1,426 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 71845



Dynasty Court

中半山 帝景園

23 Old Peak Road

Well-known apartment with deluxe clubhouse facilities at prime location

中半山著名住宅，享豪華會所設施，地段優越

GROSS AREA 1,970 s.f.

SALEABLE AREA 1,556 s.f.

OFFERED AT \$70,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 2007



Park Mansions

中半山 百年順大廈

27-29 MacDonnell Road

High efficiency 4-bedroom flat with open city view

高實用率四房住宅，坐擁開揚城市景致

GROSS AREA 2,013 s.f.

SALEABLE AREA 1,723 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 37101



Villa Elegance

中半山 雅慧園

1 Robinson Road

Large 4-bedroom apartment with open view on fringe of CBD

偌大四房單位，眺望開揚景致，毗鄰商業中心區

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,528 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 96721



Po Shan Mansion 西半山 寶城大廈

10-16 Po Shan Road

Highly efficient 4-bedroom apartment with harbour view in tranquil location

高實用率四房海景單位，環境清靜

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 26417



Azura 西半山 蔚然

2A Seymour Road

Stylishly furnished 3-bedroom apartment with harbour view close by Midlevels Escalators

時尚裝修三房單位，享海景，鄰近半山行人扶手電梯，可租可售

GROSS AREA 1,665 s.f.

SALEABLE AREA 1,292 s.f.

OFFERED AT \$93,000 incl. also for sale \$48,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 159167



Midlevels Central & West LEASE

中半山及西半山 出租



Piccadilly Mansion

西半山 碧苑

4-6 Po Shan Road

High floor apartment with Victoria Harbour View in quiet neighbourhood

高層維港景住宅，位處清幽寧靜地段

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35976



Glory Mansion 中半山 輝煌大廈

106-108 MacDonnell Road

Well kept mid-rise apartment with spacious balcony in convenient Midlevels Central

保養簇新中密度單位，連寬敞露台，交通便利，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$95,000 incl. also for sale \$40,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 40189



Hillsborough Court 中半山 曉峰閣

18 Old Peak Road

Rare find 3-bedroom penthouse with private terraces in prime neighbourhood at Lower Peak

罕有三房頂層單位，連私家平台，地段優越

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,602 s.f. (plus 427 s.f. terrace and 626 s.f. roof)

OFFERED AT \$98,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 18791



Garden Terrace 1

中半山 花園臺 1座

8 Old Peak Road

Well managed spacious apartment on fringe of Central

管理完善偌大住宅，鄰近中環

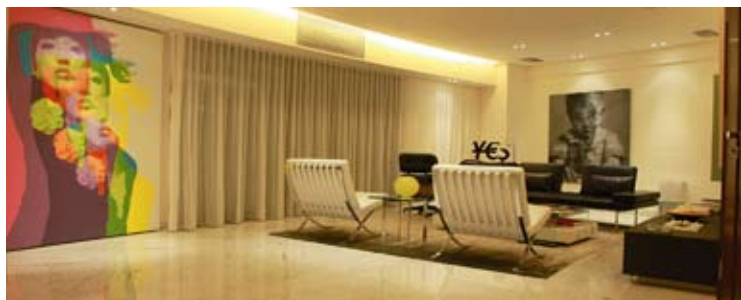
GROSS AREA 2,798 s.f.

SALEABLE AREA 2,454 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 29689



Visalia Garden

中半山 蔚山花園

48 MacDonnell Road

Tastefully decorated 2-bedroom apartment at convenient location

品味裝修兩房單位，交通便利，可租可售

GROSS AREA 2,195 s.f.

SALEABLE AREA 1,848 s.f.

OFFERED AT \$110,000 incl. also for sale \$49,800,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 122476



Chung Tak Mansion

中半山 重德大廈

2 Magazine Gap Road

Spacious full floor apartment in convenient yet tranquil location

寬敞全層單位，位處恬靜便利地段

GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 155761





The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Sought after 3-bedroom luxury apartment at prime location with Victoria Harbour view

受歡迎三房豪華單位，地段尊貴，眺望維港美景



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,971 s.f.

OFFERED AT \$118,000 excl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 3060



May Tower 1

中半山 梅苑一座

7 May Road

Designer decorated duplex apartment on fringe of CBD

設計師裝修複式單位，毗鄰商業中心區



GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 163135



Olympian Mansion

西半山 李園

9 Conduit Road

Large practical 3-bedroom apartment with private roof right next to Midlevels escalators

巨大三房住宅，間隔實用，連私家天台，毗鄰半山行人扶手電梯



GROSS AREA 2,750 s.f.

SALEABLE AREA 2,160 s.f.

(plus 1,729 s.f. roof)

OFFERED AT \$125,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 28742



Regence Royale

中半山 富匯豪庭

2 Bowen Road

Elegant 3-bedroom apartment with clubhouse facilities on tree-lined Bowen Road

高雅三房住宅，連會所設施，位於綠樹成蔭的寶雲道



GROSS AREA 2,697 s.f.

SALEABLE AREA 1,933 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 134706



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Carnation Court

東半山 康馨園

43 Tai Hang Road

Newly facelifted efficient
4-bedroom apartment on fringe
of Causeway Bay
四房實用住宅，大廈外牆全面翻新，
毗鄰銅鑼灣



GROSS AREA 2,126 s.f.

SALEABLE AREA 1,658 s.f.

OFFERED AT \$75,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 34985



United Mansion

東半山 騰黃閣

7 Shiu Fai Terrace

Efficient 3-bedroom mid-rise flat in
tranquil neighbourhood
實用三房中密度單位，環境恬靜



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,882 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 44403



Villa Lotto

跑馬地 樂陶苑

18 Broadwood Road

Rare find efficient 4-bedroom
apartment with nice view of Hong
Kong Stadium

罕有實用四房單位，眺望香港大球場
迷人景色



GROSS AREA 2,406 s.f.

SALEABLE AREA 2,169 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 129560



Perkins Road

渣甸山 白建時道

Exclusive detached house with
private garden and garage in gated
Jardine's Lookout

渣甸山獨特大屋，連私家花園，可租可售



GROSS AREA 3,740 s.f.

SALEABLE AREA 3,411 s.f. (plus 860
s.f. garden and 405 s.f. terrace)

OFFERED AT \$220,000 incl.

also for sale \$180,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 35539



High-yield Prime Central West London restaurant investment

Chelsea, SW3

Subject property contains a sophisticated neighbourhood restaurant arranged over ground and basement levels. Underwent major refurbishment in 2002 and again in 2010. Single-let to a top UK restaurant group until 2027 with an upwards-only rent review in 2017 (and every 5 years thereafter). Total rent passing is £201,150 per annum which includes ground rent from five upper apartments which have been previously sold off on a long-leasehold basis (125 years from 2004).

此物業的地庫及首層是一間優質餐廳，曾於2002及2010年進行大型翻新。大廈現由一間頂尖的餐飲集團承租至2027年，2017年租金可向上調整（其後每五年可向上調整）。由首層至樓上五層單位，總年租金收入達201,150英鎊，樓上住宅單位已分拆出售，業權由2004年始計達125年。



Freehold

Gross Yield 5.03%

Total Internal Area 3,681 s.f.

Circa £4M – £4.6M

Freehold retail property with high yield

Southwark, SE17

Subject property comprises a ground floor retail unit with a small ancillary area on the first floor. The property has the asset enhancement potential for additional floors to be added subject to obtaining necessary planning consent. Currently let to a leading UK health food and vitamin merchant on a full repair and insurance basis until 2025. Current rent passing is £70,000 per annum subject to upwards-only rent reviews every five years. The nearest tube station is Kensington which is 12 minutes away on foot.

與Kensington地鐵站約12分鐘步程的零售地舖，一樓設有附屬空間。物業若透過城規批准，可額外增加樓層。現租予一間英國著名的保健食品和維他命公司，以FRI租約原則租出至2025年。年租金收入達70,000英鎊，租金每五年可向上調整。



Freehold

Gross Yield 5.83%

Net Internal Area 1,966 s.f.

Circa £1.2M – £1.4M

Prime West London investment let to Bank

Hammersmith & Fulham, W6

Subject property is single-let to one of the largest UK banking institutions with a current passing rent of £200,000 per annum. The building is situated in an excellent retailing location in an affluent West London area. Interior accommodation consists of 4,614 s.f. arranged across three floors. Hammersmith tube station is conveniently located only 150 metres away.

座落於倫敦西面優越零售地段的投資商廈，現由英國其中一間最大型的銀行機構獨立承租，年租金收入達200,000英鎊。三層的室內總面積達4,614平方呎，毗鄰Hammersmith地鐵站僅150米，交通便利。



Freehold

Gross Yield 5.71%

Total Internal Area 4,614 s.f.

Circa £3.5M – £4.2M

Retail and residential mixed-use investment opportunity

West Hampstead, NW6

Subject property consists of a retail unit arranged across the ground and lower ground floors with the residential element containing five flats across three upper floors. The retail portion is single-let to a top UK property agency and the residential accommodation is fully-let which altogether produces an annual passing rent of £164,152.

此商住混合物業的首層及地下一層是零售旺舖，樓上三層則是5個住宅單位。舖位現獨立租予英國頂尖的物業代理，住宅單位則已全數獲得承租，年租金收入達164,152英鎊。



Freehold

Gross Yield 4.05%

Total Internal Area 4,364 s.f.

Circa £4.05M – £4.75M

High-yield High Street retail and residential property let to Bank

Kingston-Upon-Thames, KT3

Subject property contains both residential and retail accommodation arranged across three floors. Residential apartment consists of a 1,388 s.f. unit held on an assured short-hold tenancy at £21,000 per annum. The retail component is leased to HSBC on FRI basis generating a passing rent of £70,000 per annum. New Malden station is located only 350 metres away and provides easy transport links to London Waterloo station.

物業樓高三層，設有住宅及零售單位。住宅單位面積達1,388平方呎，短期租約的年租金收入達21,000英鎊。零售部分則租予匯豐銀行，年租金收入達70,000英鎊。距離New Malden地鐵站僅350米，亦有交通連接倫敦Waterloo站，十分便利。



Freehold

Gross Yield 6.28%

Total Internal Area 2,567 s.f.

Circa £1.45M – £1.65M

Greater London highly reversionary retail investment let to Bank

Uxbridge, UB8

Subject property is single-let to a major UK bank generating a passing rent of £200,000 per annum with current data indicating excellent potential for rental value increases. Leased on an FRI basis on a recently negotiated 10-year agreement with an upwards-only review in 2019. Interior accommodation consists of 7,431 s.f. arranged across four floors.

此投資物業現由英國一間大型銀行獨立承租，年租金收入達200,000英鎊，投資數據顯示租值極具上升潛力，租期十年，由2014年起租。租金每五年可作調整，下次租金上調期於2019年。四層的室內面積達7,431平方呎。



Freehold

Gross Yield 5.26%

Total Internal Area 7,431 s.f.

Circa £3.8M – £4.3M

Prime retail property in exclusive London area

Primrose Hill, NW1

Subject property is a single shop retail unit containing 962 s.f. of interior accommodation arranged across the lower ground (storage) and ground (sales area) floors. The premises are single-let to an award-winning international butcher founded in the eighteenth century. The recently negotiated 10-year lease is currently generating a passing rent of £65,000 per annum with an upwards-only rent review in 2019. The nearest tube station is Chalk Farm which is about 5 minutes away on foot.

室內面積達962平方呎的零售商舖，地下一層是倉庫，首層則作銷售用途。物業擁10年長租約，並租予一間始創於18世紀的國際有名鮮肉店，年租金收入達65,000英鎊，租金於2019年可向上調整。鄰近的Chalk Farm地鐵站僅5分鐘路程。

Freehold

Gross Yield 4.50%

Total Internal Area 962 s.f.

Circa £1.445M – £1.615M



Prominent mixed-use building in Central West London

Fulham, SW6

Subject property consists of a large 4-storey building (lower ground through second floor) providing 6,415 s.f. of interior accommodation with an additional 565 s.f. trade garden located at the rear. The basement, ground, and first floors are currently configured for trading as a public house with a self-contained domestic 3-bedroom apartment. Fulham Broadway tube station is located within 550 metres of the building's entrance.

樓高四層（地下一層至二樓）的偌大物業，位於富裕倫敦西南部富林區，室內面積達6,415平方呎，另設有565平方呎後花園。地庫、首層及一樓現為一所空置的英式酒吧，二樓以上為一所三房單位。物業距離Fulham Broadway地鐵站僅550米。

Freehold

Vacant Possession

Gross Internal Area 6,415 s.f.

Circa £4.2M – £5.1M



Central West London residential freehold investment

Bayswater, W2

Subject property consists of two adjoining terraced buildings located within the desirable and affluent Bayswater area. The large internal accommodation of 10,418 s.f. is arranged across six floors and benefits from an additional large garden area. The building would benefit from interior redevelopment or refurbishment into self-contained apartments for strata-title sale, subject to obtaining the relevant planning permission.

位處Bayswater優越地段的兩幢相鄰住宅大廈，六層室內面積達10,418平方呎，空間寬廣，更受惠於額外的偌大花園空間。若透過城規批准，大廈可再重建或粉飾為獨立住宅單位作分層出售用途。

Freehold

Vacant Possession

Gross Internal Area 10,418 s.f.

Circa £8.3M – £9.5M



Flagship retail and office en-bloc property in Prime Central London

Oxford Street, W1

Subject property is a large modern building on Oxford Street across seven floors (lower ground through sixth floor). Fully-let to five reputable international companies and generating an annual passing rent of £1,492,562. There is an estimated reversionary rental of £2,030,760 subject to a forthcoming rent review in March, 2015. The nearest tube station is Oxford Circus which is located only 300 metres away.

位處牛津街上之零售及辦公大樓，七層總面積達21,223平方呎（由地下一層至六樓）。現由五間著名的國際公司承租，年租金收入達1,492,562英鎊。2015年3月進行租金檢討，上調後租金價值估計有望可達2,030,760英鎊。距離Oxford Circus地鐵站僅300米。

Freehold

Current Gross Yield 2.99%; Est. Reversionary Yield 4.06%

Total Internal Area 21,223 s.f.

Circa £50M – £55M



Prime Manchester City Centre high yield retail investment

Great Northern Square, M3

Subject property comprises two prominent leisure units. The total interior accommodation is 6,714 s.f.. The premises are single-let to a successful restaurant group on effective FRI leases for 20 years with upwards-only rent reviews every 5 years. The current annual rent passing is £160,000 with additional future reversionary potential.

此物業的地庫、首層及中層由兩個優質的休閒單位組成。總室內面積達6,714平方呎。現由一間餐飲集團承租，擁20年租約，租金每5年只可向上調整。目前年租金收入達160,000英鎊。

Long Leasehold (150 years remaining)

Gross Yield approx. 7.41%

Total Internal Area 6,714 s.f.

Circa £2.16M – £2.35M



Prime Central London retail investment opportunity

London Bridge, SE1

Subject property is single-let to a leading UK supermarket operator on a full repair and insurance basis, expiring in 2023. The current passing rent is £285,000 per annum and is subject to an upcoming upwards-only rent review in 2018. Total interior accommodation of 10,992 s.f. which consists of a 5,107 s.f. ground floor retail portion with a 5,885 s.f. ancillary space in the basement area. The nearest tube station is London Bridge which is within short walking distance (5 minutes).

此物業現由英國一間大型超級市場承租，包括維修及保養費用，租約期至2023年。目前年租金收入達285,000英鎊，2018年租金可向上調整。總室內面積達10,992平方呎，其中首層的零售商舖面積廣達5,107平方呎，地庫的配套空間則達5,885平方呎。毗鄰的London Bridge地鐵站僅5分鐘路程。

Freehold

Gross Yield 4.75%

Total Internal Area 10,992 s.f.

Circa £6M – £6.6M



UK

Up-and-Coming
Property
Market

The Emerging Satellite Town of London

TUDOR COURT IPSWICH, UK

8% yield
guaranteed
for 5 years

- 1-bed apartment from £72,750
- 60% Non-status loan (5-year completion)
- Excellent rail connection, 1 hour to central London
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- Massive regeneration programme underway in Ipswich



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Luxury condominium unit in Central Tokyo

Shibuya-ku, Tokyo 東京 涉谷區

Subject property is a high-quality modern 2-bedroom flat on the 10th floor of a desirable high-rise residential tower. The premises are located in the popular Shibuya special ward and the unit benefits from a beautiful panoramic view overlooking the Shinjuku Gyoen National Park. The building boasts a sky lounge as well as 24-hour security and is located conveniently within walking distance of Shibuya station (approximately 5 minutes) providing access to the Tokyo Metro Fukutoshin, Tokyu Toyoko, and Tokyu Denentoshi lines.

位處十樓的高質素且設計時尚兩房住宅單位，位於這幢受歡迎的住宅高樓。物業座落於優質的涉谷住宅區，飽覽新宿御苑國家公園的優美景致。設空中酒廊及24小時的保安服務，約5分鐘路程可抵達涉谷站，並可連接至東京地鐵副都心線、東急東橫線及東急田園都市線，交通便利。

Freehold

Vacant Possession

Total Area (with balcony)
110.3 sq. m.

Price: HKD \$12.35M

**En-bloc commercial investment opportunity**

Daito-ku, Tokyo 東京 大東區

Subject property consists of a 5-storey (above ground) commercial building located in the Daito special ward in Central Tokyo. The building was completed in 1993 and if fully-let, has an estimated rental value of JPY 8,035,200 per annum. At present, the fourth and fifth floors are let to a leading design firm, generating an annual passing rent of JPY 1,555,212. The premises are within walking distance (about 4 minutes) from Asakusa station which provides services along the Tobu Skytree, Tokyo Metro Ginza, and Toei Asakusa lines.

位於東京市中心大東區的樓高五層商業大廈，於1993年落成，如果滿租，估計年租金收入達8,035,200日圓。四樓及五樓目前由一間著名的設計公司承租，年租金收入達1,555,212日圓。物業距離淺草站僅4分鐘路程，並可連接至東武晴空塔線、東京地下鐵銀座線及都營淺草線。

Freehold

Est. Reversionary Yield 6.18%

Total Interior Area 191.7 sq. m.

Price: HKD \$8.5M

**Luxurious freehold condominium in prominent skyscraper**

Minato-ku, Tokyo 東京 港區

Subject property is a magnificent large 2-bedroom unit with a private balcony in one of Tokyo's most iconic buildings. The condo benefits from stunning panoramic views across Tokyo including world-famous sites such as Mount Fuji. The total interior accommodation is a spacious 958.1 sq. ft. with an additional private balcony providing a further 17.55 sq. m. The building is located near to Toranomon Station (500 m) providing access to the Tokyo Metro Ginza line.

位處東京其中一幢地標建築，這個華麗偌大的兩房單位連私家露台。單位飽覽東京都的壯麗全景，以及世界知名的富士山優美景致。總室內面積達958.1平方呎，附設的私家露台則是17.55平方米。大廈毗鄰近虎之門（約500米），並連接至東京地鐵銀座線。

Freehold

Vacant Possession

Total Internal Area
958.1 sq. ft.

Price On Application

**Mixed-use en bloc retail and office building**

Minami Aoyama, Minato-ku, Tokyo 東京 港區 南青山

Subject property is a 4-storey retail/office mixed-use building. Currently, 13 of the 18 units are occupied and producing an annual passing rent of JPY 1,958,000. If fully-let, the estimated rental value is JPY 34,230,000 per annum. The structure is located in a fashionable and much sought after location in Minami Aoyama within a 5-minute walk from Omotesando station providing access to the Tokyo Metro Ginza, Hanzomon, and Chiyoda lines.

樓高四層的商業混合物業，共有18個單位，13個單位現獲承租，年租金收入達1,958,000日圓。如果滿租，估計年租金收入高達34,230,000日圓。物業位處南青山的時尚受歡迎地段，距離表參道站約5分鐘路程，並可連接至東京地鐵銀座線、半藏門線及千代田線。

Freehold

Gross Yield 3.79%;

Est. Reversionary Yield
5.52%

Total Internal Area
528.24 sq. m.

Price: HKD \$40.5M



More similar properties are available upon request.

FOR ENQUIRIES 歡迎查詢

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Seats are limited. Please reserve seats
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Bordeaux Vineyard Series, Part Four — The visit to Bordeaux Vineyard

波爾多酒莊系列四之四 — 造訪波爾多葡萄園

A crucial part of the decision making process is the visit to Bordeaux itself. You will have had some initial communications with the Christie's vineyard specialist team prior to the trip so you will have some idea of what to expect, however, with time being so valuable these tips may help. Distances are great in the Bordeaux region so being organized in advance can allow for efficiencies.

1. Try to provide the vineyard team with as much information about your objectives and strategy as possible. What are your sensitivities and what do you particularly not want? This will narrow the search criteria and focus the use of time.
2. Confirm the number of days you have for viewing vineyards and try to choose hotel accommodation that is close to the properties you will visit — ask the vineyard team to help with this.
3. Try to avoid mixing your personal tourism with the visit. Mixing them together can cause scheduling problems.
4. Try to keep your group small (one or two people). Your goal is to make a well informed decision so give yourself the best chance of achieving this. We have observed that it is hard to focus on the key strengths and weaknesses of a vineyard if many people travel with you. Furthermore it is culturally difficult for French

owners to receive a large number of people (four or more) at one time so it is hard to establish any kind of relationship with the owner. A vineyard is not at all like buying a home or an apartment where only condition and location are essential to the decision making process.

5. Consider whether you would like to make a series of shorter visits that fit in more chateaux or longer visits that might include tastings and a more detailed tour of the estate. For a first visit we often find that investors like to see as many chateaux as possible while they develop their education for example 5 chateaux per day. Longer visits are for investors that are very clear on what they are looking for (two per day).
6. Remember that tasting the wine is not a definitive indication of the potential of the land. It is an indication of the strategy of the current owner and the price/cost/quality decisions they have made for their market.
7. The Christie's vineyard specialist that will host you has helped hundreds of investors like you over many years in Bordeaux. They are familiar with the problems and have a wealth of expertise to share with you. Give yourself the best opportunity to listen to what they have to say and try to prepare questions before your visit and also during it.
See you in Bordeaux!

造訪波爾多是投資決策的關鍵。佳士得葡萄園專家團隊在啟程前會提供有關的資訊，讓你有基本的概念，但亦不妨參考下列建議，節省時間。波爾多地區幅員遼闊，最好事先規劃行程。

1. 盡量向葡萄園團隊詳述你的投資目標及策略，例如你最重視及最想避免的因素，以便縮小搜尋範圍，事半功倍。
2. 確認參觀葡萄園的時段，並盡量選擇接近莊園的酒店 — 葡萄園團隊可提供協助。
3. 盡量避免在行程加入私人旅遊的安排，以免令行程出現混亂。
4. 參觀人數越少越好（一人或二人）。你需要作出明智的知情決定，但根據以往經驗，隨行人員太多會令你難以專注分析葡萄園的優勢與弱點。此外，法國莊主一般難以同時接待大批訪客（四人或以上），令你難以與莊主建立良好關係。再者，購買葡萄園有別於購買住宅，不能只考慮物業的狀況與位置，而是需要相關知識並建立互信。
5. 事先決定想短暫造訪多間酒莊，還是以較長時間參觀少數莊園及品酒。第一次造訪的投資者通常想參觀多間酒莊，例如每天造訪五間酒莊。清楚自己所需的投資者則會選擇延長參觀時間（每日兩間）。
6. 品酒並不能明確了解葡萄園的潛力，充其量只能知悉現任莊主的投資策略及因應市場釐定的價格 / 成本 / 質素。
7. 佳士得葡萄園專家多年來在波爾多接待數以百計的投資者，不但熟悉各種問題，亦樂意與你分享豐富的專業知識和經驗。因此，仔細考慮他們的意見，並盡量在到訪前及期間多加發問。
期待在波爾多與你見面！

Bordeaux, France

法國 波爾多

A superb vineyard estate of 50 hectares of which 27 hectares of vines. Excellent position on high ground, with quality "terroir", producing superb wines.

Opportunity to acquire a well run business with existing client base, which also offers scope for further development. Charming house partly restored, large new winery with both stainless steel and concrete vats, barrel chai and large storage facilities. The current owner is a famous wine maker producing one of the best wines in its appellation. The wines have won many accolades and good scores from renowned wine critics over the years.

Located at 20 minutes from St Emilion and Bordeaux airport can be reached within an hour.

酒莊面積達50公頃，其中27公頃為葡萄園。酒莊位處高地，擁有優秀的風土條件，出產上乘的葡萄酒。

酒莊營運得宜，擁有現有客戶基礎，也有進一步發展的空間。別緻的莊園大宅部份建築經過修復，全新的大型釀酒廠採用不鏽鋼和混凝土酒桶、酒窖和大型貯酒設施。現任莊主是著名的釀酒師，出產區內首屈一指的佳釀。酒莊最近幾年曾經多次獲獎並獲得名品酒家評以高分。

距離聖埃米利永20分鐘車程，1小時內可抵達波爾多機場。

Price: € 2,862,000

售價：2,862,000歐元

Reference No.: 1784639



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PGA Catalunya Resort is supporting the Royal Spanish Golf Federation to bring The **2022 Ryder Cup** to Catalunya



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For more information contact by e-mail to realestate@pgacatalunya.com or log onto www.pgacatalunya.com



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It is a fine, sunny morning, perfect for golf, or a visit to the pool or gym at the Residents' Club or simply lounging on the terrace by your own infinity pool. At the press of a button, you raise the electronic blackout blinds on the floor-to-ceiling windows that frame your voluminous, open-plan living room, revealing panoramic views across woodland and two world class golf courses.

Beyond lie the hazy Montseny mountains that cut a swath through the Costa Brava: wilderness as far as the eye can see.

You open floor-to-ceiling glass doors to step out onto the terrace. There's a hush as a golfer prepares to

take a swing in the distance. The clear blue skies herald another beautiful day, so perhaps the beach is in order, or a wander along the medieval cobbled streets of nearby Girona. An easy, scenic drive along the coast to Tossa de Mar and lunch at a Michelin-starred restaurant maybe you'll head south to Barcelona, a 50-minute drive away or just over half an hour by the new fast rail link, for tapas with a sea view. There's always time later to catch up with friends over dinner back at the resort's Clubhouse.

This is life at PGA Catalunya. A golf resort unlike any other in Europe it continues to attract property buyers from all over the world. Buyers here are

well-informed, highly selective and also mindful that while this is a property to be enjoyed, it is also an investment that holds its value. PGA Catalunya Resort notched up a high number of sales in 2014 and prices have continued to rise.

Golf is probably what first draws people to the resort. PGA Catalunya Resort is currently supporting the Spanish Golf Federation bid to bring The Ryder Cup 2022 to Catalunya. Following an evaluation process, Spanish Golf Federation selected PGA Catalunya Resort's 'Stadium Course' as their preferred choice for hosting the iconic event. Recently awarded European Golf Resort of the Year 2015, the resort played host to the European



Tour's Open De España 2014.

With the same ownership as Quinta do Lago in Portugal, PGA Catalunya Resort was to stand apart from the rest. Already a world-famous golf course, the vision was to create a development that would withstand property market turbulence where others fell by the wayside. The answer was to become a showcase for contemporary architecture and leading practices were called upon to create visionary designs for the villas based upon a consistent style throughout the resort.

No matter how striking the villas appear close up or how palatial they feel from within, they disappear within the woodland that surrounds the golf

courses, their boundaries blurred to blend in with the wilderness. Villa prices start at €950,000 and there are spacious, modern two/three-bedroom apartments from €385,000 or townhouses from €700,000. The resort can also offer a tailor-made solution, where clients can buy a plot from €380,000 and bring to life their own vision with the help of the resorts team of worldleading architects.

Not everyone who comes here plays golf; about a third of buyers get no nearer to the green than gazing over it over breakfast. Their enjoyment comes from the calm this environment offers and the luxury of having five-star services through all aspects of ownership from interior design, concierge, property

management and landscaping.

On the doorstep elegant beach towns tucked behind rocky headlands, medieval, picturesque Girona and Barcelona's cosmopolitan buzz are waiting to be explored. El Celler de Can Roca, voted best restaurant in the world is a short drive from the resort sets the standard for the Costa Brava's ground-breaking gastronomy.

It's a region you will want to return to again and again and share with a select few. Discretion is what PGA Catalunya Resort is all about. ①

Please contact PGA Catalunya Resort on realestate@pgacatalunya.com or visit the website www.pgacatalunya.com



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